

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: 06/26/2020
Grantor(s): DAVID HARRIS, AN UNMARRIED MAN
Original Mortgagee: WELLS FARGO BANK, N.A.
Original Principal: \$74,960.00
Recording Information: Instrument 2004006
Property County: Brown
Property: (See Attached Exhibit "A")
Reported Address: 607 COGGIN AVE, BROWNWOOD, TX 76801-3501

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: NewRez LLC
Mortgage Servicer: Shellpoint Mortgage Servicing
Current Beneficiary: NewRez LLC
Mortgage Servicer Address: 75 Beattie Place, Suite 300, Greenville, SC 29601

SALE INFORMATION:

Date of Sale: Tuesday, the 2nd day of July, 2024
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: THE SOUTH HALLWAY OF THE FIRST FLOOR OF THE BROWN COUNTY COURTHOUSE in Brown County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Brown County Commissioner's Court, at the area most recently designated by the Brown County Commissioner's Court.

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

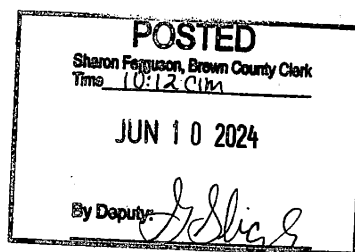
WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Alexis Mendoza, Kevin Key, Jay Jacobs, Kim Anderson, Ron Anderson, Ramiro Cuevas, Kristopher Holub, Dylan Ruiz, Auction.com, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; 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 has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Alexis Mendoza, Kevin Key, Jay Jacobs, Kim Anderson, Ron Anderson, Ramiro Cuevas, Kristopher Holub, Dylan Ruiz, Auction.com, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, 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 and 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 of the Deed of Trust.

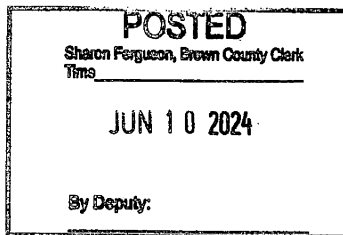


4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers 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 interests 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.

Substitute Trustee(s): Alexis Mendoza, Kevin Key, Jay Jacobs, Kim Anderson, Ron Anderson, Ramiro Cuevas, Kristopher Holub, Dylan Ruiz, Auction.com, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 350, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER



Certificate of Posting

I am Kevin Key whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 6-10-24 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Brown County Clerk and caused it to be posted at the location directed by the Brown County Commissioners Court.

By: Kevin Key

Exhibit "A"

A 0.40 ACRE TRACT OF LAND OUT OF AND PART OF LOT 3, BLOCK H, COGGIN ADDITION, CITY OF BROWNWOOD, BROWN COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 120, PLAT RECORDS, BROWN COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND DESCRIBED IN A DEED TO THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, HEREAFTER REFERRED TO AS "HUD" TRACT, RECORDED BY INSTRUMENT NUMBER 1907524, OFFICIAL PUBLIC RECORDS, BROWN COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIPE (CONTROL MONUMENT) FOUND IN THE COMMON LINE BETWEEN SAID LOT 3 AND COGGIN AVENUE, SAME BEING A COMMON CORNER BETWEEN SAID HUD TRACT AND A TRACT OF LAND DESCRIBED IN A DEED TO EMMA SHULTS RECORDED IN VOLUME 587, PAGE 118, DEED RECORDS, BROWN COUNTY, TEXAS, FOR THE EAST CORNER OF THIS DESCRIBED TRACT; FROM WHICH A 1/2" IRON PIPE (CONTROL MONUMENT) FOUND FOR THE EAST CORNER OF SAID LOT 3 AND SAID SHULTS TRACT BEARS N 43 DEGREES 59'38" E, 117.72 FEET;

THENCE S 44 DEGREES 17'48" W, 93.50 FEET ALONG THE COMMON LINE BETWEEN SAID LOT 3 AND SAID COGGIN AVENUE, SAME BEING THE SOUTHEAST LINE OF SAID HUD TRACT, TO A 1/2" REBAR ROD (CONTROL MONUMENT) FOUND AT THE INTERSECTION OF THE NORTHWEST LINE OF SAID COGGIN AVENUE WITH THE NORTHEAST LINE OF A NON-DEDICATED ALLEY, FOR THE SOUTH CORNER OF SAID HUD TRACT AND THIS DESCRIBED TRACT;

THENCE N 42 DEGREES 11'37" W, 194.27 FEET OVER AND ACROSS SAID LOT 3 ALONG THE COMMON LINE BETWEEN SAID HUD TRACT AND SAID NON-DEDICATED ALLEY, TO A 1/2" REBAR ROD (CONTROL MONUMENT) FOUND AT THE INTERSECTION OF THE NORTHEAST LINE OF SAID NON-DEDICATED ALLEY WITH THE SOUTHEAST LINE OF ANOTHER NON-DEDICATED ALLEY, FOR THE WEST CORNER OF SAID HUD TRACT AND THIS DESCRIBED TRACT;

THENCE N 48 DEGREES 51'17" E, 89.48 FEET OVER AND ACROSS SAID LOT 3 ALONG THE COMMON LINE BETWEEN SAID HUD TRACT AND SAID NON-DEDICATED ALLEY, TO A 1/2" REBAR ROD (CONTROL MONUMENT) FOUND FOR A COMMON CORNER BETWEEN SAID HUD TRACT AND PREVIOUSLY MENTIONED SHULTS TRACT, FOR THE NORTH CORNER OF THIS DESCRIBED TRACT;

THENCE S 43 DEGREES 22'34" E, 186.95 FEET OVER AND ACROSS SAID LOT 3 ALONG THE COMMON LINE BETWEEN SAID HUD TRACT AND SAID SHULTS TRACT, TO THE PLACE OF BEGINNING AND CONTAINING 0.40 ACRES OF LAND.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254