

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

FILED

2016 OCT 24 AM 11:06

BY:  STACEY KEMP
COUNTY CLERK
COLLIN COUNTY, TEXAS
DEPUTY

DEED OF TRUST INFORMATION:

Date: 07/15/2003
Grantor(s): PAUL EDWARD COATS
Original Mortgagee: ARGENT MORTGAGE COMPANY, LLC
Original Principal: \$120,000.00
Recording Information: Book 5472 Page 011962 Instrument 2003-0149277
Property County: Collin
Property:

EXHIBIT "B"

TRACT 1 - FEE SIMPLE

BEING A TRACT OF LAND SITUATED IN THE WILLIAM PATTERSON SURVEY, ABSTRACT NO. 716, COLLIN COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO JOE TAYLOR AND WIFE MAXIE TAYLOR RECORDED IN VOLUME 445, PAGE 15 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, ALSO BEING THE SAME TRACT OF LAND CONVEYED TO DALE DETARVILLE AND WIFE, CECILIA DETARVILLE RECORDED IN VOLUME 946, PAGE 337 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE CENTER OF TAYLOR LANE AT THE SOUTHWEST CORNER OF A 1.00 ACRE TRACT OF LAND CONVEYED TO PECAN ORCHARD WATER SUPPLY CORPORATION RECORDED IN VOLUME 853, PAGE 804 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS;

THENCE, SOUTH 00 DEGREES 21' 35" WEST ALONG THE CENTER OF TAYLOR LANE A DISTANCE OF 208.36 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER; THENCE, NORTH 88 DEGREES 30' 00" WEST A DISTANCE OF 208.22 FEET TO A 3/4 INCH PIPE FOUND FOR CORNER;

THENCE, NORTH 00 DEGREES 20' 21" EAST A DISTANCE OF 208.64 FEET TO A 3/4 INCH PIPE FOUND FOR THE SOUTHWEST CORNER OF A 1.00 ACRE TRACT OF LAND CONVEYED TO DALE DETARVILLE AND WIFE, CECILIA DETARVILLE BY DEED DATED JULY 24, 1974;

THENCE, SOUTH 88 DEGREES 25' 20" EAST ALONG THE SOUTH LINE OF SAID DETARVILLE TRACT, A DISTANCE OF 208.30 FEET TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 43,413 SQUARE FEET OR 0.9966 ACRES OF LAND.

TRACT 2 - EASEMENT ESTATE

SITUATED IN COLLIN COUNTY, TEXAS, AND BEING A PART OF THE WILLIAM PATTERSON SURVEY, ABSTRACT NO. 716, AND BEING OUT OF THAT TRACT OF LAND CONVEYED TO JOE TAYLOR AND WIFE, MAXIE TAYLOR BY J. T. MASSEY, BY DEED DATED JANUARY 26, 1952, RECORDED IN VOLUME 445, PAGE 15 DEED RECORDS, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THAT 1.00 ACRE TRACT CONVEYED BY JOE TAYLOR ET UX TO PECAN ORCHARD WATER SUPPLY CORPORATION BY DEED DATED JANUARY 29, 1973, RECORDED IN VOLUME 853, PAGE 804, DEED RECORDS, COLLIN COUNTY, TEXAS (THE CORPORATION TRACT), AND ALSO BEING THE NORTHEAST CORNER OF THEAT TRACT CONVEYED TO DALE DETARVILLE AND WIFE, CECILIA DETARVILLE, BY DAVID L. TAYLOR AND WIFE, CATHY L. TAYLOR, D/B/A TAYLOR CONSTRUCTION CO. BY DEED DATED JULY 24, 1974, AND RECORDED IN THE DEED RECORDS OF COLLIN COUNTY, TEXAS (HEREINAFTER CALLED THE JULY 24, 1974, 1 ACRE TRACT);

THENCE SOUTH 88 DEGREES 30 MINUTES EAST ALONG THE NORTH LINE OF SAID CORPORATION TRACT, 12 FEET TO A POINT FOR CORNER;

THENCE SOUTH PARALLEL AND 12 FEET FROM THE WEST LINE OF SAID CORPORATION TRACT, 208.73 FEET TO A POINT IN THE SOUTH LINE OF SAID CORPORATION TRACT CORNER;

THENCE SOUTH 88 DEGREES 30 MINUTES EAST ALONG THE SOUTH LINE OF SAID CORPORATION TRACT 3 FEET TO A POINT FOR CORNER;

THENCE SOUTH 208.73 FEET TO A POINT FOR CORNER;

THENCE NORTH 88 DEGREES 30 MINUTES WEST 15 FEET TO THE SOUTHEAST CORNER OF THE 1 ACRE TRACT CONVEYED IN THE DEED FROM JOE TAYLOR ET UX TO DALE DETARVILLE ET UX, RECORDED IN VOLUME 946, PAGE 377, DEED RECORDS OF COLLIN COUNTY, TEXAS, (THE JOE TAYLOR-DETARVILLE TRACT);

THENCE NORTH ALONG THE EAST LINE OF SAID JOE TAYLOR-DETARVILLE TRACT, 208.73 FEET TO THE NORTHEAST CORNER OF SAME;

THENCE NORTH 88 DEGREES 30 MINUTES WEST ALONG THE NORTH LINE OF SAID JOE TAYLOR-DETARVILLE TRACT 15 FEET TO A POINT FOR CORNER;

THENCE NORTH PARALLEL TO THE WEST LINE OF SAID CORPORATION TRACT, 208.73 FEET TO A POINT FOR CORNER IN THE NORTH LINE OF SAID TRACT OF JULY 24, 1974;

THENCE SOUTH 88 DEGREES 30 MINUTES EAST ALONG THE NORTH LINE OF SAID JULY 24, 1974 TRACT, 15 FEET TO THE PLACE OF BEGINNING.

Reported Address: 6906 TAYLOR LN, WYLIE, TX 75098

MORTGAGE SERVICING INFORMATION:

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

Servicing Agreement.

Current Mortgagee: Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2003-W3
Mortgage Servicer: Ocwen Loan Servicing, LLC
Current Beneficiary: Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2003-W3
Mortgage Servicer Address: 1661 Worthington Rd, Suite 100, West Palm Beach, FL 33409

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of December, 2016
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: AT THE SOUTHWEST ENTRANCE OF THE JACK HATCHELL COLLIN COUNTY ADMINISTRATION BUILDING LOCATED AT 2300 BLOOMDALE ROAD, MCKINNEY, TEXAS 75071 in Collin County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Collin County Commissioner's Court.
Substitute Trustee(s): Robert Ortolani, Shelley Ortolani, Mary Mancuso, Michele Hreha, 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 Robert Ortolani, Shelley Ortolani, Mary Mancuso, Michele Hreha, 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. Robert Ortolani, Shelley Ortolani, Mary Mancuso, Michele Hreha, 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.

