

Brice, Vander Linden & Wernick, P.C.**Attorneys and Counselors**9411 LBJ Freeway, Suite 250
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LEGAL PRECEDENT IS NOT CLEAR AS TO WHETHER THE SENDING OF THIS LETTER MAKES US A DEBT COLLECTOR. TO THE EXTENT IT DOES, WE ARE PLEASED TO ADVISE YOU THAT THIS IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. HOWEVER, IF YOU ARE IN BANKRUPTCY OR HAVE BEEN DISCHARGED IN BANKRUPTCY, THIS LETTER IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED AS AN ATTEMPT TO COLLECT A DEBT OR AS AN ACT TO COLLECT, ASSESS, OR RECOVER ALL OR ANY PORTION OF THE DEBT FROM YOU PERSONALLY.

BLAKE B NAJFID
7006 LUNAR DR
AUSTIN, TX 78745

May 24, 2010

Via Certified Mail return receipt requested

Re: **LoanNo.:** ██████████
 Property 7006 LUNAR DRIVE
 ; AUSTIN, TX 78745

We represent Wells Fargo Bank, N. A., whose address is 3476 Stateview Boulevard, Fort Mill, SC 29715 which, if it is not the Current Mortgagee, is acting as the Mortgage Servicer and representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement concerning the Note and Deed of Trust which are associated with the above referenced loan number.

Our firm has been requested to pursue non-judicial foreclosure processing in accordance with the terms of the Note and Deed of Trust and applicable law. Consistent therewith, the following notices are provided to you:

1. The maturity date of the Note has been accelerated, all sums secured by the Deed of Trust have been declared to be immediately due and payable and an enforcement of the Power of Sale Clause in the Deed of Trust which provides for the sale of the above-referenced property at a public foreclosure sale in the time and manner permitted by law has been requested.
2. Pursuant to that request, the property has been scheduled for foreclosure sale on Tuesday, 07/06/2010 between the hours of 10:00A.M. and 4:00P.M. At The rear "Sallyport" of the County Courthouse located on the west side of the courthouse immediately south of and slightly east of the intersection of 11th street and San Antonio Street of the Travis County Courthouse. If the preceding area is no longer the designated area, the place of sale will be at the area most recently designated by the Travis County Commissioner's Court. This sale shall commence at 1:00 PM or within three hours thereafter. The property will be sold to the highest bidder for cash.

Attached for your further review is a copy of the Notice of Acceleration and Notice of Trustee's Sale which has been or will be filed with the Travis County Clerk and posted at the courthouse door or other location designated by the County Commissioners.

Very truly yours,

Brice, Vander Linden & Wernick, P.C.



Selim Taherzadeh



NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 07/02/2004

Grantor(s): BLAKE B NALEID

Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FIRST MAGNUS FINANCIAL CORPORATION, AN ARIZONA CORPORATION, ITS SUCCESSORS AND ASSIGNS

Original Principal: 104,200.00

Recording Information (if currently possessed):

Property County: Travis

Property: LOT 4, BLOCK B, SUNRIDGE SOUTH, A SUBDIVISION IN TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 76, PAGES 380 THROUGH 381, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

Reported Address: 7006 LUNAR DRIVE, AUSTIN, TX 78745

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Deutsche Bank National Trust Company, as Trustee for Morean Stanley Mortgage Loan Trust 2004-8AR

Mortgage Servicer: Wells Fargo Bank, N. A.

Current Beneficiary: Mortgage Electronic Registration Systems, Inc.

Mortgage Servicer

Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of July, 2010

Time of Sale: 1:00 PM or within three hours thereafter.

Place of Sale: The rear "Sallyport" of the County Courthouse located on the west side of the courthouse immediately south of and slightly east of the intersection of 11th street and San Antonio Street in Travis County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Travis County Commissioner's Court.

Substitute Trustees: Juanita Strickland or Janie Mucha, Selim Taherzadeh or Cara Featherstone, any to act

Substitute Trustee Address: 9441 LBJ Freeway, Suite 250, Dallas, Texas 75243

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 Juanita Strickland or Janie Mucha, Selim Taherzadeh or Cara Featherstone, 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. Juanita Strickland or Janie Mucha, Selim Taherzadeh or Cara Featherstone, 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,

Selim Taherzadeh



