

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD
LAMAR COUNTY, TEX

17 OCT 30 PM 1:48

RUTH SISSON
COUNTY CLERK

BY _____ NOMINEE
DEPUTY

DEED OF TRUST INFORMATION:

Date: 03/21/2016
Grantor(s): WILLIAM ROY ABNEY, A SINGLE PERSON AND JACQUELINE EYE PROFF, A SINGLE PERSON
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS ASSIGNEE FOR FIRST STATE BANK, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$300,000.00
Recording Information: Instrument 132146-2016
Property County: Lamar
Property:

SITUATED ABOUT 16.6 MILES NORTH 13 DEGREES WEST OF THE CITY OF PARIS, IN THE COUNTY OF LAMAR, STATE OF TEXAS AND PART OF THE J. ROBERTS SURVEY #779 AND PART OF THE P.S. DOSS SURVEY #250, AND BEING ALL OF TRACT ONE, A CALLED 33.46 ACRE TRACT AND ALL OF A TRACT TWO, CALLED 15 ACRE TRACT CONVEYED TO RAYMOND WILLIAM CURRY AND ANITA K CURRY BY DEED RECORDED IN DOC. #059782-2008 IN OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE.

BEGINNING AT A 3/8" IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID 33.46 ACRE TRACT AND AT A SOUTHEAST CORNER OF A 708.49 ACRE TRACT OF LAND OWNED BY LEÓ PARSONS AND DESCRIBED IN VOL. 640, PAGE 717 IN THE DEED RECORDS OF SAID COUNTY AND STATE.

THENCE ALONG THE WESTERLY AND NORTH BOUNDARY LINES OF COUNTY ROAD #36700 AS FOLLOWS: SOUTH 1 DEGREE 00'25" WEST A DISTANCE OF 1351.77' TO A METAL POST FOUND; SOUTH 51 DEGREES 04'44" WEST A DISTANCE OF 96.11' TO A METAL POST FOUND; NORTH 88 DEGREES 50'51" WEST A DISTANCE OF 1436.71' TO A 3/8" CAPPED IRON PIN (HF5699) SET AT THE WESTERLY SOUTHWEST CORNER OF SAID 33.46 ACRE TRACT AND BEING IN A EASTERLY BOUNDARY LINE OF SAID 708.49 ACRE TRACT; THENCE NORTH 2 DEGREES 02'18" EAST ALONG A FENCE A DISTANCE OF 1410.00' TO A BOIS D'ARC POST FOUND AT THE NORTHWEST CORNER OF SAID 33.46 ACRE TRACT AND AT AN INSIDE CORNER OF SAID 708.49 ACRE TRACT;

THENCE SOUTH 88 DEGREES 59'39" EAST ALONG A FENCE A DISTANCE OF 1485.03' TO THE POINT OF BEGINNING AND CONTAINING 48.49 ACRES OF LAND.

Reported Address: 1627 CR 36700, ARTHUR CITY, TX 75411

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: U.S. Bank National Association
Mortgage Servicer: U.S. Bank National Association
Current Beneficiary: U.S. Bank National Association
Mortgage Servicer Address: 4801 Frederica Street, Owensboro, KY 42301

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of December, 2017
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale:

THE EAST FOYER, JUST INSIDE THE FIRST FLOOR EAST ENTRANCE TO THE LAMAR COUNTY COURTHOUSE AT 119 NORTH MAIN STREET, PARIS, LAMAR COUNTY, in Lamar County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Lamar County Commissioner's Court.

Substitute Trustee(s): Robert LaMont, Harriett Fletcher, Sheryl LaMont, David Sims, Sharon St. Pierre, Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Patrick Zwiers, Kristopher Holub, Frederick Britton, Michael Burns, Braden Barnes, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, 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 Robert LaMont, Harriett Fletcher, Sheryl LaMont, David Sims, Sharon St. Pierre, Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Patrick Zwiers, Kristopher Holub, Frederick Britton, Michael Burns, Braden Barnes, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, 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. Robert LaMont, Harriett Fletcher, Sheryl LaMont, David Sims, Sharon St. Pierre, Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Patrick Zwiers, Kristopher Holub, Frederick Britton, Michael Burns, Braden Barnes, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, 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.

A handwritten signature in blue ink, appearing to read "Sue Spain". The signature is written in a cursive style with a small dot at the end.