

**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: June 21, 2012  
Grantor(s): Jessica Renee Hernandez  
Original Mortgagee: United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture  
Original Principal: \$50,400.00  
Recording Information: Book 235, Page 562  
Property County: Menard  
Property: Being 0.25 acre of land comprised of 0.08 acre out of Lot 5 and 0.17 acre out of Lot 6, Block 36 of the Original Town of Menard, Menard County, Texas, also being the same land described in Volume 184, Page 747, Official Public Records of Menard County, Texas and said 0.25 acre of land being more particularly described by metes and bounds as follows: Beginning at a 1/2" iron rod with cap found for the southeast corner of this tract, and being in the east line of said Block 36, also being in the west line of Tipton Street from whence a 5/8" iron rod for the northeast corner of Block 54 bears S. 15 degrees 00 minutes 00 seconds W. 511.60 feet (As Per Deed); Thence N. 75 degrees 00 minutes 00 seconds W. along the south line of this tract, at 111.11 feet pass the west line of said Lot 6 and the east line of said Lot 5, in all a total distance of 166.67 feet to a 1/2" iron rod with cap found for the southwest corner fo this tract; Thence N. 15° 00` 00" E. 66.00 feet along the west line of this tract to a 5/8" iron pipe found for the northwest corner of this tract; Thence S. 75 degrees 03 minutes 18 seconds E. (Call S. 75 degrees 00 minutes 00 seconds E.) along the north line of this tract at 55.56 feet pass the west line of said Lot 6 and the east line of said Lot 5, in all a total distance of 166.64 feet (Call 166.67 feet) to a 5/8" iron pipe found for the northeast corner of this tract; Thence S. 15 degrees 00 minutes 00 seconds W. 66.19 feet (Call 66.00 feet) along the east line of this tract, said Block 36 and the west line of said Tipton Street to the place of beginning and containing an area of 0.25 acre of land.  
Property Address: 406 Tipton Street  
Menard, TX 76859

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

**SALE INFORMATION:**

Date of Sale: **January 7, 2020**  
Time of Sale: **10:00 am or within three hours thereafter.**  
Place of Sale: **The north door of the Menard County Courthouse, being the outside door on the north side facing American Legion Park and the immediate concrete porch area including the steps 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: **Linda J. Reppert, Howard Whitney or Alexander Wolfe, any to act**  
Substitute Trustee Address: **5501 East LBJ Frwy, Ste. 925 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 Linda J. Reppert, Howard Whitney or Alexander Wolfe, 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. Linda J. Reppert, Howard Whitney 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 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

*Linda J. Reppert*  
*Substitute Trustee*

PLG File Number: 19-014577-1

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Filed for Record in my Office  
the 16<sup>th</sup> day of December 20 19  
at 2:55 o'clock P M  
Christy Gageston  
County Clerk, Menard County, Texas  
By: C. Gale Lopez, Deputy