

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD 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.

DEED OF TRUST INFORMATION:

Date: 07/31/2018
Grantor(s): RANDY LEE JOHNSON AND JANIE FRANCINE JOHNSON, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$152,000.00
Recording Information: Instrument 2018-85142
Property County: Cooke
Property: (See Attached Exhibit "A")
Reported Address: 1314 S LINDSAY ST, GAINESVILLE, TX 76240

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Specialized Loan Servicing LLC
Mortgage Servicer: Specialized Loan Servicing LLC
Current Beneficiary: Specialized Loan Servicing LLC
Mortgage Servicer Address: 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of April, 2022
Time of Sale: 11:00 AM or within three hours thereafter.
Place of Sale: THE EAST STEPS OF THE HISTORIC COURTHOUSE LOCATED AT 101 SOUTH DIXON STREET, GAINSEVILLE, TX 76240 in Cooke County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Cooke County Commissioner's Court, at the area most recently designated by the Cooke County Commissioner's Court.

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

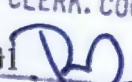
WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Monica Henderson, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Auction.com, Terry Waters, Braden Barnes, Carlos Hernandez-Vivoni, or Tori Jones, 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. Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Monica Henderson, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Auction.com, Terry Waters, Braden Barnes, Carlos Hernandez-Vivoni, or Tori Jones, 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.

FILED FOR RECORD
22 FEB 10 PM 1:15
PAM HARRISON
COUNTY CLERK. COOKE CO. TX
BY PGI  DEPUTY POSTPKG

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.

Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Monica Henderson, Meryl Olsen, Misty McMillan, Tiffney Bruton, Auction.com, Terry Waters, Braden Barnes, Carlos Hernandez-Vivoni, or Tori Jones, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 425, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Shelley Otolani whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on 2/10/2022 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Cooke County Clerk and caused it to be posted at the location directed by the Cooke County Commissioners Court.

By: Shelley Otolani

Exhibit "A"

FIELD NOTES TO ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE MARY E. CLARK SURVEY, ABSTRACT NO. 231, COOKE COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO PAT ALLEN RECORDED IN VOLUME 1380, PAGE 297 OF THE OFFICIAL PUBLIC RECORDS OF COOKE COUNTY, TEXAS, ALSO KNOWN AS LOT 7, BLOCK 78 OF GAINESVILLE ADDITION, AN UNRECORDED ADDITION IN THE CITY OF GAINESVILLE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEGINNING AT A 1/2-INCH IRON ROD FOUND ON THE EAST LINE OF LINDSAY STREET AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO AGATHA L. CURRY RECORDED IN VOLUME 1230, PAGE 576 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 89 DEGREES 15 MINUTES 04 SECONDS EAST, WITH THE SOUTH LINE OF SAID CURRY TRACT AND THE NORTH LINE OF SAID ALLEN TRACT, ALONG OR NEAR A FENCE A DISTANCE OF 316.13 FEET TO A CAPPED IRON ROD SET FOR THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED HEREIN ON THE WEST RIGHT OF WAY LINE OF THE A.T. & S.F. RAILROAD;

THENCE SOUTH 00 DEGREES 00 MINUTES 44 SECONDS EAST WITH THE WEST LINE OF SAID A.T. & S.F. RAILROAD A DISTANCE OF 90.00 FEET TO A CAPPED IRON ROD SET FOR THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED HEREIN ON THE WEST LINE OF SAID A.T. & S.F. RAILROAD AND AT THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO KENNETH L. WARREN, ET UX, RECORDED IN VOLUME 1406, PAGE 58 OF SAID OFFICIAL PUBLIC RECORDS, FROM WHICH A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER THEREOF BEARS SOUTH 00 DEGREE 25 MINUTES 41 SECONDS WEST A DISTANCE OF 71.00 FEET;

THENCE SOUTH 89 DEGREES 16 MINUTES 09 SECONDS WEST WITH THE NORTH LINE OF SAID WARREN TRACT AND THE SOUTH LINE OF SAID ALLEN TRACT, ALONG OR NEAR A FENCE A DISTANCE OF 310.64 FEET TO A CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREIN, FROM WHICH A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID WARREN TRACT BEARS SOUTH 03 DEGREES 30 MINUTES 38 SECONDS EAST A DISTANCE OF 71.00 FEET;

THENCE NORTH 03 DEGREES 30 MINUTES 38 SECONDS WEST WITH THE EAST LINE OF SAID LINDSAY STREET AND THE WEST LINE OF SAID ALLEN TRACT A DISTANCE OF 90.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.647 ACRES OF LAND, MORE OR LESS.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254