

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.

Date: December 18, 2017

Deed of Trust:

Date: September 21, 2016

Grantor: T. BLANCO'S, LLC

Grantor's County: Collin

Beneficiary: BTH BANK, NATIONAL ASSOCIATION

Trustee: RICHARD E. ROBERTS

Recorded in: Document Number 201600267328, Official Public Records of Dallas County, Texas

Property: 1.4996 acres of land, more or less, situated in the EDWARD COOK SURVEY, ABSTRACT NO. 326 in the Town of Addison, Dallas County, Texas, being more fully described on EXHIBIT A, attached hereto and incorporated herein by reference

Personal Property: All of the furniture, fixtures, and equipment owned by T. Blanco's, LLC and located on the Property and all accessions, attachments, accessories, tools, parts, supplies, and replacements of and substitutions therefor

Date of Sale of Property: Tuesday, February 6, 2018, at or within three hours after 11:00 a.m.

Place of Sale of Property (including County): At the area outside on the North side of the George Allen Courts building facing 600 Commerce Street below the overhang in Dallas County, Texas, or as the Commissioner's Court rules.

Because of default in performance of the obligations under the Deed of Trust, Trustee will sell the Property and the Personal Property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust and the Commercial Security Agreement.



RICHARD E. ROBERTS, Trustee
215 E. Goode
Quitman, Texas 75783

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

2017 DEC 19 PM 2:10

FILED

STATE OF TEXAS

COUNTY OF WOOD

This instrument was acknowledged before me on December 18, 2017, by
RICHARD E. ROBERTS.



Cheryl D. Moore
Notary Public, State of Texas

Notary's Name (Printed)

Notary's Commission Expires

Notary's Business Phone No.

EXHIBIT "A"

Being a 1.4996 acre tract of land situated in the Edward Cook Survey, Abstract Number 326, in the Town of Addison, Dallas County, Texas, and being a portion of Lot 1, SAMBUCA II/FILLING STATION ADDITION, an Addition to the Town of Addison, Dallas County, Texas, according to the Amended Plat thereof recorded in Volume 94117, Page 6134, Map Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found for the Southwest corner of said Lot 1, same being the Northwest corner of Lot 2, of said Sambuca II/Filling Station Addition, and being in the East right-of-way line of St. Louis & Southwestern Railroad right of way line;

THENCE North 14 degrees 33 minutes 02 seconds West, along the West line of said Lot 1 and the East right-of-way line of said St. Louis & Southwestern Railroad, a distance of 56.97 feet to an "X" cut in concrete set for corner, said point being in a curve to the right having a radius of 714.00, a delta angle of 14 degrees 32 minutes 23 seconds;

THENCE along the West line of said Lot 1, and the East right-of-way line of St. Louis & Southwestern Railroad, an arc distance of 181.19 feet, a chord bearing and distance of North 09 degrees 35 minutes 18 seconds West, 180.70 feet to a 1/2 inch iron rod found for the Northwest corner of said Lot 1, same being the Southwest corner of Lot 1, Block 1, Addison Car Care Addition, an addition in the Town of Addison, according to the plat thereof recorded in Volume 87111, Page 286, Map Records, Dallas County, Texas;

THENCE South 89 degrees 38 minutes 00 seconds East, along the common line of said Lot 1, and said Lot 1, Block 1, Addison Car Care Addition, a distance of 313.99 feet to a 1/2 inch iron rod set for corner, said point being the Northeast corner of said Lot 1, and being in the West right-of-way line of Addison Road (a variable width right-of-way);

THENCE South 00 degrees 17 minutes 00 seconds West, along the East line of said Lot 1 and the West right-of-way line of Addison Road, a distance of 212.22 feet to a 1/2 inch iron rod found for corner, said point being the Southeast corner of said Lot 1, same being the Northeast corner of said Lot 2;

THENCE along the common line of said Lot 1, and said Lot 2 the Following:

North 89 degrees 26 minutes 00 seconds West, a distance of 49.52 feet to a 3/8 inch iron rod found for corner;

North 00 degrees 34 minutes 00 seconds East, a distance of 21.75 feet to an "X" cut in concrete set for corner;

North 89 degrees 26 minutes 00 seconds West, a distance of 59.50 feet to an "X" cut in concrete set for corner;

South 00 degrees 34 minutes 00 seconds West, a distance of 35.22 feet to a 1/2 inch iron rod set for corner, said point being the Northeast corner of a tract of land described in a deed to LBIG recorded in Instrument Number 20070070813, Deed Records, Dallas County, Texas;

THENCE South 89 degrees 40 minutes 51 seconds West, crossing said Lot 1, a distance of 16.63 feet to a 1/2 inch iron rod set for corner;

THENCE South 00 degrees 19 minutes 09 seconds West, crossing said Lot 1, a distance of 8.02 feet to a point for corner, said point being in the common line of said Lot 1, and Lot 2;

THENCE North 89 degrees 26 minutes 00 seconds West, along the common line of said Lot 1, and said Lot 2, a distance of 142.71 feet to the POINT OF BEGINNING, and containing 65,322 square feet or 1.4996 acres of land, more or less.

