

FILED  
 AT 9:54 O'CLOCK A.M.  
 NOV 27 2017  
 SARA MONTEBAYOR  
 County Clerk Maverick County, Texas  
 By [Signature] Deputy

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

**DEED OF TRUST INFORMATION:**

**Date:** 05/16/2014  
**Grantor(s):** JOSE A ALONZO, AN UNMARRIED MAN, AND GLADAY A DELOSREYES, AN UNMARRIED WOMAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR VAN DYK MORTGAGE CORPORATION, A CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$158,083.00  
**Recording Information:** Book 1458 Page 48 Instrument 181392  
**Property County:** Maverick  
**Property:** BEING LOT 50, BLOCK 18, IN EL PUEBLO NUEVO SUBDIVISION LTD., IN MAVERICK COUNTY, TEXAS, AS SHOWN ON THE PLAT OF SAID SUBDIVISION WHICH IS OF RECORD IN ENVELOPE 139, SIDE A, OF THE MAP RECORDS OF MAVERICK COUNTY, TEXAS.  
**Reported Address:** 818 WILDWOOD 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 6th day of February, 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):** Calvin Speer, Melody Speer, Wendy Speer, Frederick Britton, Raymond Perez, Amy Ortiz, Patricia Sanders, Chris LaFond, Michael Burns, Braden Barnes, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, 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

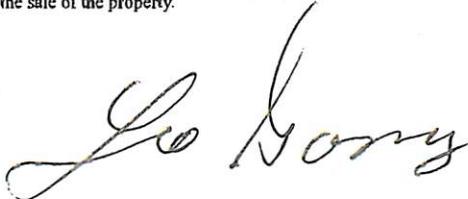
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Calvin Speer, Melody Speer, Wendy Speer, Frederick Britton, Raymond Perez, Amy Ortiz, Patricia Sanders, Chris LaFond, Michael Burns, Braden Barnes, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, 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;

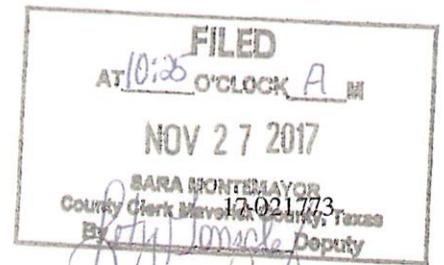
NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

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, Michael Burns, Braden Barnes, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, 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.



181 Rosita Valley R, Eagle Pass, TX 78852



**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

**1. Date, Time, and Place of Sale.**

Date: 1/2/2018

Time: Between 10am-1pm and beginning not earlier than 10am-1pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Maverick County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

**2. Terms of Sale.** Highest bidder for cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 01/30/2014 and recorded in the real property records of Maverick County, TX and is recorded under Clerk's File/Instrument Number, 1441, Page 459, with GUADALUPE C. IBARRA AKA GUADALUPE IBARRA and RUBEN IBARRA (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as Nominee for AMCAP Mortgage LTD. dba Gold Financial Services mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by GUADALUPE C. IBARRA AKA GUADALUPE IBARRA and RUBEN IBARRA, securing the payment of the indebtedness in the original amount of \$96,662.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. The Money Source, Inc. is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** BEING A 0.172 ACRE TRACT OF LAND, LYING AND SITUATED IN MAVERICK COUNTY, TEXAS AND BEING A PORTION OF LOT 17, BLOCK 1, LOMA LINDA SUBDIVISION AS SHOWN BY PLAT RECORDED IN ENVELOPE 136, SIDE B, OF THE MAVERICK COUNTY DEED RECORDS; SAID .0172 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT NORTHEASTERLY CORNER OF SAID LOT 17, BLOCK 1, LOMA LINDA SUBDIVISION, FALLING ON THE SOUTHERLY RIGHT OF WAY LINE OF ROSITA VALLEY ROAD:

THENCE ALONG THE COMMON LINE OF LOT 17 WITH LOT 19, SOUTH 45 DEGREES 25 MINUTES 07 SECONDS EAST, 200.00 FEET TO A 1/2" IRON ROD, BEING THE COMMON CORNER OF LOTS 17, 18, 19 AND 20;

THENCE ALONG THE COMMON LINE OF LOT 17 WITH LOT 18, SOUTH 44 DEGREES 34 MINUTES 53 SECONDS WEST, 42.50 FEET TO A 1/2" IRON ROD, SET TO MARK THE SOUTH MOST CORNER OF THIS TRACT;

THENCE NORTH 45 DEGREES 25 MINUTES 07 WEST, 100.00 FEET TO A 1/2" IRON ROD, SET TO MARK A CORNER OF THIS TRACT;

THENCE NORTH 44 DEGREES 34 MINUTES 53 SECONDS EAST, 10.00 FEET TO A 1/2 " IRON ROD, SET TO MARK A CORNER OF THIS TRACT;



THENCE NORTH 45 DEGREES 25 MINUTES 07 SECONDS WEST, 100 FEET TO A 1/2" IRON ROD, SET TO MARK A CORNER OF THIS TRACT, FALLING ON THE SOUTHEASTERLY LINE OF ROSITA VALLEY ROAD;

THENCE ALONG THE SOUTHEASTERLY LINE OF ROSITA VALLEY ROAD, NORTH 44 DEGREES 34 MINUTES 53 SECONDS EAST, 32.50 FEET TO THE POINT OF BEGINNING.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. The Money Source, Inc., as Mortgage Servicer, is representing the current Mortgagee whose address is:

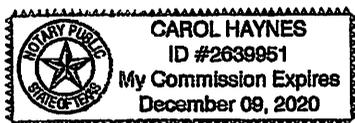
The Money Source, Inc.  
500 South Broad Street, Suite #100a  
Meriden, CT 06450

Calvin Speer  
SUBSTITUTE TRUSTEE  
Cory Jacocks, Esq., Jennifer A. Hooper, Esq.,  
Calvin Speer, Melody Speer, Wendy Speer, Chris  
LaFond  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

STATE OF Texas  
COUNTY OF Maverick

Before me, the undersigned authority, on this day personally appeared Calvin Speer, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 27 day of November, 2017.



Carol Haynes  
NOTARY PUBLIC in and for  
Maverick COUNTY  
My commission expires: 12-09-20  
Print Name of Notary:  
CAROL HAYNES

**CERTIFICATE OF POSTING**

My name is Calvin Speer, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 11-27-2017 I filed at the office of the Maverick County Clerk and caused to be posted at the Maverick County courthouse this notice of sale.

Declarants Name: Calvin Speer  
Date: 11-27-2017