

FILED
AT 10:30 o'clock *P* M

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

APR 24 2017

JC Perez III, Co. Clk. Jim Wells Co, Texas
By *[Signature]* Deputy

DEED OF TRUST INFORMATION:

Date: 03/18/2003
Grantor(s): RUBEN OLVERA, A SINGLE PERSON
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE
Original Principal: \$69,509.00
Recording Information: Book 817 Page 108 Instrument 348602
Property County: Jim Wells
Property:

FIELDNOTE DESCRIPTION OF A 1.079 ACRE TRACT OF LAND BEING THE NORTHWEST QUARTER OF A 4.353 ACRE TRACT OF LAND DESIGNATED AS SHARE #3 (VOLUME 385, PAGES 424-427, DEED RECORDS, JIM WELLS COUNTY, TEXAS) IN A PARTITION OF A 26.118 ACRE TRACT DESIGNATED AS TRACT #1 IN A PREVIOUS PARTITION OF 148.501 ACRES OF LAND (CALLED 146.16 ACRES) OUT OF LOT 9, LOT 10, LOT 11, AND LOT 12, BLOCK 18, THEODORE PLUMMER'S SUBDIVISION OF THE CAMADA RANCH, A SUBDIVISION OF RECORD IN VOLUME 67 OF THE TRANSCRIBED MAP RECORDS OF JIM WELLS COUNTY, TEXAS. ALSO BEING OUT OF THE "SAN LEANDRO" GRANT, A-417 JIM WELLS COUNTY, TEXAS. SAID 26.118 ACRES OF LAND DESIGNATED AS TRACT #1 DEEDED IN SAN JUANA G. SOLIZ AND RECORDED IN VOLUME 375. PAGE 495-496 OF THE DEED RECORDS OF JIM WELLS COUNTY, TEXAS; SAID 1.079 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING: AT A 5/8" IRON ROD FOUND IN THE EAST LINE OF A 27.014 ACRE TRACT DESIGNATED AS TRACT #2 IN A PREVIOUS PARTITION, FOR THE SOUTHWEST CORNER OF A 4.353 ACRE TRACT OF LAND DESIGNATED AS SHARE #6 AND FOR THE NORTHWEST CORNER OF THE 4.353 ACRE TRACT DESIGNATED AS SHARE #3 IN SAID PARTITION FOR THE POINT OF BEGINNING, THE NORTHWEST CORNER OF THIS 1.079 ACRE TRACT OF LAND; WHENCE THE SOUTHEAST CORNER OF LOT 9, BLOCK 18, THEODORE PLUMMER'S SUBDIVISION OF THE CAMADA RANCH BEARS S 01 DEG 15' W, A DISTANCE OF 942.32 FEET AND S 88 DEG 45' E, A DISTANCE OF 860.00 FEET; THENCE: S 88 DEG. 45' E. WITH THE SOUTH LINE OF SHARE #6 AND WITH THE NORTH LINE OF SHARE #3, A DISTANCE OF 201.22 FEET TO A 5/8" IRON ROD SET FOR THE NORTHEAST CORNER OF THIS 1.079 ACRE TRACT OF LAND; WHENCE A 5/8" IRON ROD FOUND IN THE WEST LINE OF A 4.353 ACRE TRACT DESIGNATED AS SHARE #3 IN SAID PARTITION, FOR THE SOUTHEAST CORNER OF SHARE #6 AND FOR THE NORTHEAST CORNER OF SHARE #3, BEARS S 88 DEG. 45' E, A DISTANCE OF 201.22 FEET; THENCE: S 01 DEG. 15' W, ACROSS SHARE #3, A DISTANCE OF 235.58 FEET TO A 5/8" IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS 1.079 ACRE TRACT OF LAND; WHENCE THE SOUTHEAST CORNER OF SHARE #3 BEARS S 88 DEG. 45' E, WITH THE CENTER OF A 16 FOOT WIDE ROAD EASEMENT, A DISTANCE OF 201.22 FEET TO A 5/8" IRON ROD SET ON THE WEST LINE OF SHARE #4 OF SAID PARTITION AND ON THE EAST LINE OF SHARE #3; THENCE S 01 DEG. 15' W. WITH THE CENTER OF A 16 FOOT WIDE ROAD EASEMENT, A DISTANCE OF 235.58 FEET; THENCE: N 88 DEG. 45' W, ACROSS SHARE #3, A DISTANCE OF 201.22 FEET TO A 5/8" IRON ROD SET ON THE EAST LINE OF SAID TRACT #2 OF 27.014 ACRES AND ON THE WEST LINE OF SHARE #3 FOR THE SOUTHWEST CORNER OF THIS 1.079 ACRE TRACT OF LAND; THENCE: N 01 DEG. 15; E, WITH THE EAST LINE OF SAID TRACT #2 OF 27.014 ACRES OF LAND AND THE WEST LINE OF SHARE #3, A DISTANCE OF 235.58 FEET TO THE POINT OF BEGINNING, CONTAINING 1.079 ACRE OF LAND. FIELDNOTE DESCRIPTION OF A 16 FOOT WIDE ROAD EASEMENT ACROSS A PORTION OF THE 4.353 ACRE TRACT OF LAND DESIGNATED AS SHARE #3 AND DESCRIBED IN VOLUME 385, PAGES 424-427 OF THE DEED RECORDS OF JIM WELLS COUNTY, TEXAS; SAID 16 FOOT WIDE ROAD EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING: AT A 5/8" IRON ROD SET IN THE CENTER OF SAID SHARE #3 FOR THE SOUTHEAST CORNER OF THE PREVIOUSLY DESCRIBED 1.079 ACRE TRACT OF LAND FOR THE POINT OF BEGINNING: THE WEST END OF THE CENTERLINE OF THIS 16 FOOT WIDE ROAD EASEMENT; THENCE S 88 DEG. 45' E, ACROSS SHARE #3, WITH THE CENTER OF SAID 16 FOOT WIDE ROAD EASEMENT, AT 193.22 FEET PASS THE WEST LINE OF A 16 FOOT ROAD EASEMENT DESCRIBED IN VOLUME 385, PAGE 424-427 OF THE DEED RECORDS OF JIM WELLS COUNTY, TEXAS, IN ALL A DISTANCE OF 201.22 FEET TO A 5/8" IRON ROD SET ON THE WEST LINE OF SHARE #4 OF SAID PARTITION AND ON THE EAST LINE OF SHARE #3 FOR THE POINT OF ENDING.

Reported Address: 767 F.M. HIGHWAY NO. 3087, ALICE, TX 78332

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, NA
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: Wells Fargo Bank, NA
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of June, 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): Denise Rector, Jim Rector, Leslye Evans, Sandra Mendoza, Arnold Mendoza, W.D. Larew, Evan Press, Amy Bowman, Reid Ruple, Carol Evangelisti, Marcia Chapa, Martha Boeta, Frederick Britton, Kristopher Holub, Barbara Sandoval, 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 Denise Rector, Jim Rector, Leslye Evans, Sandra Mendoza, Arnold Mendoza, W.D. Larew, Evan Press, Amy Bowman, Reid Ruple, Carol Evangelisti, Marcia Chapa, Martha Boeta, Frederick Britton, Kristopher Holub, Barbara Sandoval, 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. Denise Rector, Jim Rector, Leslye Evans, Sandra Mendoza, Arnold Mendoza, W.D. Larew, Evan Press, Amy Bowman, Reid Ruple, Carol Evangelisti, Marcia Chapa, Martha Boeta, Frederick Britton, Kristopher Holub, Barbara Sandoval, 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.

