

**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:** 01/21/2010  
**Grantor(s):** THOMAS W. BILLECK AND WIFE, MARY E. BILLECK  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR AMERIPRO FUNDING, INC., ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$150,000.00  
**Recording Information:** Book 1508 Page 71 Instrument 10-0469  
**Property County:** Fayette  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 3650 FM 1579, SCHULENBURG, TX 78956

**FILED**

**JAN 30 2025**

*Brenda Fietsam*  
**BRENDA FIETSAM**  
CO. CLERK, FAYETTE CO., TEXAS

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2020-1  
**Mortgage Servicer:** Shellpoint Mortgage Servicing  
**Current Beneficiary:** Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2020-1  
**Mortgage Servicer Address:** 75 Beattie Place, Suite 300, Greenville, SC 29601

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 4th day of March, 2025  
**Time of Sale:** 10:00AM or within three hours thereafter.  
**Place of Sale:** AT THE POSTING BOARD LOCATED ON AND IN THE STONE WALL ENCLOSURE LOCATED ON THE NORTHWEST PORTION OF THE FAYETTE COUNTY COURTHOUSE SQUARE, ON AND IN THAT PORTION OF THE WALL ENCLOSURE FACING WEST COLORADO STREET NEAR ITS INTERSECTION WITH NORTH MAIN STREET in Fayette County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Fayette County Commissioner's Court, at the area most recently designated by the Fayette 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 Megan Randle, Robert Randle or Ebbie Murphy, 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. Megan Randle, Robert Randle or Ebbie Murphy, 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):** Megan Randle, Robert Randle or Ebbie Murphy, 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 Ebbie Murphy whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on Jan 30, 2025 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Fayette County Clerk and caused it to be posted at the location directed by the Fayette County Commissioners Court.

By: 

#### Exhibit "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN FAYETTE COUNTY, TEXAS A PART OF THE J.G. O'FARRELL LEAGUE, A-77, SAME BEING A PART OF THAT 100 ACRE TRACT OF LAND, LESS 2.07 ACRES, DESCRIBED IN A DEED FROM FRANK DOERRICH, ET UX. TO LEO R JANICEK, JR., ET UX, DATED SEPTEMBER 26, 1956 AND RECORDED IN VOLUME 291, PAGE 66 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT AN IRON ROD SET FOR THE NORTHWEST CORNER, SAME BEING N 89 DEGREES 00'18" W 629.8 FEET, S 07 DEGREES 40' 37" E 183.1 FEET AND S 80 DEGREES 40'29" W 37.1 FEET FROM THE NORTHWEST CORNER OF THE SAID LEO R. JANICEK, JR, ET UX, 100 ACRE TRACT OF LAND;

THENCE, N 80 DEGREES 40'29" E 391.3 FEET TO AN IRON ROD SET FOR THE NORTHEAST CORNER;

THENCE, S 04 DEGREES 03'30" W 458.48 FEET TO AN IRON ROD SET FOR THE SOUTHEAST CORNER;

THENCE, N 82 DEGREES 20'13" W 252.95 FEET OF AN IRON ROD SET FOR THE SOUTHWEST CORNER;

THENCE, N 15 DEGREES 57'21" W 374.63 FEET TO THE PLACE OF BEGINNING, CONTAINING 3.00 ACRES OF LAND.

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN FAYETTE COUNTY, TEXAS, A PART OF THE J.G. O'FARRELL LEAGUE, A-77, SAME BEING A PART OF THAT 100 ACRE TRACT OF LAND, LESS 2.07 ACRES, DESCRIBED IN A DEED FROM FRANK DOERRICH, ET UX. TO LEO R. JANICEK, JR., ET UX, DATED SEPTEMBER 26, 1956 AND RECORDED IN VOLUME 291, PAGE 66 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT AN IRON ROD SET FOR THE BEGINNING POINT OF THE CENTERLINE OF THIS ROADWAY EASEMENT, SAME BEING N 89 DEGREES 00'18" W 629.8 FEET FROM THE NORTHEAST CORNER OF THE SAID LEO R. JANICEK, JR., ET UX. 100 ACRE TRACT OF LAND. SAME LYING IN THE NORTH BOUNDARY OF THE