

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

Posted
FILED FOR RECORD
TIME 12:45pm

JAN 14 2019

Sharon Ferguson, Brown County Clerk
Deputy [Signature]

DEED OF TRUST INFORMATION:

Date 12/01/2003
Grantor(s) FRED D SPENCER III, A SINGLE PERSON
Original Mortgagee WELLS FARGO HOME MORTGAGE, INC
Original Principal \$87 400 00
Recording Information Book 1504 Page 464 Instrument 8785
Property County Brown
Property

0.410 ACRES OF LAND IN BROWN COUNTY, TEXAS, BEING LOT 4 AND THE NORTHWESTERLY 30 FEET OF LOT 5 OF BLOCK L OF PARKCREST, AN ADDITION TO BROWNWOOD TEXAS (PLATBOOK 1 PAGE 124) SAID 0.410 ACRES BEING THAT TRACT OF LAND DESCRIBED IN THE DEED FROM VELMA M HESTER, A WIDOW, TO LOUIS PURVIS AND WIFE, MARIE PURVIS, DATED JANUARY 5, 1984, AND RECORDED IN VOLUME 845, PAGE 437, BROWN COUNTY DEED RECORDS

BEGINNING AT THE NORTH CORNER OF SAID LOT 4 AND THE EAST CORNER OF LOT 3 OF SAID BLOCK L, SAID POINT BEING LOCATED IN A CONCRETE DRIVEWAY AND BEING LOCATED 195 00' S32 DEG 40 16"E (PLAT CALL = 195 S31 DEG 30 E) OF A 1/2" IRON STAKE FOUND REPRESENTING THE NORTH CORNER OF SAID BLOCK L, SAID CORNER ALSO BEING LOCATED 0 50' S32 DEG 40 16"E OF A 3/4" IRON PIPE FOUND AT THE EAST CORNER OF A TRACT DEEDED TO THOMAS C MCMILLAN AND DESCRIBED IN VOLUME 1057, PAGE 514

THENCE S32 DEG 40 16"E 95 00' (PLAT DATA = S31 DEG 30 E 95) ALONG THE SOUTHWEST LINE OF BELMEADE AVENUE TO A 1/2" IRON STAKE FOUND AT THE NORTH CORNER OF A TRACT DEEDED TO EUGENE H GIBSON DESCRIBED IN VOLUME 1429, PAGE 136, SAID POINT BEING LOCATED 6 19 S52 DEG 40 14"W OF AND 100 N32 DEG 40 16"W OF AN IRON PIPE STAKE FOUND ON THE NORTHWEST LINE OF POINDEXTER STREET

THENCE S52 DEG 50 14"W 188 50 (PLAT CALL = S54 DEG W 188 5) ALONG THE NORTHWEST LINE OF SAID GIBSON TRACT TO A 1/2" IRON STAKE SET AT THE SOUTH CORNER OF THIS TRACT, SAID IRON STAKE BEING LOCATED 0 89 S52 DEG 50 14"W OF AN IRON CORNER POST

THENCE N32 DEG 40 16"W 95 00 (PLAT DATA = N31DEG 30 W 95') ALONG THE NORTHEAST LINE OF AN ALLEY TO A 1/2" IRON STAKE SET AT THE WEST CORNER OF SAID LOT 4 AND THE SOUTH CORNER OF SAID LOT 3 SAID IRON STAKE BEING LOCATED 1 59 S32 DEG 40 16"E OF A 1/2" IRON STAKE FOUND AT THE SOUTH CORNER OF SAID MCMILLAN TRACT, SAID IRON STAKE ALSO BEING LOCATED 15 18 N52 DEG 50 14"E (PLAT CALL = 15 N54 DEG E) OF AND 195 00 S32 DEG 40 16"E (PLAT CALL = 195 S31 DEG 30 E) OF A 1/2" IRON STAKE FOUND REPRESENTING THE NORTH CORNER OF LOT 12 OF SAID BLOCK L

THENCE N52 DEG 50 14"E 188 50' (PLAT CALL = N54 DEG E 188 5') ALONG THE NORTHEAST LINE OF SAID LOT 4 TO THE PLACE OF BEGINNING, THIS TRACT CONTAINING 0.410 ACRES, MORE OR LESS

Reported Address 2209 BELMEADE AVENUE 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 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 10 00AM or within three hours thereafter
Place of Sale THE SOUTH HALLWAY OF THE FIRST FLOOR OF THE BROWN COUNTY COURTHOUSE in Brown County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Brown County Commissioner's Court
Substitute Trustee(s) Linda J Reppert, Howard Whitney, Ramiro Cuevas, Kristopher Holub, Jack Burns II, Pamela Thomas Dylan Ruiz, Maxwell Atherton 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 Linda J Reppert, Howard Whitney, Ramiro Cuevas, Kristopher Holub, Jack Burns II, Pamela Thomas, Dylan Ruiz, Maxwell Atherton, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzann 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, 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
- 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, PC

Linda J Reppert
Substitute Trustee

Posted
FILED FOR RECORD
TIME _____

JAN 14 2019

Sharon Ferguson Brown County Clerk
Deputy _____