

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

**DEED OF TRUST INFORMATION:**

**Date:** 10/09/2015  
**Grantor(s):** BRADLEY VINCENT, A SINGLE PERSON  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR NTFN, INC., ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$141,391.00  
**Recording Information:** Instrument 2015-006788  
**Property County:** Caldwell  
**Property:** BEING ALL OF LOT 7, BLOCK 15, SUMMERSIDE ADDITION, SECTION 2, CITY OF LOCKHART, CALDWELL COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN PLAT CABINET B, SLIDE 6, OF THE PLAT RECORDS OF CALDWELL COUNTY, TEXAS.  
**Reported Address:** 413 SUMMERSIDE AVENUE, LOCKHART, TX 78644

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** U.S. Bank National Association  
**Mortgage Servicer:** U.S. Bank National Association  
**Current Beneficiary:** U.S. Bank National Association  
**Mortgage Servicer Address:** 4801 Frederica Street, Owensboro, KY 42301

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 7th day of August, 2018  
**Time of Sale:** 12:00PM or within three hours thereafter.  
**Place of Sale:** The Main Entrance of the new Caldwell County Judicial Center, located at 1703 S Colorado St, Lockhart, Texas 78644 in Caldwell County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Caldwell County Commissioner's Court.

**Substitute Trustee(s):** Maryna Danielian, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwierns, Kristie Alvarez, Julian Perrine, Pamela Thomas, Stacey Bennett, Donald Graham, Wendy Alexander, John Latham, Tobey Latham, Michael Latham, 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 Maryna Danielian, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwierns, Kristie Alvarez, Julian Perrine, Pamela Thomas, Stacey Bennett, Donald Graham, Wendy Alexander, John Latham, Tobey Latham, Michael Latham, 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. Maryna Danielian, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwierns, Kristie Alvarez, Julian Perrine, Pamela Thomas, Stacey Bennett, Donald Graham, Wendy Alexander, John Latham, Tobey Latham, Michael Latham, 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 this 7<sup>th</sup> day of June 2018  
11:53 A M

CAROL HOLCOMB  
COUNTY CLERK, CALDWELL COUNTY, TEXAS  
By Marilyn Schertz Deputy

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
12/28/2001

**Grantor(s)/Mortgagor(s):**  
BONITA M. MCGINTY AND HUSBAND,  
MICHAEL THOMAS MCGINTY

**Original Beneficiary/Mortgagee:**  
ALLIED MORTGAGE CAPITAL CORP.

**Current Beneficiary/Mortgagee:**  
Wells Fargo Bank, NA

**Recorded in:**  
**Volume:** 288  
**Page:** 218  
**Instrument No:** 020055

**Property County:**  
CALDWELL

**Mortgage Servicer:**  
Wells Fargo Bank, N.A. is representing the  
Current Beneficiary/Mortgagee under a servicing  
agreement with the Current  
Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
1 Home Campus, MAC 2301-04C,  
West Des Moines, IA 50328

**Legal Description:** BEING LOT ONE (1), WESTRIDGE ESTATES, TOWNSHIP OF MARTINDALE, CALDWELL COUNTY, TEXAS, ACCORDING TO MAP OR PLAT OF RECORD IN PLAT CABINET A, SLIDE 146, PLAT RECORDS OF CALDWELL COUNTY, TEXAS.

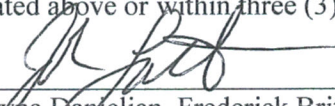
**Date of Sale:** 8/7/2018

**Earliest Time Sale Will Begin:** 1PM

**Place of Sale of Property:** Caldwell County Justice Center, 1703 S. Colorado, Lockhart, TX 78644 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.

*Notice Pursuant to Tex. Prop. Code § 51.002(i):*  
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.

  
Maryna Danielian, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwiers, Kristie Alvarez, Julian Perrine, Pamela Thomas, Stacey Bennett, Louise Graham, Donald Graham, Wendy Alexander, John Latham, Tobey Latham, Michael Latham, Wendy Alexander or Michael Latham or Louise Graham or Cole D. Patton or Deanna Segovia, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

FILED this 7<sup>th</sup> day of June 20 18  
11:52 A M

CAROL HOLCOMB  
COUNTY CLERK, CALDWELL COUNTY, TEXAS  
By Marieth Schetzler Deputy

MH File Number: TX-18-66186-POS  
Loan Type: FHA



STATE OF TEXAS §  
COUNTY OF Lee §

Before me, the undersigned Notary Public, on this day personally appeared John Latham as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as \_\_\_\_\_, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 7<sup>th</sup> day of June, 2018.

Jessica Graefe  
Notary Public  
Signature

