

19-373694

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Notice of Substitute Trustee's Sale

Christine A. Jones
McCulloch County Clerk

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: May 10, 2018	Original Mortgagor/Grantor: TERRY CROWNOVER AND OLLIE CROWNOVER
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR USAA FEDERAL SAVINGS BANK., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: USAA FEDERAL SAVINGS BANK
Recorded in: Volume: 456 Page: 27 Instrument No: 49335	Property County: MCCULLOCH
Mortgage Servicer: Nationstar Mortgage LLC d/b/a/ Mr. Cooper	Mortgage Servicer's Address: 8950 Cypress Waters Blvd., Coppell, TX 75019

* 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.

Secures: Note in the original principal amount of \$65,550.00, executed by OLLIE CROWNOVER AND TERRY CROWNOVER and payable to the order of Lender.

Property Address/Mailing Address: 1307 S CHINA ST, BRADY, TX 76825

Legal Description of Property to be Sold: BEING THE NORTH 62 FEET OF LOTS NOS. 7 AND 8, AND THE NORTH 62 FEET OF THE WEST 25 FEET OF LOT NO. 6, BLOCK NO. 13, CROTHERS AND WHITE ADDITION, CITY OF BRADY, MCCULLOCH COUNTY, TEXAS, AS PER PLAT RECORDED IN VOLUME 16, PAGE 477, DEED RECORDS, MCCULLOCH COUNTY, TEXAS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½" IRON PIPE FOUND FOR THE NORTHWEST CORNER OF THIS TRACT AND LOT NO. 8 AND ALSO BEING THE EAST LINE OF SOUTH CHINA STREET;

THENCE WITH THE NORTH LINE OF THIS TRACT AND LOTS NOS. 8, 7 AND 6, EAST AT 50.00 FEET PASS THE COMMON CORNER OF LOTS NOS. 8 AND 7, AT 100.00 FEET PASS THE COMMON CORNER OF LOTS NOS. 7 AND 6, IN ALL A TOTAL DISTANCE OF 125.00 FEET TO A 1/2" IRON ROD WITH CAP FOUND FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE WITH THE EAST LINE OF THIS TRACT AND ACROSS LOT NO. 6, SOUTH 62.00 FEET TO A ½" IRON ROD WITH CAP SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE WITH THE SOUTH LINE OF THIS TRACT AND ACROSS SAID LOTS NOS. 6, 7 AND 8, WEST AT 25.00 FEET PASS THE COMMON LINE OF LOTS NOS. 6 AND 7, AT 75.00 FEET PASS THE COMMON LINE OF LOTS NOS. 7 AND 8, IN ALL A TOTAL DISTANCE OF 125.00 FEET TO ½" IRON ROD WITH CAP SET FOR THE SOUTHWEST CORNER OF THIS TRACT;



THENCE WITH THE WEST LINE OF THIS TRACT AND LOT NO. 8 AND THE EAST LINE OF SOUTH CHINA STREET, NORTH 62.00 FEET TO THE PLACE OF BEGINNING.

Date of Sale: February 4, 2020

Earliest time Sale will begin: 10:00 AM

Place of sale of Property: McCulloch County Courthouse, 199 Courthouse Square, Brady, TX 76825

OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *USAA FEDERAL SAVINGS BANK*, the owner and holder of the Note, has requested Linda J. Reppert, Howard Whitney, Kristopher Holub, Patrick Zwiers, Jack Burns II, Pamela Thomas whose address is 1 Mauchly Irvine, CA 92618 OR Linda J. Reppert or Howard Whitney whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *USAA FEDERAL SAVINGS BANK* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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.

Pursuant to section 51.0075(a) of the Texas Property Code, Linda J. Reppert, Howard Whitney, Kristopher Holub, Patrick Zwiers, Jack Burns II, Pamela Thomas whose address is 1 Mauchly Irvine, CA 92618 OR Linda J. Reppert or Howard Whitney whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Linda J. Reppert, Howard Whitney, Kristopher Holub, Patrick Zwiers, Jack Burns II, Pamela Thomas whose address is 1 Mauchly Irvine, CA 92618 OR Linda J. Reppert or Howard Whitney whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.


SUBSTITUTE TRUSTEE

Linda J. Reppert, Howard Whitney, Kristopher Holub, Patrick Zwiers, Jack Burns II, Pamela Thomas OR Linda J. Reppert or Howard Whitney, Trustee

c/o RAS CRANE, LLC, 10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia 30097; PH: (470)321-7112

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