

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 08/13/2002
Grantor(s): MINNIE B ROE, AKA MINNIE BELL ROE
Original Mortgagee: WELLS FARGO BANK TEXAS, N.A.
Original Principal: \$35,000.00
Recording Information: Instrument 2002041396
Property County: Nueces
Property:

BEGINNING AT A 2 X 2 STAKE, SET FLUSH WITH THE GROUND IN ORIGINAL WEST MARGIN OF LOIS STREET (FORMERLY DESIGNATED GEORGE'S COURT), THE ORIGINAL EAST COMMON CORNER OF SAID LOTS 6A AND 6 B, EQUIDISTANT BETWEEN THE TWO ORIGINAL EAST CORNERS OF SAID LOT 6, FOR THE SOUTHEAST CORNER OF THIS TRACT, - THENCE N. 72 DEGREES 44' 29" W., ALONG DIVIDING LINE BETWEEN THE SOUTH HALF AND NORTH HALF OF SAID LOT 6, NOW DESIGNATED LOTS 6A AND 6B, - AT 5.24 FEET, A 1 - INCH IRON PIPE SET FLUSH WITH THE GROUND, AT 78.15 FEET, A 1 - INCH IRON PIPE SET FLUSH WITH THE GROUND, MIDWAY BETWEEN THE TWO COMMON CORNERS OF ORIGINAL LOTS 6 AND 7, - IN ALL, 99.12 FEET TO A 1 - INCH IRON PIPE SET FLUSH WITH THE GROUND, A CORNER OF SAID LOT 7A, FOR THE SOUTHWEST CORNER OF THIS TRACT, - THENCE, N. 0 DEGREES 17' 40" W., PARALLEL WITH AND 20 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM ORIGINAL DIVIDING LINE BETWEEN LOTS 6 AND 7, 107.46 FEET TO A 1 - INCH IRON PIPE SET FLUSH WITH THE GROUND IN SOUTH MARGIN OF 50-FOOT WIDTH OF NORTH HARRINGTON DRIVE, THE NORTH COMMON CORNER OF LOTS 6B AND 7A, FOR THE NORTHWEST CORNER OF THIS TRACT, - THENCE, S. 58 DEGREES 01'E., ALONG SAID SOUTH MARGIN OF STREET, - AT 105.93 FEET, A 2 X 2 STAKE, SET FLUSH WITH THE GROUND, - IN ALL, 111.84 FEET TO A POINT, ORIGINAL NORTHEAST CORNER OF BLOCK B, AND OF LOT 6, THEREIN, FOR NORTHEAST CORNER OF THIS TRACT, - THENCE, S. 0 DEGREES 15' 30" E., WITH SAID ORIGINAL WEST MARGIN OF LOIS STREET, 77.64 FEET TO THE PLACE OF BEGINNING, - CONTAINING AN AREA OF 8,743 SQUARE FEET OF LAND, OR 0.201 OF AN ACRE, OF WHICH THE EAST 5 FEET, OR 392 SQUARE FEET (0.009 OF AN ACRE) IS PROPOSED FOR WIDENING OF LOIS STREET.

Reported Address: 10340 HARRINGTON, CORPUS CHRISTI, TX 78410

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, N.A.
Mortgage Servicer: Wells Fargo Home Equity
Current Beneficiary: Wells Fargo Bank, N.A.
Mortgage Servicer Address: 3476 Stateview Blvd, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of February, 2018
Time of Sale: 10:00AM or within three hours thereafter.

Place of Sale: AT THE SOUTH ENTRANCE OF THE NUECES COUNTY COURTHOUSE FACING LIPAN STREET in Nueces County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Nueces County Commissioner's Court.

Substitute Trustee(s): Jim Rector, Denise Rector, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, 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 Jim Rector, Denise Rector, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, 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. Jim Rector, Denise Rector, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, 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. f/k/a Buckley Madole, P.C.