

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD	
BY: <i>[Signature]</i>	
9:05 O'CLOCK	DEC 28 2018
COUNTY CLERK-TERRY COUNTY, TEXAS	

DEED OF TRUST INFORMATION:

Date: 07/20/2007
 Grantor(s): STACY SHANE WHORTON AND ANGELA DAWN WHORTON AND BRYAN C. DUNAHOO
 Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR PRIMEWEST MORTGAGE CORPORATION, A CORPORATION, ITS SUCCESSORS AND ASSIGNS
 Original Principal: \$114,098.00
 Recording Information: Book 749 Page 828 Instrument 237427
 Property County: Terry
 Property:

A 1.5 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE SOUTHWEST ONE-FOURTH (SW/4) OF SECTION 9, BLOCK 4-X, CERT. NO. 633, T. & T. RY. CO. SURVEY, TERRY COUNTY, TEXAS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 3/8" IRON ROD SET IN THE EAST RIGHT-OF-WAY LINE OF F.M. ROAD NO. 168 FOR THE SOUTHWEST CORNER OF THIS SURVEY, FROM WHENCE THE SOUTHWEST CORNER OF SAID SECTION 9 AS DESCRIBED IN VOL. 89, PAGE 227 OF THE PUBLIC RECORDS OF TERRY COUNTY, TEXAS, BEARS WEST 50 FEET AND SOUTH 70 FEET; THENCE NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF F.M. ROAD NO. 168, 50 FEET OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 9, A DISTANCE OF 230 FEET TO A 3/8" IRON ROD SET FOR THE NORTHWEST CORNER OF THIS SURVEY; THENCE EAST A DISTANCE OF 284.09 FEET TO A 3/8" IRON ROD SET FOR THE NORTHEAST CORNER OF THIS TRACT; THENCE SOUTH A DISTANCE OF 230 FEET TO A 3/8" IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS SURVEY; THENCE WEST A DISTANCE OF 284.09 FEET TO THE PLACE OF BEGINNING

Reported Address: 594 FM 168, MEADOW, TX 79345

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 5th day of March, 2019
 Time of Sale: 01:00PM or within three hours thereafter.
 Place of Sale: The Terry County Courthouse, 500 West Main, Brownfield, Texas. Inside North entrance of 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): Ronald Byrd, Kevin Key, Jay Jacobs, Ramiro Cuevas, Kristie Alvarez, Julina Perrine, Cary Corenblum, Michael Burns, Elizabeth Hayes, 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 Ronald Byrd, Kevin Key, Jay Jacobs, Ramiro Cuevas, Kristie Alvarez, Julina Perrine, Cary Corenblum, Michael Burns, Elizabeth Hayes, 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:

- 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.
- Ronald Byrd, Kevin Key, Jay Jacobs, Ramiro Cuevas, Kristie Alvarez, Julina Perrine, Cary Corenblum, Michael Burns, Elizabeth Hayes, 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.
- 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.
- 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.

Ronald Byrd Trustee