

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**DEED OF TRUST INFORMATION:**

Date: 02/19/2008
Grantor(s): LUIS F. MINJAREZ AND LUCIA MINJAREZ, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR WR STARKEY MORTGAGE, L.L.P., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$156,761.00
Recording Information: Book 2591 Page 0699 Instrument 08-003720
Property County: Guadalupe
Property: LOT 5, BLOCK 26, NORTHCLIFFE II SUBDIVISION, UNIT 1, SITUATED IN GUADALUPE COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGES 476-477 OF THE MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.
Reported Address: 3317 WHISPER HAVEN, CIBOLO, TX 78108

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 5th day of March, 2019
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: AT THE NORTH PORCH OF THE GUADALUPE COUNTY COURTHOUSE in Guadalupe County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Guadalupe County Commissioner's Court.

Substitute Trustee(s): Aarti Patel, Jack Burns II, Maryna Danielian, Pamela Thomas, Stacey Bennett, Amy Ortiz, Raymond Perez, Garrett Sanders, Martha Boeta, Barbara Sandoval, Maxwell Atherton, Dylan Ruiz, Deanna Ray, 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

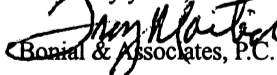
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Aarti Patel, Jack Burns II, Maryna Danielian, Pamela Thomas, Stacey Bennett, Amy Ortiz, Raymond Perez, Garrett Sanders, Martha Boeta, Barbara Sandoval, Maxwell Atherton, Dylan Ruiz, Deanna Ray, Michael 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

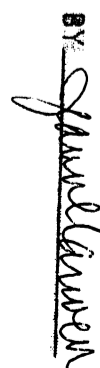
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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. Aarti Patel, Jack Burns II, Maryna Danielian, Pamela Thomas, Stacey Bennett, Amy Ortiz, Raymond Perez, Garrett Sanders, Martha Boeta, Barbara Sandoval, Maxwell Atherton, Dylan Ruiz, Deanna Ray, 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.

RECEIVED
 2010 DEC 20 AM 11:15
 GUADALUPE COUNTY CLERK
 TERESA KIRBY
 BY 

000643

C&S No. 44-18-0464 / FHA / No / RECORD NOS
Ditech Financial LLC

NOTICE OF 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. Sender is: Codilis & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: June 14, 1999

Grantor(s): Patrick S. O'Donnell and spouse, Mary L. O'Donnell

Original Trustee: Emmett James House and/or Bill R. McLaughlin

Original Mortgagee: Union Planters Bank, N.A.

Recording Information: Vol. 1439, Page 0396, or Clerk's File No. 10972, in the Official Public Records of GUADALUPE County, Texas.

Current Mortgagee: Ditech Financial LLC

Mortgage Servicer: Ditech Financial LLC, whose address is C/O 3000 Bayport Drive, Suite 880, Tampa, FL 33607 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

RECEIVED
2010 DEC 20 AM 11:19
TERESA BELL
GUADALUPE COUNTY CLERK
BY *Teresa Bell*

Legal Description:

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN GUADALUPE COUNTY, TEXAS, KNOWN AND DESIGNATED AS LOT 129, CORDOVA ESTATES, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 5, PAGES 354-B, 355A, MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.

Date of Sale: 03/05/2019 Earliest Time Sale Will Begin: 11:00 AM

APPOINTMENT OF SUBSTITUTE TRUSTEE

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Troy Martin as Substitute Trustee, Deanna Ray as Successor Substitute Trustee, Deborah Martin as Successor Substitute Trustee, Mary C. (Chris) LaFond as Successor Substitute Trustee, Cassie Martin as Successor Substitute Trustee, Terri Martin as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.



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Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the GUADALUPE County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

Executed on this the 18th day of December, 2018.

For Information:

"Servicelink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038




Nicole M. Bartee, Attorney at Law
Coditis & Stawiarski, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

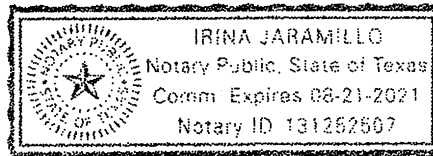
STATE OF TEXAS

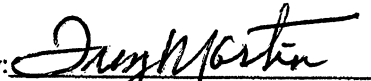
COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Nicole M. Bartee as Attorney for the Mortgagee and/or Mortgage Servicer known to me or proved to me through a valid State driver's license or other official identification described as Personal Knowledge, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Executed on this the 18th day of December, 2018.


Notary Public
Signature



Posted and filed by: 
Printed Name: TROY MARTIN

C&S No. 44-18-0464 / FHA / No
Ditech Financial LLC