

#11

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 11/19/2002
Grantor(s): RUPERT L. COMBS AND SPOUSE, KELLY COMBS
Original Mortgagee: WELLS FARGO HOME MORTGAGE, INC.
Original Principal: \$42,097.00
Recording Information: Book 761 Page 216 Instrument R0004072
Property County: Gaines
Property: LOT 9, BLOCK 2, LAMAR HEIGHTS ADDITION TO THE TOWN OF SEMINOLE, GAINES COUNTY, TEXAS, AS PER PLAT RECORDED IN VOLUME 134, PAGE 555, DEED RECORDS, GAINES COUNTY, TEXAS; BUT LESS THE OIL, GAS AND OTHER MINERALS.
Reported Address: 904 N W AVENUE I, 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 3rd day of July, 2018
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): Jonathan Schendel, Ramiro Cuevas, Frederick Britton, Doug Woodard, Chris Demarest, Kristie Alvarez, Shelley Nail, Donna Trout, Kristina McCrary, Shelly Henderson, Chelsea Brooks, John Mccarthy, David Carrillo, 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 Jonathan Schendel, Ramiro Cuevas, Frederick Britton, Doug Woodard, Chris Demarest, Kristie Alvarez, Shelley Nail, Donna Trout, Kristina McCrary, Shelly Henderson, Chelsea Brooks, John Mccarthy, David Carrillo, 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. Jonathan Schendel, Ramiro Cuevas, Frederick Britton, Doug Woodard, Chris Demarest, Kristie Alvarez, Shelley Nail, Donna Trout, Kristina McCrary, Shelly Henderson, Chelsea Brooks, John Mccarthy, David Carrillo, 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 refereneed 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
 4-26-18 - 12:20P m
 Vicki Phillips, County Clerk
 Gaines County, Texas