

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

FILED FOR RECORDING
JANUARY 2015
HUNT COUNTY CLERK
2011 JUL 24 PM 1:24
BY *[Signature]*
DEPUTY

DEED OF TRUST INFORMATION:

Date: 05/22/2015
Grantor(s): SHANE STEIGER, AN UNMARRIED MAN
Original Mortgagee: THE AMERICAN NATIONAL BANK OF TEXAS
Original Principal: \$156,750.00
Recording Information: Instrument 2015-6096
Property County: Hunt
Property:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND IN THE CITY OF QUINLAN, HUNT COUNTY, TEXAS, LOT NUMBER 26 OF QUINLAN OAKS, AN ADDITION TO THE CITY OF QUINLAN, HUNT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 400, AT PAGE 814, OF THE PLAT RECORDS OF HUNT COUNTY, TEXAS.

Reported Address: 108 SEAY ST, QUINLAN, TX 75474

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: American National Bank of Texas
Mortgage Servicer: American National Bank of Texas
Current Beneficiary: American National Bank of Texas
Mortgage Servicer Address: 102 W. Moore Ave., Terrell, TX 75160

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of September, 2017
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: AT THE NORTH STEPS OF THE COURTHOUSE, INCLUDING THE HALLWAY AREA 20 FT INSIDE THE NORTH DOOR ON THE 2ND FLOOR in Hunt County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Hunt County Commissioner's Court.

Substitute Trustee(s): Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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 Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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. Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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.

Very truly yours,

Buckley Madole, P.C.