NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 12/18/2014

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC ("MERS") SOLELY AS A NOMINEE
FOR FIRST FINANCIAL BANK, NATIONAL
ASSOCIATION, ITS SUCCESSORS AND ASSIGNS

Recorded in: Volume: N/A Page: N/A

Instrument No: 2014-004008

Mortgage Servicer:

U.S Bank National Association is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee

Grantor(s)/Mortgagor(s): RYAN D. AHRLETT JOINED HEREIN PRO FORMA BY HIS SPOUSE EMILY LEWIS

Current Beneficiary/Mortgagee:

US BANK NATIONAL ASSOCIATION

CATHY JENTHO, COUNTY CLERK

JUN 1 4 2021

Property County: EASTLAND

EASTLAND COUNTY, TEXAS

Mortgage Servicer's Address:

4801 Frederica Street, Owensboro, KY 42301

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Date of Sale: 7/6/2021 Earliest Time Sale Will Begin: 1:00:00 PM

Place of Sale of Property: Eastland County Courthouse, 100 W. Main, Eastland, TX 76448 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time

Notice Pursuant to Tex. Prop. Code § 51.002(i):
Assert and protect your rights as member of
the armed forces of the United States. If you
or your spouse are serving on active military duty,
including active military duty as a member of the
Texas National 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.

Terry Browder, Laura Browder, Marsha Monroe, Jonathan Schendel, Ramiro Cuevas, Charles Green, Laura Browder or Marsha Monroe or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee MCCARTHY & HOLTHUS, LLP 1255 WEST 15TH STREET, SUITE 1060 PLANO, TX 75075

MH File Number: TX-21-78940-POS Loan Type: Conventional Residential

TX-21-78940-POS

LEGAL DESCRIPTION

FIELD NOTES OF A SURVEY OF REAL PROPERTY AND IMPROVEMENTS SITUATED ON A 1.48 ACRE TRACT OF LAND OUT OF AND PART OF BLOCK -H/3, ORIGINAL TOWN OF EASTLAND, EASTLAND COUNTY, TEXAS, AS PER THE OFFICIAL PLAT OF SAID TOWNSITE FILED OF RECORD IN SLIDE 179 OF THE PLAT CABINET RECORDS OF EASTLAND COUNTY, TEXAS. SAID 1.40 ACRES CONSISTING OF A 75' X 149' TRACT AND A CALLED 73.15' X 206' TRACT CONVEYED TO JOHN C. DONALDSON BY DEED RECORDED IN VOLUME 1782 PAGE 37 OF THE OFFICIAL PUBLIC RECORDS OF EASTLAND COUNTY, TEXAS AND OUT OF AND PART OF A FORMER 1.522 ACRE TRACT CONVEYED TO JOHN C. DONALDSON BY DEED RECORDED IN VOLUME 2091 PAGE 247, OFFICIAL PUBLIC RECORDS OF EASTLAND COUNTY, TEXAS. THIS SURVEY OF SAID 1.40 ACRES BEING MADE FOR RYAN AHRLETT BY VIRTUE OF HIS REQUEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS IN ATTACHED EXHIBIT "A" HERETO AND INCORPORATED HEREOF.

EXHIBIT "A"

Field notes of a survey of Rank Property and Improvements streamed on a 1-40 acre tract of land out of and part of Block.—N/3, Original Town of Easthand, Easthand County, Texas, as per the Official Plat of said Townste filed of record in Side 179 of the Plat Cabiner Resords of Easthand County, Texas, Said 1-40 acres constaining of a 75' X 149' tract and a called 73-15' X 206' must conveyed to John C. Donaldson by dead research in Volume 1782 Page 37 of the Official Public Records of Eastland County, Texas and out of and part of a flatmer 1.022 acre tract conveyed to John C. Donaldson by dead research in Volume 2091 Page 247, Official Public Records of Eastland County, Texas, This survey of said 1.40 acres being made for Ryen Abriett by whose of his request and being more particularly described as follows:

Beginning at a ½" from red found at the Northwest conser of John C. Denaldson 75' X 149' ever, same being the Southwest corner of Let 18. Mann Block to the City of Eastland as per the Official Plat of mid subdivision filed of recorded in Silde 183, Plat Cabuset Records of Eastland County, Texas, said point also being in the East line of Beasett Street and the West line of Block -4/3 Original Town of Eastland, for the Westerlymost Northwest corner of this described linest and being located S 00° 12° 01" E 354.00 fast from the Northwest corner of said Block -4/3, Original Town of Eastland.

