

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: 11/28/2017
Grantor(s): SEAN C THOMAS, A SINGLE MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$75,757.00
Recording Information: Book 955 Page 692 Instrument 2884
Property County: Marion
Property: (See Attached Exhibit "A")
Reported Address: 205 S MAIN ST, JEFFERSON, TX 75657

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Freedom Mortgage Corporation
Mortgage Servicer: Freedom Mortgage Corporation
Current Beneficiary: Freedom Mortgage Corporation
Mortgage Servicer Address: 907 Mt. Pleasant Valley, Mt. Laurel, NJ 08054

SALE INFORMATION:

Date of Sale: Tuesday, the 7th day of April, 2020
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: AT THE AUSTIN STREET COURTHOUSE DOOR in Marion County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Marion 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, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiars, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, 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. Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiars, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, 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.

FILED FOR RECORD
20 FEB 10 AM 11:18
CLERK, MARION CO
BY: A. S. [Signature] DEPUTY

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, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiars, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Michael Burns, Bradley Conway, Tori Jones, or Suzanne Suarez, 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 _____ 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 Marion County Clerk and caused it to be posted at the location directed by the Marion County Commissioners Court.

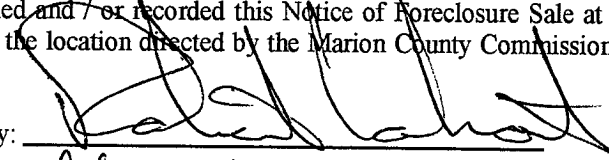
By: 
Robert LaMont 02-10-2020

Exhibit "A"

BEING 0.20 ACRES OF LAND SITUATED IN THE STEPHEN SMITH SURVEY, A-345, MARION COUNTY, AND BEING ALL OF TRACT ONE AND TRACT TWO DESCRIBED IN A DEED TO DEREK E. JENSEN, ET UX AND RECORDED IN VOLUME 911, PAGE 568 OF MARION COUNTY OFFICIAL PUBLIC RECORDS, ALSO BEING ALL OF LOT 10 AND A PORTION OF LOT 11 AND A PORTION OF A 12 FT. ALLEY IN BLOCK 37, OF THE ALLEY ADDITION RECORDED IN CABINET B, SLIDE 29 OF MARION COUNTY PLAT RECORDS (MCPR), SAID 0.20 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "MTX SURVEYING" SET TO REPLACE A FOUND 1/2 INCH IRON ROD FOUND (BENT) AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING THE SOUTHEAST CORNER OF A CALLED 0.34 ACRE TRACT DESCRIBED IN A DEED TO BRAD W. BAILEY AND FRANK STEPHENSON AND RECORDED IN VOLUME 779, PAGE 652 (MCOPR), ALSO BEING IN THE WEST RIGHT-OF-WAY LINE OF SOUTH MAIN STREET, FROM WHICH A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 0.34 ACRE TRACT BEARS N 00 DEGREES 01 MINUTES 14 SECONDS E, 97.61 FEET;
THENCE S 00 DEGREES 02 MINUTES 37 SECONDS W, ALONG SAID WEST RIGHT-OF-WAY LINE OF SOUTH MAIN STREET, 58.35 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP (UNREADABLE) FOUND IN THE ASPHALT OF A DRIVEWAY AND BEING ON THE NORTH BOUNDARY LINE OF A 12 FOOT ALLEY;
THENCE WEST, (BASIS OF BEARING PER VOLUME 911, PAGE 568 (MCOPR) ALONG THE NORTH LINE OF SAID 12 FOOT ALLEY WAY AT 45.75 FEET PASS A FOUND 3/4 INCH IRON ROD, CONTINUING FOR A TOTAL OVERALL DISTANCE OF 149.99 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP (UNREADABLE) FOUND AT THE POINT OF INTERSECTION WITH THE EAST LINE OF ANOTHER 12 FOOT ALLEY WAY, FROM WHICH A CHAIN LINK FENCE CORNER BEARS N 56 DEGREES 48 MINUTES 42 SECONDS W, 7.74 FEET;
THENCE N 00 DEGREES 01 MINUTES 06 SECONDS E, ALONG SAID EAST LINE OF 12 FOOT ALLEY WAY, 58.90 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 0.34 ACRE TRACT, FROM WHICH A FOUND CHAIN LINK FENCE CORNER POST BEARS S 87 DEGREES 40 MINUTES 20 SECONDS W, 5.76 FEET;
THENCE S 89 DEGREES 47 MINUTES 25 SECONDS E, ALONG THE COMMON LINE BETWEEN SAID 0.34 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, AT 150.02 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.20 ACRES OF LAND MORE OR LESS.

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