NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 5/3/2013

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR PATRIOT
BANK MORTGAGE, INC, ITS SUCCESSORS AND

ASSIGNS

Recorded in: Volume: OR 00395 Page: 00174

Instrument No: 00132677

Mortgage Servicer:

Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the

Current Beneficiary/Mortgagee.

Grantor(s)/Mortgagor(s): JOHN WILFRED BONNE.

JOHN WILFRED BONNEAU AND SPOUSE, DANETTE LYNN HENCERLING-BONNFAU, ALSO KNOWN AS

DANETTE HENCERLING BONNEAU

Current Beneficiary/Mortgagee:

Wells Fargo Bank, N.A.

Property County:

GOLIAD

Mortgage Servicer's Address: 1 Home Campus, MAC 2301-04C, West Des Moines, IA 50328

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Date of Sale: 7/5/2023 Earliest Time Sale Will Begin: 1:00:00 PM

Place of Sale of Property: 127 N. Courthouse Square, Goliad, Goliad, TX, 77963 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of Tex. Prop. Code §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Notice Pursuant to Tex. Prop. Code § 51.002(i):
Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please

Send written notice of the active duty military service to the sender of this notice immediately.

Jo Woolsey, <u>Bob Frisch</u>, Arnold Mendoza, Sandra Mendoza, Jodi Steen Janice Stoner Ramon Perez, John Sisk, Amy Ortiz,

Auction.com
or Thuy Frazier

or Cindy Mendoza or Catherine Allen-Rea

or Cole Patton, Substitute Trustee

McCarthy & Holthus, LLP 1255 West 15th Street, Suite 1060

PLANO, TX 75075

MH File Number: TX-23-96691-POS Loan Type: Conventional Residential

CERTIFICATE OF POSTING

JUN 18 2023

County Clark Goliad County Taxas

OF GO

TRACT A 5.00 ACRES

THE STATE OF TEXAS

THE COUNTY OF GOLIAD

BEING a 5.00 acre tract of land situated in the James O'Neal Survey. Abstract 224, Goliad County, Texas, and being that same tract of land described as 5.00 acres as conveyed by Dan Hencerling, Trustee of the Dan Mark Hencerling Trust to Danette Hencerling Bonneau according to instrument recorded in Volume 369, Page 273 of the Official Records of said County, also being comprised of a portion of a called 64.42 acre tract of land conveyed from YOK Partnership to Dan Hencerling, as Trustee of the Dan Mark Hencerling Trust, according to instrument recorded in Volume 358, Page 133 of the Official Records of Goliad County, Texas, said 5.00 acre tract of land being more fully described by metes and bounds as follows:

BEGINNING at a 5/8 inch diameter steel rebar found marking the common corner of said 5.00 acre tract of land and that certain tract of land described as 0.19 acre as conveyed in same instrument recorded in Volume 369, Page 273 of the Official Records of said County, said rebar being North 00 deg. 41° 07° West, a distance of 297.12 feet and North 83 deg. 02° 41° West, a distance of 403.11 feet from the common corner of said Hencerling tract of land and that certain tract of land called 65.42 acres conveyed to Trudi Taylor, as Trustee of the Trudi Jean Taylor Trust, according to instrument recorded in Volume 358, Page 178 of the Official Records of said County, said common corner being in the west line of the Hencerling Road tight-of-way;

THENCE, North 83 deg. 02'41" West (Basis of Bearing), into said called 64.42 acre tract, for a distance of 459.88 feet (record) to a 5/8 inch diameter steel rebar found marking the southwest corner of the herein described tract;

THENCE, North 00 deg. 41'07" West, continuing into said called 64.42 acre tract, for a distance of 450.00 feet (record) to a 5/8 inch diameter steel rebar found marking the northwest corner of the herein described tract;

THENCE, East, continuing into said called 64.42 acre tract, for a distance of 455.83 feet (record) to a 5/8 inch diameter steel rebar found marking the northeast corner of the herein described tract;

THENCE, South 00 deg. 41'07" East, continuing into said called 64.42 acre tract, for a distance of 505.69 feet (record) to the POINT OF BEGINNING, CONTAINING within these metes and bounds a 5.00 acre tract of land, more or less.

