

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: 09/22/2000
Grantor(s): PAT WILLIAM HART AND BETTY LOUELLEN HART, HUSBAND AND WIFE
Original Mortgagee: AMSC CORP. DBA AMERINET MORTGAGE SERVICES CORP
Original Principal: \$58,320.00
Recording Information: Book 01960 Page 00135 Instrument 2003699
Property County: Eastland
Property: (See Attached Exhibit "A")
Reported Address: 701 FM 3363, EASTLAND, TX 76448

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Seasoned Credit Risk Transfer Trust, Series 2018-1
Mortgage Servicer: Specialized Loan Servicing LLC
Current Beneficiary: Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Seasoned Credit Risk Transfer Trust, Series 2018-1
Mortgage Servicer Address: 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111

SALE INFORMATION:

Date of Sale: Tuesday, the 1st day of November, 2022
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: AT THE SOUTH ENTRANCE STEPS OF THE COURTHOUSE in Eastland County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Eastland County Commissioner's Court, at the area most recently designated by the Eastland 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 or Jamie Osborne, 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 or Jamie Osborne, 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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EASTLAND COUNTY, TEXAS
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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 or Jamie Osborne, 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 _____ 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 Eastland County Clerk and caused it to be posted at the location directed by the Eastland County Commissioners Court.

By: _____

Exhibit "A"

BEING 0.495 ACRES OF LAND, MORE OR LESS, BEING ALL OF LOTS 3, 4, 5, 6, 7, AND THE EAST 5 FEET OF LOT 2, THE NORTH 60 FEET OF LOTS 20, 21, 22, 23, 24, AND THE EAST 5 FEET OF LOT 19 AND THE 12 FEET ALLEY BETWEEN SAID DESCRIBED LOTS AND PARTS OF LOTS IN BLOCK 21 IN THE TOWN OF OLDEN, EASTLAND COUNTY, TEXAS, AS SHOWN BY THE AMENDED PLAT OF THE TOWN OF OLDEN, TEXAS, RECORDED IN VOLUME 1A, PAGE 45, OF THE PLAT RECORDS OF EASTLAND COUNTY, TEXAS, AND BEING ALSO 130 FEET WEST OF THE NWC OF A 5.095 ACRE TRACT OF LAND AS SHOWN BY PLAT AND FIELD NOTES OF SAME RECORDED IN VOLUME 6, PAGE 200, OF THE SURVEYOR RECORDS OF EASTLAND COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON PIPE SET IN THE SOUTH LINE OF SOUTH ALLEY THAT IS LOCATED 45 FEET EAST OF ITS INTERSECTION WITH D STREET IN THE TOWN OF OLDEN, TEXAS;

THENCE EAST 130 FEET TO AN IRON ROD FOUND IN THE SOUTH LINE OF SAID ALLEY;

THENCE SOUTH 166 FEET TO AN IRON ROD;

THENCE WEST 130 FEET TO AN IRON ROD;

THENCE NORTH 166 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.495 ACRES OF LAND, MORE OR LESS.

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