

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
12/18/2014

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") SOLELY AS A NOMINEE FOR FIRST FINANCIAL BANK, NATIONAL ASSOCIATION, ITS SUCCESSORS AND ASSIGNS

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2014-004008

Mortgage Servicer:
U.S Bank National Association is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee

Grantor(s)/Mortgagor(s):
RYAN D. AHRLETT JOINED HEREIN PRO FORMA BY HIS SPOUSE EMILY LEWIS
Current Beneficiary/Mortgagee:
U S BANK NATIONAL ASSOCIATION

Property County:
EASTLAND

Mortgage Servicer's Address:
4801 Frederica Street,
Owensboro, KY 42301

RECEIVED 10:10 AM
CATHY JENTHO, COUNTY CLERK
JUN 14 2021
EASTLAND COUNTY, TEXAS
By [Signature] Deputy


Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Date of Sale: 7/6/2021 **Earliest Time Sale Will Begin:** 1:00:00 PM

Place of Sale of Property: Eastland County Courthouse, 100 W. Main, Eastland, TX 76448 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time

Notice Pursuant to Tex. Prop. Code § 51.002(i):
Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please Send written notice of the active duty military service to the sender of this notice immediately.


Terry Browder, Laura Browder, Marsha Monroe, Jonathan Schendel, Ramiro Cuevas, Charles Green, Laura Browder or Marsha Monroe or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee MCCARTHY & HOLTHUS, LLP 1255 WEST 15TH STREET, SUITE 1060 PLANO, TX 75075

MH File Number: TX-21-78940-POS
Loan Type: Conventional Residential

TX-21-78940-POS

LEGAL DESCRIPTION

FIELD NOTES OF A SURVEY OF REAL PROPERTY AND IMPROVEMENTS SITUATED ON A 1.40 ACRE TRACT OF LAND OUT OF AND PART OF BLOCK -H/3, ORIGINAL TOWN OF EASTLAND, EASTLAND COUNTY, TEXAS, AS PER THE OFFICIAL PLAT OF SAID TOWNSITE FILED OF RECORD IN SLIDE 179 OF THE PLAT CABINET RECORDS OF EASTLAND COUNTY, TEXAS. SAID 1.40 ACRES CONSISTING OF A 75' X 149' TRACT AND A CALLED 73.15' X 206' TRACT CONVEYED TO JOHN C. DONALDSON BY DEED RECORDED IN VOLUME 1782 PAGE 37 OF THE OFFICIAL PUBLIC RECORDS OF EASTLAND COUNTY, TEXAS AND OUT OF AND PART OF A FORMER 1.822 ACRE TRACT CONVEYED TO JOHN C. DONALDSON BY DEED RECORDED IN VOLUME 2091 PAGE 247, OFFICIAL PUBLIC RECORDS OF EASTLAND COUNTY, TEXAS. THIS SURVEY OF SAID 1.40 ACRES BEING MADE FOR RYAN AHRLETT BY VIRTUE OF HIS REQUEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS IN ATTACHED EXHIBIT "A" HERETO AND INCORPORATED HEREOF.

EXHIBIT "A"

Field notes of a survey of Real Property and Improvements situated on a 1.40 acre tract of land out of and part of Block -H/3, Original Town of Eastland, Eastland County, Texas, as per the Official Plat of said Townsite filed of record in Slide 179 of the Plat Cabinet Records of Eastland County, Texas. Said 1.40 acres consisting of a 75' X 149' tract and a called 73.15' X 206' tract conveyed to John C. Donaldson by deed recorded in Volume 1782 Page 37 of the Official Public Records of Eastland County, Texas and out of and part of a former 1.022 acre tract conveyed to John C. Donaldson by deed recorded in Volume 3091 Page 247, Official Public Records of Eastland County, Texas. This survey of said 1.40 acres being made for Ryan Abrett by virtue of his request and being more particularly described as follows:

Beginning at a 1/2" iron rod found at the Northwest corner of John C. Donaldson 75' X 149' tract, same being the Southwest corner of Lot 18, Mann Block to the City of Eastland as per the Official Plat of said subdivision filed of record in Slide 183, Plat Cabinet Records of Eastland County, Texas, said point also being in the East line of Bennett Street and the West line of Block -H/3 Original Town of Eastland, for the Westerlymost Northwest corner of this described tract and being located S 00° 12' 01" E 354.00 feet from the Northwest corner of said Block -H/3, Original Town of Eastland.

