

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

**DEED OF TRUST INFORMATION:**

**Date:** 09/10/2010  
**Grantor(s):** DEONICIO OWEN RAMIREZ III AND SPOUSE, ELSA GONZALEZ  
**Original Mortgagee:** WELLS FARGO BANK, NATIONAL ASSOCIATION  
**Original Principal:** \$75,976.00  
**Recording Information:** Book 164 Page 824 Instrument 190418  
**Property County:** Live Oak  
**Property:**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN LIVE OAK COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

FILED October 26 A.D. 2018  
LIVE OAK COUNTY, TEXAS  
IDA YASQUEZ, CLERK, COUNTY COURT  
BY alga DEPUTY  
AT 9:46 O'CLOCK

FIELD NOTES OF A 4.50 ACRE TRACT OF LAND, BEING PART OF A CALLED 123.589 ACRE TRACT CONVEYED FROM WILLIAM R. SMITH, JR. TO JACK WIDLE BY DEED DATED MAY 11, 1995, RECORDED IN VOLUME 507 PAGE 277 OF THE DEED RECORDS OF LIVE OAK COUNTY, TEXAS;

SAID 4.50 ACRE TRACT, WHICH IS COMPRISED OF A PORTION OF THE CAMERON COUNTY SCHOOL LAND SURVEY NO. 32, ABSTRACT NO. 145, IS SITUATED IN LIVE OAK COUNTY, TEXAS, JUST NORTH OF THE TOWN OF GEORGE WEST, AND IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD SET IN THE MOST SOUTHERLY SOUTHEAST LINE OF SAID CALLED 123.589 ACRE TRACT, THE NORTHWEST LINE OF SUNSET ADDITION, RECORDED IN VOLUME 2, PAGE 49 OF THE PLAT RECORDS OF LIVE OAK COUNTY, TEXAS, THE NORTHWEST CITY LIMIT LINE OF THE TOWN OF GEORGE WEST AND THE NORTH LINE OF A FIFTEEN (15) FT. WIDE SEWERLINE EASEMENT GRANTED TO THE CITY OF GEORGE WEST, DESCRIBED IN DEED RECORDED IN VOLUME 348, PAGE 307 OF SAID DEED RECORDS, FOR THE EAST CORNER OF THIS TRACT, WHENCE THE NORTH CORNER OF SAID SUNSET ADDITION BEARS N 53 DEG. 59' 00" E, A DISTANCE OF 178.93 FT.;

THENCE S 53 DEG. 59' 00" W ALONG THE MOST SOUTHERLY SOUTHEAST LINE OF SAID CALLED 123.589 ACRE TRACT, THE NORTHWEST LINE OF SAID SUNSET ADDITION AND SAID NORTHWEST CITY LIMIT LINE, A DISTANCE OF 716.94 FT. TO A 5/8" IRON ROD SET FOR THE WEST CORNER OF THIS TRACT;

THENCE N 36 DEG. 01' 00" W ALONG THE SOUTHWEST LINE OF THIS TRACT, A DISTANCE OF 569.13 FT. TO A 5/8" IRON ROD SET IN THE NORTH LINE OF SAID SEWERLINE EASEMENT FOR THE WEST CORNER OF THIS TRACT;

THENCE ALONG THE NORTH LINE OF SAID SEWERLINE EASEMENT AND THE NORTH LINE OF THIS TRACT AS FOLLOWS:  
S 76 DEG. 17' 00" E, A DISTANCE OF 105.96 FT. TO A 5/8" IRON ROD SET FOR AN ANGLE CORNER OF THIS TRACT;  
S 89 DE G. 18' 00" E, A DISTANCE OF 805.66 FT. TO A 5/8" IRON ROD SET FOR AN ANGLE CORNER OF THIS TRACT;  
S 57 DEG. 44' 00" E, A DISTANCE OF 7.11 FT. TO THE POINT OF BEGINNING, CONTAINING 4.50 ACRES, MORE OR LESS.

**Reported Address:** 1010 MARK STREET, GEORGE WEST, TX 78022

**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:** Wednesday, the 2nd day of January, 2019  
**Time of Sale:** 1:00PM or within three hours thereafter.  
**Place of Sale:** AT THE FRONT PORCH OF THE LIVE OAK COUNTY COURTHOUSE in Live Oak County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Live Oak County Commissioner's Court.

**Substitute Trustee(s):** Denise Rector, Jim Rector, Jo Woolsey, W.D. Larew, Vicki Hammonds, Leslye Evans, Arnold Mendoza, Carol Evangelisti, Marcia Chapa, Martha Boeta, Frederick Britton, Kristopher Holub, Jack Burns II, Bob Frisch, Sandra Mendoza, Jamie Steen, Jodi Steen, 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 Denise Rector, Jim Rector, Jo Woolsey, W.D. Larew, Vicki Hammonds, Leslye Evans, Arnold Mendoza, Carol Evangelisti, Marcia Chapa, Martha Boeta, Frederick Britton, Kristopher Holub, Jack Burns II, Bob Frisch, Sandra Mendoza, Jamie Steen, Jodi Steen, 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. Denise Rector, Jim Rector, Jo Woolsey, W.D. Larew, Vicki Hammonds, Leslye Evans, Arnold Mendoza, Carol Evangelisti, Marcia Chapa, Martha Boeta, Frederick Britton, Kristopher Holub, Jack Burns II, Bob Frisch, Sandra Mendoza, Jamie Steen, Jodi Steen, 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.