

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

**DEED OF TRUST INFORMATION:**

**Date:** 10/07/2010  
**Grantor(s):** AMANDO RENE GARCIA, A SINGLE, MAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$229,410.00  
**Recording Information:** Instrument 116617  
**Property County:** Atascosa  
**Property:** BEING THE SURFACE ESTATE ONLY IN AND TO LOT 3, AND 0.089 ACRES OUT OF LOT 4, BLOCK 1, JAMESTOWN SUBDIVISION, AN ADDITION TO THE CITY OF PLEASANTON, ATASCOSA COUNTY, TEXAS, AS PER MAP OR PLAT OF SAID SUBDIVISION RECORDED ON SHEET 124-A, NEW PLAT CABINET, PLAT RECORDS, ATASCOSA COUNTY, TEXAS; SAID 0.089 ACRES OF LAND OUT OF LOT 4 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SURFACE ESTATE ONLY IN AND TO THAT CERTAIN 0.089 OF AN ACRE OF LAND OUT OF LOT 4, BLOCK 1, JAMESTOWN SUBDIVISION, AS RECORDED ON SHEET 124-A, NPC, PLAT RECORDS, ATASCOSA COUNTY, TEXAS. SAID 0.089 OF AN ACRE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE COMMON NORTH CORNER OF LOT 3 AND LOT 4, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S. 00 DEG, 14 MIN. 35 SEC. W. 283.34 FEET ALONG THE COMMON LINE OF LOT 3 AND LOT 4 TO THE COMMON SOUTH CORNER OF LOT 3 AND LOT 4 FOR THE SOUTH CORNER OF THIS TRACT;

THENCE N 05 DEG. 31 MIN. 46 SEC. W, 272.53 FEET TO A POINT IN THE NORTH LINE OF LOT 4 FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE N. 66 DEG. 15MIN. 30 SEC. E, 30.00 FEET ALONG THE NORTH LINE OF LOT 4 TO THE POINT OF BEGINNING.

**Reported Address:** 1616 CONTINENTAL DRIVE, PLEASANTON, TX 78064-1604

**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:** Tuesday, the 5th day of March, 2019  
**Time of Sale:** 12:00PM or within three hours thereafter.  
**Place of Sale:** AT THE WEST PORCH TO THE ATASCOSA COUNTY COURTHOUSE in Atascosa County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Atascosa County Commissioner's Court.  
**Substitute Trustee(s):** Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin, Shelby Martin, Barbara Sandoval, Martha Boeta, Raymond Perez, Garrett Sanders, Marcia Chapa, Stacey Bennett, Amy Ortiz, 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 Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin, Shelby Martin, Barbara Sandoval, Martha Boeta, Raymond Perez, Garrett Sanders, Marcia Chapa, Stacey Bennett, Amy Ortiz, 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;

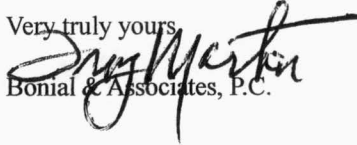
NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

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. Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin, Shelby Martin, Barbara Sandoval, Martha Boeta, Raymond Perez, Garrett Sanders, Marcia Chapa, Stacey Bennett, Amy Ortiz, 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.

FILED FOR RECORD

2019 JAN 10 AM 10:02

DIANE GONZALES  
ATASCOSA COUNTY CLERK

BY  DEPUTY