

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: 08/07/2009
Grantor(s): NELSON A. WARD, MARRIED JOINED BY HIS WIFE VANESSA A. WARD
Original Mortgagee: WALTER MORTGAGE COMPANY, LLC
Original Principal: \$93,100.00
Recording Information: Book 214 Page 795 Instrument 121521
Property County: Franklin
Property: (See Attached Exhibit "A")
Reported Address: 4357 FARM RD 71 E, TALCO, TX 75487

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, for Mid-State Capital Corporation 2005-1 Trust
Mortgage Servicer: Shellpoint Mortgage Servicing
Current Beneficiary: U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, for Mid-State Capital Corporation 2005-1 Trust
Mortgage Servicer Address: 55 Beattie Place, Suite 110, Greenville, SC 29601

SALE INFORMATION:

Date of Sale: Tuesday, the 2nd day of August, 2022
Time of Sale: 12:00PM or within three hours thereafter.
Place of Sale: AT THE SOUTH STEPS OF THE COURTHOUSE in Franklin County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Franklin County Commissioner's Court, at the area most recently designated by the Franklin 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 Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston or Zoran W. Spasic, Sue Spasic, 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. Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston or Zoran W. Spasic, Sue Spasic, 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.

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2022 JUL -7 PM 2:52
Clerk of Court
Franklin County, Texas

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): Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston or Zoran W. Spasic, Sue Spasic, 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

Certificate of Posting

I am Harriett Fletcher whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on July 07, 2022 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Franklin County Clerk and caused it to be posted at the location directed by the Franklin County Commissioners Court.

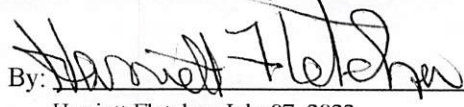
By: 
Harriett Fletcher, July 07, 2022

Exhibit "A"

ALL THAT CERTAIN TRACT LOT OR PARCEL OF LAND, A PART OF THE ISAAC PENNINGTON SURVEY A-365, FRANKLIN COUNTY, TEXAS, AND ALSO BEING A PART OF THAT CERTAIN CALLED 80.16 ACRE TRACT OF LAND THAT IS DESCRIBED IN A DEED DATED SEPTEMBER 15, 1993 FROM ARCHIE B. LARCH, JR., ET UX, OLLIE, TO RUSSELL FOXWORTHY, INC. THAT IS RECORDED IN VOLUME 233 PAGE 716 OF THE DEED RECORDS OF FRANKLIN COUNTY, TEXAS, AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS TO WIT;

METES AND BOUNDS DESCRIPTION

BEGINNING AT A 1/2 INCH IRON ROD SET FOR CORNER IN THE S.B.L. OF SAID TRACT AND THE NORTH LINE OF F.M. #71, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE S.E.C. OF SAID TRACT, BEARS NORTH 81 DEGREES 46 MINUTES AND 11 SECONDS EAST, 297.52 FEET;
THENCE SOUTH 81 DEGREES 46 MINUTES 11 SECONDS WEST, ALONG THE S.B.L. OF SAID TRACT AND THE NORTH LINE OF SAID ROAD, FOR A DISTANCE OF 134.50 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER AT THE P.C. OF A CURVE TO THE LEFT;
THENCE WITH SAID CURVE, WHICH HAS A DELTA ANGLE OF 0 DEGREES 48 MINUTES AND 33 SECONDS, A RADIUS OF 4793.86 FEET, FOR A CHORD BEARING OF SOUTH 81 DEGREES 13 MINUTES 56 SECONDS WEST, 67.71 FEET TO 1/2 INCH IRON ROD SET FOR CORNER,
THENCE NORTH 04 DEGREES 03 MINUTES 39 SECONDS WEST, ACROSS SAID TRACT, FOR A DISTANCE OF 648.07 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;
THENCE NORTH 81 DEGREES 25 MINUTES 03 SECONDS EAST, FOR A DISTANCE OF 202.25 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;
THENCE SOUTH 04 DEGREES 03 MINUTES 39 SECONDS EAST, FOR A DISTANCE OF 648.69 FEET TO THE PLACE OF BEGINNING CONTAINING 3.0000 ACRES.

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