

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE****DEED OF TRUST INFORMATION:**

Date: 07/11/2007
Grantor(s): ROY L KEMP
Original Mortgagee: WELLS FARGO FINANCIAL TEXAS, INC
Original Principal: \$63,991.53
Recording Information: Book 1075 Page 136 Instrument 709419
Property County: Waller
Property:

A CERTAIN 1.000 ACRE TRACT OF LAND SITUATED IN THE JUSTO LIENDO SURVEY, A-41, WALLER COUNTY, TEXAS, SAID 1.000 ACRE TRACT BEING THE SAME ONE (1) ACRE TRACT DESCRIBED IN A DEED FROM DALE RUSSELL BEAN TO CECIL BOYKIN AS RECORDED IN VOLUME 237, PAGE 763, DEED RECORDS OF WALLER COUNTY, TEXAS, SAID 1.000 ACRE TRACT OF LAND BEING DESCRIBED AS FOLLOWS: BEGINNING AT A ½" IRON PIPE FOUND AT THE N.W. FENCE CORNER OF THE SAID ONE (1) ACRE TRACT OF LAND FOR THE N.W. CORNER OF THIS TRACT; THENCE: EAST ALONG THE NORTH FENCE LINE OF THE SAID 1.000 ACRE TRACT FOR THE NORTH FENCE LINE OF THIS TRACT, 417.4 FEET TO A ½" IRON ROD SET AT A FENCE POST IN THE EAST LINE OF THE SAID JUSTO LIENDO SURVEY AND THE WEST LINE OF F.M. 1098 AND THE WEST LINE OF THE JESSE CLARY SURVEY, A-111, WALLER COUNTY, TEXAS, FOR THE N.E. CORNER OF THE SAID ONE (1) ACRE TRACT AND THE N.E. CORNER OF THIS TRACT; THENCE SOUTH ALONG THE SAID EAST LINE OF THE SAID JUSTO LIENDO SURVEY AND THE SAID WEST LINE OF THE SAID JESSE CLARY SURVEY AND THE SAID WEST LINE OF SAID F.M. ROAD 1098 AND THE EAST LINE OF THE SAID ONE (1) ACRE TRACT FOR THE S.E. CORNER OF THIS TRACT; THENCE: WEST ALONG THE SOUTH FENCE LINE OF THE SAID ONE (1) ACRE TRACT FOR THE SOUTH LINE OF THIS TRACT, 417.4 FEET TO A ½" IRON ROD SET AT THE S.W. FENCE CORNER OF THE SAID ONE (1) ACRE TRACT FOR THE S.W. CORNER OF THIS TRACT; THENCE; NORTH ALONG THE WEST FENCE LINE OF THE SAID ONE (1) ACRE TRACT FOR THE WEST FENCE LINE OF THIS TRACT, 104.36 FEET TO THE POINT OF BEGINNING CONTAINING 1.000 ACRES OF LAND AS SURVEYED BY JOHN F. BREWSTER, REGISTERED PUBLIC SURVEYOR NO. 1952, MAY 20, 1983

Reported Address: 22395 FM 1098, PRAIRIE VIEW, TX 77446

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Wells Fargo Financial Texas, Inc.

Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: Wells Fargo Financial Texas, Inc.

Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 1st day of November, 2016

Time of Sale: 1:00PM or within three hours thereafter.

Place of Sale: AT THE FOYER AT THE SOUTH ENTRANCE TO THE COURTHOUSE in Waller County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Waller County Commissioner's Court.

Substitute Trustee(s): Megan Randle-Bender, Rebecca Bolton, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Megan Randle-Bender, Rebecca Bolton, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Megan Randle-Bender, Rebecca Bolton, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.

Megan L. Raudle

N.W. CORNER OR THIS TRACT;

THENCE: EAST ALONG THE NORTH FENCE LINE OF THE SAID 1.000 ACRE TRACT FOR THE NORTH FENCE LINE OF THIS TRACT, 417.4 FEET TO A ½" IRON ROD SET AT A FENCE POST IN THE EAST LINE OF THE SAID JUSTO LIENDO SURVEY AND THE WEST LINE OF F.M. 1098 AND THE WEST LINE OF THE JESSE CLARY SURVEY, A-111, WALLER COUNTY, TEXAS, FOR THE N.E. CORNER OF THE SAID ONE (1) ACRE TRACT AND THE N.E. CORNER OF THIS TRACT;

THENCE SOUTH ALONG THE SAID EAST LINE OF THE SAID JUSTO LIENDO SURVEY AND THE SAID WEST LINE OF THE SAID JESSE CLARY SURVEY AND THE SAID WEST LINE OF SAID F.M. ROAD 1098 AND THE EAST LINE OF THE SAID ONE (1) ACRE TRACT FOR THE S.E. CORNER OF THIS TRACT;

THENCE: WEST ALONG THE SOUTH FENCE LINE OF THE SAID ONE (1) ACRE TRACT FOR THE SOUTH LINE OF THIS TRACT, 417.4 FEET TO A ½" IRON ROD SET AT THE S.W. FENCE CORNER OF THE SAID ONE (1) ACRE TRACT FOR THE S.W. CORNER OF THIS TRACT;

THENCE; NORTH ALONG THE WEST FENCE LINE OF THE SAID ONE (1) ACRE TRACT FOR THE WEST FENCE LINE OF THIS TRACT, 104.36 FEET TO THE POINT OF BEGINNING CONTAINING 1.000 ACRES OF LAND AS SURVEYED BY JOHN F. BREWSTER, REGISTERED PUBLIC SURVEYOR NO. 1952, MAY 20, 1983

4. The lien to be foreclosed is indexed or recorded at Volume: 1075, Page: 136, Instrument Number: 709419 and recorded in the real property records of Waller County, Texas.
5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 et seq.
7. Therefore, the Court grants Petitioner's order under Texas Rules of Civil Procedure 736.8. Petitioner may proceed with foreclosure of the property described above in

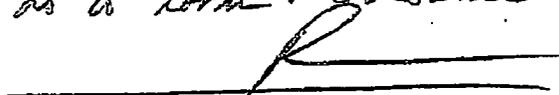
accordance with applicable law and the loan agreement, contract, or lien sought to be foreclosed. *Such foreclosure sale shall not occur prior to the first Tuesday of ~~November~~ November, 2016*

8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 15 day of August, 2016.


JUDGE PRESIDING

*Agreed and Approved
as to Form + Substance*



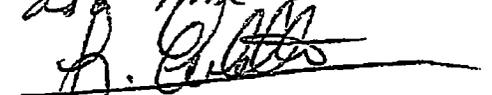
Rex L. Kiebler
SB # 11357500

2311 Canal St, #304
Houston, TX 77003

16sterhenings@gmail.com

Appearance Attorney
for Plaintiff

*Agreed and Approved
as to Form + Substance*



Lawrence Eulotte
SB # 24053790

11111 Katy Freeway #910
Houston, TX 77079

Anderson Eulotte PLLC

Email: andersoneulotte@outlook.com

(713) 957-4995 PH

(713) 936-5774 Fax

Appearance for Respondent

FILED AND RECORDED

Instrument Number: 16-055

Filing and Recording Date: 08/30/2016 08:13:55 AM Pages: 6 Recording Fee: \$5.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



Debbie Hollan

Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Stephanie Tompkins, Deputy

Returned To: