

14

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: November 15, 2016
Grantor(s): **LESLIE FOLLANSBEE, AN UNMARRIED MAN**
Original Mortgagee: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR 360 MORTGAGE GROUP, LLC**
Original Principal: **\$130,500.00**
Recording Information: **2016109873**
Property County: **Williamson**
Property: **See Exhibit A attached hereto and incorporated herein for all purposes**
Property Address: **351 County Road 396
Jarrell, TX 76537**

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: **NewRez LLC d/b/a Shellpoint Mortgage Servicing**
Mortgage Servicer: **Shellpoint Mortgage Servicing**
Mortgage Servicer: **55 Beattie Place, Suite 100 MS 561**
Address: **Greenville, SC 29601**

FILED FOR RECORD

MAY 18 2023

Nancy E. Ruster
County Clerk, Williamson Co., TX

SALE INFORMATION:

Date of Sale: **July 5, 2023**
Time of Sale: **10:00 AM or within three hours thereafter.**
Place of Sale: **Williamson County Justice Center, 405 Martin Luther King, Georgetown, TX 78626 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: **David Ackel, Travis Kaddatz, Colette Mayers, Thomas Gilbraith, C Jason Spence, Mike Hanley, Stephen Mayers, Israel Curtis, Dylan Ruiz, Violet Nunez, Ramiro Cuevas, Jami Grady, Aleena Litton, Daniel McQuade, Jacqueline Hughes, Daniel Linker, Daniel Murphy, Auction.com, Angela Zavala, Michelle Jones, Richard Zavala, Jr., Sharlet Watts, Padgett Law Group, Michael J. Burns, or Jonathan Smith, any to act**
Substitute Trustee Address: **546 Silicon Dr., Suite 103
Southlake, TX 76092
TXAttorney@PadgettLawGroup.com**

APPOINTMENT OF SUBSTITUTE TRUSTEE:

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place, any to act, those substitute trustees identified in the SALE INFORMATION section of this notice, whose address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) 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 under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, 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. The herein appointed Substitute Trustees, 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.



Michael J. Burns

EXHIBIT A

BEING A 0.572 ACRE TRACT OR PARCEL OF LAND BEING OUT OF AND A PART OF THE JAMES ROEBUCK SURVEY, ABSTRACT NO. 527, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THAT SAME TRACT OF LAND CONVEYED TO LARRY JOHNSON AND WIFE, JUDITH JOHNSON, IN A DEED RECORDED IN DOCUMENT NO. 2003119078, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found for the northwest corner of this tract, also being the southwest corner of a tract of land conveyed to James E. Wills, Darlena Wills, and Jennifer Wills in a deed recorded in Document No. 2011030073, Official Public Records, Williamson County, Texas, and being a point on the east right-of-way line of County Road 396, and which point is also **POINT OF BEGINNING** herein described tract;

THENCE with the north line of this tract and the south line of the Wills tract North 70°47' 00" East a distance of 311.20 feet to a 1/2" iron rod found for the northeast corner of this tract;

THENCE with the east line of this tract South 20° 23' 50" East a distance of 79.98 feet to a 1/2" iron rod found for the southeast corner of this tract;

THENCE with the south line of this tract South 70° 47' 00" West a distance of 311.49 feet to a 1/2" iron rod found for the southwest corner of this tract, and being a point on the east right-of-way line of County Road 396;

THENCE with the west line of this tract and the east right-of-way line of County Road 396 North 20° 11' 21" West a distance of 79.97 feet to the **POINT OF BEGINNING**, containing 0.572 acres of land, more or less.

CERTIFICATE OF POSTING

My name is Angela Zavala, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on 5.18.23, I filed at the office of the Williamson County Clerk to be posted at the Williamson County courthouse this notice of sale.

Angela Zavala
Declarant's Name: Angela Zavala
Date: MAY 18 2023

Padgett Law Group
546 Silicon Dr., Suite 103
Southlake, TX 76092
TXAttorney@PadgettLawGroup.com
(850) 422-2520

WITNESS MY HAND this 18th day of May, 2023
Angela Zavala
