

FLC

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 03/07/2006
Grantor(s): LEOLA GONZALEZ SOLIS AND EDUARDO SOLIS, AS WIFE AND HUSBAND
Original Mortgagee: WELLS FARGO BANK, N.A.
Original Principal: \$55,200.00
Recording Information: Book 224 Page 531 Instrument 028576
Property County: Concho
Property:

TRACT NO. ONE (1):
 BEING ALL OF THOSE CERTAIN LOTS OR PARCELS OF LAND WHICH ARE KNOWN, PLATTED AND DESCRIBED AS ALL OF LOT NO. THREE (3), LOT NO. FOUR (4), LOT NO. FIVE (5), LOT NO. SIX (6) AND LOT NO. SEVEN (7), ALL OF SUCH LOTS BEING OUT OF AND A PART OF BLOCK NO. TWENTY-THREE (23) OF THE MCCALL AND ANDERSON ADDITION TO THE CITY OF EDEN, CONCHO COUNTY, TEXAS, AND SAID LOTS TOGETHER BEING DESCRIBED AS FOLLOWS:
 BEGINNING AT A 1/2" PIPE FOUND ON THE NORTHWEST CORNER OF LOT NO. 3 AND THE NORTHWEST CORNER OF BLOCK NO. 23, IN THE SOUTH LINE OF MORRISON STREET AND THE EAST LINE OF MADDOX STREET;
 THENCE EAST 104.00 FEET ALONG THE SOUTH LINE OF MORRISON STREET TO A 1/2" PIPE FOUND ON THE NORTHEAST CORNER OF LOT NO. 3;
 THENCE SOUTH 250.00 FEET ALONG THE EAST LINE OF BLOCK NO. 23 AND THE WEST LINE OF MALLOY STREET TO A 1/2" PIPE FOUND ON THE SOUTHEAST CORNER OF LOT NO. 7;
 THENCE WEST 104.00 FEET ALONG THE SOUTH LINE OF LOT NO.7 TO A 1/2" PIPE FOUND FOR THE SOUTHWEST CORNER OF LOT NO. 7, SUCH PIPE ALSO BEING IN THE EAST LINE OF MADDOX STREET;
 THENCE NORTH 250.00 FEET ALONG THE EAST LINE OF MADDOX STREET TO THE PLACE OF BEGINNING.

TRACT NO. TWO (2):
 BEING ALL OF THAT CERTAIN LOT OR PARCEL OF LAND WHICH IS SITUATED IN MALLOY STREET AND BEING THE WEST FIVE FEET (W/5') OF SUCH STREET WHICH ABUTS LOT NO. FIVE (5) OF BLOCK NO. TWENTY-THREE (23) OF THE MCCALL AND ANDERSON ADDITION TO THE CITY OF EDEN, CONCHO COUNTY, TEXAS, AND BEING DESCRIBED AS FOLLOWS:
 BEGINNING AT A 1/2" IRON PIPE SET FOR THE NORTHEAST CORNER OF THE SAID LOT NO. 5 FOR THE NORTHWEST CORNER OF THIS PARCEL OF LAND;
 THENCE SOUTH 50 FEET WITH THE EAST LINE OF THE SAID LOT NO. 5 OF SAID BLOCK NO. 23 AND THE WEST LINE OF SAID MALLOY STREET TO A 1/2" IRON PIPE SET FOR THE SOUTHEAST CORNER OF THE SAID LOT NO. FIVE (5) FOR THE SOUTHWEST CORNER OF THIS PARCEL OF LAND;
 THENCE EAST A DISTANCE OF 5 FEET TO A "X" ON CONCRETE FOR THE SOUTHEAST CORNER OF THIS PARCEL OF LAND;
 THENCE NORTH A DISTANCE OF 50 FEET TO A "X" ON CONCRETE FOR THE NORTHEAST CORNER OF THIS PARCEL OF LAND;
 THENCE WEST A DISTANCE OF 5 FEET TO THE PLACE OF BEGINNING.

Reported Address: 314 MADDOX ST, EDEN, TX 76837

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: HSBC Bank USA, National Association as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2006-1 Trust, Home Equity Asset-Backed Certificates, Series 2006-1

Mortgage Servicer: Wells Fargo Bank, N. A.

Current Beneficiary: HSBC Bank USA, National Association as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2006-1 Trust, Home Equity Asset-Backed Certificates, Series 2006-1

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 FRONT STEPS ON THE SOUTH SIDE OF THE COURTHOUSE in Concho County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Concho County Commissioner's Court.

Substitute Trustee(s): Terry Browder, Laura Browder, Marsha Monroe, Kevin Key, Jay Jacobs, Michael Burns, 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 Terry Browder, Laura Browder, Marsha Monroe, Kevin Key, Jay Jacobs, Michael Burns, 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. Terry Browder, Laura Browder, Marsha Monroe, Kevin Key, Jay Jacobs, Michael Burns, 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,

Bonial & Associates, P.C. f/k/a Buckley Madole, P.C.



FILED
The 31 Day of December
2017 at 2:26 O'clock P M
Steph J. Lovell
County Clerk, Concho Co. TX
By Della Sides