Those S 89° 57' 28" E, 149'00 feet with the Westerlyssest North line of this described meet and North line of John C. Described meet and North line of John C. Described meet and North line of Lot 18, Mann Block, to a %" refer with survey cap # 5085 set at the Northeast corner of said John C. Described in Yours, some being the Sauthwest corner of Noney B. Chepman Revocable Living Trust tract described in Votume 2341 Page 271, Official Public Recents of Easthead County, Tenns, for an angle corner of this described in each

Thence N 00° 10' 60° W, 150.00 feet with the Northerlyment West line of this described exect and the West line of John C. Donaldson 1.022 acre truct, same houng the East line of Noncy E. Chapters Reveable Living Treat ment, to a 16" noise with survey exp # 5035 set at the Northwest contre of said John C. Donaldson 1.022 acre tract and the Southwest camer of S. E. Carner 50' X 100' tract described in Volume 2000 Page 215, Official Public Records of Eastland County, Texas, said point also being in the East line of Jim R. Wright and Jenoule Welker 79' X 149' tract described in Volume 2519 Page 205, Official Public Records of Eastland County, Texas, for the Northerlyment Northwest corner of this described tract.

Thence N 39° 33° 42" E, 100.00 feet with the North line of this described tract and North line of John C. Demildeen 1.022 acre tract, some being the South line of E. E. Carter 50° X 100° eract, so a 14° robus with survey map 4 5015 act at the Southesst conner of said S. E. Carter 30° X 100° tract and angle corner of John C. Donaldeen 1.622 acre tract, said point size being in the West line of Particle Byed 100° X 35° uset described in Volume 1967 Page 120, Official Public Records of Eastland County, Texas, for an angle corner of bits described tract.

Thence S 00° 10° 00° E, 10.00 fort with the West line of Particle Byed 100° X 354° tract and interfer line of

Theore S 00° 10' 00" E, 10.00 fact with the West line of Particle Byrd 100° X 354" tract and interfer line of Jahn C. Donalden L622 acre tract, to a 10' reber with stavey cap # 3085 set at the Sectional center of said Patriols. Byrd 160° X 354" tract, for an angle corner of this described tract.

Theore N 89° 53° 42° E, 130,73 feet with the North line of this described suct and North line of John C. Denebles 6.022 scre trace, same being the South line of Patricia Syrel 100° X 354° tract and the South line of Patricia Syrel 111° X 354° described in Volume 1904 Page 92, Official Public Research of Eastland County, Texas, to a 15° refer with servey cap # 5085 set at the Northwest corner of a 0.230 acre tract conveyed to Eastland County, Texas, for an angle corner of this described stact.

There S 00° 10' 00" E, 125 00 feet with the East line of this described trace and West line of Estate of Phyllis Jean Wright 0.230 acre tract, so a ½" scher with survey cap # 5065 set at the Southwest corner of said Estate of Phyllis Jean Wright 0.230 acre tract, for an angle corner of this described tract.

There N 89° 53° 42" E, 80.27 feet with the Eastertycast North line of this described tract and South line of Estate of Phyllis Jean Wright 0.230 acre tract, to a 50° schor with servey cap # 5005 found at the Southeast corner of sold Saturn of Phyllis Jean Wright 0.230 acre tract, said point alon being in the West line of Helleryan Street, for the Eastertymost Northwest corner of this described tract.

