

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

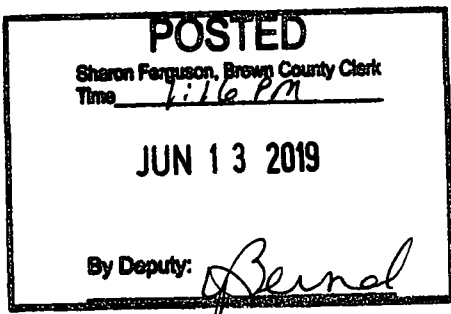
Date 06/11/2016
Grantor(s) DUSTIN R MCDANIELS
HOLLY MCDANIELS
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR INTERCONTINENTAL CAPITAL GROUP, INC , ITS SUCCESSORS AND ASSIGNS \$154,863 00
Original Principal Recording Information: Instrument 20163528
Property County Brown
Property:

A 8 63 ACRE TRACT OF LAND SITUATED WITHIN THE JAMES H KUYKENDALL SURVEY, ABSTRACT NO. 1070, BROWN COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND DESCRIBED IN A DEED TO JIM C. URZENDOWSKI, ET UX RECORDED IN VOLUME 835, PAGE 169, DEED RECORDS, BROWN COUNTY, TEXAS, SAID 8 63 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING AT A 1/2" REBAR ROD WITH SURVEY CAP STAMPED ALS (CONTROL MONUMENT) FOUND FOR A COMMON CORNER BETWEEN SAID URZENDOWSKI TRACT AND A TRACT OF LAND DESCRIBED IN A DEED TO AARON MICHAEL SANDERS, ET UX RECORDED IN VOLUME 111, PAGE 513, OFFICIAL PUBLIC RECORDS, BROWN COUNTY, TEXAS, SAME BEING THE EAST CORNER OF THIS DESCRIBED TRACT, SAID POINT BEING LOCATED IN THE SOUTHWEST LINE OF HIGHWAY NO. 279,

THENCE ALONG THE COMMON LINE BETWEEN SAID URZENDOWSKI TRACT AND SANDERS TRACT THE FOLLOWING COURSE AND DISTANCES

S 74 DEGREES 05' 56" W 552.44 FEET ALONG THE SOUTHEAST LINE OF THIS DESCRIBED TRACT, TO A 1/2" REBAR ROD WITH SURVEY CAP STAMPED ALS (CONTROL MONUMENT) FOUND FOR A COMMON CORNER BETWEEN SAID URZENDOWSKI TRACT AND SANDERS TRACT, SAME BEING THE SOUTH CORNER OF THIS DESCRIBED TRACT,



N 30 DEGREES 23' 24" W, 316.79 FEET ALONG THE SOUTHWEST LINE OF THIS DESCRIBED TRACT, TO A 1/2" REBAR ROD WITH SURVEY CAP STAMPED ALS (CONTROL MONUMENT) FOUND FOR A COMMON CORNER BETWEEN SAID URZENDOWSKI TRACT AND SANDERS TRACT, SAME BEING THE WEST CORNER OF THIS DESCRIBED TRACT, SAID POINT BEING LOCATED IN THE SOUTHEAST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO MELBURN GOSSETT, ET UX RECORDED IN VOLUME 1502, PAGE 624, REAL PROPERTY RECORDS, BROWN COUNTY, TEXAS

THENCE N 28 DEGREES 38' 40" E 865.40 FEET ALONG THE COMMON LINE BETWEEN SAID URZENDOWSKI TRACT AND GOSSETT TRACT, SAME BEING THE NORTHWEST LINE OF THIS DESCRIBED TRACT, TO A 6" PIPE POST (CONTROL MONUMENT) FOUND FOR A COMMON CORNER BETWEEN SAID URZENDOWSKI TRACT AND GOSSETT TRACT, SAME BEING THE NORTH CORNER OF THIS DESCRIBED TRACT, SAID POINT BEING LOCATED IN THE SOUTHWEST LINE OF PREVIOUSLY MENTIONED HIGHWAY NO 279,

THENCE ALONG THE COMMON LINE BETWEEN SAID URZENDOWSKI TRACT AND HIGHWAY NO 279, SAME BEING THE NORTHEAST LINE OF THIS DESCRIBED TRACT THE FOLLOWING COURSES AND DISTANCES:

S 20 DEGREES 11' 45" E. 139.37 FEET TO A CONCRETE TXDOT MONUMENT (CONTROL MONUMENT) FOUND FOR A COMMON CORNER BETWEEN SAID URZENDOWSKI TRACT AND HIGHWAY NO 279, SAME BEING AN ANGLE CORNER OF THIS DESCRIBED TRACT,

S 16 DEGREES 56' 18" E 784.63 FEET, TO THE PLACE OF BEGINNING AND CONTAINING 8 63 ACRES OF LAND

Reported Address: 9501 HIGHWAY 279, BROWNWOOD, TX 76801

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement
Current Mortgagee NewRez LLC d/b/a Shellpoint Mortgage Servicing

Mortgage Servicer: Shellpoint Mortgage Servicing
Current Beneficiary: NewRez LLC d/b/a Shellpoint Mortgage Servicing
Mortgage Servicer Address: 55 Beattie Place, Suite 110, Greenville, SC 29601

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of August, 2019
Time of Sale: 10:00AM or within three hours thereafter
Place of Sale: THE SOUTH HALLWAY OF THE FIRST FLOOR OF THE BROWN COUNTY

Substitute Trustee(s) Linda J. Reppert, Howard Whitney, Ramiro Cuevas, Kristopher Holub, Jack Burns II, Pamela Thomas, Dylan Ruiz, Maxwell Atherton, Michael Burns, 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 Linda J. Reppert, Howard Whitney, Ramiro Cuevas, Kristopher Holub, Jack Burns II, Pamela Thomas, Dylan Ruiz, Maxwell Atherton, Michael Burns, 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. Linda J. Reppert, Howard Whitney, Ramiro Cuevas, Kristopher Holub, Jack Burns II, Pamela Thomas, Dylan Ruiz, Maxwell Atherton, Michael Burns, 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,

Bonial & Associates, P.C.

Linda J. Reppert
Substitute Trustee

