

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

FILED  
AT 10:10 O'CLOCK AM

APR 10 2018

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

**DEED OF TRUST INFORMATION:**

**Date:** 07/08/2005  
**Grantor(s):** GLORIA C GONZALEZ, AN UNMARRIED WOMAN AND ROLONDO GONZALEZ, AN UNMARRIED MAN  
**Original Mortgagee:** H&R BLOCK MORTGAGE CORPORATION, A MASSACHUSETTS CORPORATION  
**Original Principal:** \$53,200.00  
**Recording Information:** Book 913 Page 260 Instrument 367557  
**Property County:** Jim Wells  
**Property:** LOT TWO (2), BLOCK ELEVEN (11) OF BUEGELER ADDITION NO 2, AN ADDITION SITUATED IN THE CITY OF ALICE, JIM WELLS COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 3, PAGE 87 OF THE MAP RECORDS, JIM WELLS COUNTY, TEXAS  
**Reported Address:** 1503 S ALMOND ST, 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, National Association, as Trustee for Securitized Asset Backed Receivables LLC Trust 2006-OP1, Mortgage Pass-Through Certificates, Series 2006-OP1  
**Mortgage Servicer:** Ocwen Loan Servicing, LLC  
**Current Beneficiary:** Wells Fargo Bank, National Association, as Trustee for Securitized Asset Backed Receivables LLC Trust 2006-OP1, Mortgage Pass-Through Certificates, Series 2006-OP1  
**Mortgage Servicer Address:** 1661 Worthington Rd, Suite 100, West Palm Beach, FL 33409

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 1st day of May, 2018  
**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, 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 Jim Rector, Denise Rector, 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. Jim Rector, Denise Rector, 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 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.  
*Denise Rector*

CAUSE NO. 17-06-57303-CV

**IN RE: ORDER FOR FORECLOSURE  
CONCERNING 1503 S ALMOND ST,  
ALICE, TX 78332 UNDER TEX. R. CIV.  
PROC. 736**

**IN THE DISTRICT COURT**

**PETITIONER:**

**OCWEN LOAN SERVICING, LLC AS  
SERVICING AGENT FOR WELLS  
FARGO BANK, NATIONAL  
ASSOCIATION, AS TRUSTEE FOR  
SECURITIZED ASSET BACKED  
RECEIVABLES LLC TRUST 2006-OP1,  
MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2006-OP1**

**JIM WELLS COUNTY, TEXAS**

**RESPONDENT(S):**

**ROLONDO GONZALEZ, DECEASED,  
GLORIA C GONZALEZ**

**17TH DISTRICT COURT**

**DEFAULT ORDER ALLOWING FORECLOSURE**

1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of each Respondent subject to this order is Rolondo Gonzalez, Deceased, and Gloria C Gonzalez, whose last known address is 1503 S Almond St, Alice, TX 78332. Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.
3. The property that is the subject of this foreclosure proceeding is commonly known as 1503 S Almond St, Alice, TX 78332 with the following legal description:

LOT TWO (2), BLOCK ELEVEN (11) OF BUEGELER ADDITION NO 2, AN ADDITION SITUATED IN THE CITY OF ALICE, JIM WELLS COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 3, PAGE 87 OF THE MAP RECORDS, JIM WELLS COUNTY, TEXAS

4. The lien to be foreclosed is indexed or recorded at Volume: 913, Page: 260, Instrument Number: 367557 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 8/4/2017 day of \_\_\_\_\_, 20  .

  
JUDGE PRESIDING



\*VG-2113-2018-6\*

Jim Wells County  
J.C. Perez, III  
Jim Wells County  
Clerk

Instrument Number: 6

Foreclosure Posting

FORECLOSURE

Recorded On: April 10, 2018 10:09 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$7.00

\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 6  
Receipt Number: 2018041000009  
Recorded Date/Time: April 10, 2018 10:09 AM  
User: Gracie G  
Station: Cash Station 02

**Record and Return To:**

COASTAL BEND TRUSTEE SERVICES



STATE OF TEXAS  
COUNTY OF JIM WELLS

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Jim Wells County, Texas.

J.C. Perez, III  
Jim Wells County Clerk  
Jim Wells County, TX