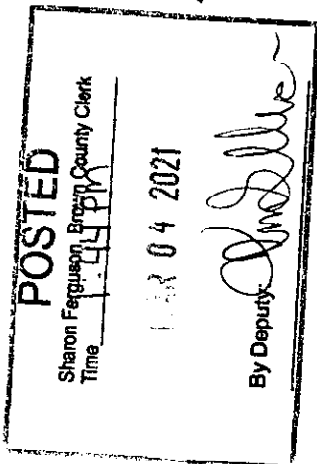


**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

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: September 2, 1993  
Grantor(s): Samuel T. and Linda C. Daugherty  
Original Mortgagee: United States of America, acting through the Farmers Home Administration, United States Department of Agriculture  
Original Principal: \$32,000.00  
Recording Information: Volume 1144, Page 58  
Property County: Brown  
Property: All that certain tract or parcel of land lying and situated in Brown County, Texas, being Lots No. 14 and 15, Block No. Ten, Lamar Terrace Addition near Lake Brownwood, on the East side of Virginia Drive and County Road No. 605, and described by metes and bounds as follows: BEGINNING, at a 3/4" steel pipe found in the ground next to a fence corner post for the NE corner of Lot No. 16 and the SE corner of Lot No. 15 and this tract; THENCE, N 89 deg. 41' W 100.00 feet along the North line of Lot No. 16 to a 3/8" steel rod set in the ground between a power line pole and a fence corner post on the East R.O.W. line of Virginia Drive and County Road No. 605 for the SW corner of this tract; THENCE, N 00° 19' E 150.00 feet along the East line of Virginia Drive, passing the SW corner of Lot No. 14 at 75.00 feet, to a 3/8" steel rod set in the ground for the SW corner of Lot No. 13 and the NW corner of Lot No. 14 and this tract; THENCE, S 89 deg. 41' E 100.00 feet along the South line of Lot No. 13 and partly along a fence to a 3/8" steel rod set in the ground for the NE corner of this tract; THENCE, S 00° 19' W 150.00 feet along a fence and the West line of Lots No. 26 and 27, passing the mutual corner of Lots 14, 15, 26 and 27 at 75.00 feet, to the point of beginning. Subject to: 5 foot Utility Easement on Sides and Rear of all Lots as shown on Plat of Record, recorded in Volume 2, Page 327E, Plat Records of Brown County. The above property is not in any 100-year flood Plain as shown on F.I.R.M. Community Panels for Brown County, dated January 24, 1978. The undersigned does hereby certify that this survey was made this day on the ground of the property herein described and that I did not find any visible overlapping of improvements encroachments from within or without, easements of rights-of-way, except as shown the Plat attached, and that said property has access to and from a public road that all corners are marked as shown.



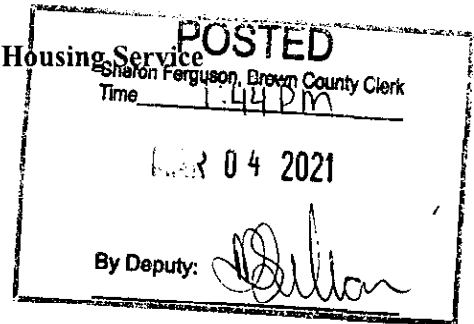
Property Address: 8012 County Road 605  
Brownwood, TX 76801

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to

**a Mortgage Servicing Agreement.**

Current Mortgagee: **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 6, 2021**  
Time of Sale: **10:00 am or within three hours thereafter.**  
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 Cheyenne Zokaie, 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 Cheyenne Zokaie, 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 Cheyenne Zokaie, 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. Padgett*  
*Substitute Trustee*