Thence S 89° 57' 28" E, 149.00 feet with the Westerlymost North line of this described tract and North line of John C. Donaldson 75' X 149' tract, same being the South line of Lot 18, Mann Block, to a 1/2" rebar with survey cap # 5085 set at the Northeast corner of said John C. Donaldson 75' X 149' tract, same being the Southwest corner of John C. Donaldson 1.022 acre tract and the Southeast corner of Nancy E. Chapman Revocable Living Trust tract described in Volume 2341 Page 271, Official Public Records of Eastland County, Texas, for an angle corner of this described tract.

Thence N 00° 18' 00" W, 150.00 feet with the Northerlymost West line of this described tract and the West line of John C. Donaldson 1.022 acre tract, same being the East line of Nancy E. Chapman Revocable Living Trust tract, to a 1/2" rebar with survey cap # 5085 set at the Northwest corner of said John C. Donaldson 1.022 acre tract and the Southwest corner of S. E. Carter 50' X 100' tract described in Volume 2000 Page 213, Official Public Records of Eastland County, Texas, said point also being in the East line of Jim R. Wright and Jeanette Walker 79' X 149' tract described in Volume 2519 Page 205, Official Public Records of Eastland County, Texas, for the Northerlymost Northwest corner of this described tract.

Thence N 89° 53' 42" E, 100.00 feet with the North line of this described tract and North line of John C. Donaldson 1.022 acre tract, same being the South line of S. E. Carter 50' X 100' tract, to a 1/2" rebar with survey cap # 5085 set at the Southeast corner of said S. E. Carter 50' X 100' tract and angle corner of John C. Donaldson 1.022 acre tract, said point also being in the West line of Patricia Byrd 100' X 354' tract described in Volume 1867 Page 120, Official Public Records of Eastland County, Texas, for an angle corner of this described tract.

Thence S 00° 10' 08" E, 10.00 feet with the West line of Patricia Byrd 100' X 354' tract and interior line of John C. Donaldson 1.022 acre tract, to a 1/2" rebar with survey cap # 5085 set at the Southwest corner of said Patricia Byrd 100' X 354' tract, for an angle corner of this described tract.

Thence N 89° 53' 42" E, 130.73 feet with the North line of this described tract and North line of John C. Donaldson 1.022 acre tract, same being the South line of Patricia Byrd 100' X 354' tract and the South line of Patricia Byrd 111' X 354' described in Volume 1904 Page 82, Official Public Records of Eastland County, Texas, to a 1/2" rebar with survey cap # 5085 set at the Northwest corner of a 0.230 acre tract conveyed to Estate of Phyllis Jean Wright by deed recorded in Volume 2553 Page 144, Official Public Records of Eastland County, Texas, for an angle corner of this described tract.

Thence S 08° 10' 00" E, 125.00 feet with the East line of this described tract and West line of Estate of Phyllis Jean Wright 0.230 acre tract, to a 1/2" rebar with survey cap # 5085 set at the Southwest corner of said Estate of Phyllis Jean Wright 0.230 acre tract, for an angle corner of this described tract.

Thence N 89° 53' 42" E, 80.27 feet with the Easterlymost North line of this described tract and South line of Estate of Phyllis Jean Wright 0.230 acre tract, to a 1/2" rebar with survey cap # 5085 found at the Southeast corner of said Estate of Phyllis Jean Wright 0.230 acre tract, said point also being in the West line of Hefleryn Street, for the Easterlymost Northeast corner of this described tract.

