

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: 02/25/2005
Grantor(s): JIMMY SMITH (HUSBAND) AND (WIFE) CASSANDRA THOMAS
Original Mortgagee: JIM WALTER HOMES, INC.
Original Principal: \$109,760.00
Recording Information: Book 742 Page 633
Property County: Trinity
Property: (See Attached Exhibit "A")
Reported Address: 12451 FM 2501, APPLE SPRINGS, TX 75926

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 6th day of September, 2022
Time of Sale: 01:00PM or within three hours thereafter.
Place of Sale: THE CENTER STEPS OF THE COURTHOUSE in Trinity County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Trinity County Commissioner's Court, at the area most recently designated by the Trinity 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, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston or Ronnie Hubbard, 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, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston or Ronnie Hubbard, 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.

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, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston or Ronnie Hubbard, 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 Sharon St. Pierre whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on August 11, 2022 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Trinity County Clerk and caused it to be posted at the location directed by the Trinity County Commissioners Court.

By: Sharon St. Pierre

Exhibit "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN TRINITY COUNTY, TEXAS, WITHIN THE T.S. RICHARDSON SURVEY, ABSTRACT NO. 528, BEING OUT OF AND A PART OF LANDS (THREE TRACTS OF 22 6/7 ACRES EACH) WHICH WERE CONVEYED FROM FAIRBANKS DEASON, ET UX, TO GLADYS FERNANDEZ BY DEED DATED OCTOBER 25, 1977 AND RECORDED IN VOLUME 265, ON PAGE 430 OF THE DEED RECORDS OF TRINITY COUNTY, TEXAS TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING AT A 1/2" IRON PIPE SET FOR CORNER ON THE NORTH RIGHT OF WAY LINE OF STATE FARM TO MARKET ROAD NO. 2501, WHICH CORNER IS LOCATED N 70 DEG. 41' 00" E 225.79 FEET FROM RIGHT OF WAY MONUMENT FOUND AT ENGINEERS STATION 159 + 19.1 SAID PIPE WITNESSED BY A FENCE CORNER BEARING SIZE 2.2 FEET;

THENCE N 11 DEG. 48' 03" W 202.88 FEET TO A 1/2" IRON PIPE SET FOR CORNER IN A FENCE;

THENCE N 70 DEG. 41' 00" E 203.28 FEET TO A 1/2" IRON PIPE SET FOR CORNER;

THENCE S 19 DEG. 19' 36" E AT 102.38 FEET PASS A FENCE CORNER, AND CONTINUING IN ALL 201.14 FEET TO A 1/2" IRON PIPE SET FOR CORNER ON THE NORTH RIGHT OF WAY LINE OF SAID STATE FARM TO MARKET ROAD NO. 2501, FROM WHICH A FENCE CORNER BEARS N 19 DEG. W 1.7 FEET, SAID CORNER BEING LOCATED S 70 DEG. 41' 00" W 196.29 FEET FROM RIGHT OF WAY MONUMENT FOUND AT ENGINEERS STATION 165 + 70.5;

THENCE 70 DEG. 41' 00" W WITH THE NORTH RIGHT OF WAY LINE OF SATTE FARM TO MARKET ROAD NO. 2501 229.85 FEET TO THE PLACE OF BEGINNING CONTAINING 1.00 ACRE OF LAND, MORE OR LESS, AND BEING THE SAME 1 ACRE TRACT DESCRIBED IN A DEED FROM DOROTHY WADE TO CASSANDRA THOMAS DATED DECEMBER 2, 2004 (NOT KNOWN IF RECORDED - NO DESCRIPTION IS ATTACHED BUT THIS IS THE LOCATION AGREED UPON BY DOROTHY WADE AND CASSANDRA THOMAS ON THE GROUND ON JANUARY 11, 2005).

BASIS OF BEARING. TXDOT RIGHT OF WAY MAP WHICH SHOWS THE NORTH RIGHT OF WAY LINE OF STATE FARM TO MARKET ROAD NO. 2501 TO RUN N 70 DEG. 41' E.

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

FILED
at 145 o'clock PM
AUG 11 2022
SHASTA BERGMAN
COUNTY CLERK, TRINITY CO., TEXAS
BY: [Signature]