

20-045630

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: June 24, 2011	Original Mortgagor/Grantor: RANDY PERKINS AND DIASHA D. DAVIS
Original Beneficiary / Mortgagee: WALTER MORTGAGE COMPANY, LLC.	Current Beneficiary / Mortgagee: THE BANK OF NEW YORK MELLON, AS INDENTURE TRUSTEE, FOR WIMC CAPITAL TRUST 2011-1
Recorded in: Volume: 19 Page: 287 Instrument No: 2011-4152	Property County: BROWN
Mortgage Servicer: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING	Mortgage Servicer's Address: 55 Beattie Place, Suite 110, MS#001, Greenville, SC 29601

* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Secures: Note in the original principal amount of \$24,000.00, executed by RANDY PERKINS; DIASHA D DAVIS and payable to the order of Lender.

Property Address/Mailing Address: 1716 AVE C, BROWNWOOD, TX 76801

Legal Description of Property to be Sold: ALL THOSE CERTAIN LOTS, TRACTS OR PARCELS OF LAND LYING AND BEING SITUATED IN BROWN COUNTY, TEXAS, AND BEING LOT SIX (6), AND PART OF LOT FIVE (5), BLOCK NO. TWENTY-EIGHT (28), FORDS ADDITION TO THE CITY OF BROWNWOOD, BROWN COUNTY, TEXAS, SAID PART OF LOT FIVE (5) DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTH CORNER OF LOT 5, BLOCK 28, FORD'S ADDITION TO THE CITY OF BROWNWOOD, SAID POINT BEING THE EAST CORNER LOT 6, BLOCK 28 OF SAID ADDITION;

THENCE NORTHWEST WITH THE COMMON LOT LINE OF LOTS 5 AND 6, 50 FEET TO A POINT FOR THE WEST CORNER HEREOF;

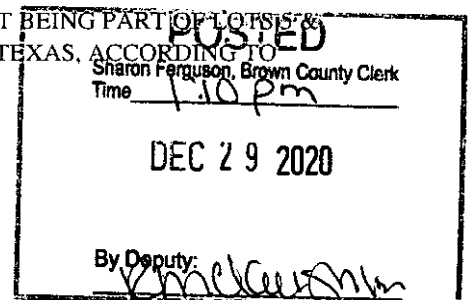
THENCE NORTHEAST AND PARALLEL WITH AVENUE C, 14 FEET TO A POINT FOR AN INSIDE CORNER OF A TRACT CONVEYED TO ZARAGOSA G. SALINAS ET UX, IN A DEED FROM W. H. WATSON ET AL DATED MAY 28, 1974;

THENCE SOUTHEAST PARALLEL WITH THE COMMON LINE OF LOTS 5 AND 6, 50 FEET TO A POINT IN AN ALLEY FOR THE EAST CORNER HEREOF;

THENCE SOUTHWEST WITH SAID ALLEY 14 FEET TO THE PLACE OF BEGINNING.

SAVE AND EXCEPT:

FIELD NOTES FOR A TRACT OF LAND IN BROWN COUNTY, TEXAS TRACT BEING PART OF LOTS 5 & 6, BLOCK 28, OF THE FORDS ADDITION TO THE CITY OF BROWNWOOD, TEXAS, ACCORDING TO



THE PLAT OF RECORD OF SAID ADDITION AS RECORDED IN VOLUME 1, PAGE 107, PLAT RECORDS OF BROWN COUNTY, TEXAS, SAID TRACT BEING PART OF THE TRACT DESCRIBED IN A DEED FROM ROBERT HOGUE AND WIFE JUDY, TO JUSTUS PROPERTIES INC., AS RECORDED IN VOLUME 1444, PAGE 783, REAL PROPERTY RECORDS OF BROWN COUNTY, TEXAS SAID TRACT BEING SOMETIMES BEING KNOWN AS 1104 SIXTH STREET AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" IRON STAKE FOUND IN THE GROUND IN THE NORTHWEST LINE OF A 15' ALLEY, SAID STAKE BEARING N 45° 00' 00" E 14.00' FROM THE SOUTH CORNER OF SAID LOT 5;

THENCE S 45° 00' 00" W 64.00' ALONG SAID NORTHWEST LINE TO A 3/8" IRON STAKE SET IN THE GROUND AT THE INTERSECTION OF SAID NORTHWEST LINE AND THE NORTHEAST LINE OF SIXTH STREET, SAID STAKE MARKING THE SOUTH CORNER OF SAID LOT 6;

THENCE N 44° 34' 00" W 50.00' ALONG SAID NORTHEAST LINE TO A 3/8" IRON STAKE SET IN THE GROUND, SAID STAKE MARKING THE WEST CORNER OF THIS TRACT;

THENCE N 45° 00' 00" E 64.00' TO A 3/8" IRON STAKE SET IN THE GROUND, FROM WHICH A CHAIN-LINK FENCE CORNER BEARS N 68° 55' 44" E 1.41' SAID STAKE MARKING THE NORTH CORNER OF THIS TRACT, AT 50.00' THE NORTHEAST LINE OF SAID LOT 6;

THENCE S 44° 34' 00" E 50.00' TO THE PLACE OF BEGINNING.

Date of Sale: February 02, 2021	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: SOUTH (MAIN) ENTRANCE OF THE COURTHOUSE IN AN AREA NOT TO EXCEED 12 FEET FROM THE FRONT DOOR OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *THE BANK OF NEW YORK MELLON, AS INDENTURE TRUSTEE, FOR WIMC CAPITAL TRUST 2011-1*, the owner and holder of the Note, has requested Linda J. Reppert or Howard Whitney whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

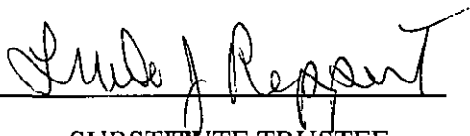
Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *THE BANK OF NEW YORK MELLON, AS INDENTURE TRUSTEE, FOR WIMC CAPITAL TRUST 2011-1* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

POSTED Sharon Ferguson, Brown County Clerk Time _____ DEC 29 2020 By Deputy: _____

Pursuant to section 51.0075(a) of the Texas Property Code, Linda J. Reppert or Howard Whitney whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Linda J. Reppert or Howard Whitney whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Linda J. Reppert or Howard Whitney, Trustee

c/o Robertson, Anschutz, Schneid & Crane LLC,
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia
30097; PH: (470)321-7112

