

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 08/02/2007
Grantor(s): LAWRENCE C MOUTON, A SINGLE PERSON
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR HOMEVIEW LENDING, INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$95,400.00
Recording Information: Instrument 20070288212
Property County: Dallas
Property:

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN THE COUNTY OF DALLAS, STATE OF TEXAS, BEING PART OF THE J. A. LEONARD SURVEY, ABSTRACT NO. 802, AND IN DALLAS CITY BLOCK NO. 6320, AND A PART OF A CERTAIN TRACT OF LAND OUT OF SAID SURVEY OWNED BY I. M. BOHANNON AT THE TIME OF HIS DEATH; THE PARTICULAR PORTION HEREBY CONVEYED BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE NORTH LINE OF A CERTAIN TRACT OF LAND HERETOFORE SOLD BY L. M. BOHANNON AND WIFE, GUSSIE A. BOHANNON TO THOMPSON, WHICH POINT IS 122.5 FEET EAST OF THE EAST LINE OF PLEASANT GROVE DRIVE, TO A 1/2 INCH IRON ROD SET FOR CORNER;
THENCE NORTH, PARALLEL TO THE EAST LINE OF PLEASANT GROVE DRIVE, 218.3 FEET TO A POINT ON THE SOUTH LINE OF SAID BOHANNON DRIVE, A 1/2 INCH IRON ROD SET FOR CORNER;
THENCE NORTH 85 DEGREES 47 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINE OF SAID BOHANNON DRIVE, A DISTANCE OF 122.83 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;
THENCE SOUTH PARALLEL TO THE EAST OF SAID PLEASANT GROVE DRIVE A DISTANCE OF 226.58 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;
THENCE SOUTH 89 DEGREES 39 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID THOMPSON TRACT, A DISTANCE OF 122.5 FEET TO THE POINT OF BEGINNING AND CONTAINING 27247.9718 SQUARE FEET OR 0.6255 ACRES OF LAND, MORE OR LESS.

Reported Address: 8312 BOHANNON DRIVE, DALLAS, TX 75217

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 Legal Title Trustee for Truman 2012 SC2 Title Trust
Mortgage Servicer: Rushmore Loan Management Services LLC
Current Beneficiary: U.S. Bank, National Association as Legal Title Trustee for Truman 2012 SC2 Title Trust
Mortgage Servicer Address: Customer Service Department, PO Box 55004, Irvine, CA 92619

SALE INFORMATION:

Date of Sale: Tuesday, the 7th day of November, 2017
Time of Sale: 10:00 AM or within three hours thereafter.
Place of Sale: AT THE AREA OUTSIDE ON THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG in Dallas County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Dallas County Commissioner's Court.

Substitute Trustee(s): Shelley Ortolani, Michele Hreha, Robert Ortolani, Mary Mancuso, Braden Barnes, Michael Burns, Thuy Frazier, 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 Shelley Ortolani, Michele Hreha, Robert Ortolani, Mary Mancuso, Braden Barnes, Michael Burns, Thuy Frazier, 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. Shelley Ortolani, Michele Hreha, Robert Ortolani, Mary Mancuso, Braden Barnes, Michael Burns, Thuy Frazier, 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.

FILED
AUG 28 AM 11:50
JOHIE E. WARREN
COUNTY CLERK
DALLAS COUNTY

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.