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Grantor: T. BLANCO'S, LLC

Grantor's County: Collin

Beneficiary: BTH BANK, NATIONAL ASSOCIATION

Trustee: RICHARD E. ROBERTS

Recorded in: Document Number 201600267327, Official Public Records of Dallas County, Texas

Property: 1.4996 acres of land, more or less, situated in the EDWARD COOK SURVEY, ABSTRACT NO. 326 in the Town of Addison, Dallas County, Texas, being more fully described on **EXHIBIT A**, attached hereto and incorporated herein by reference

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RICHARD E. ROBERTS, Trustee
215 E. Goode
Quitman, Texas 75783

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FILED
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

STATE OF TEXAS

COUNTY OF WOOD

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RICHARD E. ROBERTS.

Cheryl D. Moore

Notary Public, State of Texas

Notary's Name (Printed)

Notary's Commission Expires

Notary's Business Phone No.

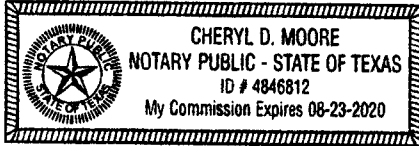


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NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 08/19/2002
Grantor(s): GILBERT ACEVEDO, A SINGLE PERSON AND ELENA DIMITROVSKA, A SINGLE PERSON
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS A NOMINEE FOR PRIME LENDING, INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$135,970.00
Recording Information: Book 2002167 Page 02914 Instrument 1963385
Property County: Dallas
Property: UNIT 2 IN BUILDING SS, OF LA MIRADA (FORMERLY KNOWN AS LES LACS MIRADA CONDOMINIUMS), A CONDOMINIUM REGIME IN THE CITY OF ADDISON, DALLAS COUNTY, TEXAS, ACCORDING TO THE DECLARATION FILED FOR RECORD ON OCTOBER 1, 1984 AND RECORDED IN VOLUME 84193, PAGE 5200, CONDOMINIUM RECORDS, DALLAS COUNTY, TEXAS, TOGETHER WITH AN UNDIVIDED 2.718 PERCENT INTEREST IN THE GENERAL COMMON ELEMENTS AS DESCRIBED IN SAID DECLARATION, AND TOGETHER WITH THE EXCLUSIVE USE OF THE LIMITED COMMON ELEMENTS APPURTENANT TO SAID UNIT AND BUILDING, ALL AS DESCRIBED IN SAID DECLARATION.
Reported Address: 4130 PROTON DRIVE UNIT 45B, ADDISON, TX 75001

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 6th day of February, 2018
Time of Sale: 10:00 AM or within three hours thereafter.
Place of Sale: AT THE AREA OUTSIDE ON THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG in Dallas County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Dallas County Commissioner's Court.
Substitute Trustee(s): Brett Baugh, John Beazley, Kenny Shirey, Rick Montgomery, Craig Muirhead, Aaron Parker, Clay Golden, Robert Aguilar, Brent Graves, Wendy Lambert, Troy Robinett, Mark Buleziuk, Terry Waters, Matt Hansen, Frederick Britton, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, 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 Brett Baugh, John Beazley, Kenny Shirey, Rick Montgomery, Craig Muirhead, Aaron Parker, Clay Golden, Robert Aguilar, Brent Graves, Wendy Lambert, Troy Robinett, Mark Buleziuk, Terry Waters, Matt Hansen, Frederick Britton, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, 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. Brett Baugh, John Beazley, Kenny Shirey, Rick Montgomery, Craig Muirhead, Aaron Parker, Clay Golden, Robert Aguilar, Brent Graves, Wendy Lambert, Troy Robinett, Mark Buleziuk, Terry Waters, Matt Hansen, Frederick Britton, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, 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. f/k/a Buckley Madole, P.C.

2017 DEC 21 PM 12:30