

STAYS IN FILE



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NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Deed of Trust: No. 201700023, assuming No. 201321748

Date of Deeds of Trust: December 30, 2016 and December 10, 2013, respectively

Original Grantor: Paul Shumway, owning, occupying and claiming other property as homestead

Original Mortgagee: BOKF, NA DBA Bank of Kansas City

Assumption Grantor: Baopeng Investment Company, LLC, owning, occupying and claiming other property as homestead

Assumption Beneficiary: Paul Shumway

Original Principal Amount of Note: \$134,075.00

Recording Information: INSTRUMENT NUMBER: 20170023, assuming 201321748

Property County: Travis County, Texas

Property: Lot 3, Block C, Wells Branch Phase A, Section 3, an Addition in Travis County, Texas, according to the map or plat thereof recorded in Volume 81, Page 203, Plat Records, Travis County, Texas, commonly known as 2300 Quiet Wood Drive, Austin, Texas 78728.

Additional Property: All fixtures, supplies, building materials, and other goods of every nature now or hereafter located, used, or intended to be located or used on the Property, all plans and specifications for development of or construction of improvements on the Property, all contracts and subcontracts relating to the construction of improvements on the Property, all accounts, contract rights, instruments, documents, general intangibles, and chattel paper arising from or by virtue of any transactions relating to the Property, all permits, licenses, franchises,

certificates, and other rights and privileges obtained in connection with the Property, all proceeds payable or to be payable under each policy of insurance relating to the Property; and all products and proceeds of the foregoing.

Street Address: 2300 Quiet Wood Drive, Austin, Texas 78728.

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Bank of Kansas City Mortgage
 Mortgage Servicer: BOK Financial
 Current Beneficiary: Paul Shumway
 Mortgage Servicer Address: P.O. Box 35688, Tulsa, OK 74153

SALE INFORMATION:

Date of Sale: March 4, 2022
 Time of Sale: 10:00 A.M. or within three hours thereafter.
 Place of Sale: The West steps of the Travis County Courthouse at 1000 Guadalupe Street, Austin, Texas or the place designated by the Travis County Commissioners' Court for such sales.
 Substitute Trustees: Jeffrey S. Kelly
 Substitute Trustee Address: P.O. BOX 2125, Austin, Texas 78768

WHEREAS, the above-named Grantor (Baoneng Investment Company, LLC) previously conveyed the above-described property in trust to secure payment of the Note set forth in the above-described Deed of Trust (20170023); 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

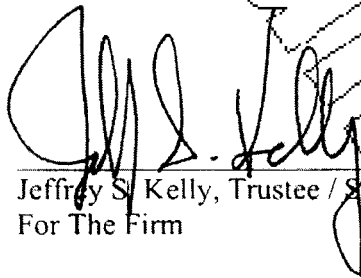
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Jeff Kelly has been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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. Jeffrey S. Kelly 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 Grantors 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,

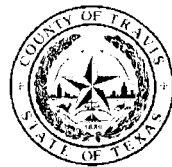


Jeffrey S. Kelly, Trustee / Substitute Trustee
For The Firm

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas



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Feb 07, 2022 02:35 PM

Fee: \$3.00

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