Bearings based on bearings of record in Volume 369, Page 273 of the Official Records of Goliad County, Texas.

TRACT B 0.19 ACRE 20' ACCESS EASEMENT

THE STATE OF TEXAS

THE COUNTY OF GOLIAD)

BEING a 0.19 acre tract of land for an access easement situated in the James O'Neal Survey, Abstract 224, Goliad County, Texas, and being that same tract of land described as 0.19 acre as conveyed by Dan Hencerling, Trustee of the Dan Mark Hencerling Trust to Dannette Hencerling Beaneau according to instrument recorded in Volume 369, Page 273 of the Official Records of said County, also being comprised of a portion of a called 64.42 acre tract of land conveyed from YOK Partnership to Dan Hencerling, as Trustee of the Dan Mark Hencerling Trust, according to instrument recorded in Volume 358, Page 133 of the Official Records of Goliad County, Texas, said 0.19 acre tract of land for an access easement being more fully described by metes and bounds as follows:

BEGINNING at a 5/8 inch diameter steel rebar found marking the common corner of said 0.19 acre tract of land and that certain tract of land described as 5.00 acres as conveyed by same instrument recorded in Volume 369, Page 273 of the Official Records of said County, said rebar being North 00 deg. 41' 07" West, a distance of 297.12 feet and North 83 deg. 02' 41" West, a distance of 403.11 feet from the common corner of said Hencerling tract of land and that certain tract of land called 65.42 acres conveyed to Trudi Taylor, as Trustee of the Trudi Jean Taylor Trust, according to instrument recorded in Volume 358, Page 178 of the Official Records of said County, said common corner being in the west line of the Hencerling Road right-of-way, and further said rebar being S 83 deg. 02' 41" E (Basis of Bearing), a distance of 459.88 feet (record) from a 5/8 inch diameter steel rebar found marking the southwest corner of said 5.00 acre tract of land;

THENCE, North 00 deg.41'07" West, into said called 64.42 acre tract and with the east line of said 5.00 acre tract, for a distance of 20.18 feet (record) to a point for a corner, being the northwest corner of the herein described tract;

THENCE, South 83 deg. 02'41" East, continuing into said called 64.42 acre tract, for a distance of 403.11 feet (record) to a point for a corner in the west line of the aforementioned right-of-way and the east line of said called 64.42 acre tract, being the northeast corner of the herein described tract;

THENCE, South 00 deg. 41'07" East, with the west line of said right-of-way and the east line of said called 64.42 acre tract, for a distance 20.18 feet (record) to a point for corner;

THENCE, North 83 deg. 02° 41" West, into said called 64.42 acre tract, for a distance of 403.11 feet (record) to the POINT OF BEGINNING, CONTAINING within these metes and bounds a 0.19 acre tract of land, more or less.

Bearings based on bearings of record in Volume 369, Page 273 of the Official Records of Goliad County, Texas.



Goliad County Vickie Quinn **Goliad County Clerk**

Instrument Number: 6

Foreclosure Posting

Recorded On: June 08, 2023 02:17 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$3.00

******* THIS PAGE IS PART OF THE INSTRUMENT *********

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Record and Return To:

Document Number:

WOOLSEY LEGAL SERVICES

Receipt Number:

20230608000006 5906 Raven Hill Rd

Recorded Date/Time: June 08, 2023 02:17 PM

User:

Annie B

Station:

clerk01

Corpus Christi TX 78414



STATE OF TEXAS **Goliad County**

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Goliad County, Texas

Vickie Quinn Goliad County Clerk Goliad County, TX

Victie Quim 25/4