

NOTICE OF FORECLOSURE 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 OR 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.

1. Property to Be Sold. The property to be sold is described as follows: THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF TEXAS, COUNTY OF WASHINGTON, DESCRIBED AS FOLLOWS:

A METES & BOUNDS DESCRIPTION OF A CERTAIN 9.81 ACRE TRACT OF LAND SITUATED IN THE MARY ANNA EARLY SURVEY, ABSTRACT NO. 40 WASHINGTON COUNTY, TEXAS, BEING A PORTION OF A CALLED 9.976 ACRE TRACT OF LAND CONVEYED TO TERRY L. MCMILLAN, BY SPECIAL WARRANTY DEED, RECORDED IN VOLUME 1337, PAGE 836 OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY (ORWC), TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH ALL BEARINGS BEING BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83.

BEGINNING AT A FOUND 3/8-INCH IRON ROD MARKING THE SOUTHWEST CORNER OF A REMAINDER TRACT OF A CALLED 122.72 ACRES CONVEYED BY SPECIAL WARRANTY DEED TO IDA MAE PARKER REVOCABLE LIVING TRUST, VOLUME 1218, PAGE 663 OF THE ORWC, AND MARKING AN ANGLE POINT IN THE EAST LINE OF A CALLED 21.34 ACRE TRACT (TRACT B, EXHIBIT "A") CONVEYED TO DIANE BOGGAN AND HUSBAND CHARLES E. BOGGAN BY WARRANTY DEED RECORDED IN VOLUME 1408, PAGE 57 OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, AND BEING THE NORTHWEST CORNER OF SAID 9.976 ACRE TRACT AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED 9.81 ACRE TRACT;

THENCE NORTH 86 DEGREES 06 MINUTES 29 SECONDS EAST, ALONG THE SOUTH LINE OF SAID REMAINDER TRACT, 576.07 FEET TO A FOUND 3/8-INCH IRON ROD MARKING THE NORTHWEST CORNER OF A CALLED 5.000 ACRE TRACT OF LAND CONVEYED TO ZACHARY WAGNER AND WHITNEY HUGHES BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1258, PAGE 822 OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED 9.81 ACRE TRACT;

THENCE SOUTH 03 DEGREES 21 MINUTES 53 SECONDS EAST, ALONG THE WEST LINE OF SAID 5.000 ACRE TRACT, 747.02 FEET TO A SET 5/8-INCH IRON ROD (WITH CAP STAMPED "JONES & CARTER"), MARKING THE SOUTHWEST CORNER OF SAID 5.000 ACRE TRACT, THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED 9.81 ACRE TRACT AND BEING IN THE NORTH RIGHT-OF-WAY OF DOVE LANE;

THENCE SOUTH 86 DEGREES 36 MINUTES 48 SECONDS WEST, ALONG SAID RIGHT-OF-WAY, 203.55 FEET TO A FOUND 1/2-INCH IRON ROD MARKING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY, ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 92.76 FEET, A DELTA ANGLE OF 106 DEGREES 17 MINUTES 22 SECONDS, A CHORD BEARING OF SOUTH 86 DEGREES 40 MINUTES 17 SECONDS WEST, AND A CHORD LENGTH OF 80.02 FEET, TO A FOUND 5/8-INCH IRON ROD (WITH CAP STAMPED "HODDE"), MARKING THE MOST EASTERLY CORNER OF A CALLED 1.379 ACRE TRACT (TRACT F, EXHIBIT "C") CONVEYED BY WARRANTY DEED TO DIANE BOGGAN AND HUSBAND CHARLES E. BOGGAN, RECORDED IN VOLUME 1408, PAGE 57 OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS;

THENCE SOUTH 86 DEGREES 46 MINUTES 39 SECONDS WEST, ALONG THE NORTH LINE OF SAID 1.379 ACRE TRACT, 292.11 FEET TO A FOUND 3/8-INCH IRON ROD (WITH CAP STAMPED "RPLS 5935"), MARKING AN ANGLE POINT IN THE NORTHERLY LINE OF SAID 1.379 ACRE TRACT, THE SOUTHEAST CORNER OF THE AFOREMENTIONED 21.34 ACRE TRACT AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED 9.81 ACRE TRACT;

THENCE NORTH 03 DEGREES 23 MINUTES 38 SECONDS WEST, ALONG THE WEST LINE OF SAID 21.34 ACRE TRACT, 741.02 FEET TO THE POINT OF BEGINNING, CONTAINING 9.81 ACRES OF LAND, IN WASHINGTON COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 04/25/2016 and recorded in Book 1541 Page 546 real property records of Washington County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: 06/07/2022

Time: 01:00 PM

Place: Washington County, Texas at the following location: SOUTH ENTRANCE OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. Obligations Secured. The Deed of Trust executed by TERRY L. MCMILLAN, provides that it secures the payment of the indebtedness in the original principal amount of \$307,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. AMERICAN ADVISORS GROUP is the current mortgagee of the note and deed of trust and REVERSE MORTGAGE FUNDING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is AMERICAN ADVISORS GROUP c/o REVERSE MORTGAGE FUNDING, LLC, 3900 Capital City Blvd., Lansing, MI 48906 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.



