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FILED FOR RECORD

1:00PM
JAN 31 2019

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

Chris Chubb
DAWSON COUNTY CLERK

DEED OF TRUST INFORMATION:

Date: 03/18/2011
Grantor(s): FAITH A. CRUZ, A SINGLE PERSON
Original Mortgagee: WELLS FARGO BANK, NATIONAL ASSOCIATION
Original Principal: \$53,367.00
Recording Information: Instrument 1277
Property County: Dawson
Property:

ALL OF LOT 10, BLOCK 2, FORREST HILLS ADDITION TO THE TOWN OF LAMESA, DAWSON COUNTY, TEXAS, AS PER PLAT RECORDED IN VOLUME 2, PAGE 35, PLAT RECORDS, DAWSON COUNTY, TEXAS.
Reported Address: 1920 NORTH 14TH STREET, LAMESA, TX 79331

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: AT THE SOUTH DOORS OF THE COURTHOUSE in Dawson County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Dawson County Commissioner's Court.

Substitute Trustee(s): Shelley Nail, Kristina McCrary, Donna Trout, Cassie Martin, Charles Green, Kristie Alvarez, Kristopher Holub, Ramiro Cuevas, Patrick Zwiars, 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 Zwiars, 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 Zwiars, 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.

JAN 24 2019

DAWSON COUNTY CLERK

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COURT AFFIDAVIT

IN THE DISTRICT COURT OF THE STATE OF GEORGIA

IN AND FOR THE COUNTY OF DAWSON

STATE OF GEORGIA, by and through the undersigned, JAMES W. DAWSON, County Clerk, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the files of the Court.

Witness my hand and the seal of said County at Dawson, Georgia, this 24th day of January, 2019.

JAMES W. DAWSON, County Clerk

Attest: My hand and the seal of said County at Dawson, Georgia, this 24th day of January, 2019.

DAWSON COUNTY CLERK

Subscribed and sworn to before me this 24th day of January, 2019, at Dawson, Georgia.

Notary Public for the State of Georgia

[Signature]