

ON: Aug 10, 2015 AT 12:50P
as Notice of Trustee Sale

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

Total Fees : 8.00
Receipt Number - 132539
By: Penney Eubanks, Deputy

DEED OF TRUST INFORMATION:

Date: 09/14/2009
Grantor(s): RYAN CAMPBELL, A SINGLE PERSON
Original Mortgagee: CITIZENS NATIONAL BANK
Original Principal: \$100,000.00
Recording Information: Book 1495 Page 772 Instrument 00904797
Property County: Freestone
Property:

BEING 7.00 ACRES OF LAND, MORE OR LESS, SITUATED IN THE S.W. LAMAR SURVEY, A-396, FREESTONE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE S.W. LAMAR SURVEY, A-396, FREESTONE COUNTY, TEXAS, BEING 7.00 ACRES OF LAND AND BEING ALL OF A 7.00 ACRE TRACT DESCRIBED IN A DEED FROM JERRY W. CARR, ET UX TO DONALD R. SHELBY AND WIFE SANDRA L. SHELBY, DATED MAY 17, 1984 AND RECORDED IN VOLUME 565, PAGE 774, DEED RECORDS FREESTONE COUNTY, TEXAS. SAID 7.00 ACRE TRACT DESCRIBED TO WIT.

BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 7.00 ACRE TRACT, SAID POINT BEING THE NORTHWEST CORNER OF THE MICHAEL GRIFFITH, 10.12 ACRE TRACT, VOL. 662, PAGE 732, SAID POINT BEING 2.5 FEET NORTH 81 DEGREES 57 MINUTES 41 SECONDS EAST, FROM AN EXISTING FENCE CORNER POST, SAID POINT ALSO BEING IN THE EAST R.O.W. OF F.C.R. 933;

THENCE NORTH 14 DEGREES 37 MINUTES WEST, (BASIS OF BEARING, PER DEED, VOL. 665, PG. 774) 440.0 FEET ALONG SAID EAST R.O.W. TO A 1/2" IRON ROD FOUND AGAINST A 7" CORNER POST, SAID POINT BEING THE SOUTHWEST CORNER OF THE PENNY DENNIS, 8.0 ACRE TRACT, VOL. 678, PG. 530;

THENCE NORTH 83 DEGREES 32 MINUTES EAST, 769.61 FEET ALONG THE SOUTH FENCE OF THE DENNIS TRACT TO A 1/2" IRON ROD FOUND SOUTH 0.6 FEET FROM A 7" CORNER POST, SAID POINT BEING AN ELL CORNER OF CALVIN ZWERNENANN, 10.149 ACRE TRACT, VOL. 597, PG. 218;

THENCE SOUTH, 420.15 FEET ALONG THE WEST FENCE OF SAID 10.149 ACRE TRACT TO A 1/2" IRON ROD FOUND 0.6 FEET FROM A 4" CEDAR CORNER POST, SAID POINT BEING THE NORTHEAST CORNER OF THE GRIFFITH, 10.12 ACRE TRACT;

THENCE SOUTH 81 DEGREES 57 MINUTES 41 SECONDS WEST, 660.14 FEET ALONG THE NORTH FENCE OF THE GRIFFITH TRACT TO THE POINT OF BEGINNING, CONTAINING 7.00 ACRES OF LAND, MORE OR LESS.

Reported Address: 108 FCR 933, TEAGUE, TX 75860

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 1st day of September, 2015
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: AT THE FRONT STEPS AT THE SOUTH ENTRANCE OF THE COURTHOUSE in Freestone County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Freestone County Commissioner's Court.

Substitute Trustee(s): Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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, Sharon St. Pierre, Sheryl LaMont, David Sims, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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, Sharon St. Pierre, Sheryl LaMont, David Sims, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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.

Sharon D. Dene, Substitute Justice
8-10-15