

## NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

### **Deed of Trust Information**

**Date:** July 10, 2014

**Grantor:** Christine Fron-Brooks and Doyle Brooks

**Grantee:** TBI Finance, Inc.

**Original Principal:** \$35,900.00

**Recording Information:** filed for record on July 21, 2014 in Volume 696, Page 682, Official Records of Red River County, Texas

### **Property:**

All that certain lot, tract or parcel of land situated in the County of Red River, in the South part of the City of Clarksville, a part of the Henry Stout HR Survey, Abstract No. 759, situated on the West side of Clarksville and Mt. Pleasant Road, being parts of two tract, one deeded by J.E. Barry to A. M. Graves in Deed dated March 13, 1918, shown of record in Book 95, Page 180 and the other tract in deed from City Realty Company to Mrs. A.M. Graves, dated November 29, 1939, and recorded in Volume 160, Page 245, of the Deed Records of Red River County, Texas, and the portion of said tracts is described by metes and bounds as follows:

Beginning at a point in the East line of the tract in Deed from City Realty Company to Mrs. A.M. Graves hereinabove mentioned, in West line of Clarksville and Mt.Pleasant Road, at the Northeast corner of and the intersection with a 40 foot street East and West, with West line of said Clarksville and Mt.Pleasant Road, said point of beginning being North 9° West 123 feet from the Southeast corner of Lot No. 5 of the Baker Division;

Thence North 9° West at 75 feet with West line of said Clarksville and Mt.Pleasant Road to a stake for corner, in the East line of the lot sold by J.E. Barry to A.M. Graves hereinabove stated;

Thence South 77° West into said last named lot at 115 feet, a stake for corner;

Thence South 9° East at 75 feet to a stake in North line of said East and West 40 foot street;

Thence North 77° East with North line of said Street at 115 feet to the place of beginning, containing 8,625 square feet of land, more or less.

Being the same land described in Deed from Gilbert W. Terry and wife, Linda L. Terry, to Ronald E. Wallace, a single man, and Melody L. Whitley, a feme sole, dated April 15, 1996, and recorded in Volume 444, Page 330, of the Deed Records of Red River County, Texas.

**Reported Address:** Clarksville, Texas 75426

**Current Mortgagee:** TBI Finance Company, Inc.

**Mortgagee Address:** 77 CR 3101, Pittsburg, Texas 75686

## **Sale Information**

**Date of Sale:** Tuesday, August 2, 2022

**Time of Sale:** Between 10:00 a.m. and 4:00 p.m.

**Place of Sale:** AT THE HALLWAY INSIDE OF, OR UPON, THE EAST ENTRY STEPS OF THE COURTHOUSE at 200 N. Walnut St., Clarksville, Red River County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Red River County Commissioner's Court pursuant to Section 51.002 of the Texas Property Code


**Trustee:** Brad Strottman

### **Recitals:**

- A. The above-named Grantor previously conveyed the above-described property in trust to secure the payment of the Note set forth in the above-described Deed of Trust.
- B. 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.
- C. The Trustee has been requested to sell the property to satisfy the indebtedness.
- D. The undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee.

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. The 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 will 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 such exceptions are still in effect and will 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 will be conveyed at the sale and except for Grantor's warranties specifically authorized by Grantor in the Deed of Trust. The property will be offered AS IS; any purchaser will buy the property "at the purchaser's risk" and "at the purchaser's peril"; no representation is made or will be made concerning the quality or nature of title to be acquired. A purchaser will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens

  
Brad Stottman

 **Amy Harrel**  
ID 13061671-5  
My Commission Expires  
04/28/2024

Notice of Acceleration and Notice of Trustee's Sale, page 3