

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: May 01, 2018

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE FRONT STEPS OF THE KAUFMAN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

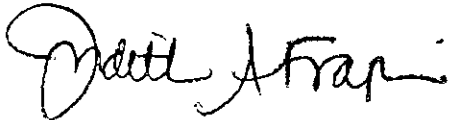
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 29, 2007 and recorded in Document CLERK'S FILE NO. 2007-00013333; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2014-0006666 real property records of KAUFMAN County, Texas, with RODOLFO GAMEZ AND ALMA GAMEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by RODOLFO GAMEZ AND ALMA GAMEZ, securing the payment of the indebtednesses in the original principal amount of \$122,035.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

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 § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715



JUDITH A. FRAPPIER, MICHAEL HARRISON, ROBERT FORSTER, JEFFREY FLEMING, LAUREN CHRISTOPHEL, BOB DICKERSON, TROY ROBINETT, BRUCE MILLER, WENDY LAMBERT, JOHN BEAZLEY, ROSS BANDY, TRAVIS KADDATZ, AARON PARKER, ROBERT AGUILAR, JASON SPENCE, DOUG RODGERS, TERRY WATERS, JOHN PERSON, LOGAN THOMAS, DAVID RAY, CRAIG MUIRHEAD, SHAWN SCHILLER

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

FILED FOR RECORD
HARRIS COUNTY, TEXAS
2018 FEB 12 AM 9:45
BY: LAURA J. JONES
CLERK
DEPT. 44

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the KAUFMAN County Clerk and caused to be posted at the KAUFMAN County courthouse this notice of sale.

Declarants Name: _____

Date: _____



EXHIBIT "A"

LOT 13, BLOCK M. HERITAGE HILL ADDITION, SECTION FOUR, AN ADDITION TO THE CITY OF FORNEY, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 1, ENVELOPE 719, OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.



NOS0000007024797

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 03/20/2007
Grantor(s): RICHARD CRAWFORD, AN UNMARRIED MAN AND SHENEQUA CROSBY, AN UNMARRIED WOMAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR UNIVERSAL AMERICAN MORTGAGE COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$107,793.00
Recording Information: Instrument 2007-00007730
Property County: Kaufman
Property: LOT 72, BLOCK 1, HEARTLAND TRACT B PHASE 1A, AN ADDITION TO KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET 2, ENVELOPE 704, OF THE MAP/PLAT RECORDS, KAUFMAN COUNTY, TEXAS.
Reported Address: 1994 KICKAPOO TRAIL, HEARTLAND, TX 75126

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 1st day of May, 2018
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: AT THE FRONT STEPS OF THE COURTHOUSE in Kaufman County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Kaufman County Commissioner's Court.

Substitute Trustee(s): Bob Dickerson, Troy Robinett, Bruce Miller, Wendy Lambert, John Beazley, Ross Bandy, Travis Kaddatz, Aaron Parker, Robert Aguilar, Jason Spence, Doug Rodgers, Terry Waters, John Person, Logan Thomas, David Ray, Craig Muirhead, Shawn Schiller, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, 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 Bob Dickerson, Troy Robinett, Bruce Miller, Wendy Lambert, John Beazley, Ross Bandy, Travis Kaddatz, Aaron Parker, Robert Aguilar, Jason Spence, Doug Rodgers, Terry Waters, John Person, Logan Thomas, David Ray, Craig Muirhead, Shawn Schiller, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, 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. Bob Dickerson, Troy Robinett, Bruce Miller, Wendy Lambert, John Beazley, Ross Bandy, Travis Kaddatz, Aaron Parker, Robert Aguilar, Jason Spence, Doug Rodgers, Terry Waters, John Person, Logan Thomas, David Ray, Craig Muirhead, Shawn Schiller, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, 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.

FILED FOR RECORD
COUNTY CLERK
JANUARY 19 2018
10:13 PM
1:30

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 11/03/2005
Grantor(s): CHRISTI L. WOODS AND HUSBAND, IAN W. WOODS
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR NTFN, INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$154,311.00
Recording Information: Book 2765 Page 633 Instrument 00025135
Property County: Kaufman
Property: BEING LOT 9, BLOCK C, OF THE TRAILS OF CHESTNUT MEADOW, PHASE 3B, AN ADDITION TO THE CITY OF FORNEY, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2, ENVELOPE 602B, PLAT RECORDS, KAUFMAN COUNTY, TEXAS
Reported Address: 430 SWEETGUM TRAIL, FORNEY, TX 75126

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 1st day of May, 2018
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: AT THE FRONT STEPS OF THE COURTHOUSE in Kaufman County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Kaufman County Commissioner's Court.

Substitute Trustee(s): Bob Dickerson, Troy Robinett, Bruce Miller, Wendy Lambert, John Beazley, Ross Bandy, Travis Kaddatz, Aaron Parker, Robert Aguilar, Jason Spence, Doug Rodgers, Terry Waters, John Person, Logan Thomas, David Ray, Craig Muirhead, Shawn Schiller, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, 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 Bob Dickerson, Troy Robinett, Bruce Miller, Wendy Lambert, John Beazley, Ross Bandy, Travis Kaddatz, Aaron Parker, Robert Aguilar, Jason Spence, Doug Rodgers, Terry Waters, John Person, Logan Thomas, David Ray, Craig Muirhead, Shawn Schiller, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, 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. Bob Dickerson, Troy Robinett, Bruce Miller, Wendy Lambert, John Beazley, Ross Bandy, Travis Kaddatz, Aaron Parker, Robert Aguilar, Jason Spence, Doug Rodgers, Terry Waters, John Person, Logan Thomas, David Ray, Craig Muirhead, Shawn Schiller, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, 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.

FILED FOR RECORD
KAUFMAN CO. TEXAS
2018 FEB 15 PM 1:32
LAURA A. RUGHES
COUNTY CLERK
BY: [Signature]
DEPUTY

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 05/29/2007
Grantor(s): NARCISO NIETO-REYES AND WHITNEY A. NIETO, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., SOLELY AS NOMINEE FOR SECURITYNATIONAL MORTGAGE COMPANY, A UTAH CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$122,798.00
Recording Information: Instrument 2007-00012971
Property County: Kaufman
Property: LOT 13, BLOCK 13, OF HEARTLAND TRACT A, PHASE 2A, AN ADDITION IN KAUFMAN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2, ENVELOPE 757, AMENDED CABINET 2, ENVELOPE 778, PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.
Reported Address: 2004 KINGSBRIDGE DRIVE, HEARTLAND, TX 75126-8272

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 1st day of May, 2018
Time of Sale: 10:00AM or within three hours thereafter.
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Substitute Trustee(s): Bob Dickerson, Troy Robinett, Bruce Miller, Wendy Lambert, John Beazley, Ross Bandy, Travis Kaddatz, Aaron Parker, Robert Aguilar, Jason Spence, Doug Rodgers, Terry Waters, John Person, Logan Thomas, David Ray, Craig Muirhead, Shawn Schiller, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, or Alexander Wolfe, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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Very truly yours,

Bonial & Associates, P.C.

FILED FOR RECORD
KAUFMAN COUNTY
2018 FEB 15 PM 1:15
AURA A. HUGHES
COUNTY CLERK
DEPUTY