

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 11/08/2006
Grantor(s): RODOLFO G. ZAMORANO
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR OCWEN LOAN SERVICING, LLC, ITS SUCCESSORS AND ASSIGNS

Original Principal: \$50,000.00
Recording Information: Instrument 304853
Property County: Willacy
Property: THE NORTH 264 FEET OF THE EAST 165 FEET OF THE WEST 1,296 FEET OF LOT 2, BLOCK 10, RAYMONDVILLE TRACT NUMBER 1, WILLACY COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGE 346 OF THE TRANSCRIBED RECORDS OF WILLACY COUNTY, TEXAS
Reported Address: 213 COUNTY ROAD 2800, RAYMONDVILLE, TX 78580-4404

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2006-26
Mortgage Servicer: Specialized Loan Servicing LLC
Current Beneficiary: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2006-26
Mortgage Servicer Address: 8742 Lucent Blvd., Ste. 300, Highlands Ranch, CO 80129

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of June, 2018
Time of Sale: 01:00PM or within three hours thereafter.
Place of Sale: AT THE FRONT DOOR OF THE COURTHOUSE FACING SOUTH ON WEST HIDALGO AVENUE in Willacy County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Willacy County Commissioner's Court.
Substitute Trustee(s): Connie Cobb, Sarah Champine, Luis Garcia, Constance Lewis, Clyde Cobb, Montgomery Medley, Julie Martin, Bob Frisch, Arnold Mendoza, Jodi Steen, Michael Burns, Elizabeth Hayes, Michael Hupf, 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 Connie Cobb, Sarah Champine, Luis Garcia, Constance Lewis, Clyde Cobb, Montgomery Medley, Julie Martin, Bob Frisch, Arnold Mendoza, Jodi Steen, Michael Burns, Elizabeth Hayes, Michael Hupf, 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:

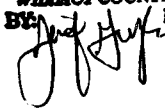
1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Connie Cobb, Sarah Champine, Luis Garcia, Constance Lewis, Clyde Cobb, Montgomery Medley, Julie Martin, Bob Frisch, Arnold Mendoza, Jodi Steen, Michael Burns, Elizabeth Hayes, Michael Hupf, 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.

FILED & posted
COUNTY COURT @11:47am

APR 26 2018

SUSAN R. GARZA, CLERK
WILLACY COUNTY, TEXAS
BY:  DEPUTY

NUMBER 1, WILLACY COUNTY, TEXAS, AS PER MAP
RECORDED IN VOLUME 1, PAGE 346 OF THE TRANSCRIBED
RECORDS OF WILLACY COUNTY, TEXAS

4. The lien to be foreclosed is indexed or recorded at Instrument Number: 304853 and recorded in the real property records of Willacy County, Texas.
5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 et seq.
7. Therefore, the Court grants Petitioner's order under Texas Rules of Civil Procedure 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract, or lien sought to be foreclosed.
8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 18 day of April, 2018.



JUDGE PRESIDING

Return to : 972-643-6699

KC: 04/18/18

B. Baumen
R. Solis