

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 04/21/1998
Grantor(s): DENNIS L. BLACK, A SINGLE PERSON
Original Mortgagee: NORWEST MORTGAGE, INC.
Original Principal: \$26,850.00
Recording Information: Book 653 Page 633 Instrument R0002293
Property County: Gaines
Property: SURFACE ESTATE ONLY IN AND TO LOT 11, BLOCK 39, RUSSELL ADDITION TO THE TOWN OF SEMINOLE, GAINES, COUNTY, TEXAS, AS PER PLAT RECORDED IN VOLUME 3, PAGE 482, DEED RECORDS OF GAINES COUNTY, TEXAS. SAVE AND EXCEPT ALL OIL, GAS AND OTHER MINERALS.
Reported Address: 103 S.W. 8TH STREET, SEMINOLE, TX 79360

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 5th day of March, 2019
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: IN THE AREA BOUNDED BY THE WEST BY THE WEST EDGE OF THE WEST PORCH OF THE COURTHOUSE AND ON THE EAST BY THE MIDDLE LANDING OF THE INSIDE STAIRS LEADING INTO THE COURTHOUSE FROM THE WEST DOOR in Gaines County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Gaines County Commissioner's Court.
Substitute Trustee(s): Shelley Nail, Kristina McCrary, Donna Trout, Cassie Martin, Charles Green, Kristie Alvarez, Kristopher Holub, Ramiro Cuevas, Patrick Zwiers, Shawn Schiller, Michael Burns, Elizabeth Hayes, Sammy Hooda, 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 Shelley Nail, Kristina McCrary, Donna Trout, Cassie Martin, Charles Green, Kristie Alvarez, Kristopher Holub, Ramiro Cuevas, Patrick Zwiers, Shawn Schiller, Michael Burns, Elizabeth Hayes, Sammy Hooda, 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. Shelley Nail, Kristina McCrary, Donna Trout, Cassie Martin, Charles Green, Kristie Alvarez, Kristopher Holub, Ramiro Cuevas, Patrick Zwiers, Shawn Schiller, Michael Burns, Elizabeth Hayes, Sammy Hooda, 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.

#34

FILED

122718 - 11:50am
County Clerk