

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: 05/07/2019
Grantor(s): MISHAKA SHREE POTTS, A SINGLE WOMAN
Original Mortgagee: THE IRVING AND BETTY SUE BRAVERMAN LIVING TRUST
Original Principal: \$67,000.00
Recording Information: Book 1021 Page 0524 Instrument 180205
Property County: Trinity
Property: (See Attached Exhibit "A")
Reported Address: 1403 HAMILTON AVENUE, TRINITY, TX 75862

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: The Irving and Betty Sue Braverman Living Trust
Mortgage Servicer: AHP Servicing
Current Beneficiary: The Irving and Betty Sue Braverman Living Trust
Mortgage Servicer Address: 440 S LaSalle St 1110, Chicago, IL 60605

SALE INFORMATION:

Date of Sale: Tuesday, the 1st day of December, 2020
Time of Sale: 01:00PM or within three hours thereafter.
Place of Sale: THE CENTER STEPS OF THE COURTHOUSE in Trinity County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Trinity County Commissioner's Court, at the area most recently designated by the Trinity 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 Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston or Ronnie Hubbard, Michael Burns, 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. Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston or Ronnie Hubbard, Michael Burns, 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.

FILED
at 1:35 o'clock *P* M
OCT 22 2020
SHASTA BERGMAN
COUNTY CLERK, TRINITY CO., TEXAS
[Signature]

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): Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston or Ronnie Hubbard, Michael Burns, 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 Sharon St. Pierre whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on October 22, 2020 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Trinity County Clerk and caused it to be posted at the location directed by the Trinity County Commissioners Court.

By: Sharon St. Pierre

Exhibit "A"

A TRACT OR PARCEL OF LAND CONTAINING 0.1286 ACRE BEING OUT OF THE NORTHEAST CORNER OF A CERTAIN 1.1128 ACRE TRACT CONVEYED TO JIMMY AND FLORINE TERRELL BEING OUT OF A 3.25 ACRE TRACT CONVEYED TO I.T. TUBBS BY SAM MORRIS DESCRIBED IN INSTRUMENT IN VOLUME 117, PAGE 255 OF THE TRINITY COUNTY DEED RECORDS OUT OF THE GEORGE W. WILSON SURVEY, ABSTRACT 628 IN TRINITY COUNTY, TEXAS, SAID 0.1286 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT;
BEGINNING AT A 1/2 INCH IRON ROD FOUND IN CONCRETE MONUMENT AT THE NORTHEAST CORNER OF SAID ORIGINAL 1.1128 ACRE TRACT IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF HAMILTON AVENUE (30 FT. RIGHT-OF-WAY) AND THE SOUTHEAST CORNER OF THE RUBY O. TYLER 1.85 ACRE TRACT (NO RECORD FOUND);
THENCE SOUTH 20 DEGREES 39 MINUTES 49 SECONDS WEST WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID HAMILTON AVENUE A DISTANCE OF 48.09 FT. TO A 3/8 INCH IRON ROD SET AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED 0.1286 ACRE TRACT, THE NORTHEAST CORNER OF SAID TERRELL SO CALLED 1.1128 ACRE TRACT MARKING THE NORTHEAST CORNER OF THE RESIDUAL 0.9902 ACRE TRACT;
THENCE WEST PARALLEL TO THE NORTH BOUNDARY LINE OF SAID TERRELL TRACT AND PARALLEL WITH THE SOUTH LINE OF SAID TYLER TRACT A DISTANCE OF 115.97 FT. TO A 3/8 INCH IRON ROD SET AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT A RE-ENTRANT CORNER OF SAID 0.9902 ACRE RESIDUAL TRACT;
THENCE NORTH A DISTANCE OF 45.00 FT. TO A 3/8 INCH IRON ROD SET AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, MARKING MOST NORTHEASTERLY CORNER OF SAID TERRELL TRACT IN THE SOUTH BOUNDARY LINE OF SAID TYLER TRACT;
THENCE EAST WITH THE NORTH BOUNDARY OF SAID TERRELL TRACT AND THE SOUTH BOUNDARY OF SAID TYLER 1.85 ACRE TRACT A DISTANCE OF 132.95 FT. TO THE PLACE OF BEGINNING AND CONTAINING 0.1286 ACRE OF LAND.

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