

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

**DEED OF TRUST INFORMATION:**

Date: 10/27/2003  
Grantor(s): JUAN J RUIZ JR AND NORMA LETICIA RUIZ, HUSBAND AND WIFE AS JOINT TENANTS  
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR TAYLOR, BEAN & WHITTAKER MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS  
Original Principal: \$83,163.00  
Recording Information: Book 774 Page 86 Instrument 120224  
Property County: Maverick  
Property: BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND WITH ALL IMPROVEMENTS HEREON, AND BEING LOT 10, IN BLOCIK 2, SOUTH ELM CREEK SUBDIVISION, UNIT 4, IN MAVERICK COUNTY, TEXAS AS SHOWN ON THE PLAT OF SAID UNIT 4 WHICH IS OF RECORD IN ENVELOPE 191, SIDE B, MAP RECORDS OF MAVERICK COUNTY, TEXAS.  
Reported Address: 3974 IRMA MORALES DR, EAGLE PASS, TX 78852

**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 4th day of December, 2018  
Time of Sale: 10:00AM or within three hours thereafter.  
Place of Sale: AT THE STEPS AT THE FRONT OF THE COURTHOUSE ON QUARRY STREET in Maverick County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Maverick County Commissioner's Court.  
Substitute Trustee(s): Nancy Gomez, Leo Gomez, Calvin Speer, Wendy Speer, Melody Speer, 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 Nancy Gomez, Leo Gomez, Calvin Speer, Wendy Speer, Melody Speer, 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;

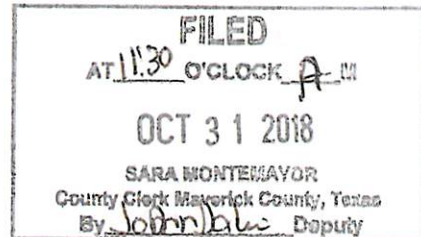
NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

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. Nancy Gomez, Leo Gomez, Calvin Speer, Wendy Speer, Melody Speer, 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.

*Nancy Gomez*



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

**DEED OF TRUST INFORMATION:**

Date: 11/02/2005  
Grantor(s): JORGE RAUL OLIVAS AND WIFE, NORMA L. OLIVAS  
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR NTFN, INC., ITS SUCCESSORS AND ASSIGNS  
Original Principal: \$147,190.00  
Recording Information: Book 913 Page 112 Instrument 133017  
Property County: Maverick  
Property: LOT FORTY-SEVEN (47), BLOCK THREE (3), RIO ESTATE SUBDIVISION UNIT ONE, CITY OF EAGLE PASS, MAVERICK COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN ENVELOPE 244, SLIDE A, MAP RECORDS OF MAVERICK COUNTY, TEXAS.  
Reported Address: 1662 RIO DRIVE, EAGLE PASS, TX 78852

**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: Wednesday, the 2nd day of January, 2019  
Time of Sale: 10:00AM or within three hours thereafter.  
Place of Sale: AT THE STEPS AT THE FRONT OF THE COURTHOUSE ON QUARRY STREET in Maverick County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Maverick County Commissioner's Court.  
Substitute Trustee(s): Calvin Speer, Melody Speer, Wendy Speer, Frederick Britton, Raymond Perez, Amy Ortiz, Patricia Sanders, Chris LaFond, Nancy Gomez, Leo Gomez, Bertha Cardenas, Doris S Sanchez, 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 Calvin Speer, Melody Speer, Wendy Speer, Frederick Britton, Raymond Perez, Amy Ortiz, Patricia Sanders, Chris LaFond, Nancy Gomez, Leo Gomez, Bertha Cardenas, Doris S Sanchez, 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. Calvin Speer, Melody Speer, Wendy Speer, Frederick Britton, Raymond Perez, Amy Ortiz, Patricia Sanders, Chris LaFond, Nancy Gomez, Leo Gomez, Bertha Cardenas, Doris S Sanchez, 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.

*Nancy Gomez*

