

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

FILED

2018 AUG 23 PM 1:26

DEED OF TRUST INFORMATION:

Date: 09/02/1997
Grantor(s): SANTIAGO R. YBARRA AND WIFE, ROMELIA R. YBARRA WITH HER **JOINING KEMP**
 HEREIN TO PERFECT THE SECURITY INTEREST BUT NOT TO BE **OTHERWISE** CLERK
 LIABLE
Original Mortgagee: NORWEST MORTGAGE, INC.
Original Principal: \$76,278.00
Recording Information: Book 0903 Page 435 Instrument 97-3485
Property County: Hale
Property:

BEING A 2.08 ACRE TRACT OUT OF THE SOUTHWEST PART OF A 110.80 ACRE TRACT (RECORDED IN VOL 649, P. 25 HCDR) OUT OF SECTION 4, BLOCK R&H, HALE COUNTY, TEXAS:

BEGINNING AT A 3/8 INCH ROD FOUND FOR THE SOUTHEAST CORNER OF A 0.7 ACRE TRACT (RECORDED IN VOL. 749, P. 531 HCDR), SAID ROD BEING IN THE SOUTH LINE AND 94 FEET EAST OF THE S.W. CORNER OF SECTION 4, BLOCK R&H, HALE COUNTY, TEXAS;

THENCE N. 88 DEG. 47' E. ALONG THE SOUTH LINE OF SAID SECTION 4, AT 206.08 FEET PASS A PIPE FOUND FOR THE NORTHWEST CORNER OF SECTION 20 BLOCK C-3, IN ALL 291.33 FEET ALONG THE SOUTH LINE OF SAID SECTION 4, TO A SET 1/2" ROD;

THENCE N. 0 DEG. 09' E. 311.09' TO A SET 1/2 INCH ROD;

THENCE S. 88 DEG. 47' W. 291.33' TO A 1/2 INCH ROD SET FOR THE NORTHEAST CORNER OF SAID 0.7 ACRE TRACT;

THENCE S. 0 DEG. 09' W. 311.09' TO THE POINT OF BEGINNING AND CONTAINING, 2.08 ACRES.

Reported Address: 1798 COUNTY ROAD 10, PLAINVIEW, TX 79072-9310

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, N.A.
Mortgage Servicer: Wells Fargo Bank, N.A.
Current Beneficiary: Wells Fargo Bank, N.A.
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 2nd day of October, 2018
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale:

Substitute Trustee(s): AT THE AREA OF THE BULLETIN BOARD OF THE COURTHOUSE, WEST ENTRANCE in Hale County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Hale County Commissioner's Court.
 Jose A. Bazaldua, Antonio Bazaldua, Jonathan Schendel, Ramiro Cuevas, Frederick Britton, Doug Woodard, Kristie Alvarez, Chelsea Brooks, Stacy Rapier, Shelly Henderson, David Carrillo, Jose Bazaldua, John Mccarthy, Michael Burns, Elizabeth Hayes, Carlos R. Hernandez-Vivoni, Sammy Hooda, 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 Jose A. Bazaldua, Antonio Bazaldua, Jonathan Schendel, Ramiro Cuevas, Frederick Britton, Doug Woodard, Kristie Alvarez, Chelsea Brooks, Stacy Rapier, Shelly Henderson, David Carrillo, Jose Bazaldua, John Mccarthy, Michael Burns, Elizabeth Hayes, Carlos R. Hernandez-Vivoni, Sammy Hooda, 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. Jose A. Bazaldua, Antonio Bazaldua, Jonathan Schendel, Ramiro Cuevas, Frederick Britton, Doug Woodard, Kristie Alvarez, Chelsea Brooks, Stacy Rapier, Shelly Henderson, David Carrillo, Jose Bazaldua, John Mccarthy, Michael Burns, Elizabeth Hayes, Carlos R. Hernandez-Vivoni, Sammy Hooda, 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,

Bopial & Associates, P.C.

Jose A. Bopial