

MAY 04 2023

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

Janifer Newton  
COUNTY CLERK, CORYELL CO., TEXAS

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:** 12/08/2017  
**Grantor(s):** JAMES K MORSE AKA JAMES KYLE MORSE AND AERIN MORSE HUSBAND AND WIFE  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$231,000.00  
**Recording Information:** Instrument 303122  
**Property County:** Coryell  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 2130 CHICKTOWN RD, GATESVILLE, TX 76528-1069

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 6th day of June, 2023  
**Time of Sale:** 11:00 AM or within three hours thereafter.  
**Place of Sale:** AT THE NORTH DOOR AND OR PORCH, BEING THE NORTH ENTRANCE OF THE COURTHOUSE in Coryell County, Texas. Or, if the preceding area(s) is are no longer the area(s) designated by the Coryell County Commissioner's Court, at the area most recently designated by the Coryell 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 Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Violet Nunez, Daniel McQuade, Marcela Cantu, Vanna Ho, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Thomas Gilbraith, C Jason Spence, Donna Stockman, Guy Wiggs, 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. Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Violet Nunez, Daniel McQuade, Marcela Cantu, Vanna Ho, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Thomas Gilbraith, C Jason Spence, Donna Stockman, Guy Wiggs, 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):** Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Violet Nunez, Daniel McQuade, Marcela Cantu, Vanna Ho, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Thomas Gilbraith, C Jason Spence, Donna Stockman, Guy Wiggs, 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 Coryell County Clerk and caused it to be posted at the location directed by the Coryell County Commissioners Court.

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

### Exhibit "A"

FIELD NOTES FOR A 5.05 ACRE TRACT OF LAND IN CORYELL COUNTY, TEXAS, BEING PART OF THE CHRISTOPHER MILLER SURVEY, ABSTRACT NO. 695, AND THE LAND HEREIN DESCRIBED BEING PART OF A CALLED 86.00 ACRE TRACT CONVEYED TO JAMES KYLE MORSE, OF RECORD IN DOCUMENT #253085, OFFICIAL PUBLIC RECORDS OF CORYELL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 60D NAIL SET IN THE APPROXIMATE CENTER OF COUNTY ROAD NO. 171 (CHICKTOWN ROAD) ON THE SOUTHEASTERLY LINE OF SAID 86.00 ACRE TRACT, FOR THE MOST SOUTHERLY CORNER OF THIS TRACT, WHENCE A 60D NAIL SET AT THE SOUTHEAST CORNER OF SAID 86.00 ACRE TRACT BEARS S. 59 DEGREES 31' 51" W., 308.77 FEET;

THENCE OVER AND ACROSS SAID 86.00 ACRE TRACT, THE FOLLOWING THIRTEEN (13) CALLS:

1. N. 18 DEGREES 35' 25" W., 59.15 FEET, TO A 1/2" IRON ROD WITH CAP STAMPED "M&A" SET FOR AN ANGLE CORNER OF THIS TRACT;
2. N. 68 DEGREES 04' 36" W., 241.66 FEET, TO A 1/2" IRON ROD WITH CAP STAMPED "M&A" SET FOR AN ANGLE CORNER OF THIS TRACT;
3. N. 60 DEGREES 38' 33" W., 126.22 FEET, TO A 1/2" IRON ROD WITH CAP STAMPED "M&A" SET FOR AN ANGLE CORNER OF THIS TRACT;
4. N. 34 DEGREES 54' 35" W., 76.97 FEET, TO A 1/2" IRON ROD WITH CAP STAMPED "M&A" SET FOR AN ANGLE CORNER OF THIS TRACT;
5. N. 10 DEGREES 23' 05" E., 454.20 FEET, TO A 1/2" IRON ROD WITH CAP STAMPED "M&A" SET FOR THE NORTHWEST CORNER OF THIS TRACT;
6. S. 87 DEGREES 44' 03" E., 445.11 FEET, TO A 1/2" IRON ROD WITH CAP STAMPED "M&A" SET FOR THE NORTHEAST CORNER OF THIS TRACT;
7. S. 08 DEGREES 35' 07" W., 483.92 FEET, TO A 1/2" IRON ROD WITH CAP STAMPED "M&A" SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
8. N. 81 DEGREES 15' 33" W., 422.09 FEET, TO A 1/2" IRON ROD WITH CAP STAMPED "M&A" SET FOR AN INTERIOR CORNER OF THIS TRACT;
9. S. 26 DEGREES 58' 22" E., 62.89 FEET, TO A 1/2" IRON ROD WITH CAP STAMPED "M&A" SET FOR AN ANGLE CORNER OF THIS TRACT;
10. S. 58 DEGREES 16' 40" E., 116.46 FEET, TO A 1/2" IRON ROD WITH CAP STAMPED "M&A" SET FOR AN ANGLE CORNER OF THIS TRACT;
11. S. 68 DEGREES 19' 29" E., 191.94 FEET, TO A 1/2" IRON ROD WITH CAP STAMPED "M&A" SET FOR AN ANGLE CORNER OF THIS TRACT;
12. S. 60 DEGREES 50' 45" E., 63.11 FEET, TO A 1/2" IRON ROD WITH CAP STAMPED "M&A" SET FOR AN ANGLE CORNER OF THIS TRACT;
13. S. 46 DEGREES 04' 19" E., 59.48 FEET, TO A 60D NAIL SET IN THE APPROXIMATE CENTER OF SAID CHICKTOWN ROAD ON THE SOUTHEASTERLY LINE OF SAID 86.00 ACRE TRACT, FOR AN ANGLE CORNER OF THIS TRACT;

THENCE S. 59 DEGREES 31' 51" W., 51.07 FEET, WITH THE APPROXIMATE CENTER OF SAID CHICKTOWN ROAD AND THE SOUTHEASTERLY LINE OF SAID 86.00 ACRE TRACT, TO THE POINT OF BEGINNING AND CONTAINING 5.05 ACRES OF LAND, MORE OR LESS.

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