

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 05/17/2007
Grantor(s): WESLEY BROWN AND ANTONIA BROWN, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FIRST FRANKLIN FINANCIAL CORP., AN OP SUB. OF MLB&T CO.,FSB, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$63,000.00
Recording Information: Book 304 Page 217 Instrument 53719
Property County: Castro
Property:
A 10.00 ACRE TRACT OUT OF A PART OF A TRACT KNOWN AS THE NORTH 1/2 OF SECTION 51, BLOCK M-7, CERTIFICATE NUMBER 1763 OF THE B.S. AND F. SURVEYS IN CASTRO COUNTY, TEXAS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT A 3/4 INCH BOLT FOUND FOR THE NORTHEAST CORNER OF SECTION 51, BLOCK M-7;
THENCE SOUTH 89 DEGREES 57 MINUTES 44 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION, 2196.27 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 1848" FOUND FOR THE NORTHEAST AND BEGINNING CORNER OF THIS TRACT;
THENCE SOUTH 00 DEGREES 02 MINUTES 21 SECONDS WEST AT 30.00 FEET PASS A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 1848" FOUND FOR REFERENCE AND AT A TOTAL DISTANCE OF 308.45 FEET A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "HBD" SET FOR CORNER;
THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1365.00 FEET, A CENTRAL ANGLE OF 00 DEGREES 58 MINUTES 52 SECONDS AND LONG CHORD BEARING SOUTH 49 DEGREES 34 MINUTES 49 SECONDS WEST 23.30 FEET, AN ARC DISTANCE OF 23.31 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "HBD" SET FOR CORNER;
THENCE SOUTH 89 DEGREES 57 MINUTES 44 SECONDS WEST 1036.72 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "HBD" SET FOR CORNER;
THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1326.00 FEET, A CENTRAL ANGLE OF 30 DEGREES 41 MINUTES 24 SECONDS AND LONG CHORD BEARING NORTH 66 DEGREES 12 MINUTES 26 SECONDS WEST 701.80 FEET, AN ARC DISTANCE OF 710.26 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "HBD" SET FOR CORNER;
THENCE NORTH 00 DEGREES 02 MINUTES 16 SECONDS WEST AT 10.00 FEET PASS A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "HBD" SET FOR REFERENCE AND AT A TOTAL DISTANCE OF 40.00 FEET A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "HBD" SET IN NORTH LINE OF SAID SECTION;
THENCE NORTH 89 DEGREES 57 MINUTES 44 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION, AT 1468.12 FEET PASS A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 1848" FOUND FOR THE NORTHWEST CORNER OF A TRACT KNOWN AS 176.5 ACRES AS CONVEYED TO TEAR DROP CATTLE COMPANY BY DEED RECORDED IN VOLUME 198, PAGE 404, DEED RECORDS AND AT A TOTAL DISTANCE OF 1696.85 FEET THE PLACE OF BEGINNING.

Reported Address: 1350 CR 603, HEREFORD, TX 79045

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: U.S. Bank National Association, as Trustee MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-4

Mortgage Servicer: Nationstar Mortgage LLC d/b/a Mr. Cooper

Current Beneficiary: U.S. Bank National Association, as Trustee MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-4

Mortgage Servicer Address: 8950 Cypress Waters Blvd., Coppell, TX 75019

SALE INFORMATION:

Date of Sale: Tuesday, the 2nd day of January, 2018

Time of Sale: 10:00AM or within three hours thereafter.

Place of Sale: AT THE NORTH (FRONT) ENTRANCE OF THE COURTHOUSE, JUST INSIDE, IN FRONT OF THE COMMISSIONER'S COURT BULLETIN BOARD in Castro County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Castro County Commissioner's Court.

Substitute Trustee(s): RONALD BYRD, JOSE A. BAZALDUA, ANTONIO BAZALDUA, Michael Burns, Braden Barnes, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, any to act

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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 RONALD BYRD, JOSE A. BAZALDUA, ANTONIO BAZALDUA, Michael Burns, Braden Barnes, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, 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. RONALD BYRD, JOSE A. BAZALDUA, ANTONIO BAZALDUA, Michael Burns, Braden Barnes, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, 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 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.

Very truly yours,

Buckley Madole, P.C.

Ronald Byrd Trustee

FILED FOR RECORD
2017 NOV 27 AM 8:23
JOANNA BLANCO
CASTRO COUNTY/DISTRICT CLERK