

**POSTED**

Date: 11-9-2023

Time: 9:45 a.m.

Sharla Keith, County Clerk  
Nolan County, Texas

By: CK Deputy

**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: 08/13/2013  
Grantor(s): KENT L. MCANALLY JOINED HEREIN PRO FORMA BY HIS WIFE BUFFIE J. MCANALLY  
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FIRST FINANCIAL BANK, NATIONAL ASSOCIATION, ITS SUCCESSORS AND ASSIGNS  
Original Principal: \$157,600.00  
Recording Information: Book 1228 Page 280 Instrument 13-12977  
Property County: Nolan  
Property: (See Attached Exhibit "A")  
Reported Address: 217 COUNTY ROAD 217, SWEETWATER, TX 79556-8049

**MORTGAGE SERVICING INFORMATION:**

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

Current Mortgagee: Cornerstone Home Lending, a Division of Cornerstone Capital Bank, SSB.  
Mortgage Servicer: Cornerstone Home Lending, a division of Cornerstone Capital Bank, SSB  
Current Beneficiary: Cornerstone Home Lending, a Division of Cornerstone Capital Bank, SSB.  
Mortgage Servicer Address: 1177 West Loop South, Suite 700, Houston, TX 77027

**SALE INFORMATION:**

Date of Sale: Tuesday, the 5th day of December, 2023  
Time of Sale: 1:00PM or within three hours thereafter.  
Place of Sale: IN THE COURTHOUSE LOBBY in Nolan County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Nolan County Commissioner's Court, at the area most recently designated by the Nolan 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 Terry Browder, Laura Browder, Marsha Monroe, Jamie Osborne, Jonathan Schendel, Ramiro Cuevas, Charles Green, Auction.com, 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. Terry Browder, Laura Browder, Marsha Monroe, Jamie Osborne, Jonathan Schendel, Ramiro Cuevas, Charles Green, Auction.com, 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):** Terry Browder, Laura Browder, Marsha Monroe, Jamie Osborne, Jonathan Schendel, Ramiro Cuevas, Charles Green, Auction.com, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 350, 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 350, 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 Nolan County Clerk and caused it to be posted at the location directed by the Nolan County Commissioners Court.

By: \_\_\_\_\_

**Exhibit "A"**

SURFACE ONLY TO:  
5.27 ACRES OF LAND OUT OF SECTION 51, ABSTRACT 280, BLOCK 22, T.& P. RY. CO. SURVEYS, NOLAN COUNTY, TEXAS, DESCRIBED FURTHER BY METES AND BOUNDS AS FOLLOWS:  
BEGINNING: AT A POINT IN CREEK THAT IS N 77 DEGREES 00 MINUTES 00 SECONDS E- 2070.18 FEET FROM THE S.W. CORNER OF SAID SECTION AND BEING IN THE SOUTH R.O.W. OF HILLSDALE ROAD;  
THENCE: N 29 DEGREES 02 MINUTES 57 SECONDS E-950.58 FEET ALONG SAID SOUTH R.O.W. TO A FOUND 3/8" IRON PIN AT FENCE CORNER;  
THENCE: S 14 DEGREES 12 MINUTES 22 SECONDS E-706.03 FEET TO A FOUND 1 1/4" IRON PIPE IN THE SOUTH LINE OF SAID SECTION AT A FENCE CORNER;  
THENCE: S 77 DEGREES 00 MINUTES 00 SECONDS W-651.53 FEET ALONG SAID SOUTH LINE TO THE PLACE OF BEGINNING AND CONTAINING 5.27 ACRES OF LAND MORE OR LESS.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254