

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 10/20/2015
Grantor(s): RICK E WARDEN, A SINGLE MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR HAMILTON GROUP FUNDING, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$51,705.00
Recording Information: Instrument 00007494
Property County: Navarro
Property:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, BEING ALL OF LOTS 7 AND 8 BLOCK 7 ORIGINAL TOWNSITE OF FROST, TEXAS AS SHOWN BY PLAT RECORDED VOLUME 80 PAGE 5 NAVARRO COUNTY DEED RECORDS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A FOUND 1/2 INCH IRON ROD AT THE INTERSECTION OF THE SOUTHWEST MARGIN OF NORTH SANDERS STREET THE NORTHWEST MARGIN OF EAST STROUD STREET AND AT THE EAST CORNER OF LOT 7 AND THE EAST CORNER OF BLOCK 7;
THENCE SOUTH 70 DEGREES 00' 00" WEST (LINE OF DIRECTIONAL CONTROL) ALONG THE NORTHWEST MARGIN OF STROUD STREET, A DISTANCE OF 100.00 TO A FOUND 1/2 INCH IRON ROD AT THE SOUTH CORNER OF LOT 8;
THENCE NORTH 20 DEGREES 41' 38" WEST, A DISTANCE OF 138.97 FEET TO A FOUND 1/2 INCH IRON ROD AT THE WEST CORNER OF LOT 8 AND IN THE SOUTHEAST MARGIN OF A 20 FOOT WIDE ALLEY;
THENCE NORTH 69 DEGREES 22' 43" EAST ALONG THE SOUTHEAST MARGIN OF THE ALLEY DISTANCE OF 99.85 FEET TO A FOUND 1/2 INCH IRON ROD AT THE INTERSECTION OF THE SOUTHEAST MARGIN OF THE ALLEY AND THE SOUTHWEST MARGIN OF NORTH SANDERS STREET;
THENCE SOUTH 20 DEGREES 45' 20" EAST A DISTANCE OF 140.05 FEET TO THE POINT OF BEGINNING, CONTAINING 0.320 ACRES OF LAND, MORE OR LESS.

Reported Address: 221 E STROUD STREET, FROST, TX 76641

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

209-65
FILED FOR RECORD
AT _____ O'CLOCK P. M.
MAY 23 2019
SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY _____ DEPUTY

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of August, 2019
Time of Sale: 1:00PM or within three hours thereafter.

Place of Sale: THE EAST ENTRANCE OF THE NAVARRO CENTER, 800 NORTH MAIN STREET, CORSICANA, NAVARRO COUNTY, TEXAS in Navarro County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Navarro County Commissioner's Court.

Substitute Trustee(s): Lori Garner, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Randy Daniel, Cindy Daniel, Allan Johnston, Ronnie Hubbard, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, 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 Lori Garner, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Randy Daniel, Cindy Daniel, Allan Johnston, Ronnie Hubbard, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, 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. Lori Garner, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Randy Daniel, Cindy Daniel, Allan Johnston, Ronnie Hubbard, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, 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.

