

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

Doc# 2018870013  
# Pages 3  
01/11/2018 9:26AM  
Official Records of  
NUECES COUNTY  
KARA SANDS  
COUNTY CLERK  
Fees \$8.00

**DEED OF TRUST INFORMATION:**

**Date:** 07/11/2012  
**Grantor(s):** ROBERT FRENEAUX AND SPOUSE, DIANE FRENEAUX  
**Original Mortgagee:** WELLS FARGO BANK, NATIONAL ASSOCIATION  
**Original Principal:** \$87,200.00  
**Recording Information:** Instrument 2012027299  
**Property County:** Nueces  
**Property:**

LOT SEVEN (7), BLOCK SIX (6) RETTA PLACE UNIT TWO, A SUBDIVISION OF THE CITY OF CORPUS CHRISTI, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 47, PAGE 209 AND 210, MAP RECORDS OF NUECES COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

**Reported Address:** 1122 WINNIPEG DRIVE, CORPUS CHRISTI, TX 78418

**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 Bank, N.A.  
**Current Beneficiary:** Wells Fargo Bank, N.A.  
**Mortgage Servicer Address:** 3476 Stateview Boulevard, 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.

CAUSE NO. 2016DCV-2845-H

IN RE: ORDER FOR FORECLOSURE  
CONCERNING  
1122 WINNIPEG DRIVE, CORPUS  
CHRISTI, TX 78418  
UNDER TEX. R. CIV. PROC. 736

IN THE DISTRICT COURT

PETITIONER:

WELLS FARGO BANK, N.A.

NUECES COUNTY, TEXAS

RESPONDENT(S):

DIANE FRENEAUX; ROBERT  
FRENEAUX, DECEASED

347TH DISTRICT COURT

DEFAULT ORDER ALLOWING FORECLOSURE

1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.

~~2. The name and last known address of each Respondent subject to this order is~~

Diane Freneaux, whose last known address is

925 Rosedale Dr, Corpus Christi, TX 78411-2513.

Robert Freneaux, deceased, whose last known address is

925 Rosedale Dr, Corpus Christi, TX 78411-2513.

Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.

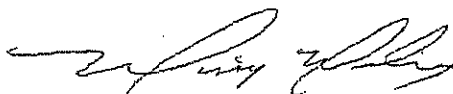
3. The property that is the subject of this foreclosure proceeding is commonly known as

1122 Winnipeg Drive, Corpus Christi, TX 78418 with the following legal description:

LOT SEVEN (7), BLOCK SIX (6) RETTA PLACE UNIT TWO, A  
SUBDIVISION OF THE CITY OF CORPUS CHRISTI, TEXAS, AS  
SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN  
VOLUME 47, PAGE 209 AND 210, MAP RECORDS OF NUECES  
COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR  
ALL PERTINENT PURPOSES.

4. The lien to be foreclosed is indexed or recorded at Instrument Number: 2012027299 and recorded in the real property records of Nueces 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 motion for a default order under Texas Rules of Civil Procedure 736.7 and 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.
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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 9 day of Aug, 2016.



JUDGE PRESIDING

STATE OF TEXAS  
COUNTY OF NUECES

The above and foregoing is a true and correct copy as the same appears on file and/or recorded in the appropriate records of Nueces County, Texas.

Thereby certified on \_\_\_\_\_



ANNE LORENTZEN  
NUECES COUNTY DISTRICT CLERK  
CLERK OF THE DISTRICT AND COUNTY COURTS AT LAW

AUG 19 2016