

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: April 26, 2004

Grantor(s): Charles Buhrmann

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for America's Wholesale Lender, its successors and assigns


Original Principal: \$99,800.00

Recording Information: Volume 1158, Page 113

Property County: **Hunt**

Property: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE MARY MORRIS SURVEY, ABSTRACT NO. 649, HUNT COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 1.206 ACRES TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED FROM REX A. TAYLOR AND LINDA DARLING TAYLOR TO CLYDE D. NETTLES AND ROZETTA NETTLES, DATED SEPTEMBER 15, 1978 OF THE DEED RECORDS OF HUNT COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 2.589 ACRES TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED FROM ODIS KRODLE AND IMOGENE KRODLE TO CLYDE NETTLES AND ROZETTA NETTLES, DATED FEBRUARY 9, 1979 AND BEING RECORDED IN VOLUME 826, PAGE 667 OF THE DEED RECORDS OF HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS. BEGINNING AT A 5/8" IRON ROD FOUND FOR CORNER IN THE WEST RIGHT OF WAY LINE OF F.M. HIGHWAY 1570, AT THE SOUTHEAST CORNER OF SAID 1.206 ACRE TRACT; THENCE N. 88 DEG. 24' 23" W. A DISTANCE OF 394.09 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "R.S.C.I. RPLS 5034" SET FOR CORNER AT THE SOUTHWEST CORNER OF SAID 1.206 ACRES AND THE SOUTHEAST CORNER OF SAID 2.589 ACRES TRACT; THENCE N. 88 DEG. 11' 17" W. A DISTANCE OF 263.23 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID 2.589 ACRES TRACT; THENCE N. 00 DEG. 37' 08" E. (CONTROLLING BEARING LINE) ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 501.85 FEET TO A 2" IRON PIPE FOUND FOR CORNER; THENCE S. 88 DEG. 53' 06" E. A DISTANCE OF 207.51 FEET TO A 1/2" IRON ROD FOUND FOR CORNER; THENCE S. 00 DEG. 07' 26" W. A DISTANCE OF 372.20 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "R.S.C.I. RPLS 5034" SET FOR CORNER; THENCE S. 88 DEG. 43' 21" E. A DISTANCE OF 192.24 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE NORTHEAST

FILE FOR RECORD
 JENNIFER LINDENZWEIG
 COUNTY CLERK HUNT CO. TX

20 MAR 12 PM 4:05
 BY:  DEPUTY

CORNER OF SAID 2.589 ACRES TRACT; THENCE S. 88 DEG. 30' 25" E. A DISTANCE OF 250.79 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "R.S.C.I. RPLS 5034" SET FOR CORNER IN THE WEST RIGHT OF WAY LINE OF F.M. HIGHWAY 1570; THENCE S. 00 DEG. 53' 00" E. ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 134.00 FEET TO THE POINT OR BEGINNING AND CONTAINING 3.78 ACRES OF LAND.

Property Address: **10904 FM 1570 North
Greenville, TX 75402**

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2004-6**

Mortgage Servicer: **Shellpoint Mortgage Servicing**
Mortgage Servicer **55 Beattie Place, Suite 100 MS 561**
Address: **Greenville, SC 29601**

SALE INFORMATION:

Date of Sale: **April 7, 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 **Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers,**
Trustee: **- Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Angie Uselton, Jami Hutton, Tonya Washington, Monica Henderson, Terry Waters, Logan Thomas, Robert LaMont 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 Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Angie Uselton, Jami Hutton, Tonya Washington, Monica Henderson, Terry Waters, Logan Thomas, Robert LaMont 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;

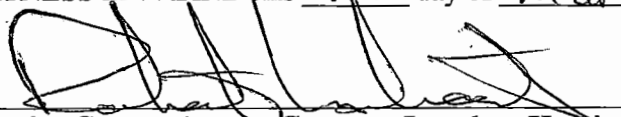
NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

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. Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Angie Uselton, Jami Hutton, Tonya Washington, Monica Henderson, Terry Waters, Logan Thomas, Robert LaMont 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 Mortgagor's Attorney, or the duly appointed Substitute Trustee.

Padgett Law Group
6267 Old Water Oak Road
Suite 203
Tallahassee, FL 33213
(850) 422-2520

WITNESS MY HAND this 12 day of March, 2020.



**Ramiro Cuevas, Aurora Campos, Jonathan Harrison,
Shawn Schiller, Patrick Zwiers, Darla Boettcher,
Irene Lindsay, Dana Kamin, Lisa Bruno, Angie Uselton,
Jami Hutton, Tonya Washington, ~~Monica Henderson,~~
Terry Waters, Logan Thomas, Robert LaMont, Cole
Emert, David Sims, Harriett Fletcher, Allan Johnston
or Ronnie Hubbard**

Substitute Trustees