

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 20, 2003**
Grantor(s): **BEVERLY TWIGG, A SINGLE PERSON**
Original Mortgagee: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR THE MORTGAGE FIRM, INC.**
Original Principal: **\$147,150.00**
Recording Information: **Book 1256, Page 130**
Property County: **Cooke**
Property: **FIELD NOTES TO 5.00 ACRES IN THE E. YEAMAN SURVEY ABSTRACT 1173, COOKE COUNTY, TEXAS**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE E. YEAMAN SURVEY ABSTRACT 1173, COOKE COUNTY, TEXAS. BEING A PART OF A CALLED 14 ACRE TRACT CONVEYED TO BILLY JOE AND NANCY GRAY BY DEED RECORDED IN VOLUME 723, PAGE 573 OF THE COOKE COUNTY DEED RECORDS, AND BEING THE SAME 5.00 ACRE TRACT CONVEYED BY BILLY JOE GRAY, JR., ET UX TO CARL B. SAUNDERS BY DEED RECORDED IN VOLUME 1071, PAGE OF THE COOKE COUNTY OFFICIAL PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND STEEL PIN ON THE WEST LINE OF SAID 14 ACRE TRACT, COMMON TO THE EAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35, SAID POINT BEING LOCATED SOUTH 15 DEGREES 10 MINUTES 59 SECONDS WEST DISTANCE OF 27.90 FEET FROM THE NORTHWEST CORNER OF SAID 14 ACRE TRACT, COMMON TO THE SOUTHWEST CORNER OF A TRACT CONVEYED TO BILLY JOE AND JOYCE J. GRAY BY DEED RECORDED IN VOLUME 817 PAGE 541 OF SAID DEED RECORDS;

THENCE SOUTH 83 DEGREES 57 MINUTES 15 SECONDS EAST, A DISTANCE OF 1092.04 FEET TO A FOUND STEEL PIN AT THE NORTHEAST CORNER OF SAID 5.00 ACRE TRACT:

PLG File Number: 22-003213-1

FILED FOR RECORD
22 MAY 17 PM 1:22

PAM HARRISON
COUNTY CLERK, COOKE CO. TX

BY Bl DEPUTY

THENCE SOUTH 58 DEGREES 07 MINUTES 48 SECONDS EAST, A DISTANCE OF 138.12 FEET TO A FOUND STEEL PIN AT EASTERNMOST NORTHEAST CORNER OF SAID 5.00 ACRE TRACT;

THENCE SOUTH 06 DEGREES 00 MINUTES 37 SECONDS WEST, A DISTANCE OF 125.47 FEET TO A FOUND STEEL PIN AT THE SOUTHEAST CORNER OF SAID 5.00 ACRE TRACT, ON THE SOUTH LINE OF SAID 14 ACRE TRACT, COMMON TO THE NORTH LINE OF A TRACT CONVEYED TO TIM HENNIGAN BY DEED RECORDED IN VOLUME 838, PAGE 499 OF ARID DEED RECORDS,

NORTH 88 DEGREES 44 MINUTES 54 SECONDS WEST, WITH SAID SOUTH LINE OF SAID 14 ACRE TRACT, COMMON TO SAID NORTH LINE OF SAID HENNIGAN TRACT, COMMON TO THE SOUTH LINE OF SAID 5.00 ACRE TRACT, A DISTANCE 251.02 FEET TO A FOUND STEEL PIN AT AN ANGLE: THENCE NORTH 87 DEGREES 04 MINUTES 31 SECONDS WEST, WITH SAID COMMON LINE, A DISTANCE OF 105.38 FEET TO A FOUND STEEL PIN AT A FENCE CORNER AT AN ANGLE IN SAID COMMON LINE;

THENCE NORTH 73 DEGREES 14 MINUTES 53 SECONDS WEST, WITH SAID COMMON LINE, PASSING THE NORTHWEST CORNER OF SAID HENNIGAN TRACT, COMMON TO THE NORTHEAST CORNER OF A TRACT CONVEYED TO H. F. O'DOLL, AL BY DEED RECORDED IN VOLUME 728, PAGE 519 OF SAID DEED RECORDS, CONTINUING A TOTAL OF 588.69 FEET TO FOUND STEEL PIN AT THE SOUTHWEST CORNER OF SAID 5.00 ACRE TRACT, ON SAID WEST LINE OF SAID 14 ACRE TRACT COMMON TO SAID EAST LINE OF INTERSTATE HIGHWAY 15;

THENCE NORTH 15 DEGREES 10 MINUTES 59 SECONDS EAST, WITH SAID COMMON LINE, A DISTANCE OF 96.53 FEET TO THE POINT OF BEGINNING CONTAINING 5.00 ACRES OF LAND. FIELD NOTES TO AN INGRESS/EGRESS EASEMENT IN THE E. YEAMAN SURVEY ABSTRACT 1173, COOKE COUNTY, TEXAS.

