

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 11/20/2010
Grantor(s): RAMIRO SALAZAR
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS
NOMINEE FOR NEW PENN FINANCIAL, LLC., ITS SUCCESSORS AND ASSIGNS

Original Principal: \$159,299.00
Recording Information: Book 1238 Page 151 Instrument 201061697
Property County: Chambers
Property:

LOT THIRTY-FIVE (35), BLOCK FOUR (4) OF DEVINWOOD SUBDIVISION PHASE II,
A SUBDIVISION IN CHAMBERS COUNTY, TEXAS, ACCORDING TO THE MAP OR
PLAT THEREOF RECORDED UNDER FILE NO. 17925 IN THE OFFICE OF THE
COUNTY CLERK OF CHAMBERS COUNTY, TEXAS.

Reported Address: 10535 LAUREN CREEK DRIVE, BAYTOWN, TX 77523

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 4th day of September, 2018
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: INSIDE THE COURTHOUSE ON THE EASTERN-MOST STEPS OF THE SECOND
LEVEL (MIDDLE FLOOR) in Chambers County, Texas, or, if the preceding area is no longer
the designated area, at the area most recently designated by the Chambers County
Commissioner's Court.

Substitute Trustee(s): Tommy Jackson, Ron Harmon, Tiffany Beggs, Amy Bowman, Reid Ruple, Kathleen Adkins,
Evan Press, Reva Rouchon-Harris, Renee Thomas, Renee Speight, Ian Moser, Gilbert Arsiaga,
Margie Allen, Kyle Barclay, Crystal Arsiaga, Carolyn Ciccio, Michael Burns, Elizabeth Hayes,
Marilyn Jones, 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

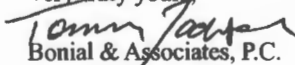
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Tommy Jackson, Ron Harmon, Tiffany Beggs, Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Reva Rouchon-Harris, Renee Thomas, Renee Speight, Ian Moser, Gilbert Arsiaga, Margie Allen, Kyle Barclay, Crystal Arsiaga, Carolyn Ciccio, Michael Burns, Elizabeth Hayes, Marilyn Jones, 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. Tommy Jackson, Ron Harmon, Tiffany Beggs, Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Reva Rouchon-Harris, Renee Thomas, Renee Speight, Ian Moser, Gilbert Arsiaga, Margie Allen, Kyle Barclay, Crystal Arsiaga, Carolyn Ciccio, Michael Burns, Elizabeth Hayes, Marilyn Jones, 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 IN:
Chambers County
On: 7/12/2018 4:16:21 PM
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Order#: 20180712000038
By: AM



Heather H. Hawthorne, County Clerk

Recorded: *Gene Martin*



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: September 04, 2018

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

Place: THE EASTERN STEPS, SECOND LEVEL (MIDDLE FLOOR) OF THE CHAMBERS 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 VOLUME 961, PAGE 116; AS AFFECTED BY LOAN MODIFICATION AGREEMENT IN VOLUME 1532, PAGE 707 real property records of CHAMBERS County, Texas, with JESSICA A PETERSON AND ROY PETERSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JESSICA A PETERSON AND ROY PETERSON, securing the payment of the indebtednesses in the original principal amount of \$143,944.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK 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.

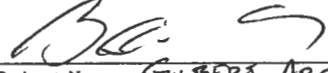
6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD STE 110
OKLAHOMA CITY, OK 73118-6077


TOMMY JACKSON, RON HARMON, TIFFANY BEGGS, AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, REVA ROUCHON-HARRIS, RENEE SPEIGHT, IAN MOSER, STEPHANIE KOHLER, CATRENA WARD, GILBERT ARSIAGA, MARGIE ALLEN, KYLE BARCLAY, CRYSTAL ARSIAGA, OR CAROLYN CICCIO
Substitute Trustee

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

My name is GILBERT ARSIAGA and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 7/16/18 I filed at the office of the CHAMBERS County Clerk and caused to be posted at the CHAMBERS County courthouse this notice of sale.


Declarant's Name: GILBERT ARSIAGA
Date: 7/16/18





LOT 79, OF THE AMENDING PLAT OF LANAJ SUBDIVISION, SECTION TWO (2), A SUBDIVISION OF 34.52 ACRES OF LAND, IN THE A. B. J. WINFREE SURVEY, ABSTRACT NO. 306 OF CHAMBERS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER CHAMBERS COUNTY CLERK'S FILE NO. 2006017916.

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Chambers County
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Order#: 20180716000027
By: LB



Heather H. Hawthorne, County Clerk

Recorded: *Leslie Borne*



NOS0000007667454