

NOTICE PURSUANT TO TEXAS PROPERTY CODE 51.002(i): Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military, 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.

NOTICE OF ACCELERATION AND NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DEED OF TRUST:

Date: August 22, 2011
Grantor: Kelan Roy and Allison Williams Roy
Trustee: Gerald L. Johnson
Beneficiary: Billie M. Smith / Later Assigned to Templeton Mortgage Corporation
County Where Property is Located: Eastland, County, Texas
Recording Information: Document No 2011-002429 of the Official Public Records of Eastland County, State of Texas.

NOTE:

Date: August 22, 2011
Amount: \$33,874.89
Debtor: Kelan Roy and Allison Williams Roy
Holder: Templeton Mortgage Corporation

PROPERTY: See attached Exhibit "A".

SALE INFORMATION:

Substitute Trustee: Terry Browder or Laura Browder or Marsha Monroe
Date of Sale: July 6, 2021
Time of Sale: 1 00 p.m – 4 00p m

PLACE OF SALE: In Eastland, Eastland County, Texas, in the area of the courthouse designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, the South entrance steps of the Eastland County Courthouse, or as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, then the sale will be conducted at the Main Entrance of the Eastland County Courthouse, in Eastland, Texas, and the terms of the proposed sale will be for cash to the highest bidder.

WHEREAS, the above named Grantor ("Grantor") previously conveyed the above described property ("Property") in trust to secure payment of the ~~promissory note~~ ¹¹⁴¹⁴ ("Note") set forth in the above described Deed of Trust ("Deed of Trust"), and

For information about this sale call Templeton Mortgage 5109 82nd St , Suite 7121 Lubbock, Texas 79424 (806) 745-9965
Reference file # 68567

JUN 15 2021
EASTLAND COUNTY, TEXAS
By [Signature] Deput.

WHEREAS, the above named Holder ("Holder"), who is now the Beneficiary of the Deed of Trust, by assignment duly filed, is the legal owner and holder of the Note,

WHEREAS, the Holder declared a default in the payment of the installments required by the Note and Deed of Trust;

WHEREAS, it has been reported that such default has not been cured;

WHEREAS, the Holder accelerated the maturity date of the Note and declared all sums secured by such Deed of Trust to be immediately due and payable,

WHEREAS, the Holder removed the Trustee originally named in the Deed of Trust and any previously appointed Substitute Trustee and appointed and requests the above named Substitute Trustees to sell the Property to satisfy the indebtedness; and,

WHEREAS, the undersigned has been requested to provide these notices on behalf of the Holder;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the forgoing matters and that.

1. Holder has accelerated the maturity of the Note and declared all sums secured by the Deed of Trust to be immediately due and payable.
2. Substitute Trustee will sell the Property 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. The property will be sold to the highest bidder for cash.
4. 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 to 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.
5. No warranties shall be conveyed by Substitute Trustee save and except the Grantor's warranties specially authorized by the Grantor in the Deed of Trust.



Substitute Trustee

Terry Browder or Laura Browder or
Marsha Monroe

EXHIBIT A

Property (including any improvements):

Being Lots 56, 57 and 58, Willow Beach Subdivision No. 2, located in the William Van Norman Survey A-545, near the shores of Lake Leon, Eastland County, Texas, according to the map or plat thereof recorded in Slide 180, Plat Records of Eastland County, Texas.