Thence S 08° 10' 00" E, 15.00 feet with the East line of this described tract and East line of John C. Donaldson 1.022 acre tract, same being the West line of Hefleryn Street, to a 3/8" iron rod found at the Easterlymost Southeast corner of said John C. Donaldson 1.022 acre tract, said point also being the Northeast corner of Kevin Farmer, et. ux. 185' X 137.60' tract described in Volume 1862 Page 245, Official Public Records of Eastland County, Texas, to a 1/2" rebar with survey cap # 5085 set at the Northwest corner of said Kevin Farmer, et. ux. 105' X 137.60' tract and the Northeast corner of John C. Donaldson called 73.15' X 206' tract, for an angle corner of this described tract.

Thence S 08° 02' 30" W, 73.68 feet with the East line of this described tract and East line of John C. Donaldson called 73.15' X 206' tract, same being the West line of Kevin Farmer, et. ux. 105' X 137.60' tract, to a 5/8" iron rod found at the Southeast corner of said John C. Donaldson called 73.15' X 206' tract and the Northeast corner of Ray Pennington tract described in Volume 1891 Page 61, Official Public Records of Eastland County, Texas, for the Southerlymost Southeast corner of this described tract.

Thence N 89° 57' 28" W, 206.00 feet with the South line of this described tract and the South line of John C. Donaldson called 73.15' X 206' tract, same being the North line of Ray Pennington tract, to a 1/2" rebar with survey cap # 5085 set at the Southwest corner of said John C. Donaldson called 73.15' X 206' tract and the Northwest corner of Ray Pennington tract, for an angle corner of this described tract.

Thence S 08° 02' 32" W, 1.85 feet with the West line of Ray Pennington tract and the East line of John C. Donaldson 75' X 149' tract, to a 1/2" rebar with survey cap # 5085 set at the Southeast corner of said John C. Donaldson 75' X 149' tract, same being the Northeast corner of Patricia L. Tice 71.25' X 149' tract described in Document # 2013-002801, Official Public Records of Eastland County, Texas, for an angle corner of this described tract.

Thence N 89° 57' 28" W, 149.00 feet with the South line of this described tract and the South line of John

C. Donaldson 75' X 149' tract, same being the North line of Patricia L. Tice 71.25' X 149' tract, to a 15" iron rod found at the Southwest corner of said John C. Donaldson 75' X 149' tract and the Northwest corner of Patricia L. Tice 71.25' X 149' tract, said point also being in the East line of Bassett Street, for the Southwest corner of this described tract.

Thence N 00° 02' 32" E, 75.00 feet with the West line of this described tract and West line of John C. Donaldson 75' X 149' tract, same being the East line of Bassett Street and West line of Block -11/3, Original Town of Eastland, to the place of beginning and containing 1.40 acres of land.

Bearings on the above described 1.40 acre tract were based upon Grid North, WGS 84, G. P. S. Surveying System.

Property subject to the City of Eastland Code and Ordinances Revisions; Ord. # 690, Ord. # 691, Ord. # 692, Ord. # 693, Ord. # 694 and Ord. # 720.

Property also subject to Easements or Right of ways conveyed in:

- (1) TEXAS ELECTRIC SERVICE CO.: (BLANKET EASEMENT) VOL. 503 PG. 374 DRECT.
- (2) TEXAS ELECTRIC SERVICE CO.: VOL. 719 PG. 734 DRECT.
- (3) ONCOR ELECTRIC DELIVERY CO.: VOL. 2223 PG. 80 OPRECT.

There are no visible easements, encroachments, protrusions or overlaps except as shown on plat Numbered JB8595.

FLOOD HAZARD STATEMENT

The Property and improvements described above is in Flood Zone "X" which is defined as areas determined to be outside of the 500-year flood plain, as shown on the "Flood Hazard Boundary Map", Community Panel No. 480284 0005 C, for the City of Eastland, Eastland County, Texas as published by the Department of Housing and Urban Development, Federal Insurance Administration, with latest revision dated August 5, 1997.