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NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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: 10/26/2006
Grantor(s): RAUL RODRIGUEZ, A SINGLE PERSON
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR OAK STREET MORTGAGE, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$200,000.00
Recording Information: Instrument 200682
Property County: Coryell
Property: (See Attached Exhibit "A")
Reported Address: 158 WESTERN RIDGE ROAD, GATESVILLE, TX 76528

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QS3
Mortgage Servicer: PHH Mortgage
Current Beneficiary: Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QS3
Mortgage Servicer Address: 1 Mortgage Way, Mount Laurel, NJ 08054

SALE INFORMATION:

Date of Sale: Tuesday, the 7th day of January, 2020
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: AT THE NORTH DOOR AND/ OR PORCH , BEING THE NORTH ENTRANCE OF THE COURTHOUSE in Coryell County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Coryell 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 Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Denise Boerner, Jill Nichols, Meghan Lamonte, Michelle Schwartz, Kathy Arrington, Michael Burns, Bradley Conway, Tori Jones, or Suzanne Suarez, 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. Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Denise Boerner, Jill Nichols, Meghan Lamonte, Michelle Schwartz, Kathy Arrington, Michael Burns, Bradley Conway, Tori Jones, or Suzanne Suarez, 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.

FILED
AT 9:55 O'CLOCK A M

NOV 26 2019

Barbara Simpson
COUNTY CLERK, CORYELL CO., TEXAS

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Substitute Trustee(s) appointed to Conduct Sale: In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed and by these presents does name and appoint Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Denise Boerner, Jill Nichols, Meghan Lamonte, Michelle Schwartz, Kathy Arrington, Michael Burns, Bradley Conway, Tori Jones, or Suzanne Suarez, any to act as substitute trustee under and by virtue of said Deed of Trust.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254



Michael Burns, TBN 2405447
Suzanne Suarez, TBN 24076723
Bradley Conway, TBN 24055340
Marilyn Jones, TBN 24077649
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 425, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICE

Certificate of Posting

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

By: _____

Exhibit "A"

FIELD NOTES FOR 1.08 ACRES OF LAND BEING PART OF TRACT #14 (8.455 ACRES OF LAND) IN THE WESTERN RIDGE SUBDIVISION PART OF THE T.D. BONE SURVEY A-82 AND THE W. ALFORD SURVEY A-17 CORYELL COUNTY TEXAS RECORDED IN CABINET A ON SLIDE 348 OF THE PLAT RECORDS OF CORYELL COUNTY, TEXAS BEING DESCRIBED BY METES AND BOUND AS FOLLOWS;

BEGINNING AT A FOUND 5/8" IRON IN THE NORTHEAST LINE OF WESTERN RIDGE ROAD BEING THE SOUTHEAST CORNER OF SAID TRACT #14 (8.455 ACRES) BEING ALSO THE SOUTHWEST CORNER OF TRACT #13 (3.266 ACRE TRACT);

THENCE AROUND A CURVE TO THE LEFT AN ARC DISTANCE OF 52.36 FEET, A RADIUS OF 50.00 FEET, LONG CHORD BEARS NORTH 41 DEGREES 12 MINUTES 22 SECONDS WEST 50.00 FEET; A CENTRAL ANGLE OF 60 DEGREE 00 MINUTES 00 SECONDS, A TANGENT OF 28.86 FEET TO A SET 3/8"X12" SPIKE FOR A CORNER OF THIS;

THENCE NORTH 71 DEGREES 12 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 165.42 FEET TO A SET 3/8"X12" SPIKE FOR THE SOUTHWEST CORNER OF THIS;

THENCE NORTH 18 DEGREES 47 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 225.00 FEET TO A SET 3/8"X12" SPIKE FOR THE NORTHWEST CORNER OF THIS;

THENCE SOUTH 71 DEGREES 12 MINUTES 25 SECONDS FOR A DISTANCE OF 208.72 FEET TO A SET 3/8"X12" SPIKE FOR THE NORTHEAST CORNER OF THIS;

THENCE SOUTH 18 DEGREES 47 MINUTES 35 SECONDS WEST (BASE BEARING) ALONG THE NORTHWEST LINE OF SAID TRACT 13 IN SAID WESTERN RIDGE SUBDIVISION FOR A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING CONTAINING 1.08 ACRES OF LAND, MORE OR LESS.

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