

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

SEP 25 2017

**DEED OF TRUST INFORMATION:**

Date: 10/12/2004  
 Grantor(s): BILSEN VILLAGRAN A/K/A BILLY VILLAGRAN AND WIFE YVONIA VILLAGRAN  
 Original Mortgagee: NEW CENTURY MORTGAGE CORPORATION  
 Original Principal: \$50,400.00  
 Recording Information: Book 881 Page 583 Instrument 361239  
 Property County: Jim Wells  
 Property: LOT TWELVE (12), BLOCK (2) OF DONALD HEIGHTS ADDITION, AN ADDITION SITUATED IN THE CITY OF ALICE, JIM WELLS COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 4, PAGE 28 OF THE MAP RECORDS, JIM WELLS COUNTY, TEXAS.  
 Reported Address: 921 CACTUS AVENUE, ALICE, TX 78332

JC Perez III, Co. Clk. Jim Wells Co, Texas  
 Deputy

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: U.S. Bank National Association, as Trustee for the Structured Asset Securities Coporation Mortgage Pass-Through Certificates, Series 2005-NC1  
 Mortgage Servicer: Select Portfolio Servicing, Inc.  
 Current Beneficiary: U.S. Bank National Association, as Trustee for the Structured Asset Securities Coporation Mortgage Pass-Through Certificates, Series 2005-NC1  
 Mortgage Servicer Address: 3217 S. Decker Lake Dr., Salt Lake City, UT 84119

**SALE INFORMATION:**

Date of Sale: Tuesday, the 5th day of December, 2017  
 Time of Sale: 1:00PM or within three hours thereafter.  
 Place of Sale: AT THE SOUTH DOOR OF THE JIM WELLS COUNTY COURTHOUSE in Jim Wells County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Jim Wells County Commissioner's Court.  
 Substitute Trustee(s): Jim Rector, Denise Rector, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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,

Buckley Madole, P.C.

*Denise Rector*



3. The property that is the subject of this foreclosure proceeding is commonly known as 921 Cactus Avenue, Alice, TX 78332 with the following legal description:  

LOT TWELVE (12), BLOCK (2) OF DONALD HEIGHTS ADDITION,  
AN ADDITION SITUATED IN THE CITY OF ALICE, JIM WELLS  
COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED  
IN VOLUME 4, PAGE 28 OF THE MAP RECORDS, JIM WELLS  
COUNTY, TEXAS.
4. The lien to be foreclosed is indexed or recorded at Volume: 881, Page: 583, Instrument Number: 361239 and recorded in the real property records of Jim Wells 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.
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 14 day of July, 2017.

  
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JUDGE PRESIDING