

**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:** 07/16/2018  
**Grantor(s):** JENNA L O'NEAL, A SINGLE WOMAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR GUARANTY BANK & TRUST, N.A., ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$145,000.00  
**Recording Information:** Instrument 2018-10946  
**Property County:** Hunt  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 5702 COUNTY RD 4317, CAMPBELL, TX 75422

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** Specialized Loan Servicing LLC  
**Mortgage Servicer:** Specialized Loan Servicing LLC  
**Current Beneficiary:** Specialized Loan Servicing LLC  
**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 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, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Monica Henderson, Meryl Olsen, Misty McMillan, Tiffiney Bruton, 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. Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Monica Henderson, Meryl Olsen, Misty McMillan, Tiffiney Bruton, 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.

FILED FOR RECORD  
BECKY LANDRUM  
COUNTY CLERK HUNT CO., TX  
22 OCT -6 AM 10:13  
*[Handwritten 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, Shawn Schiller, Patrick Zwiars, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Monica Henderson, Meryl Olsen, Misty McMillan, Tiffney Bruton, Auction.com., 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 Hunt County Clerk and caused it to be posted at the location directed by the Hunt County Commissioners Court.

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

#### Exhibit "A"

BEING A LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE JOHN STRIFNTZEL SURVEY, ABSTRACT NO. 974, AND BEING ALL OF THAT CERTAIN CALLED 3.3916 ACRE TRACT OF LAND CONVEYED FROM WAYNE BACKUS ET UX TO JEROD STRINGER ET UX, BY WARRANTY DEED, AS RECORDED IN VOLUME 1096, PAGE 669, OFFICIAL RECORDS, HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 3.3916 ACRE TRACT, (1096/669), AND THE SOUTHEAST CORNER OF A CALLED 5.0557 ACRE TRACT OF LAND CONVEYED TO MORCIAL SALAZOR ET UX, BY DEED RECORDED IN VOLUME 1126, PAGE 286, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS, SAID POINT ALSO LYING IN THE NORTH LINE OF COUNTY ROAD NO. 4317;

THENCE, NORTH 03 DEGREES 26 MINUTES 39 SECONDS EAST, ALONG THE WEST LINE OF SAID CALLED 3.3916 ACRE TRACT, (1096/699), AND THE EAST LINE OF SAID CALLED 5.0557 ACRE TRACT, A DISTANCE OF 443.74 FEET TO A 5/8 INCH IRON ROD SET WITH A YELLOW PLASTIC CAP MARKED (D C AND A INC) AT THE NORTHWEST CORNER OF SAID CALLED 3.3916 ACRE TRACT, (1096/669), AND THE NORTHEAST CORNER OF SAID CALLED 5.0557 ACRE TRACT, SAID POINT ALSO LYING IN THE SOUTH LINE OF THE REMAINDER OF A CALLED 30 ACRE TRACT OF LAND, CALLED FIRST TRACT, AS CONVEYED TO WAYNE BACKUS ET UX, BY DEED RECORDED IN VOLUME 549, PAGE 371, DEED RECORDS, HUNT COUNTY, TEXAS;

THENCE, NORTH 87 DEGREES 14 MINUTES 22 SECONDS EAST, (REFERENCE BEARING), ALONG THE NORTH LINE OF SAID CALLED 3.3916 ACRE TRACT, (1096/669), AND THE SOUTH LINE OF THE REMAINDER OF SAID CALLED 30 ACRE FIRST TRACT, A DISTANCE OF 668.84 TRACT, (1096/669), AND THE SOUTH LINE OF THE REMAINDER OF SAID CALLED 30 ACRE FIRST TRACT, A DISTANCE OF 668.84 FEET TO A 1/2 INCH IRON ROD FOUND OF THE NORTHEAST CORNER OF SAID CALLED 3.3916 ACRE TRACT, (1096/669), AND THE SOUTHEAST CORNER OF THE REMAINDER OF SAID CALLED 30 ACRE FIRST TRACT, SAID POINT ALSO LYING IN THE WEST LINE OF A CALLED 50.1426 ACRE TRACT OF LAND CONVEYED TO JAMES SPEIGHT, BY DEED RECORDED IN VOLUME 660, PAGE 349, DEED RECORDS, HUNT COUNTY, TEXAS;

THENCE, SOUTH 02 DEGREES 53 MINUTES 10 SECONDS WEST, ALONG THE EAST LINE OF SAID CALLED 3.3916 ACRE TRACT, (1096/669), AND THE WEST LINE OF SAID CALLED 50.1426 ACRE TRACT, A DISTANCE OF 209.25 FEET TO A 1/2 INCH IRON ROD FOUND AT A SOUTHEAST CORNER OF SAID CALLED 3.3916 ACRE TRACT, (1096/669), AND THE NORTHEAST CORNER OF A CALLED 3.3916 ACRE TRACT OF LAND CONVEYED TO WILLIAM STRINGER, BY DEED RECORDED IN VOLUME 1096, PAGE 654, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS;

THENCE, SOUTH 87 DEGREES 19 MINUTES 11 SECONDS WEST, ALONG A SOUTH LINE OF SAID CALLED 3.3916 ACRE TRACT, (1096/669), AND THE NORTH LINE OF SAID CALLED 3.3916 ACRE TRACT, (1096/654), AND PASSING A 1/2 INCH IRON ROD FOUND AT A DISTANCE OF 280.37 FEET, AND CONTINUING ALONG SAID LINE, FOR A TOTAL DISTANCE OF 630.22 FEET TO A 1/2 INCH ROD FOUND AT AN ALL CORNER OF SAID CALLED 3.3916 ACRE TRACT, (1096/669), AND THE NORTHWEST CORNER OF SAID CALLED 3.3916 ACRE TRACT, (1096/654);

THENCE, SOUTH 03 DEGREES 32 MINUTES 02 SECONDS WEST, ALONG AN EAST LINE OF SAID CALLED 3.5916 ACRE TRACT, (1096/669), AND THE WEST LINE OF SAID CALLED 3.3916 ACRE TRACT, (1096/654), A DISTANCE OF 235.65 FEET TO A 1/2 INCH IRON ROD FOUND AT A SOUTHEAST CORNER OF SAID CALLED 3.3916 ACRE TRACT, (1096/669), AND THE SOUTHWEST CORNER OF SAID CALLED 3.3916 ACRE TRACT, (1096/654), SAID POINT ALSO LYING IN THE NORTH LINE OF SAID COUNTY ROAD NO. 4347;

THENCE, SOUTH 87 DEGREES 51 MINUTES 54 SECONDS WEST, ALONG A SOUTH LINE OF SAID CALLED 3.3916 ACRE TRACT, (1096/669), AND THE NORTH LINE OF SAID COUNTY ROAD NO. 4317, A DISTANCE OF 40.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 148,628 SQUARE FEET OR 3.41 ACRES OF LAND.

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