

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: November 27, 2013
Grantor(s): Khadim Ravjani and Salma K. Ravjani
Original Mortgagee: Everett Financial, Inc. D/B/A Supreme Lending
Original Principal: \$201,600.00
Recording Information: 2013-07524
Property County: Erath
Property: LOT 9, BLOCK 1, ELK RIDGE SUBDIVISION, TO THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDE 60, PLAT RECORDS OF ERATH COUNTY, TEXAS.
Reported Address: 1746 Deer Run, Stephenville, Texas 76401

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Everett Financial, Inc. D/B/A Supreme Lending
Mortgage Servicer: Everett Financial, Inc. D/B/A Supreme Lending
Current Beneficiary: Everett Financial, Inc. D/B/A Supreme Lending
Mortgage Servicer Address: 14801 Quorum Drive, Suite 300, Dallas, Texas 75254

SALE INFORMATION:

Date of Sale: December 1, 2015
Time of Sale: 10am to 1 pm
Place of Sale: The Outside Steps of the Courthouse
Substitute Trustee(s): Guy Wiggs, Brenda Wiggs, Denise Boerner, Donna Stockman, David Stockman, Tim Lewis, Lori McCarty, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings, Diasha Perkins, Jason Brewer
Substitute Trustee Address: 1320 Greenway Drive, Suite 300, Irving, TX 75038

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 Guy Wiggs, Brenda Wiggs, Denise Boerner, Donna Stockman, David Stockman, Tim Lewis, Lori McCarty, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings, Diasha Perkins, and Jason Brewer, 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. Guy Wiggs, Brenda Wiggs, Denise Boerner, Donna Stockman, David Stockman, Tim Lewis, Lori McCarty, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings, Diasha Perkins, and Jason Brewer, as Substitute Trustees 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.

POSTED

_____ A.M. 12:20 P.M.

OCT 29 2015

GWINDA JONES, COUNTY CLERK
ERATH COUNTY, TEXAS
By _____ *GW* Deputy



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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 Grantors 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.

Very truly yours,

Notice of Substitute Trustee's Sale

Date:

Mortgagee: Everett Financial, Inc. D/B/A Supreme Lending
Note: Note dated November 27, 2013 in the original principal amount of \$201,600.00

Deed of Trust

Date: November 27, 2013
Grantor: Khadim Ravjani and Salma K. Ravjani
Mortgagee: Everett Financial, Inc. D/B/A Supreme Lending
Recording information: 2013-07524
Property: LOT 9, BLOCK 1, ELK RIDGE SUBDIVISION, TO THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDE 60, PLAT RECORDS OF ERATH COUNTY, TEXAS.

Substitute Trustee's Name: Guy Wiggs, Brenda Wiggs, Denise Boerner, Donna Stockman, David Stockman, Tim Lewis, Lori McCarty, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings, Diasha Perkins, Jason Brewer

Substitute Trustee's Address: 1320 Greenway Drive, Suite 300, Irving, TX 75038

County: Orange
Date of Sale (first Tuesday of month): December 1, 2015
Time of Sale: 10 am to 1 pm
Place of Sale: The Outside Steps of the Courthouse

Mortgagee has appointed Guy Wiggs, Brenda Wiggs, Denise Boerner, Donna Stockman, David Stockman, Tim Lewis, Lori McCarty, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings, Diasha Perkins, and Jason Brewer, any to act, as Substitute Trustees under the Deed of Trust. Mortgagee has instructed Substitute Trustees to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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.

By: 