

F20220008

1846 County Road 460, Brownfield, TX 79316

22-002698

NOTICE OF [SUBSTITUTE] 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.

1. Date, Time, and Place of Sale.

Date: 06/07/2022
Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or not later than three hours thereafter.
Place: The area designated by the Commissioners Court of Terry County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 03/23/2010 and recorded in the real property records of Terry County, TX and is recorded under Clerk's File/Instrument Number, 785, Page 555, with Alberto Ramirez and Regina J. Flores (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for ViewPoint Bankers Mortgage, Inc. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Alberto Ramirez and Regina J. Flores, securing the payment of the indebtedness in the original amount of \$161,986.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. A 5.14 ACRE TRACT OF LAND OUT OF THE NORTHWEST 1/4 OF SECTION 115, BLOCK T, D & W RY. CO. SURVEY IN TERRY COUNTY, TEXAS BEING THE SAME TRACT OF LAND RECORDED AS A 5 ACRE TRACT IN VOLUME 293, PAGE 487 OF THE DEED RECORDS OF TERRY COUNTY, TEXAS, DESCRIBED BY MATES AND BOUNDS AS FOLLOWS:

BEGINNING IN THE SOUTH LINE OF A PAVED COUNTY ROAD DESCRIBED IN VOLUME 6, PAGE 317 OF THE COMMISSIONERS' COURT RECORDS AND IN THE EAST LINE OF A 55.04 ACRE TRACT OF LAND RECORDED IN VOLUME 727, PAGE 419 OF SAID DEED RECORDS FOR THE NORTHWEST CORNER OF THIS TRACT, THE NORTHWEST CORNER OF SECTION 115 BEARS N 02 DEGREES 23 MINUTES 03 SECONDS E A DISTANCE OF 25.00 FEET AND N 87 DEGREES 54 MINUTES 09 SECONDS W A DISTANCE OF 2225.10 FEET AND THE NORTHERNMOST NORTHEAST CORNER OF SAID 55.04 ACRE TRACT BEARS N 02 DEGREES 23'03" E A DISTANCE OF 25.00 FEET;

THENCE S 87 DEGREES 54 MINUTES 09 SECONDS E ALONG THE SOUTH LINE OF SAID ROAD, AT 20.00 FEET PASS THE NORTHWEST CORNER OF SAID 5 ACRE TRACT CONTINUING A TOTAL DISTANCE OF 436.00 FEET TO A POINT FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 02 DEGREES 23 MINUTES 03 SECONDS W, AT 10.00 FEET PASS A 1/2 INCH STEEL ROD WITH CAP SET IN REFERENCE CONTINUING A TOTAL DISTANCE OF 513.46 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE EASTERNMOST NORTHEAST CORNER OF SAID 55.04 ACRE TRACT AND THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N 87 DEGREES 54 MINUTES 09 SECONDS W, AT 416.00 FEET PASS THE SOUTHWEST CORNER OF SAID 5 ACRE TRACT CONTINUING A TOTAL DISTANCE OF 436.00 FEET TO A 1/2 INCH



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VOL. 22 PG. 17

IRON ROD FOUND FOR AN INSIDE CORNER OF SAID 55.04 ACRE TRACT AND THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 02 DEGREES 23 MINUTES 03 SECONDS E, AT 503.46 FEET PASS A FOUND 1/2 INCH IRON ROD CONTINUING A TOTAL DISTANCE OF 513.46 FEET TO THE POINT OF BEGINNING, LESS ALL OF THE OIL, GAS AND OTHER MINERALS IN, ON AND UNDER AND THAT MAY BE PRODUCED FROM SAID LAND.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Bank, N.A.
3476 Stateview Blvd.
Fort Mill, SC 29715

Ronald Byrd
SUBSTITUTE TRUSTEE
Ronald Byrd
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF Texas
COUNTY OF Parmer

Before me, the undersigned authority, on this day personally appeared Ronald Byrd, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 20 day of April, 2022.



Michelle Agee
NOTARY PUBLIC in and for
Parmer COUNTY
My commission expires: 7-15-2024
Print Name of Notary:
Michelle Agee

CERTIFICATE OF POSTING

My name is Ronald Byrd, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 4-21-2022 I filed at the office of the Terry County Clerk and caused to be posted at the Terry County courthouse this notice of sale.

Ronald Byrd
Declarants Name: Ronald Byrd
Date: 4-21-22

