

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: 03/29/2022
Grantor(s): EVA BRYANT FKA EVA CRANMER AND WALTER E. BRYANT, WIFE AND HUSBAND
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR ROCKET MORTGAGE, LLC, FKA QUICKEN LOANS, LLC, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$179,000.00
Recording Information: Instrument 2202304
Property County: Brown
Property: (See Attached Exhibit "A")
Reported Address: 1822 VINE ST, BROWNWOOD, TX 76801-3538

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
Mortgage Servicer: Rocket Mortgage, LLC
Current Beneficiary: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
Mortgage Servicer Address: 1050 Woodward Ave., Detroit, MI 48226

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of August, 2024
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: THE SOUTH HALLWAY OF THE FIRST FLOOR OF THE BROWN COUNTY COURTHOUSE in Brown County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Brown County Commissioner's Court, at the area most recently designated by the Brown 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

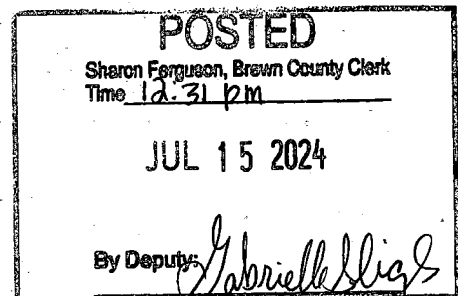
WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Alexis Mendoza, Kevin Key, Jay Jacobs, Kim Anderson, Ron Anderson, Ramiro Cuevas, Kristopher Holub, Dylan Ruiz, Auction.com, 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. Alexis Mendoza, Kevin Key, Jay Jacobs, Kim Anderson, Ron Anderson, Ramiro Cuevas, Kristopher Holub, Dylan Ruiz, Auction.com, 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): Alexis Mendoza, Kevin Key, Jay Jacobs, Kim Anderson, Ron Anderson, Ramiro Cuevas, Kristopher Holub, Dylan Ruiz, Auction.com, 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 Eilaura Ortega Smith whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on July 15, 2024 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Brown County Clerk and caused it to be posted at the location directed by the Brown County Commissioners Court.

By: Eilaura Ortega Smith

Exhibit "A"

LAND SITUATED IN THE CITY OF BROWNWOOD IN THE COUNTY OF BROWN IN THE STATE OF TX

FILED NOTES FOR A 0.851 ACRE TRACT OF LAND IN BROWN COUNTY, TEXAS, SAID TRACT BEING OUT OF THE D.J. JONES SURVEY NO. 50, ABSTRACT NO. 549, IN THE CITY OF BROWNWOOD, TEXAS, SAID TRACT ALSO BEING PART OF A 33 ACRE TRACT DESCRIBED IN A DEED FROM BURDETTE TO JOHNSON DATED OCTOBER 17, 1980, AND RECORDED IN VOLUME 779, PAGE 559, REAL PROPERTY RECORDS OF BROWN COUNTY, TEXAS SAID 0.851 ACRE TRACT BEING LOCATED ON VINE STREET IN THE CITY OF BROWNWOOD, TEXAS, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON STAKE IN THE GROUND IN THE NORTHEAST LINE OF VINE STREET, SAID STAKE BEING LOCATED S 32 DEGREES 00 MINUTES E 10.0' FROM THE SOUTH CORNER OF A 0.77 ACRE TRACT CONVEYED BY CRAVENS TO BUEY BY DEED DATED FEBRUARY 20, 1945, AND RECORDED IN VOLUME 332, PAGE 617, OF SAID RECORDS, SAID STAKE ALSO BEING LOCATED A S 32 DEGREES 00 MINUTES E 306.6' FROM THE WEST CORNER OF A 6.73 ACRE TRACT DESCRIBED AS THE THIRD TRACT IN THE DEED TO JOHNSON MENTINED ABOVE;

THENCE N 53 DEGREES 53 MINUTES 00 SECONDS E 183.40' TO AN IRON STAKE IN THE GROUND IN A FENCE LINE;

THENCE S 32 DEGREES 35 MINUTES 00 SECONDS E 198.40' ALONG SAID FENCE LINE TO AN IRON STAKE IN GROUND;

THENCE S 52 DEGREES 03 MINUTES 00 SECONDS W 185.95' TO AN IRON STAKE IN THE GROUND IN THE NORTHEAST LINE OF VINE STREET;

THENCE N 32 DEGREES 00 MINUTES 00 SECONDS W 204.50' ALONG SAID NORTHEAST LINE TO THE PLACE OF BEGINNING.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