FILED FOR RECORD
WASHINGTON COUNTY TEXAS
2022 JUN -3 PM 3:31

6. **Order to Foreclose.** AMERICAN ADVISORS GROUP obtained a Order from the 335TH DISTRICT COURT- WASHINGTON COUNTY District Court of Washington County on 02/10/2022 under Cause No. 37677. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.



Mackie Wolf Zientz & Mann, P.C.

Brandon Wolf, Attorney at Law

✓ L. Keller Mackie, Attorney at Law

Michael Zientz, Attorney at Law

Lori Liane Long, Attorney at Law

Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law

Sydney Brock, Attorney at Law

Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

Certificate of Posting

I am Pete Florez whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 2-3-22 I filed this Notice of Foreclosure Sale at the office of the Washington County Clerk and caused it to be posted at the location directed by the Washington County Commissioners Court.

NOTICE OF [SUBSTITUTE] 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.

1. Date, Time, and Place of Sale.

Date: June 07, 2022

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE SOUTH ENTRANCE OF THE WASHINGTON COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 30, 2001 and recorded in Document VOLUME 0994 PAGE 177 real property records of WASHINGTON County, Texas, with DOREEN MARIE LEHMAN, grantor(s) and SEBRING CAPITAL CORPORATION, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by DOREEN MARIE LEHMAN, securing the payment of the indebtednesses in the original principal amount of \$176,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MTGLQ INVESTORS, L.P. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. 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 lien securing the Property referenced above. NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING
55 BEATTIE PLACE
MAILSTOP 015
GREENVILLE, SC 29601

FILED FOR RECORD
WASHINGTON COUNTY TEXAS
2022 MAY -6 PM 3:07
Debra L. Ruffin
WASHINGTON COUNTY CLERK



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 as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, BOBBY BROWN, AMY OIAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, CARY CORENBLUM, PAULETTE MCCRARY, JOSHUA SANDERS, KRISTOPHER HOLUB, JULIAN PERRINE, OR AUCTION.COM whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Pete Florez, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 5-6-22 I filed at the office of the WASHINGTON County Clerk and caused to be posted at the WASHINGTON County courthouse this notice of sale.

Declarants Name: Pete Florez

Date: 5-6-22

7000 KURT DRIVE
BRENHAM, TX 77833

0000009470246

0000009470246

WASHINGTON



2.061 ACRES OF LAND BEING A CONSOLIDATION/REPLAT OF LOTS 210 AND 211, BLUEBONNET HILLS SUBDIVISION, SECTION V, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT CABINET FILE NO. 382B, PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.

BEING THE SAME PROPERTY DESCRIBED IN DEED DATED OCTOBER 21, 1998, EXECUTED BY ABOLENE KIMBALL TO DOREEN MARIE LEHMAN, RECORDED IN VOLUME 909, PAGE 163, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

2022 MAY 12 PM 3:35
WASHINGTON COUNTY CLERK
CIVIC REAL ESTATE HOLDINGS III, LLC

**APPOINTMENT OF SUBSTITUTE TRUSTEE AND
NOTICE OF SUBSTITUTE TRUSTEE SALE**

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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

**APPOINTMENT OF
SUBSTITUTE TRUSTEE:**

WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate Jack O'Boyle, Chris Ferguson, Travis Gray, Pete Florez, each as Substitute Trustee, to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of the Note

**SUBSTITUTE TRUSTEE'S
ADDRESS:**

c/o JACK O'BOYLE & ASSOCIATES, PLLC, Mailing Address: P.O. Box 815369, Dallas, TX 75381, Physical Address: 12300 Ford Road, Suite 212, Dallas, TX 75234.

**NOTICE OF SUBSTITUTE
TRUSTEE SALE:**

WHEREAS, default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on June 07, 2022 between the hours of 1pm-4pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

LOCATION OF SALE:

The place of the sale shall be: At the south entrance of the Washington County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court in WASHINGTON County, Texas or as designated by the County Commissioners.

**INSTRUMENT TO BE
FORECLOSED:**

Deed of Trust or Contract Lien dated 07/26/2021 and recorded under Volume, Page or Clerk's File No. DOC. 2021-5533 VOL. 1790 PG. 890 in the real property records of Washington County Texas, with TWO DOVES ALLIANCE II, INC as Grantor(s) and CIVIC FINANCIAL SERVICES, LLC as Original Mortgagee

OBLIGATIONS SECURED:

Deed of Trust or Contract Lien executed by TWO DOVES ALLIANCE II, INC securing the payment of the indebtedness in the original principal amount of \$220,000.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by TWO DOVES ALLIANCE II, INC. CIVIC REAL ESTATE HOLDINGS III, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

**MORTGAGE SERVICING
INFORMATION:**

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. FAY SERVICING LLC is acting as the Mortgage Servicer for CIVIC REAL ESTATE HOLDINGS III, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. FAY SERVICING LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

