

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**FILED**  
12:43 PM  
DEC 27 2016

*Julie Karstedt*  
JULIE KARSTEDT  
CASSANDRA ROPER, CO-CLERK OF COUNTY, TEXAS  
mk

**DEED OF TRUST INFORMATION:**

**Date:** 05/02/2012  
**Grantor(s):** DAVID L ROPER JOINED HEREIN PRO FORMA BY HIS WIFE CASSANDRA ROPER  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR PRIMELENDING A PLAINSCAPITAL COMPANY, ITS SUCCESSORS AND ASSIGNS

**Original Principal:** \$91,836.00  
**Recording Information:** Book 1605 Page 57 Instrument 12-2649  
**Property County:** Fayette  
**Property:**

BEING 0.51 ACRES OF LAND MORE OR LESS AND BEING A PORTION OF THE FREYTAG ADDITION CITY OF FLATONIA, FAYETTE COUNTY TEXAS AND BEING THE SAME PROPERTY DESCRIBED AS 0.521 ACRES OF LAND IN THE DEED DATED AUGUST 21, 1975 EXECUTED BY ALFRED E. ZAPALAC AND WIFE, AGATHA ZAPALAC TO JOSEPH E. BOYD AND WIFE, HELEN A. BOYD, AS RECORDED IN VOLUME 483, PAGE 448, DEED RECORDS OF FAYETTE COUNTY, TEXAS, ALSO BEING THE SAME PROPERTY ASSOCIATED WITH THE GIFT DEED DATED JUNE 25, 1991, EXECUTED BY EDWIN E. ZAPALAC TO GRETCHEN H. ZAPALAC, AS RECORDED IN VOLUME 825, PAGE 13, OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS. SAID 0.51 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND IRON PIN IN THE NORTHEAST LINE OF S. LA GRANGE STREET, POINT BEING THE SOUTHEAST CORNER OF THIS TRACT, POINT ALSO BEING THE SOUTHWEST CORNER OF A 0.51 ACRE TRACT SHOWN TO BE OWNED BY H. F. BENEDICT AS RECORDED IN VOLUME 1496, PAGE 542, OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS;

THENCE, FOLLOWING THE NORTHEAST LINE OF S. LA GRANGE STREET, N73 DEGREES 28'02"W, 149.80 FEET TO A SET IRON PIN BY A PECAN TREE BEING THE SOUTHWEST CORNER OF THIS TRACT; ALSO BEING THE SOUTHEAST CORNER OF A 0.50 ACRE TRACT SHOWN TO BE OWNED BY THE JAN LAHODNY AND ZAPALAC REVOCABLE TRUST AS RECORDED IN VOLUME 1601, PAGE 317, OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS;

THENCE, TURNING FROM S. LA GRANGE STREET, N02 DEGREES 48'00"E, 142.10 FEET TO A FOUND IRON PIN AT A FENCE CORNER BEING THE NORTHWEST CORNER OF THIS TRACT, ALSO BEING THE NORTHEAST CORNER OF THE AFOREMENTIONED JAN LAHODNY AND ZAPALAC REVOCABLE TRUST TRACT; THENCE S89 DEGREES 03'16"E, 132.50 FEET TO A SET IRON PIN BEING THE NORTHEAST CORNER OF THIS TRACT;

THENCE S01 DEGREES 18'50"E, 182.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.51 ACRES OF LAND, MORE OR LESS.

**Reported Address:** 513 NORTH LA GRANGE STREET, FLATONIA, TX 78941-2689

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

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 7th day of February, 2017  
**Time of Sale:** 10:00AM or within three hours thereafter.

**Place of Sale:** AT THE POSTING BOARD LOCATED ON AND IN THE STONE WALL ENCLOSURE LOCATED ON THE NORTHWEST PORTION OF THE FAYETTE COUNTY COURTHOUSE SQUARE, ON AND IN THAT PORTION OF THE WALL ENCLOSURE FACING WEST COLORADO STREET NEAR ITS INTERSECTION WITH NORTH MAIN STREET in Fayette County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Fayette County Commissioner's Court.

**Substitute Trustee(s):** Aarti Patel, Maryna Danielian, Patricia Sanders, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwiars, Doug Woodard, Kristie Alvarez, Julian Perrine, Dan Hart, Louise Graham, Donald Graham, Megan L. Randle-Bender, Jill Nichols, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, 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 Aarti Patel, Maryna Danielian, Patricia Sanders, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwiars, Doug Woodard, Kristie Alvarez, Julian Perrine, Dan Hart, Louise Graham, Donald Graham, Megan L. Randle-Bender, Jill Nichols, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, 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. Aarti Patel, Maryna Danielian, Patricia Sanders, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwiers, Doug Woodard, Kristie Alvarez, Julian Perrine, Dan Hart, Louise Graham, Donald Graham, Megan L. Randle-Bender, Jill Nichols, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, 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**  
12:45 PM  
DEC 27 2016

*Julie Karstedt*  
JULIE KARSTEDT *mk*  
CO. CLERK, FAYETTE CO., TEXAS