

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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: 03/28/2006
Grantor(s): JASON D CORNELISON, AN UNMARRIED MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CENTURY 21(R) MORTGAGE (SM), ITS SUCCESSORS AND ASSIGNS
Original Principal: \$22,557.00
Recording Information: Book 1734 Page 220 Instrument 00036482
Property County: Lamar
Property: (See Attached Exhibit "A")
Reported Address: 1725 GRAHAM STREET, PARIS, TX 75460

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: PHH Mortgage Corporation
Mortgage Servicer: PHH Mortgage
Current Beneficiary: PHH Mortgage Corporation
Mortgage Servicer Address: 1 Mortgage Way, Mount Laurel, NJ 08054

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of February, 2020
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: THE EAST FOYER, JUST INSIDE THE FIRST FLOOR EAST ENTRANCE TO THE LAMAR COUNTY COURTHOUSE AT 119 NORTH MAIN STREET, PARIS, LAMAR COUNTY, in Lamar County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Lamar 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 Sue Spasic, Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston, Zoran W. Spasic, Michael Burns, Bradley Conway, Tori Jones, 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. Sue Spasic, Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston, Zoran W. Spasic, Michael Burns, Bradley Conway, Tori Jones, 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.

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 14th DAY OF Jan, 2020

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Substitute Trustee(s) appointed to Conduct Sale: In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed and by these presents does name and appoint Sue Spasic, Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston, Zoran W. Spasic, Michael Burns, Bradley Conway, Tori Jones, or Suzanne Suarez, any to act as substitute trustee under and by virtue of said Deed of Trust.

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



~~Michael Burns~~, TBN 24054447

~~Suzanne Suarez~~, TBN 24076723

~~Bradley Conway~~, TBN 24055540

~~Marilyn Jones~~, TBN 24077649


Bonial & Associates, P.C.

14841 Dallas Parkway, Suite 425, Dallas, TX 75254

AS ATTORNEY FOR THE HEREIN IDENTIFIED MORTGAGEE AND/OR MORTGAGE SERVICE

Certificate of Posting

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



By:

Robert LaMont 14841, 2020

Exhibit "A"

BEING LOT 8 OF BLOCK B, WESTVIEW ADDITION TO THE CITY OF PARIS, LAMAR COUNTY, TEXAS, SAID ADDITION BEING A PART OF THE ASA JARMAN SURVEY ABSTRACT NO. 479, SAID LOT 8 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN IRON POST FOR A CORNER, SAID POINT BEING 50 FEET WEST FROM THE POINT OF INTERSECTION OF THE WEST BOUNDARY LINE OF 17TH STREET N. W. AND THE SOUTH BOUNDARY LINE OF GRAHAM STREET; THENCE SOUTH 178 FEET TO AN IRON POST FOR A CORNER; THENCE WEST 50 FEET TO AN IRON POST FOR A CORNER; THENCE NORTH 178 FEET TO AN IRON POST FOR A CORNER, SAID POINT BEING IN THE SOUTH BOUNDARY LINE OF GRAHAM STREET; THENCE EAST WITH THE SOUTH BOUNDARY LINE OF GRAHAM STREET, 50 FEET TO THE PLACE OF BEGINNING. AS DETERMINED BY AN ACTUAL SURVEY ON THE GROUND BY A.C. FRYAR, REGISTERED PUBLIC SURVEYOR, ON JANUARY 14, 1969.

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