NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 11/21/2010
Grantor(s): ANASTASIA S. STRATES, AN UNMARRIED WOMAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR WR STARKEY MORTGAGE, L.L.P, ITS SUCCESSORS AND ASSIGNS

Original Principal: $73,834.00
Recording Information: Instrument 2010043670
Property County: Nueces
Property:

LOTS SIXTY (60) AND SIXTY-ONE (61), BLOCK SEVEN HUNDRED-SIXTEEN (716), PORT ARANSAS CLIFFS, A SUBDIVISION OF THE CITY CORPUS CHRISTI, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME A, PAGE 27, MAP RECORDS OF NUECES COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES, ALSO KNOW AS THE CLIFFS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 51, MAP RECORDS OF NUECES COUNTY, TEXAS.

Reported Address: 3660 TOPEKA STREET, CORPUS CHRISTI, TX 78411

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 3rd day of January, 2017
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: AT THE SOUTH ENTRANCE OF THE NUECES COUNTY COURTHOUSE FACING LIPAN STREET in Nueces County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Nueces County Commissioner's Court.
Substitute Trustee(s): Jim Rector, Denise Rector, Sandra Mendoza, W.D. Larew, Arnold Mendoza, John Sisk, Israel Curtis, Traci Yeaman, Patricia Sanders, Matthew Wolfson, Evan Press, Frederick Britton, Vicki Hammonds, Leslye Evans, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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 Jim Rector, Denise Rector, Sandra Mendoza, W.D. Larew, Arnold Mendoza, John Sisk, Israel Curtis, Traci Yeaman, Patricia Sanders, Matthew Wolfson, Evan Press, Frederick Britton, Vicki Hammonds, Leslye Evans, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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. Jim Rector, Denise Rector, Sandra Mendoza, W.D. Larew, Arnold Mendoza, John Sisk, Israel Curtis, Traci Yeaman, Patricia Sanders, Matthew Wolfson, Evan Press, Frederick Britton, Vicki Hammonds, Leslye Evans, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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.

Doc# 2016870891
Pages 1
11/28/2016 10:12AM
Official Records of
NUECES COUNTY
KARA SANDS
COUNTY CLERK
Fees $8.00

Very truly yours,

Buckley Madole, P.C.