

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: January 13, 2011
Grantor(s): Linda Doris Abernathy
Original Mortgagee: United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture
Original Principal: \$70,420.00
Recording Information: Book 2, Page 144
Property County: Brown
Property: All that certain tract or parcel of land lying and situated in Brown County, Texas, being Lot No. 3, Block No.15, Grandview Addition to the City of Brownwood, Texas, as shown on a plat recorded in Volume 1, Page 86, Plat Records of Brown County, and known as 2206 Avenue E, and the same tract described in two deeds, a Deed conveyed from Wanda Jean Good Hollingsworth to First American Bank dated February 15, 1995, and recorded in Volume 1190, Page 126, Real Property Records of same for the Southwest 25 feet of Lot No. 3, and a Substitute Trustee's Deed dated January 6, 1993, from Tommy D. Good and Wanda Jean Good to Amwest Savings Asso. recorded in Volume 1125, Page 352, Real Property Records of same for the NE 50 x 150 feet of Lot No. 3, Block No. 15, and described by metes and bounds as follows:

BEGINNING at a 1/2" iron pipe found in the ground on the SE line of Avenue E for the North corner of Lot No. 4 and the West corner of this tract, said point being 75.0 feet N 45 degrees E from the intersection of Avenue E and Eleventh Street;

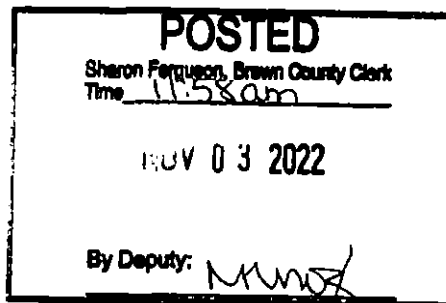
THENCE N 45 degrees E 75.00 feet along the SE line of Avenue E to a 3/8" rebar set in the ground for the West corner of Lot 2 and the North corner of this tract;

THENCE S 45 degrees E 150.00 feet along the SW line of Lot 2 and partly along a fence to a 3/8" rebar set in the ground next to a corner post on the NW line of a 15 foot Alley for the East corner of this tract;

THENCE S 45 degrees W 75.00 feet along the NW line of said Alley and along a fence to a 3/8" rebar set in the ground 7.0 feet S 45 degrees E from a corner post for the South corner of this tract;

THENCE N 45 degrees W 150.00 feet along the NE line of Lot No. 4 to the point of beginning.

PLG File Number: 19-014207-3



Property Address: 2206 Avenue East
Brownwood, TX 76801

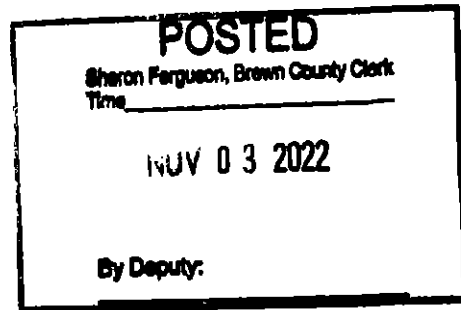
MORTGAGE SERVICING INFORMATION:

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: December 6, 2022
Time of Sale: 10:00 AM or within three hours thereafter.
Place of Sale: 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, 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, Alexis Mendoza, Kevin Key, Jay Jacobs, or Michael J. Burns, Vrutti Patel, or Jonathan Smith, any to act
Substitute Trustee Address: 5501 LBJ Freeway, Suite 925
Dallas, TX 75240
TXAttorney@PadgettLawGroup.com



APPOINTMENT OF SUBSTITUTE TRUSTEE:

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place Linda J. Reppert, Howard Whitney, Alexis Mendoza, Kevin Key, Jay Jacobs, or Michael J. Burns, Vrutti Patel, or Jonathan Smith, any to act, whose address is c/o Padgett Law Group, 5501 LBJ Freeway, Suite 925, Dallas, TX 75240 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) 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 under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, 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. The herein appointed Substitute Trustees, 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.

Michael J. Burns / Vrutti Patel / Jonathan Smith

PLG File Number: 19-014207-3

<p>POSTED</p> <p>Sharon Ferguson, Brown County Clerk</p> <p>Time _____</p> <p>NOV 03 2022</p> <p>By Deputy:</p>
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CERTIFICATE OF POSTING

My name is Eilaura Ortega Smith, and my address is c/o Padgett Law Group, 5501 LBJ Freeway, Suite 925, Dallas, TX 75240. I declare under penalty of perjury that on 11/03/2022, I filed at the office of the Brown County Clerk to be posted at the Brown County courthouse this notice of sale.

Eilaura Ortega Smith

Declarant's Name: Eilaura Ortega Smith

Date: 11/03/2022

Padgett Law Group
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Dallas, TX 75240
TXAttorney@PadgettLawGroup.com
(850) 422-2520

