

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: 07/05/2018
Grantor(s): ROBERT F STUART AND SHERRI L STUART, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR ACADEMY MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$328,932.00
Recording Information: Instrument 2018005079
Property County: Medina
Property: (See Attached Exhibit "A")
Reported Address: 2991 COUNTY ROAD 341, HONDO, TX 78861

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: 1:00PM or within three hours thereafter.
Place of Sale: THE NORTH SIDE OF THE MEDINA COUNTY COURTHOUSE LOCATED BELOW THE FIRE ESCAPE STAIRWELL in Medina County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Medina 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 Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Barbara Sandoval, Martha Boeta, Ramon Perez, Erika Aguirre, Candice Shulte, Garrett Sanders, Marcia Chapa, Stacey Sanders, Amy Ortiz, 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. Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Barbara Sandoval, Martha Boeta, Ramon Perez, Erika Aguirre, Candice Shulte, Garrett Sanders, Marcia Chapa, Stacey Sanders, Amy Ortiz, 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.

20-00009 NOTTS
02/06/2020 07:54:02 AM Total Pages: 3 Fee: 3.00
Gina Champion, County Clerk - Medina County, TX



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): Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Barbara Sandoval, Martha Boeta, Ramon Perez, Erika Aguirre, Candice Shulte, Garrett Sanders, Marcia Chapa, Stacey Sanders, Amy Ortiz, 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 TROY MARTIN whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on 2/6/2020 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Medina County Clerk and caused it to be posted at the location directed by the Medina County Commissioners Court.

By: Jerry Martin

Exhibit "A"

FIELD NOTES OF 6.56 ACRES OUT OF A 24.847 ACRE TRACT, FILE # 2016007682 OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS AND OUT OF THE KING & FOSTER SURVEY 138, ABSTRACT 1561, MEDINA COUNTY, TEXAS.

BEGINNING AT A 5/8" IRON PIN FOUND IN THE WEST LINE OF COUNTY ROAD 341, FOR THE SOUTHEAST CORNER OF A 37.393 ACRE TRACT, VOLUME 246, PAGE 855 OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE 24.847 ACRE TRACT, AND THE NORTHEAST CORNER OF THE SUBJECT TRACT, A 2 3/8" PIPE POST FOUND FOR THE LOWER NORTHEAST CORNER OF THE 37.393 ACRE TRACT BEARS N 14 DEGREES 31'35" W 97.27 FEET.

THENCE WITH THE WEST LINE OF COUNTY ROAD 341, THE EAST LINE OF THE 24.847 ACRE TRACT, AND GENERALLY WITH THE FENCE S 14 DEGREES 56'24" E 231.12 FEET TO A 5/8" FOUND IRON PIN AND S 09 DEGREES 39' 00" E 208.38 FEET TO A 2 3/8" PIPE POST FOUND FOR THE SOUTHEAST CORNER OF THE SUBJECT TRACT, A 3" PIPE POST FOUND FOR AN ANGLE POINT IN THE EAST LINE OF THE 24.847 ACRE TRACT BEARS S 09 DEGREES 42'10" E 195.53 FEET.

THENCE GENERALLY WITH THE FENCE N 60 DEGREES 21'57" W 33.98 FEET TO A 4" PIPE POST, N 79 DEGREES 10'58" W 292.35 FEET TO A 3" PIPE POST, AND N 62 DEGREES 05'21" W 68.45 FEET TO A 3" PIPE POST FOR A POINT IN THE SOUTH LINE OF THE SUBJECT TRACT.

THENCE S 89 DEGREES 49'06" W 494.96 FEET TO A 5/8" IRON PIN SET IN THE EAST LINE OF TRACT 1, MI TIERRA SUBDIVISION, VOLUME 7, PAGE 173 PLAT RECORDS OF MEDINA COUNTY, TEXAS, IN THE WEST LINE OF THE 24.847 ACRE TRACT, AND FOR THE SOUTHWEST CORNER OF THE SUBJECT TRACT, A 5/8" IRON PIN FOUND FOR THE SOUTHWEST CORNER OF THE 24.847 ACRE TRACT BEARS S 00 DEGREES 13'35" E 932.77 FEET.

THENCE N 00 DEGREES 13'35" W, GENERALLY WITH THE FENCE, 324.13 FEET TO A 5/8" IRON PIN FOUND IN THE SOUTH LINE OF THE 37.393 ACRE TRACT, FOR THE NORTHEAST CORNER OF TRACT 1, MI TIERRA SUBDIVISION, THE NORTHWEST CORNER OF 24.847 ACRE TRACT, AND THE NORTHWEST CORNER OF THE SUBJECT TRACT, A 5/8" IRON PIN FOUND FOR THE NORTHWEST CORNER OF TRACT 1, MI TIERRA SUBDIVISION BEARS S 89 DEGREES 46'33" W 342.67 FEET.

THENCE N 89 DEGREES 49'06" E, WITH THE SOUTH LINE OF THE 37.393 ACRE TRACT AND GENERALLY WITH THE FENCE, 778.91 FEET TO THE POINT OF BEGINNING. SURVEYED ON THE GROUND MAY 16, 2017 FOR THOMAS AND JACQUELINE STONER. BEARINGS SHOWN HEREIN ARE BASED ON WGS 84 FROM GPS OBSERVATIONS.

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

FILED AND RECORDED

Instrument Number: 20-00009

Filing and Recording Date: 02/06/2020 07:54:02 AM Pages: 3 Recording Fee: \$3.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the PUBLIC RECORDS of Medina County, Texas.



Gina Champion

Gina Champion, County Clerk
Medina County, Texas

Filed By Leeann Quintanilla Deputy