

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD
2019 JUN 20 PM 3:16
LINDA WAINWRIGHT
COUNTY CLERK
RAINS COUNTY TEXAS
DEPUTY

DEED OF TRUST INFORMATION:

Date: 08/31/2015
Grantor(s): JEREMY ASHLIN AND MELISSA ASHLIN, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR GEORGETOWN MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$128,038.00
Recording Information: Instrument 2015-1563
Property County: Rains
Property:

BEING ALL THAT TRACT OF LAND IN RAINS COUNTY, TEXAS, OUT OF THE A. SPAIN SUMMERLIN SURVEY, A-292, AND BEING ALL OF THAT CALLED 2.74 ACRES OF LAND DESCRIBED IN A DEED TO TRENTON REED AND LORI REED AS RECORDED IN VOLUME 535, PAGE 448 OF THE OFFICIAL PUBLIC RECORDS OF RAINS COUNTY, TEXAS, AND BEING FURTHER DESCRIBED AS FOLLOWS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
BEING ALL THAT TRACT OF LAND IN RAINS COUNTY, TEXAS, OUT OF THE A. SPAIN SUMMERLIN SURVEY, A-292, AND BEING ALL OF THAT CALLED 2.74 ACRES OF LAND DESCRIBED IN A DEED TO TRENTON REED AND LORI REED AS RECORDED IN VOLUME 535, PAGE 448 OF THE OFFICIAL PUBLIC RECORDS OF RAINS COUNTY, TEXAS, AND BEING FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT A 3/8 INCH STEEL ROD FOUND AT THE CENTERLINE INTERSECTION OF MEADOWVIEW LANE AND AVENUE E (C.R. 1402), SAME THE SOUTHWEST CORNER OF SAID 2.747 ACRES;
THENCE NORTH 00 DEGREES 37 MINUTES 06 SECONDS WEST, 424.63 FEET ALONG THE CENTER OF SAID MEADOWVIEW LANE TO A POINT AT THE NORTHWEST CORNER OF SAID 2.747 ACRES, AND AT THE SOUTHWEST CORNER OF THAT CALLED 2.000 ACRES OF LAND DESCRIBED IN A DEED TO DARRELL SMITH AS RECORDED IN VOLUME 510, PAGE 332 OF THE OFFICIAL PUBLIC RECORDS OF RAINS COUNTY, TEXAS, FROM WHICH A FENCE CORNER POST FOUND BEARS SOUTH 89 DEGREES 59 MINUTES 26 SECONDS EAST, 28.31 FEET FOR WITNESS;
THENCE SOUTH 89 DEGREES 59 MINUTES 26 SECONDS EAST, 280.73 FEET TO A 3/8 INCH STEEL ROD FOUND AT THE NORTHEAST CORNER OF SAID 2.747 ACRES, AT AN ANGLE POINT OF SAID 2.000 ACRES, AND AT THE NORTHWEST CORNER OF THAT CALLED 9 ACRES OF LAND DESCRIBED IN A DEED TO LEON F. IVY AND JOYCE E. IVY AS RECORDED IN VOLUME 372, PAGE 61 OF THE DEED RECORDS OF RAINS COUNTY, TEXAS;
THENCE SOUTH 00 DEGREES 36 MINUTES 52 SECONDS EAST (BEARING BASIS), 426.19 FEET ALONG THE EAST LINE OF SAID 2.747 ACRES TO A POINT IN THE CENTER OF SAID AVENUE E, AT THE SOUTHEAST CORNER OF SAID 2.747 ACRES, AND AT THE SOUTHWEST CORNER OF SAID 9 ACRES;
THENCE NORTH 89 DEGREES 40 MINUTES 20 SECONDS WEST, 280.72 FEET ALONG THE CENTER OF SAID AVENUE E TO THE POINT OF BEGINNING, CONTAINING 2.74 ACRES OF LAND.

Reported Address: 110 MEADOWVIEW LN, POINT, TX 75472-4914

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 3rd day of September, 2019
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: AT THE EASTMOST SIDE OF THE COURTHOUSE ANNEX WHICH IS LOCATED AT 220 WEST QUITMAN STRRET in Rains County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Rains County Commissioner's Court.

Substitute Trustee(s): Harriett Fletcher, Robert LaMont, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Michael Burns, Sammy Hooda, or Suzanne Suarez, 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 Harriett Fletcher, Robert LaMont, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Michael Burns, Sammy Hooda, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy

the indebtedness; and

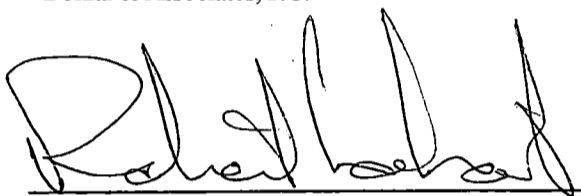
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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. Harriett Fletcher, Robert LaMont, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Michael Burns, Sammy Hooda, or Suzanne Suarez, 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,

Bonial & Associates, P.C.



Robert LaMont 06-2-19