

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: May 23, 2002
Grantor(s): Jason L. Sliger and wife, Lisa L. Sliger
Original Mortgagee: United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture
Original Principal: \$45,500.00
Recording Information: Volume 1437, Page 378
Property County: Brown
Property: All that certain tract or parcel of land lying and situated in Brown County, Texas, being Lot No. 7, Block A, Section 4-A, Westridge Addition to the City of Brownwood, Texas, as shown in Volume 4, Page 103, Plat Records of Brown County, Texas, and known as 4401 Redbird Drive, and the same tract described in a Deed from United States of America to Billy J. Whaley Jr. recorded in Volume 1009, Page 406, Real Property Records of same and described by metes and bounds as follows:

BEGINNING, at a 1/2 inch rebar found on the SE corner of Block A at the intersection of the North line of Redbird Drive and the West line of Fairway Drive for the SE corner of this tract;

THENCE, S 82 degrees 00 minutes W 76.54 feet along the North line of said Redbird Drive to a 1/2 inch rebar found for the SW corner of this tract;

THENCE, N 08 degrees 00 minutes W 120.00 feet along the East line of Lot No. 6 and partly along a fence line to a 3/8 inch rebar set on the South line of a 20 foot wide Alley for the NW corner of this tract;

THENCE, N 82 degrees 00 minutes E 100.48 feet along said Alley and a fence line to a 1/2 inch rebar found on the West line of said Fairway Dr. for the NE corner of this tract;

THENCE, in a Southwesterly direction along a curve to the right an arc length of 122.58 feet with a radius of 624 feet, L. C. is 122.36 feet, and along the West line of Fairway Dr. to the point of beginning.

The above property is in Zone C as shown on F.I.R.M. Community Panel No. 48717 0010 B dated 3-1-91 for Brown County, Texas.

POSTED
Sharon Ferguson, Brown County Clerk
Time 11:51 AM
SEP - 9 2019
By Deputy: *Jim Williams*

10-2-19

Property Address: **4401 Redbird Drive
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: **USDA Rural Development**
Mortgage Servicer: **USDA Rural Development**
Mortgage Servicer **4300 Goodfellow Blvd**
Address: **Bldg. 105E, FC 215
St. Louis, MO 63120**

SALE INFORMATION:

Date of Sale: **October 1, 2019**
Time of Sale: **10:00 am or within three hours thereafter.**
Place of Sale: **The south (main) entrance of the Courthouse in an area not to exceed 12 feet from the front door 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 or Alexander Wolfe, any to act**
Substitute Trustee Address: **5501 East LBJ Frwy, 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 Linda J. Reppert, Howard Whitney 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. Linda J. Reppert, Howard Whitney 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 Mortgagor, 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

Linda J. Pappert
Substitute Trustee