

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 07/12/2011
Grantor(s): JOHN A. YBARRA AND DANNIELLE N. YBARRA, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR SECURITY STATE BANK, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$263,155.00
Recording Information: Book 815 Page 859 Instrument 252140
Property County: Terry
Property:

THE SURFACE ESTATE ONLY IN AND TO A 9.00 ACRE TRACT OF LAND OUT OF THE SOUTHEAST 1/4 OF SECTION 101, BLOCK T, D & W RAILROAD COMPANY SURVEY, TERRY COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH STEEL ROD SET IN THE EAST LINE OF SECTION 101 AND IN THE EAST SIDE OF A PAVED COUNTY ROAD, THE SOUTHEAST CORNER OF SECTION 101 BEARS SOUTH 00 DEGREES 01' 10" EAST, 1395.66 FEET;
THEN NORTH 89 DEGREES 51' 30" WEST, AT 70 FEET PASS THE APPARENT WEST LINE OF A PAVED COUNTY ROAD, CONTINUING ALONG THE SOUTH SIDE OF A PAVED ROADWAY 1451.00 FEET TO A 1/2 INCH STEEL ROD SET IN THE EAST LINE OF A 8.00 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 506, PAGE 547, TERRY COUNTY DEED RECORDS, FOR A CORNER OF THIS TRACT;
THEN SOUTH 00 DEGREES 01' 10" EAST, ALONG THE EAST LINE OF SAID 8.00 ACRE TRACT, A DISTANCE OF 492.40 FEET TO A 1/2 INCH STEEL ROD SET FOR THE SOUTHEAST CORNER OF SAID 8.00 ACRE TRACT AND A CORNER OF THIS TRACT;
THEN NORTH 89 DEGREES 51' 30" WEST, A DISTANCE OF 590.32 FEET TO A 1/2 INCH STEEL ROD SET FOR THE SOUTHWEST CORNER OF SAID 8.00 ACRE TRACT AND THE SOUTHWEST CORNER OF THIS TRACT;
THEN NORTH 00 DEGREES 01' 10" WEST, A DISTANCE OF 590.32 FEET TO A 1/2 INCH STEEL ROD SET FOR THE NORTHWEST CORNER OF SAID 8.00 ACRE TRACT AND THE NORTHWEST CORNER OF THIS TRACT;
THEN SOUTH 89 DEGREES 51' 30" EAST, A DISTANCE OF 590.32 FEET TO A 1/2 INCH STEEL ROD SET FOR THE NORTHEAST CORNER OF SAID 8.00 ACRE TRACT AND A CORNER OF THIS TRACT;
THEN SOUTH 00 DEGREES 01' 10" EAST, A DISTANCE OF 67.92 FEET TO A 1/2 INCH STEEL ROD SET FOR A CORNER OF THIS TRACT;
THEN SOUTH 89 DEGREES 51' 30" EAST, ALONG THE NORTH SIDE OF A PAVED ROADWAY, AT 1381 FEET PASS THE APPARENT WEST LINE OF A PAVED COUNTY ROAD, CONTINUING 1451.00 FEET TO A 1/2 INCH STEEL ROD SET IN THE EAST LINE OF SECTION 101, FOR A CORNER OF THIS TRACT;
THEN SOUTH 00 DEGREES 01' 10" EAST, ALONG THE EAST LINE OF SECTION 101, 30.00 FEET TO THE POINT OF BEGINNING.

Reported Address: 1671 OLD LAMESA ROAD, BROWNFIELD, TX 79316

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 2nd day of September, 2014
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: AT THE FRONT STEPS ON THE SOUTH SIDE OF THE COURTHOUSE in Terry County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Terry County Commissioner's Court.
Substitute Trustee(s): Angelia B. Lee or Ryan Bigbee or Tammy Mathis, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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 Angelia B. Lee or Ryan Bigbee or Tammy Mathis, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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. Angelia B. Lee or Ryan Bigbee or Tammy Mathis, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe,

9986-N-1404

2146928113

PG1

POSTPKG

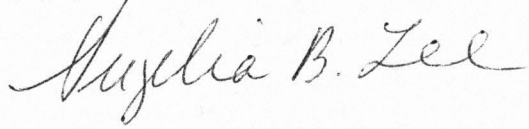
229

Suzanne Suarez or Adam Womack, 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,

Buckley Madole, P.C.



| | |
|----------------------------------|-------------------------|
| FILED FOR RECORD | |
| BY | <i>Andrew Wilks</i> |
| 11:35 O'CLOCK | AUG 12 2014 <i>a</i> M. |
| COUNTY CLERK-TERRY COUNTY, TEXAS | |

9986-N-1404

2146928113

PG2

POSTPKG

230