

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

**DEED OF TRUST INFORMATION:**

Date: 06/03/2009  
Grantor(s): OLIVIA SCHACHERL, AN UNMARRIED PERSON  
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FIRST MARATHON FINANCIAL CORPORATION DBA CENTURYMARK HOME LOANS, ITS SUCCESSORS AND ASSIGNS  
Original Principal: \$72,242.00  
Recording Information: Book 300 Page 546 Instrument 88357  
Property County: Brooks  
Property:

SURFACE ESTATE ONLY AND SUBJECT TO ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING TO INTERESTS NOT CONSTITUTING PART OF THE SURFACE TO THE FOLLOWING DESCRIBED PROPERTY:

A 0.4595 ACRE PARCEL OF LAND, MORE OR LESS, WITH NORTH-SOUTH DIMENSIONS OF 110.0 FEET AND EAST-WEST DIMENSIONS OF 182.00 FEET SITUATED IN THE FALFURRIAS FARM AND GARDEN TRACTS LOT 10, BLOCK 4 OF RECORD IN VOLUME 1, PAGE 21, MAP RECORDS OF BROOKS COUNTY, TEXAS, OUT OF A CALLED 16.2 ACRE TRACT OF LAND, BEING ORIGINALLY IDENTIFIED AS A 15.0 ACRE TRACT OF RECORD IN VOLUME 131, PAGES 11-14, DEED RECORDS OF BROOKS COUNTY, TEXAS. HEREIN DESCRIBED PARCEL AS SHOWN IN SURVEY MAP STDS- 12009-BCBLK4 AS COMPLETED FOR THIS SURVEY AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON ATTACHED EXHIBIT "A"

Filed for Record  
at 11:44 o'clock A.M.

MAY 10 2018

Elvaray B. Silvas  
County Clerk Brooks County, TX  
Deputy

FIELD NOTES DESCRIBING THE SURFACE ONLY OF A 0.4595 ACRE PARCEL OF LAND, MORE OR LESS, WITH NORTH-SOUTH DIMENSIONS OF 110.00 FEET AND EAST-WEST DIMENSIONS OF 182.00 FEET SITUATED IN THE FALFURRIAS FARM AND GARDEN TRACT LOT 10 BLOCK 4 OF RECORD IN VOLUME 1 PAGE 21 MAP RECORDS OF BROOKS COUNTY, TEXAS OUT OF A CALLED 16.2 ACRE TRACT OF LAND BEING ORIGINALLY IDENTIFIED AS A 15.0 ACRE TRACT OF RECORD IN VOLUME 131 PAGES 011-014 DEED RECORDS OF BROOKS COUNTY, TEXAS. HEREIN DESCRIBED PARCEL AS SHOWN IN SURVEY MAP STDS-12009-BCBLK4 AS COMPLETED FOR THIS SURVEY AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

POINT OF BEGINNING A SET 1/2 INCH IRON ROD ON THE WESTERLY RIGHT OF WAY LINE OF FARM ROAD 1418 FOR THE SOUTHEAST CORNER, HEREIN SAID POINT OF BEGINNING BEARS S 00 DEGREES 44' 28" E FOR A DISTANCE OF 1583.94 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF FARM ROAD 1418 TO A FOUND FENCE CORNER POST ON THE SOUTHEAST CORNER OF THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF FARM ROAD 1418 WITH THE SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 285; SAID POINT OF BEGINNING LOCATED AT NAD83 TEXAS STATE PLANE 4205 COORDINATES GRID US SURVEY FBES ESTABLISHED ON THE GROUND BY CLASSICAL GPS METHODS AT NORTH 16971904.92 EAST 1107961.48; THENCE N 83 DEG. 36' 20" W, FOR A DISTANCE OF 110.00 FEET TO A SET 1/2 INCH IRON ROD FOR THE SOUTHWEST CORNER, HEREOF; THENCE, N 00" 29' 30" W FOR A DISTANCE OF 182.00 FEET TO A SET 1/2 INCH IRON ROD FOR THE NORTHWEST CORNER, HEREOF; THENCE, S 83 DEG. 36' 20" E FOR A DISTANCE OF 110.00 FEET TO A SET 1/2 INCH IRON ROD FOR THE NORTHEAST CORNER, HEREOF; THENCE S 00 DEG. 96' 20" E FOR A DISTANCE OF 182.00 FEET TO A SET 1/2 INCH IRON ROD FOR THE SOUTHEAST CORNER, HEREOF; AND SAID POINT OF BEGINNING CONTAINING WITHIN THOSE METES AND BOUNDS 0.4595 ACRES OF LAND, MORE OR LESS.

Reported Address: 325 N. FM 1418, FALFURRIAS, TX 78355

**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 3rd day of July, 2018  
Time of Sale: 11:00AM or within three hours thereafter.  
Place of Sale: AT THE EAST SIDE STEPS OF THE BROOKS COUNTY COURTHOUSE in Brooks County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Brooks County Commissioner's Court.

Substitute Trustee(s): Evan Press, Amy Bowman, Reid Ruple, Carol Evangelisti, Marcia Chapa, Martha Boeta, Sandra Mendoza, Arnold Mendoza, W.D. Larew, Connie Medley, Leslye Evans, Monty Medley, Montgomery Medley, Vicki Hammonds, Bob Frisch, Jamie Steen, Michael Burns, Elizabeth Hayes, Michael Hupf, 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 Evan Press, Amy Bowman, Reid Ruple, Carol Evangelisti, Marcia Chapa, Martha Boeta, Sandra Mendoza, Arnold Mendoza, W.D. Larew, Connie Medley, Leslye Evans, Monty Medley, Montgomery Medley, Vicki Hammonds, Bob Frisch, Jamie Steen, Michael Burns, Elizabeth Hayes, Michael Hupf, 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. Evan Press, Amy Bowman, Reid Ruple, Carol Evangelisti, Marcia Chapa, Martha Boeta, Sandra Mendoza, Arnold Mendoza, W.D. Larew, Connie Medley, Leslye Evans, Monty Medley, Montgomery Medley, Vicki Hammonds, Bob Frisch, Jamie Steen, Michael Burns, Elizabeth Hayes, Michael Hupf, 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.

