

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: 06/07/2019
Grantor(s): BRANDON LASSITER, A SINGLE MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR QUICKEN LOANS INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$96,715.00
Recording Information: Book 1218 Page 393
Property County: Tyler
Property: (See Attached Exhibit "A")
Reported Address: 700 W DOGWOOD ST. WOODVILLE, TX 75979-4742

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.
Mortgage Servicer: Rocket Mortgage, LLC
Current Beneficiary: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.
Mortgage Servicer Address: 1050 Woodward Ave., Detroit, MI 48226

SALE INFORMATION:

Date of Sale: Tuesday, the 7th day of February, 2023
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: AT THE STEPS OF THE NORTH ENTRANCE TO THE SECOND FLOOR OF THE COURTHOUSE ON THE NORTH SIDE in Tyler County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Tyler County Commissioner's Court, at the area most recently designated by the Tyler 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 Tommy Jackson, Keata Smith, Stephanie Hernandez or Carolyn Ciccio, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, 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. Tommy Jackson, Keata Smith, Stephanie Hernandez or Carolyn Ciccio, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, 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.

NO. _____ TIME 1:00 PM

DEC 08 2022

DONECE GREGORY, COUNTY CLERK
TYLER COUNTY, TEXAS
By [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): Tommy Jackson, Keata Smith, Stephanie Hernandez or Carolyn Ciccio, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, 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

Certificente of Posting

I am Stephanie Hernandez whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on 1/28/2021 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Tyler County Clerk and caused it to be posted at the location directed by the Tyler County Commissioners Court.

By: Stephanie Hernandez

Exhibit "A"

FIELD NOTES DESCRIBING A 0.340 ACRE TRACT OUT OF AND A PART OF THE JOSIAH WHEAT SURVEY, ABSTRACT NO. 657, TYLER COUNTY, TEXAS AND SAID 0.340 ACRE TRACT IS MORE FULLY DESCRIBED AND RECORDED IN VOLUME 677, PAGE 941 OF THE DEED RECORDS OF TYLER COUNTY, TEXAS.

BEGINNING AT A 1/2" PIPE FOUND AT THE NORTHWEST CORNER OF SAID 0.340 ACRE TRACT AND THE NORTHEAST CORNER OF A 0.340 ACRE TRACT, RECORDED IN VOLUME 688, PAGE 340 OF SAID DEED RECORDS AND SOUTHWEST CORNER OF A 0.17 ACRE TRACT, RECORDED IN VOLUME 183, PAGE 637 OF SAID DEED RECORDS.

THENCE S 0 DEG. 00 MIN. 00 SEC. E WITH THE DIVISION LINE BETWEEN SAID 0.340 ACRE TRACTS, AT 134.17 FEET PASS A 1/2" IRON ROD SET WITH CAP ON TOP STAMPED "JH MEANS RPLS 4221" FOR REFERENCE AND CONTINUE A TOTAL DISTANCE IN ALL OF 150.31 FEET TO A PK NAIL FOUND IN ASPHALT AT THE SOUTHWEST CORNER OF SAID 0.340 ACRE TRACT AND SOUTHEAST CORNER OF SECOND 0.340 ACRE TRACT. THIS LINE CALLED SAME IN SAID DEED OF RECORD.

THENCE S 89 DEG. 02 MIN. 49 SEC. E WITH THE DIVISION LINE BETWEEN WEST DOGWOOD STREET, A SOUTH LINE OF SAID 0.340 ACRE TRACT, A DISTANCE OF 99.66 FEET TO A 40D NAIL AT THE SOUTHEAST CORNER OF SAID 0.340 ACRE TRACT IN COOPER STREET RIGHT OF WAY. THIS LINE CALLED S 89 DEGREES 02 MIN. 49 SEC. E 100.00 FEET IN SAID DEED OF RECORD.

THENCE N 0 DEG. 06 MIN. 11 SEC. E WITH THE DIVISION LINE BETWEEN SAID 0.340 ACRE TRACT AND SAID COOPER STREET RIGHT OF WAY AT 15.85 FEET PASS A 1/2" IRON ROD SET WITH CAP ON TOP STAMPED "JH MEANS RPLS 4221" FOR REFERENCE CORNER AND AT A TOTAL DISTANCE IN ALL OF 147.87 FEET TO A 1/2" IRON ROD SET WITH CAP ON TOP STAMPED "JH MEANS RPLS 4221" AT THE NORTHEAST CORNER OF SAID 0.340 ACRE TRACT AND SOUTHEAST CORNER OF SAID 0.17 ACRE TRACT. THIS LINE CALLED N 0 DEG. 06 MIN. 11 SEC. E 147.87 FEET IN SAID DEED OF RECORD.

THENCE N 87 DEG. 39 MIN. 05 SEC W WITH THE DIVISION LINE BETWEEN SAID 0.17 AND 0.340 ACRE TRACTS A DISTANCE OF 100.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.340 ACRE OF LAND. THIS LINE CALLED SAME IN SAID DEED OF RECORD.

THIS TRACT HAS ACCESS TO AND FROM WEST DOGWOOD AND COOPER STREET DEDICATED ROADWAYS. BEARINGS ARE IN RELATION TO DEED OF RECORD AND THIS FIELD NOTE DESCRIPTION IS BEING SUBMITTED WITH A PLAT BASED ON THIS SURVEY.

SURVEYED MARCH 2019, BY JOHN H MEANS, REGISTERED PROFESSIONAL LAND SURVEYOR NO 4221

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