

6-2-5

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: 08/26/2020
Grantor(s): GEORGE J. MILLER JR., AN UNMARRIED MAN AND DAVID M. HEEMER, AN UNMARRIED MAN, AS JOINT TENANTS
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR LOANPAL, LLC, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$170,000.00
Recording Information: Instrument 2020-14666
Property County: Hunt
Property: (See Attached Exhibit "A")
Reported Address: 1761 COUNTY ROAD 2320, TERRELL, TX 75160

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: NewRez LLC d/b/a Shellpoint Mortgage Servicing
Mortgage Servicer: Shellpoint Mortgage Servicing
Current Beneficiary: NewRez LLC d/b/a Shellpoint Mortgage Servicing
Mortgage Servicer Address: 75 Beattie Place, Suite 300, Greenville, SC 29601

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of June, 2025
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: AT THE NORTH STEPS OF THE COURTHOUSE, INCLUDING THE HALLWAY AREA 20 FT INSIDE THE NORTH DOOR ON THE 2ND FLOOR in Hunt County, Texas. Or, if the preceding area(s) is/are no longer the area(s) designated by the Hunt County Commissioner's Court, at the area most recently designated by the Hunt 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 Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, David Ray, 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. Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, David Ray, 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.

FILED FOR RECORD
at 9:41 o'clock A.M.

APR 15 2025

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *[Signature]*

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): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, David Ray, 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 Randy Darr whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 4-15-25 I filed and/or recorded this Notice of Foreclosure Sale at the office of the Hunt County Clerk and caused it to be posted at the location directed by the Hunt County Commissioners Court.

By: Randy Darr

Exhibit "A"

BEING ALL THAT TRACT OF LAND IN HUNT COUNTY, TEXAS, OUT OF THE JOSE SANTOS SURVEY, A-942, AND BEING ALL OF THAT CALLED 5.28 ACRES OF LAND DESCRIBED IN A DEED TO MARK MANGEAN AND CINDY MANGEAN AS RECORDED IN VOLUME 1452, PAGE 688, OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS, ALSO BEING KNOWN AS LOT 2 OF WHISPERING OAKS, PHASE 10 AS RECORDED IN VOLUME 400, PAGE 752 OF THE PLAT RECORDS OF HUNT COUNTY, TEXAS, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EDGE OF COUNTY ROAD NO. 2320 AT THE NORTH CORNER OF SAID 5.28 ACRES (LOT 2), AND THE WEST CORNER OF LOT 3, FROM WHICH A 1/4 INCH STEEL ROD FOUND BEARS SOUTH 45 DEG 41 MIN 00 SEC EAST, 32.11 FEET FOR WITNESS:

THENCE SOUTH 45 DEG 41 MIN 00 SEC EAST (BEARING BASIS), 679.69 FEET ALONG THE NORTHEAST LINE OF SAID 5.28 ACRES TO A 1 1/2 INCH STEEL ROD FOUND AT THE EAST CORNER OF SAID 5.28 ACRES (LOT 2), AT THE SOUTH CORNER OF SAID LOT 3, AND ON THE NORTHWEST LINE OF LOT 6;

THENCE SOUTH 47 DEG 26 MIN 21 SEC WEST 352.08 FEET TO A 1 INCH STEEL ROD FOUND AT THE SOUTH CORNER OF SAID 5.25 ACRES (LOT 2), AT THE WEST CORNER OF SAID LOT 6, AND ON THE NORTHEAST LINE OF LOT 1:

THENCE NORTH 45 DEG 50 MIN 51 SEC WEST, 582.52 FEET TO A POINT IN SAID COUNTY ROAD, NO. 2320 AT THE WEST CORNER OF SAID 5.28 ACRES (LOT 2), AND AT THE NORTH CORNER OF LOT 1, FROM WHICH A 1 1/2 INCH STEEL ROD FOUND BEARS SOUTH 45 DEG 50 MIN 51 SEC EAST, 28.27 FEET FOR WITNESS:

THENCE NORTH 81 DEG 26 MIN 36 SEC EAST, 89.09 FEET TO A 5/8 INCH STEEL ROD SET CAPPED "BOUNDARY SOLUTIONS" AT AN ANGLE POINT OF SAID 5.28 ACRES:

THENCE NORTH 22 DEG 56 MIN 55 SEC EAST, 320.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5.275 ACRES OF LAND.

FOR INFORMATIONAL PURPOSES ONLY: MORE COMMONLY KNOWN AS 1761 COUNTY ROAD 2320, TERRELL, TX 75160; HOWEVER, BY SHOWING THIS ADDRESS, NO ADDITIONAL COVERAGE IS PROVIDED. PARCEL: 89859

BEING THE SAME PROPERTY CONVEYED TO GEORGE MILLER AND KATHLEEN MILLER BY DEED FROM DAVID VAUGHN AND JOAN VAUGHN, HUSBAND AND WIFE RECORDED 05/05/2014 IN INSTRUMENT NO. 2014-5002, IN THE REGISTER'S OFFICE OF HUNT COUNTY, TEXAS.

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