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**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:** 06/02/2015  
**Grantor(s):** KENT WHITE AND WIFE, DAWN M WHITE HUSBAND AND WIFE  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$121,082.00  
**Recording Information:** Instrument 20151807  
**Property County:** Limestone  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 460 LCR 439, MEXIA, TX 76667-4759

**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 7th day of January, 2020  
**Time of Sale:** 11:00AM or within three hours thereafter.  
**Place of Sale:** AT THE FRONT DOOR OF THE COURTHOUSE, 200 WEST STATE STREET in Limestone County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Limestone 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 Kristopher Holub, Pamela Thomas, Jack Burns II, Dana Kamin, Angie Uselton, Aarti Patel, Garrett Sanders, Dylan Ruiz, Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, 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. Kristopher Holub, Pamela Thomas, Jack Burns II, Dana Kamin, Angie Uselton, Aarti Patel, Garrett Sanders, Dylan Ruiz, Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, 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.

**Substitute Trustee(s):** Kristopher Holub, Pamela Thomas, Jack Burns II, Dana Kamin, Angie Uselton, Aarti Patel, Garrett Sanders, Dylan Ruiz, Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Michael Burns, Bradley Conway, Tori Jones, or Suzanne Suarez, 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 Mollie McGee whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on 11-12-2019 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Limestone County Clerk and caused it to be posted at the location directed by the Limestone County Commissioners Court.

By: Mollie McGee

Exhibit "A"

BEING A 9.00 ACRES TRACT OF LAND SITUATED IN THE SHILOH COMMUNITY, ANDRES VARELA SURVEY A-29, LIMESTONE COUNTY, TEXAS, AND BEING PART OF THAT CALLED 18.30 ACRES TRACT ONE, THAT CALLED 6.59 ACRES TRACT TWO, THAT CALLED 6.723 ACRES TRACT THREE AND THAT CALLED 48.85 ACRES TRACT FOUR DESCRIBED IN THE DEED TO JUSTIN REED ET AL RECORDED IN INSTRUMENT NO. 20144472, DEED RECORDS OF LIMESTONE COUNTY, TEXAS (L.C.D.R.) SAID 9.00 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST EDGE OF COUNTY ROAD LCR 439 FOR AN ANGLE CORNER IN THE WEST LINE OF SAID TRACT ONE AND THIS TRACT, SAME BEING THE SOUTHWEST CORNER OF THAT 2.00 ACRES TRACT OF RECORD IN VOL. 995, PG. 394, L.C.D.R., FROM WHICH CORNER A FOUND 1" IRON PIPE FOR REFERENCE IN THE EAST MARGIN OF SAID LCR 439 BEARS N. 55 DEGREES 52' 43" E. 11.32 FEET.;

THENCE S. 33 DEGREES 19' 57" E. WITH THE EAST EDGE OF SAID LCR 439 AND THE WEST OF SAID TRACT ONE, AT 650.52 FEET THE WESTERLY SOUTHWEST CORNER OF SAID TRACT ONE AND THE NORTHWEST CORNER OF SAID TRACT TWO, CONTINUING ALONG SAID ROAD AND THE WEST LINE OF SAID TRACT TWO, IN ALL 691.03 FEET TO THE TRUE POINT OF BEGINNING.

THENCE N. 56 DEGREES 40' 23" E. WITH THE NORTH LINE OF THIS TRACT THROUGH SAID TRACT TWO, AT 55.94 FEET THE NORTH LINE OF SAID TRACT TWO AND THE SOUTH LINE OF SAID TRACT ONE, CONTINUING THROUGH SAID TRACT ONE, AT 703.77 FEET THE EAST LINE OF SAID TRACT ONE AND THE NORTHWEST LINE OF SAID TRACT TWO, CONTINUING THROUGH A CORNER OF SAID TRACT TWO, AT 737.64 FEET THE NORTH LINE OF SAID TRACT TWO AND THE SOUTH LINE OF SAID TRACT THREE, CONTINUING INTO TRACT THREE, IN ALL 872.92 FEET TO A SET 1/2" IRON ROD FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S. 33 DEGREES 19' 37" E. WITH THE EAST LINE OF THIS TRACT THROUGH SAID TRACT THREE, AT 151.36 FT. THE SOUTH LINE OF SAID TRACT THREE AND THE NORTH LINE OF SAID TRACT TWO, CONTINUING THROUGH TRACT TWO, AT 320.38 FEET A FOUND 3/4" IRON PIPE AT FENCE CORNER POST FOR THE SOUTHWEST CORNER OF THE STEVEN G. DABNEY ET UX CALLED 21.019 ACRES TRACT OF RECORD IN VOL. 1197, PG. 436, L.C.D.R., SAME BEING AN ANGLE CORNER IN THE EAST LINE OF SAID TRACT TWO AND AN ANGLE CORNER IN THE NORTH LINE OF SAID TRACT FOUR, CONTINUING INTO SAID TRACT FOUR, IN ALL 449.11 FEET TO A SET 1/2" IRON ROD FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE S. 56 DEGREES 40' 23" W. WITH THE SOUTH LINE OF THIS TRACT THROUGH SAID TRACT FOUR, AT 211.72 FEET A NORTH LINE OF SAID TRACT FOUR AND THE EAST LINE OF SAID TRACT TWO, CONTINUING THROUGH TRACT TWO, AT 611.82 FEET THE SOUTH LINE OF SAID TRACT TWO AND A NORTHERLY LINE OF SAID TRACT FOUR, CONTINUING THROUGH SAID TRACT FOUR, IN ALL 872.92 FEET TO A SET 1/2" IRON ROD IN THE EAST EDGE OF SAID LCR 439 AND THE WEST LINE OF SAID TRACT FOUR FOR THE SOUTHWEST CORNER OF THIS TRACT, FROM WHICH CORNER A POINT IN THE INTERSECTION OF SAID LCR 439 AND COUNTY ROAD LCR 431 FOR THE SOUTHWEST CORNER OF SAID TRACT FOUR BEARS S. 33 DEGREES 19'

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37" E. 735.69 FEET;

THENCE N. 33 DEGREES 19' 37" W. WITH THE EAST EDGE OF SAID LCR 439 AND THE WEST LINE OF SAID TRACT FOUR, AT 189.22 FEET THE WESTERLY NORTHWEST CORNER OF SAID TRACT FOUR AND THE SOUTHWEST CORNER OF SAID TRACT TWO, CONTINUING ALONG SAID ROAD AND THE WEST LINE OF SAID TRACT TWO, IN ALL 449.11 FEET TO THE POINT OF BEGINNING, CONTAINING 9.00 ACRES.

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

Filed for Record in:  
Limestone County

On: Nov 12, 2019 at 12:09P

By: Lederle Salazar

STATE OF TEXAS

COUNTY OF LIMESTONE

I hereby certify that this instrument was  
filed on the date and time stamped hereon by me and  
was duly recorded in the named records of:  
Limestone County as stamped hereon by me.

Nov 12, 2019

Kerrie Cobb, County Clerk  
Limestone County