

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: 2019-09-27
 Grantor: Joshua Paul Peri
 Trustee: Wesley N. Hinch
 Beneficiary: Roger Allen Earp and Jeaneve M. Earp, a married couple / Later Assigned to Templeton Mortgage Corporation
 County Where Property is Located: Liberty, County, Texas
 Recording Information: Document No. 2019024665 of the Official Public Records of Liberty County, Texas

FILED
LUBBOCK
89

AUG 26 2021

LIBERTY COUNTY CLERK
WESLEY N. HINCH

NOTE:

Date: 2019-09-27
 Amount: \$20,000.00
 Debtor: Joshua Paul Peri
 Holder: Templeton Mortgage Corporation

AUG 24 2021

LIBERTY COUNTY CLERK
WESLEY N. HINCH

PROPERTY: See attached Exhibit "B"

SALE INFORMATION:

Substitute Trustee: Tommy Jackson or Ron Harmon or Keata Smith or Carolyn Ciccio
 Date of Sale: October 5, 2021
 Time of Sale: 10:00 a. m. – 1:00 p.m.

PLACE OF SALE: In Liberty, on the South side of the Courthouse – 1923 Sam Houston at the front steps of the courthouse or in the area of the courthouse designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, 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 Liberty County Courthouse, in Liberty, 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 ("Note") set forth in the above described Deed of Trust ("Deed of Trust"); and

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.

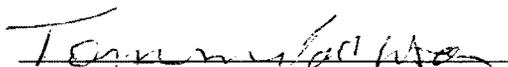

Tommy Jackson or Ron Harmon or
Keata Smith or Carolyn Ciccio,
Substitute Trustee

EXHIBIT B

LAKE LOTS ONE HUNDRED TWO (102) AND ONE HUNDRED THREE (103) OF TRINITY RIVER RETREAT SUBDIVISION, AN ADDITION IN THE T.D.YOACUM SURVEY, A-125 AND THE J.S. MAYFIELD SURVEY, A-316, LIBERTY COUNTY, TEXAS. ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 32 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS..