

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

FILE FOR RECORD
JENNIFER L. HENZWEIG
COUNTY CLERK
2017 JUL 24 PM 1:24
HUNT COUNTY, TX

BY *[Signature]*
DEPUTY

DEED OF TRUST INFORMATION:

Date: 12/29/2014
Grantor(s): CONNIE BARKSDALE, A MARRIED WOMAN AND DERRELL BARKSDALE,
SIGNING PRO FORMA TO PERFECT LIEN ONLY
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE
FOR SOUTHERN STAR CAPITAL LLC DBA RELIANCE MORTGAGE, ITS
SUCCESSORS AND ASSIGNS
Original Principal: \$299,950.00
Recording Information: Instrument 2014-15788
Property County: Hunt
Property:

BEING A TRACT OR PARCEL OF LAND SITUATED IN HUNT COUNTY, TEXAS, BEING PART OF THE G.L. BLEDSOE SURVEY, ABSTRACT NO. 41, BEING THE CALLED 35 2/3 ACRES DESCRIBED IN THE DEED FROM LESLIE G. JORDAN AND WIFE, WILLIE JEAN JORDAN, TO WILLIAM ELMO JORDAN RECORDED IN VOLUME 467, PAGE 285, DEED RECORDS OF HUNT COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON SET AT THE SOUTHWEST CORNER OF SAID 25 2/3 ACRES TRACT, SAID CORNER BEING IN THE CENTER OF COUNTY ROAD NO. 1036, SAID CORNER BEING THE NORTHWEST CORNER OF THE 16.00 ACRES CONVEYED TO MARK S. RECER BY DEED RECORDED IN VOLUME 4, PAGE 173, REAL PROPERTY RECORDS OF HUNT COUNTY;

THENCE N 01 DEG. 32'55" W ALONG THE CENTER OF SAID ROAD AND WITH THE WESTERNMOST WEST LINE OF SAID 35 2/3 ACRES TRACT 682.26 FEET TO A 1/2 INCH IRON ROD SET AT THE WESTERNMOST NORTHWEST CORNER OF SAID TRACT, FOR A CORNER, SAID CORNER BEING THE SOUTHERNMOST SOUTHWEST CORNER OF THE 2 ACRES CONVEYED TO KENNETH HOWTON BY DEED RECORDED IN VOLUME 941, PAGE 355 IN SAID DEED RECORDS:

THENCE S 89 DEG. 45'47" E, AT 16.98 FEET PASSING A 1/2 INCH IRON ROD FOUND FOR REFERENCE, AND CONTINUING FOR A TOTAL DISTANCE OF 571.39 FEET TO A 1/2 INCH IRON ROD SET AT THE INTERIOR CORNER OF SAID 35 2/3 ACRES TRACT, FOR A CORNER;

THENCE N 00 DEG 00'00" E 198.42 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHERNMOST NORTHWEST CORNER OF SAID 35 2/3 ACRES TRACT, FOR A CORNER;

THENCE N 87 DEG. 57'26" E WITH THE NORTHERNMOST NORTH LINE OF SAID 35 2/3 ACRES TRACT 407.84 FEET TO A 1/2 INCH IRON ROD SET;

THENCE N 86 DEG. 33'11" E CONTINUING WITH SAID NORTHERNMOST NORTH LINE 481.32 FEET TO A 1/2 INCH IRON ROD FOUND;

THENCE N 85 DEG. 54'05" E CONTINUING WITH SAID NORTHERNMOST NORTH LINE 257.44 FEET TO A 5/8 INCH IRON ROD FOUND;

THENCE N 83 DEG. 24'47" E CONTINUING WITH SAID NORTHERNMOST NORTH LINE 187.99 FEET TO A 5/8 INCH IRON ROD FOUND AT THE NORTHERNMOST NORTHEAST CORNER OF SAID 35 2/3 ACRES TRACT, FOR A CORNER, SAID CORNER BEING THE WESTERNMOST NORTHWEST CORNER OF THE 37.5 ACRES CONVEYED TO LEO E. FAUBION BY DEED RECORDED IN VOLUME 5, PAGE 549, IN SAID REAL PROPERTY RECORDS;

THENCE S. 00 DEG. 00'00" W WITH THE WESTERNMOST WEST LINE OF SAID 37.5 ACRES TRACT 975.40 FEET TO A 5/8 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 35 2/3 ACRES TRACT, FOR A CORNER, SAID CORNER BEING THE NORTHEAST CORNER OF THE 18.849 ACRES CONVEYED TO ALAN REED MYERS AND DANA JO MYERS BY DEED RECORDED IN VOLUME 1240, PAGE 434, OFFICIAL PUBLIC RECORDS OF HUNT COUNTY;

THENCE N 89 DEG. 39'34" W WITH THE SOUTH LINE OF SAID 35 2/3 ACRES TRACT 649.22 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 18.849 ACRES TRACT;

THENCE N 89 DEG. 39'52" W CONTINUING WITH THE SOUTH LINE 609.89 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID RECER 16.00 ACRES TRACT;

THENCE N 89 DEG. 24'37" W CONTINUING WITH SAID SOUTH LINE OF 35 2/3 ACRES AND THE NORTH LINE OF SAID 16.00 ACRES AT 605.58 FEET PASSING A 3/8 INH IRON ROD FOUND FOR REFERENCE AND CONTINUING FOR A TOTAL DISTANCE OF 625.46 FEET TO RETURN TO THE PLACE OF BEGINNING AND CONTAINING 36.978 ACRES OF LAND.

Reported Address: 946 COUNTY ROAD 1036, GREENVILLE, TX 75401

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: MB FINANCIAL BANK, N.A.
Mortgage Servicer: MB Financial Bank, N.A.
Current Beneficiary: MB FINANCIAL BANK, N.A.
Mortgage Servicer Address: 2251 Rombach Ave, Wilmington, OH 45177

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of September, 2017

Time of Sale: 1:00PM or within three hours thereafter.

Place of Sale: AT THE NORTH STEPS OF THE COURTHOUSE, INCLUDING THE HALLWAY AREA 20 FT INSIDE THE NORTH DOOR ON THE 2ND FLOOR in Hunt County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Hunt County Commissioner's Court.

Substitute Trustee(s): Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, 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 Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, 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. Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, 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.
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.