

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 17, 2004**

Grantor(s): **Debra K. Anderson, a single woman**

Original Mortgagee: **United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture**

Original Principal: **\$93,129.00**

Recording Information: **Volume 1141, Page 341**

Property County: **Hunt**

Property: **TRACT ONE: All that certain lot, tract or parcel of land lying and being situated in Hunt County, Texas, and being lot 28, MILLERS CROSSING SUBDIVISION, according to the plat thereof recorded in Volume 400 Page 146, Plat Records, Hunt County, Texas. TRACT TWO: All that certain lot, tract or parcel of land, more particularly describe as Lot 29 in the MILLERS CROSSING ADDITION, in Hunt County Texas as shown in plat or map of record in Volume 400, Page 129, Plat Records of Hunt County, Texas.**

Property Address: **2020 Lone Eagle Drive
Quinlan, TX 75474-7021**

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: **United States Department of Agriculture, Rural Housing Service**

Mortgage Servicer: **USDA Rural Development**

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

SALE INFORMATION:

Date of Sale: **March 3, 2020**

Time of Sale: **1:00 pm or within three hours thereafter.**

Place of Sale: **The common area at the base of the central stairway on the 2nd floor inside the Courthouse, or the base of the north steps outside the Courthouse, in the event the Courthouse is closed 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, Liz Hach, Cheryl Harris or Cole Emert, any to act**

Substitute **5501 East LBJ Frwy, Ste. 925**
Trustee Address: **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, Liz Hach, Cheryl Harris or Cole Emert, 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, Liz Hach, Cheryl Harris or Cole Emert, 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

BY:  DEPUTY

20 FEB 10 AM 11:32

PLG File Number: 19-018448-1

FILE FOR RECORD
JENNIFER LINDENZWEIG
CLERK HUNT CO. TX