

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 12/14/2005
Grantor(s): EDGAR E JOHNSTON AND EDNA RUTH JOHNSTON, HUSBAND AND WIFE
Original Mortgagee: HOME123 CORPORATION
Original Principal: \$60,800.00
Recording Information: Book 1701 Page 91 Instrument 00033704
Property County: Lamar
Property: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN LAMAR COUNTY, TEXAS, PART OF THE HIRAM WILLIAMS SURVEY AND BEING LOT SEVENTEEN (17) IN BLOCK SEVEN (7) OF THE HILLOCREST ADDITION, ACCORDING TO PLAT OF SUCH ADDITION RECORDED IN ENVELOPE 173-A, LAMAR COUNTY, PLAT RECORDS.
Reported Address: 995 22ND ST NE, 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: U.S. Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-NC2
Mortgage Servicer: Ocwen Loan Servicing, LLC
Current Beneficiary: U.S. Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-NC2
Mortgage Servicer Address: 1661 Worthington Rd, Suite 100, West Palm Beach, FL 33409

SALE INFORMATION:

Date of Sale: Tuesday, the 2nd day of August, 2016
Time of Sale: 11:00AM 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.
Substitute Trustee(s): Shannah Walker, Danny Davis, Sue Spasic, Zoran W. Spasic, 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 Shannah Walker, Danny Davis, Sue Spasic, Zoran W. Spasic, 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. Shannah Walker, Danny Davis, Sue Spasic, Zoran W. Spasic, 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,

Buckleby Madole, P.C.

FILED FOR RECORD
LAMAR COUNTY, TEXAS
16 JUN 30 PM 2:52

Ronni Gibbs

CAUSE NO. 85171

IN RE: ORDER FOR FORECLOSURE
CONCERNING
995 22ND ST NE, PARIS, TX 75460
UNDER TEX. R. CIV. PROC. 736

IN THE DISTRICT COURT

PETITIONER:

OCWEN LOAN SERVICING, LLC AS
SERVICING AGENT FOR U.S. BANK
NATIONAL ASSOCIATION, AS
TRUSTEE FOR RESIDENTIAL ASSET
MORTGAGE PRODUCTS, INC.,
MORTGAGE ASSET-BACKED PASS-
THROUGH CERTIFICATES, SERIES
2006-NC2

LAMAR COUNTY, TEXAS

RESPONDENT(S):

EDGAR E. JOHNSTON and EDNA
RUTH JOHNSTON

62ND DISTRICT COURT

DEFAULT ORDER ALLOWING FORECLOSURE

1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.

2. The name and last known address of each Respondents subject to this order are

Edgar E. Johnston, whose last known address is

995 22nd ST NE, Paris, TX 75460; and

Edna Ruth Johnston, whose last known address is

995 22nd ST NE, Paris, TX 75460.

Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with

the court for at least ten days.


3. The property that is the subject of this foreclosure proceeding is commonly known as 995 22ND ST NE, PARIS, TX 75460 with the following legal description:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN LAMAR COUNTY, TEXAS, PART OF THE HIRAM WILLIAMS SURVEY AND BEING LOT SEVENTEEN (17) IN BLOCK SEVEN (7) OF THE HILLOCREST ADDITION, ACCORDING TO PLAT OF SUCH ADDITION RECORDED IN ENVELOPE 173-A, LAMAR COUNTY, PLAT RECORDS.

4. The lien to be foreclosed is indexed or recorded at Instrument Number: 00033704 and recorded in the real property records of Lamar County, Texas.
5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 et seq.
7. Therefore, the Court grants Petitioner's motion for a default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract, or lien sought to be foreclosed.

8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 23 day of March, 20 16.



JUDGE PRESIDING

AFFIDAVIT OF POSTING

THE STATE OF TEXAS

§
§

COUNTY OF LAMAR

§

Pursuant to the applicable provisions of Texas law, I, Shannah Walker, Danny Davis, Sue Spasic, Zoran W. Spasic, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack on the 30th day of June, 2016 on behalf of and at the specific instruction and request of U.S. Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-NC2 did file a Notice of Trustees Sale with the County Clerk of Lamar County, Texas and did post a like Notice at the designated location at the Courthouse of Lamar County, Texas. The land described in the Notice of Trustee's Sale is located in Lamar County, Texas and is described in Exhibit "A" set out below/attached hereto and incorporated herein by reference for all purposes.

DATED: 6-30, 2016

~~Shannah Walker, Danny Davis, Sue Spasic, Zoran W. Spasic, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack~~

SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned authority, on this day personally appeared Shannah Walker, ~~Danny Davis, Sue Spasic, Zoran W. Spasic, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack~~ who, if not a substitute trustee, is acting as their agent and is known to me personally or through state-issued identification and acknowledged to me that he or she posted and filed this notice in accordance with the requirements of the Texas Property Code and the applicable security instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the 30 day of June, 2016

Notary Public in and for the State of Texas

My commission expires: 10-29-19

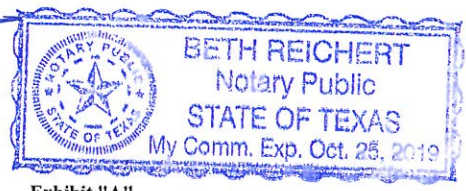


Exhibit "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN LAMAR COUNTY, TEXAS, PART OF THE HIRAM WILLIAMS SURVEY AND BEING LOT SEVENTEEN (17) IN BLOCK SEVEN (7) OF THE HILLOCREST ADDITION, ACCORDING TO PLAT OF SUCH ADDITION RECORDED IN ENVELOPE 173-A, LAMAR COUNTY, PLAT RECORDS.

Return to: Buckley Madole, P.C. , 14841 Dallas Parkway, Suite 425, Dallas, TX 75254