

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: March 16, 1994
Grantor(s): PEGGY HULSEY, A Single Woman
Original Mortgagee: United States of America, acting through the Farmers Home Administration, United States Department of Agriculture
Original Principal: \$50,000.00
Recording Information: Book 1307, Page 926
Property County: Van Zandt

Property:

All that certain lot, tract or parcel of land situated in Van Zandt County, State of Texas, on the THOMAS HORSLEY SURVEY, A-341, and being a part of the called 9.93 acre tract conveyed to John G. Howell, by the First State Bank of Brownsboro, Texas, described in Warranty Deed Dated March 8, 1991, and recorded in Volume 1223, Page 213 of the Deed Records of Van Zandt County, Texas. Said lot, tract or parcel of land being more particularly described by metes and bounds as follows:
BEGINNING at a 1/4 inch iron rod set for corner in the East ROW line of FM Hwy 314 and the West line of the called 9.93 acre tract 100.02 feet North of the Westerly Southwest corner of same;
THENCE North along the East ROW line of FM Hwy, 314 and the West line of the called 9.93 acre tract 16.00 feet to a 4 inch x 4 inch concrete ROW monument found for corner;
THENCE North 0 deg. 43' 26" West 104.00 feet to a 1/2 inch iron rod set for corner in the West line of the called 9.93 acre tract and the East ROW line of FM Hwy. 314;
THENCE North 89 deg. 59' 55" East 363.61 feet to a 1/2 inch iron rod set for corner;
THENCE South 120.00 feet to a 1/2 inch iron rod set for corner;
THENCE West 362.30 feet to the place of beginning and containing 1.00 acre of land, more or less.

Property Address: 5401 FM 314
Ben Wheeler, TX 75754

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: USDA Rural Development
Mortgage Servicer: USDA Rural Development

PLG File Number: 19-013616-1

FILED FOR RECORD
2019 SEP 26 PM 1:49
BY _____
SUSAN STRIGHT AND
COUNTY CLERK, VAN ZANDT CO., TX
DEP

Mortgage Servicer 4300 Goodfellow Blvd
Address: Bldg. 105F, FC 215
St. Louis, MO 63120

SALE INFORMATION:

Date of Sale: November 5, 2019
Time of Sale: 10:00 am or within three hours thereafter.
Place of Sale: The steps of the north entrance to the Van Zandt 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.
Substitute Trustee: Randy Daniel, Cindy Daniel, Jim O'Bryant or Alexander Wolfe, any to act
Substitute Trustee: Randy Daniel, Cindy Daniel, Jim O'Bryant or Alexander Wolfe, any to act
Trustee Address: 5501 East IBJ Fwy, Ste. 925
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 Randy Daniel, Cindy Daniel, Jim O'Bryant or Alexander Wolfe, 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. Randy Daniel, Cindy Daniel, Jim O'Bryant or Alexander Wolfe, 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 Mortgagee, 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

PLG File Number: 19-013616-1