CIVIC REAL ESTATE HOLDINGS III, LLC
c/o FAY SERVICING LLC



4748278

1601 LBJ Freeway, Suite 150
Farmers Branch, TX 75006

**LEGAL DESCRIPTION OF
PROPERTY TO BE SOLD:**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN WASHINGTON COUNTY, TEXAS BEING LOT FOUR (4), SECTION VI OF WOODSON TERRACE SUBDIVISION, A RECORDED SUBDIVISION IN THE CITY OF BRENHAM, AS REFLECTED ON THE PLAT OF SAID SUBDIVISION RECORDED IN PLAT CABINET FILE NO. 271B, PLAT RECORDS OF WASHINGTON COUNTY, TEXAS
BEING ON OF THE LOTS DESCRIBED BY DEED DATED DECEMBER 1, 2003, EXECUTED BY WOODSON LUMBER COMPANY OF BRENHAM TO THELEMMANN DEVELOPMENT COMPANY, L.P., RECORDED IN VOLUME 1104, PAGE 351, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS
BEING THE SAME PROPERTY DESCRIBED IN DEED DATED MAY 25, 2006, EXECUTED BY THELEMMANN MANAGEMENT, INC. TO JUAN CARDONA, RECORDED IN VOLUME 1204, PAGE 858, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS AND CORRECTION RECORDED IN VOLUME 1209, PAGE 356, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.
BEING THE SAME PROPERTY DESCRIBED IN DEED DATE JUNE 6, 2007, EXECUTED BY JUAN CARDONA AND BRANDI CARDONA TO SAM MCDONALD AND ANDREA MCDONALD, RECORDED IN VOLUME 1248, PAGE 345, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS. (the "Property")

**REPORTED PROPERTY
ADDRESS:**

1501 E TOM GREEN ST. BRENHAM, TX 77833

TERMS OF SALE:

The Substitute Trustee will sell the Property by public auction at the place and date specified herein.

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title (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 and the priority of the lien being foreclosed.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Mortgagee and/or Mortgage Servicer thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the priority, nature and extent of such matters, if any.

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagee and/or Mortgage Servicer, or its attorney(s).

The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and

DT: zNOS AND APPT (SVC)

AL: 1501 E TOM GREEN ST



refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or re-filing may be after the date originally scheduled for this 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.

Signed on the 9 day of May, 2022

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC

Travis Gray
Jack O'Boyle | SBN: 15165300
jack@jackoboyle.com

Travis H. Gray | SBN: 24044965
travis@jackoboyle.com

Chris Ferguson | SBN: 24069714
chris@jackoboyle.com

P.O. Box 815369

Dallas, Texas 75381

P: 972.247.0653 | F: 972.247.0642

ATTORNEYS FOR MORTGAGEE AND/OR ITS MORTGAGE SERVICER

CERTIFICATE OF POSTING

My name is Pete Florez, and my address is c/o 12300 Ford Rd, Ste 212, Dallas, TX 75234. I declare under the penalty of perjury that on 5-12-22 filed at the office of the Washington County Clerk and caused to be posted at the Washington County courthouse (or other designated place) this notice of sale.

Signed: Pete Florez

Declarant's Name Pete Florez

Date: 5-12-22

DT: zNOS AND APPT (SVC)

AL: 1501 E TOM GREEN ST



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.

FILED FOR RECORD
WASHINGTON COUNTY TEXAS
2022 MAY 12 PM 3:54
Paul A. Padgett
WASHINGTON COUNTY CLERK

DEED OF TRUST INFORMATION:

Date: November 16, 2012
Grantor(s): Shawna M, Gracia
Original Mortgagee: United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture
Original Principal: \$139,400.00
Recording Information: Book 1418, Page 732
Property County: Washington
Property: Lot Two (2), Section 5, Hillside Terrace Addition to the City of Brenham, Washington County, Texas, According to the Plat of Said addition Recorded In Plat Cabinet File Slide No. 103-A, Plat Records of Washington County, Texas.

Being the Same property Described in a deed dated August 22, 1975 from Don Hunter Cockerham and wife, Harriett E. Cockerham to Melvin Dannhaus and Manola Dannhaus recorded in Volume 338, Page 705 of the Official Records Of Washington County, Texas.

Property Address: 605 Clear Springs Drive
Brenham, TX 77833

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: June 7, 2022
Time of Sale: 1:00 PM or within three hours thereafter.
Place of Sale: SOUTH ENTRANCE OF THE COURTHOUSE 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: Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, or Michael J. Burns,
Trustee: 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 Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, 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

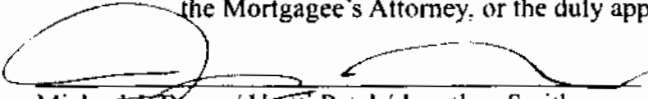
WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

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

CERTIFICATE OF POSTING

My name is Pete Florez, 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 5-12-22, I filed at the office of the Washington County Clerk to be posted at the Washington County courthouse this notice of sale.

Declarant's Name: Pete Florez
Date: 5-12-22

Padgett Law Group
5501 LBJ Freeway, Suite 925
Dallas, TX 75240
TXAttorney@PadgettLawGroup.com
(850) 422-2520