

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

FILED
JUL 12 10:40 am
JULIE KARSTEDT
CLERK, FAYETTE CO., TEXAS

DEED OF TRUST INFORMATION:

Date: 07/28/2006
Grantor(s): EDWARD R. FLORES, JR. AND ELOISA R. FLORES, HUSBAND AND WIFE
Original Mortgagee: WELLS FARGO BANK, N.A.
Original Principal: \$52,181.00
Recording Information: Book 1363 Page 429 Instrument 06-4293 ; re-recorded under Book 1856 Page 431 Instrument 18-02653
Property County: Fayette
Property: ALL OF LOT NO. TWENTY-ONE (21) IN BLOCK NO. FORTY-EIGHT (48) IN THE STANZEL ADDITION TO THE CITY OF SCHULENBURG ACCORDING TO THE PLAT OF RECORD IN VOLUME 285, PAGE 222, OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS.
Reported Address: 101 BLACK STREET, SCHULENBURG, TX 78956

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 August, 2018
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): Jack Burns II, Kristopher Holub, Patrick Zwiers, Pamela Thomas, Donald Graham, Jill Nichols, Ebbie Murphy, Megan Randle, Rebecca Bolton, Amy Jurasek, John Mccarthy, Michael Burns, Elizabeth Hayes, Marilyn Jones, or Suzanne Suarez, 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 Jack Burns II, Kristopher Holub, Patrick Zwiers, Pamela Thomas, Donald Graham, Jill Nichols, Ebbie Murphy, Megan Randle, Rebecca Bolton, Amy Jurasek, John Mccarthy, Michael Burns, Elizabeth Hayes, Marilyn Jones, or Suzanne Suarez, 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. Jack Burns II, Kristopher Holub, Patrick Zwiers, Pamela Thomas, Donald Graham, Jill Nichols, Ebbie Murphy, Megan Randle, Rebecca Bolton, Amy Jurasek, John Mccarthy, Michael Burns, Elizabeth Hayes, Marilyn Jones, or Suzanne Suarez, 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,

Bonial & Associates, P.C.