

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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.

DEED OF TRUST INFORMATION:

Date: July 26, 2011
Grantor(s): Gina Maria Frateschi
Original Mortgagee: United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture
Original Principal: \$84,700.00
Recording Information: Volume 20, Page 949
Property County: Brown
Property: All that certain lot, tract or parcel of land lying and being situated in Brown County, Texas, and being Lot #1 in Block #3, of T. C. Fitzgerald Addition to the town of Bangs as shown by the map or plat of said addition recorded in Volume 1, Page 91-A, Plat Records of Brown County, Texas; SAVE AND EXCEPT from the above and foregoing all that certain lot, tract or parcel of land lying and being situated in Brown County, Texas, and being the same property described in Deed from E. R. Yoes et ux to the City of Bangs dated August 11, 1949 and recorded in Volume 378, Page 385, Deed Records of Brown County, Texas, reference to said Deed being herewith made for a more completed description of that portion of the herein described tract saved and excepted hereby, and for all other purposes. As well as the following described manufactured home which shall be permanently affixed to said property: 13 x 64 Label Number HWC0409946, Serial Number CW2013472TXA and 13 x 64 Label Number HWC0409947, Serial Number CW2013472TXB.
Property Address: 100 Ray Barnes Drive
Bangs, TX 76823

MORTGAGE SERVICING INFORMATION:

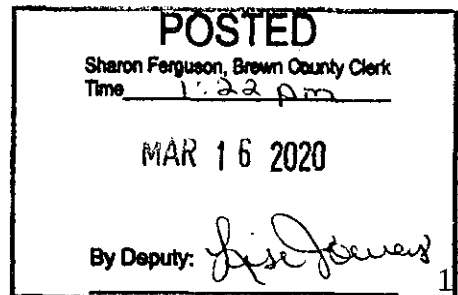
The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: United States Department of Agriculture, Rural Housing Service
Mortgage Servicer: USDA Rural Development
Mortgage Servicer: 4300 Goodfellow Blvd
Address: Bldg. 105F, FC 215
St. Louis, MO 63120

SALE INFORMATION:

Date of Sale: April 7, 2020
Time of Sale: 10:00 am or within three hours thereafter.

PLG File Number: 19-015650-1



Place of Sale: **The south (main) entrance of the Courthouse in an area not to exceed 12 feet from the front door or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**

Substitute Trustee: **Linda J. Reppert, Howard Whitney or Cole Emert, any to act**

Substitute Trustee Address: **5501 East LBJ Frwy, Ste. 925**

Trustee Address: **Dallas, TX 75240**

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 are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Linda J. Reppert, Howard Whitney or Cole Emert, any to act, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; 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 is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. Linda J. Reppert, Howard Whitney or Cole Emert, 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 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 imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the 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 sold "AS-IS", purchaser's 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 interest 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.
5. 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 the Mortgagor, the Mortgagee, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

Padgett Law Group
6267 Old Water Oak Road
Suite 203
Tallahassee, FL 33213
(850) 422-2520

Linda J. Reppert
Substitute Trustee

