

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: 05/12/2015
Grantor(s): THOMAS DAVIS AND RENE A DAVIS, WITH HER JOINING HEREIN TO PERFECT THE SECURITY INTEREST BUT NOT TO OTHERWISE BE LIABLE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR AFFILIATED BANK, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$91,315.00
Recording Information: Book 162 Page 613 Instrument 2901
Property County: Brown
Property: (See Attached Exhibit "A")
Reported Address: 1808 10TH STREET, 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: U.S. Bank National Association
Mortgage Servicer: U.S. Bank National Association
Current Beneficiary: U.S. Bank National Association
Mortgage Servicer Address: 4801 Frederica Street, Owensboro, KY 42301

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of January, 2022
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(s) is/are no longer the area(s) designated by the Brown County Commissioner's Court, at the area most recently designated by the Brown County Commissioner's Court.

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

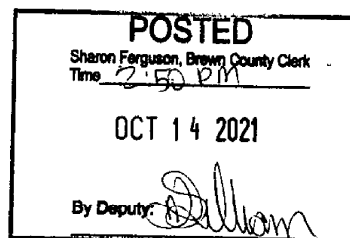
WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Linda J. Reppert, Howard Whitney, Ramiro Cuevas, Kristopher Holub, Dylan Ruiz,, Braden Barnes or Tori Jones, 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, Dylan Ruiz,, Braden Barnes or Tori Jones, 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.

Substitute Trustee(s): Linda J. Reppert, Howard Whitney, Ramiro Cuevas, Kristopher Holub, Dylan Ruiz,, Braden Barnes or Tori Jones, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 425, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Linda J. Reppert whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on October 14, 2021 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Brown County Clerk and caused it to be posted at the location directed by the Brown County Commissioners Court.

By: Linda J. Reppert

Exhibit "A"

ALL OF THAT CERTAIN 0.243 ACRE LOT, OR PARCEL OF LAND BEING KNOWN AS ALL OF LOT NO. 6, AND A NORTHWESTERLY PORTION OF LOT NO. 7, OF BLOCK ONE OF THE LONGLEY ADDITION TO THE CITY OF BROWNWOOD, BROWN COUNTY, TEXAS, SAID ADDITION BEING OF RECORD IN VOLUME 2, PAGE 4, OF THE PLAT RECORDS OF BROWN COUNTY, TEXAS, AND BEING THE SAME LAND CONVEYED BY DEED FROM H.A. BENNETT TO JOE R. MELTON ET.U.X DATED MARCH 4, 1950, BEING OF RECORD IN VOLUME 376, PAGE 587, OF THE DEED RECORDS OF BROWN COUNTY, TEXAS, AND IS FURTHER DESCRIBED AS OCCUPIED AS FOLLOWS:

BEGINNING AT A BRIDGE NAIL FOUND IN PLACE IN THE NORTHEASTERLY LINE OF 10TH STREET, BEING SWC OF LOT NO. 5, AS OCCUPIED, AND THE NWC OF LOT NO. 6, FOR THE NORTHWEST CORNER OF THIS; THENCE N 55-57 E, WITH THE SOUTHERLY LINE OF SAID LOT NO. 5, 150.3 FEET, TO A 1/2" IRON ROD FOUND IN PLACE BY A CHAIN LINK FENCE CORNER POST, IN THE OCCUPIED SOUTHWESTERLY LINE OF AN OCCUPIED ALLEY-WAY, BEING THE SEC OF SAID LOT NO. 5, AND THE NEC OF LOT NO. 6, FOR THE SOUTH EAST CORNER OF THIS;

THENCE S 29-45 E, BEING PARALLEL WITH THE NORTHEASTERLY LINE OF SAID 10TH STREET, ALONG THE OCCUPIED SOUTHWESTERLY LINE OF SAID OCCUPIED ALLEY-WAY, PASSING THE NEC OF LOT NO. 7 AT 65.0 FEET, CONTINUING WITH A TOTAL DISTANCE OF 71.0 FEET, TO A 1/2" IRON ROD SET BY A CHAIN LINK FENCE CORNER POST, BEING THE OCCUPIED NEC OF SAME LAND AS CONVEYED BY DEED TO RICHARD A. CARNES, DATED OCTOBER 5, 1949, BEING OF RECORD IN VOLUME 375, PAGE 533, OF THE DEED RECORDS OF BROWN COUNTY, TEXAS, FOR THE SOUTH EAST CORNER OF THIS;

THENCE S 55-57 W, BEING PARALLEL WITH NORTHERLY LINE OF SAID NO. 6, 149.20 FEET, TO A 1/2" IRON PIPE FOUND UNDERGROUND ON THE BACK OF A CONCRETE SIDEWALK BEING THE NWC OF SAID CARNES LOT, FOR THE SOUTH WEST CORNER OF THIS;

THENCE N 30-41 W, ALONG THE NORTHEASTERLY LINE OF SAID CONCRETE SIDEWALK, PASSING THE SWC OF LOT NO. 6 AT 6.0 FEET, CONTINUING WITH A TOTAL DISTANCE OF 71.0 FEET, TO THE PLACE OF BEGINNING AND CALCULATED TO CONTAIN 0.243 ACRE OF LAND IN AREA.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

