

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 10/31/2017
Grantor(s): JENNY WEBBER, A SINGLE WOMAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$73,641 00
Recording Information: Instrument 2017-1706694
Property County: Brown
Property:

FIELD NOTE DESCRIPTION OF A 0.177 ACRE TRACT OF LAND BEING PART OF LOT 4 OF BLOCK 2 OF WT GIBSON ADDITION TO THE TOWN OF BANGS, BROWN COUNTY, TEXAS, AND BEING THAT SAME IDENTICAL TRACT CONVEYED TO CASEY EPPLER AND WIFE JENNIFER EPPLER BY DEED RECORDED AT VOLUME 41 PAGE 127 OF THE REAL PROPERTY RECORDS OF BROWN COUNTY, TEXAS; SAID 0 177 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT AN IRON ROD SET AS THE INTERSECTION OF THE NORTH LINE OF W. SPENCER STREET AND THE EAST LINE OF VINE STREET AND BEING THE SOUTHWEST CORNER OF LOT 4 AND BLOCK 2 OF W.T. GIBSON ADDITION ACCORDING TO THE PLAT THEREOF RECORDED AT VOLUME 1 PAGES 77 & 144 OF THE BROWN COUNTY PLAT RECORDS FOR THE SOUTHWEST CORNER OF THAT PART OF SAID LOT 4 CONVEYED TO CASEY EPPLER AND WIFE JENNIFER EPPLER BY DEED RECORDED AT VOLUME 41 PAGE 127 OF THE REAL PROPERTY RECORDS OF BROWN COUNTY AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, THENCE , ALONG THE EAST LINE OF SAID VINE STREET, N 1 DEGREE 20'42"W, 128.67 FEET TO A CHAIN LINK FENCE POST AS THE SOUTHWEST CORNER OF THAT PART OF SAID LOT 4 CONVEYED TO NICHOLAS & COURTNEY SEYBERT BY DEED RECORDED AT VOLUME 18 PAGE 220 OF THE BROWN COUNTY REAL PROPERTY RECORDS, THE NORTHWEST CORNER OF SAID EPPLER TRACT AND THE NORTHWEST CORNER HEREOF: THENCE, ALONG THE COMMON LINE WITH SAID SEYBERT TRACT, N 88 DEGREES 39' 18"E, 59 22 FEET TO A CHAIN LINK FENCE POST AS THE NORTHWEST CORNER OF THAT PART OF SAID LOT 4 CONVEYED TO RANDALL & JANEL RENEE PICKLESIMER BY DEED RECORDED AT VOLUME 1627 PAGE 932 OF THE BROWN COUNTY DEED RECORDS, THE NORTHEAST CORNER OF SAID EPPLER TRACT AND THE NORTHEAST CORNER THEREOF; THENCE, ALONG THE COMMON LINE WITH SAID PICKLESIMER TRACT, S 1 DEGREE 20'42"E, 131.96 FEET TO A CHAIN LINK FENCE POST IN THE NORTH LINE OF SAID SPENCER STREET AS THE SOUTHWEST CORNER OF SAID PICKLESIMER TRACT, THE SOUTHEAST CORNER OF SAID EPPLER TRACT AND THE SOUTHEAST CORNER HEREOF, THENCE, ALONG THE NORTH LINE OF SAID SPENCER STREET, N 88 DEGREES 09'48"W, 59.31 FEET TO THE POINT OF BEGINNING AND CALCULATED TO CONTAIN 0.177 ACRES THEREIN

Reported Address: 202 W SPENCER ST , BANGS, TX 76823

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Idaho Housing and Finance Association
Mortgage Servicer: Idaho Housing and Finance Association
Current Beneficiary: Idaho Housing and Finance Association
Mortgage Servicer Address: 565 W. Myrtle, Boise, ID 83702

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of September, 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 Joan Reppert, Howard Whitney, 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

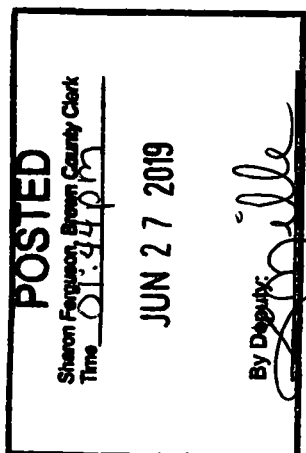
WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Linda Joan Reppert, Howard Whitney, 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 Joan Reppert, Howard Whitney, 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, PC

Clinda Ann Rappert
Substitute Trustee