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE E. YEAMAN SURVEY ABSTRACT 1173, COOKE COUNTY, TEXAS, BEING ON AND ACROSS CALLED 14 ACRE TRACT CONVEYED BY DEED TO BILLY JOE GRAY, ET UX BY DEED RECORDED IN VOLUME 1071, PAGE 538 OF THE COOKE COUNTY OFFICIAL PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A FOUND STEEL PIN AT THE NORTHWEST CORNER OF SAID 14 ACRE TRACT, COMMON TO THE NORTHWEST CORNER OF A 5.00 ACRE TRACT CONVEYED TO CARL B. SAUNDERS BY DEED RECORDED IN VOLUME 1071, PAGE 538 OF SAID PUBLIC RECORDS, ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35;

**THENCE SOUTH 83 DEGREES 57 MINUTES 15 SECONDS EAST, A
DISTANCE OF 1093.93 FEET TO A CORNER;**

**THENCE SOUTH 58 DEGREES 07 MINUTES 48 SECONDS EAST, A
DISTANCE OF 144.43 FEET TO A CORNER;**

**THENCE SOUTH 31 DEGREES 52 MINUTES 12 SECONDS WEST, A
DISTANCE OF 27.55 FEET TO A FOUND STEEL PIN AT THE
EASTERNMOST NORTHEAST CORNER OF A SAID 5.00 ACRE TRACT;
THENCE NORTH 58 DEGREES 07 MINUTES 48 SECOND WEST, A
DISTANCE OF 138.12 FEET TO A FOUND STEEL PIN AT THE
NORTHERNMOST NORTHEAST CORNER OF SAID 5.00 ACRE TRACT;**

**THENCE NORTH 83 DEGREES 57 MINUTES 15 SECONDS WEST, A
DISTANCE OF 1092.04 FEET TO A FOUND STEEL PIN ON
THE WEST LINE OF SAID 14 ACRE TRACT, COMMON TO SAID EAST LINE
OF INTERSTATE HIGHWAY 35;**

**THENCE NORTH 15 DEGREES 10 MINUTES 59 SECONDS EAST WITH SAID
COMMON LINE, A DISTANCE OF 27.90 FEET TO
THE POINT OF BEGINNING.**

**Property Address: 2677 South Interstate 35
Gainesville, TX 76240**

MORTGAGE SERVICING INFORMATION:

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

**Current Mortgagee: MTGLQ Investors, L.P.
Mortgage Servicer: Select Portfolio Servicing, Inc.
Mortgage Servicer 3217 S. Decker Lake Drive
Address: Salt Lake City, UT 84119**

SALE INFORMATION:

**Date of Sale: June 7, 2022
Time of Sale: 10:00 AM or within three hours thereafter.
Place of Sale: THE EAST STEPS OF THE COOKE COUNTY COURTHOUSE LOCATED AT 101
SOUTH DIXON STREET, GAINESVILLE, TX 76240 OR AS DESIGNATED BY THE
COUNTY COMMISSIONER'S OFFICE 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: Mary Mancuso, Francesca Tolani, Shelley Tolani, Michele Hreha, Carol Dunmon,
Jane Kline, Payton Hreha, Chasity Lewallen, Michael J. Burns, Vrutti Patel, or
Jonathan Smith, any to act
Substitute Trustee Address: 5501 LBJ Freeway, Suite 925
Dallas, TX 75240
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 Mary Mancuso, Francesca Tolani, Shelley Tolani, Michele Hreha, Carol Dunmon, Jane Kline, Payton Hreha, Chasity Lewallen, Michael J. Burns, Vrutti Patel, or Jonathan Smith, any to act, any to act, whose address is c/o Padgett Law Group, 5501 LBJ Freeway, Suite 925, Dallas, TX 75240 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

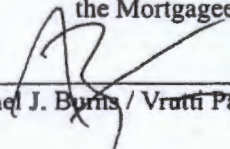
WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

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 / Vrutti Patel / Jonathan Smith

CERTIFICATE OF POSTING

My name is _____, and my address is c/o Padgett Law Group, 5501 LBJ Freeway, Suite 925, Dallas, TX 75240. I declare under penalty of perjury that on _____, I filed at the office of the Cooke County Clerk to be posted at the Cooke County courthouse this notice of sale.

Declarant's Name: _____

Date: _____

Padgett Law Group
5501 LBJ Freeway, Suite 925
Dallas, TX 75240
TXAttorney@PadgettLawGroup.com
(850) 422-2520