Thence S 00° 10' 00" E, 15:00 feet with the East line of this described tract and East line of John C. Donaldson 1.022 are tract, same being the West line of Halbryan Succe, to a 3/8" iron roud found at the Easterlymest Southeast corner of said John C. Donaldson 1.022 are tract, said point also being the Northeast source of Reven Farmer, et. ux. 185' X 137.40' succ described in Volume 1862 Page 245, Official Public Reservis of Eastened County, Texas, to a 4" rober with survey cap # 5065 set at the Northwest corner of wid Kevin Passee, et. ux. 105' X 137.40' succ and the Northeast corner of John C. Donaldson called 73.15' X 286' szet, for an angle corner of this described tract.

Theree's 68° 02° 30° W, 73.62 feet with the East line of this described ment and East line of John C. Donaldson called 73.15' X 206' mast, same being the West line of Kavin Farmer, et. us. 105' X 137.60' mast, to a 5'8" iron rod found at the Seutheast corner of said John C. Donaldson called 73.15' X 286' want and the Northeast corner of Ray Penningson want described in Value: 1891 Page 41, Official Public Records of Eastland County, Tenss, for the Southerlymoust Southeast corner of this described two.

Trans, for the Southerst course of this described tract.

There N 89" 57" 28" W, 206:00 feet with the Seath line of this described tract and the Seath line of John C. Donaldson called 73.15" X 206" tract, arms being the North line of Ray Pennington stact, to a 5" sobar with survey cap 8 5083 act at the Southwest corner of said John C. Donaldson called 73.15" X 286" tract and the Northwest corner of Ray Pennington stact, for an angle corner of this described tract.

Northwest comer of Ray Pennington want, for an angle control of this described want. Dominated to the Albert and the Morthwest comer of Ray Pennington want, for an angle control of this described want into an angle of the C. Dominated St. 149° truet, to a ½" rubar with survey cap 4 5085 set at the Southeast corner of said of John C. Dominated 75° X 149° truet, some being the Northwest Gerner of Particia L. Tice 71,25° X 149° truet described in Document # 2013-082801, Official Public Records of Eastland County, Texas, for an angle conter of this described truet.

Thereon N 89" 57" 28" W, 149.00 Spet with the South line of this described west and the South line of John

C. Desaldon 75' X 149' tract, same being the Narth line of Patricia L. Tace 71.25' X 149' tract, to a '5" tran rod found at the Southwest corner of said John C. Doualdren 75' X 149' tract and the Northwest corner of Patricia L. Tice 71.25' X 149' tract, and point also being in the East line of Basect Street, for the Southwest corner of this described tract.

Theree N 00° 02' 32" E, 75.00 feet with the West line of this described tract and West line of John C.

Donaldson 75' X 149' tract, same being the East line of Bassett Street and West line of Block -14/3. Original Town
of Eastland, to the place of beginning and containing 1.40 acres of land.

Bearings on the above described 1,40 sere tract were based upon Grid North, WQS 84, G. P. S. Surveying System.

Property subject to the City of Eastland Code and Ordinanos Reviewes; Ord. # 690, Ord. # 691, Ord. # 692, Ord. # 693, Ord. # 694 and Ord. # 720.

- Property also subject to Essements or Right of ways conveyed for (1) TEXAS ELECTRIC SERVICE CO.: (BLANKET EASEMENT) VOL. 503 PG. 374 DRECT. (2) TEXAS ELECTRIC SERVICE CO.: VOL.719 PG.724 ORECT.
- (3) ONCOR ELECTRIC DELIVERY CO.: VOL. 2223 PG. 80 OPRECT.

There are no visible concentra, encroachments, protessions or overlaps except as shown on plat Numbered (38595.

FLOOD HAZARD STATEMENT

The Property and improvements described above is in Flood Zane "X" which is defined as areas determined to be outside of the 500-year fleed plain, as shown on the "Flood Elezard Boundary Map", Community Panel No. 480284 0005 C, for the City of Eastland, Eastland County, Texas as published by the Department of Heusing and Urban Development, Federal Lasurance Administration, with latest revision dated August 5, 1997.