NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE
(TO BE RECORDED)

DEED OF TRUST INFORMATION:

Date:	12/19/2005
Grantor(s):	JEFFEREY S. DEHART, AN UNMARRIED MAN
Original Mortgagee:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR WR STARKEY MORTGAGE, L.L.P., ITS SUCCESSORS AND ASSIGNS
Original Principal:	$62,009.00
Recording Information:	Book 723 Page 334 Instrument 00155035
Property County:	Bandera
Property:	BEING LOT 28, DEERFIELD, A SUBDIVISION SITUATED IN BANDERA COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 6, PAGE 248 AND AS AMENDED IN VOLUME 6, PAGE 249, PLAT RECORDS OF BANDERA COUNTY, TEXAS.
Reported Address:	465 JOEL, PIPE CREEK, TX 78063

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 Bank, N.A.
Mortgage Servicer:	Wells Fargo Bank, N. A.
Current Beneficiary:	Wells Fargo Bank, N.A.
Mortgage Servicer Address:	3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale:	Tuesday, the 3rd day of January, 2017
Time of Sale:	1:00PM or within three hours thereafter.
Place of Sale:	AT THE SOUTHWEST FRONT DOOR (EITHER INSIDE OR OUT) OF THE COURTHOUSE WHICH FACES MAIN STREET in Bandera County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Bandera County Commissioner's Court.
Substitute Trustee(s):	Patricia Sanders, Jonathan Schendel, Doug Woodard, Dan Hart, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Troy Martin, Deborah Martin, Vanessa Ramos, Deanna Ray, Irene Salazar, Richard Holton, 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 Patricia Sanders, Jonathan Schendel, Doug Woodard, Dan Hart, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Troy Martin, Deborah Martin, Vanessa Ramos, Deanna Ray, Irene Salazar, Richard Holton, 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. Patricia Sanders, Jonathan Schendel, Doug Woodard, Dan Hart, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Troy Martin, Deborah Martin, Vanessa Ramos, Deanna Ray, Irene Salazar, Richard Holton, 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.

FILED
AT 9:35 O'CLOCK A M. ON
NOV 28 2016
CANDY WHEELER, COUNTY CLERK
BANDERA COUNTY, TEXAS
BY _____ DEPUTY