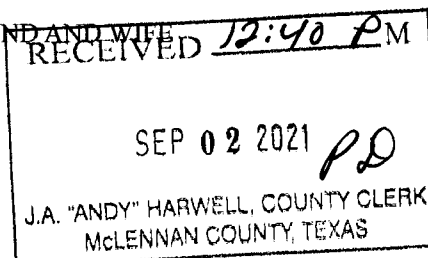


NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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: 08/11/2007
Grantor(s): JAMES F. MUSE AND KAREN F. MUSE, HUSBAND AND WIFE
Original Mortgagee: HIGHLAND CAPITAL LENDING, INC.
Original Principal: \$100,400.00
Recording Information: Instrument 2007030628
Property County: McLennan
Property: (See Attached Exhibit "A")
Reported Address: 884 GREENWOOD LANE, WACO, TX 76705



MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: UMB BANK, NATIONAL ASSOCIATION, not in its individual capacity, but solely as legal title trustee for PRL Title Trust I
Mortgage Servicer: Specialized Loan Servicing LLC
Current Beneficiary: UMB BANK, NATIONAL ASSOCIATION, not in its individual capacity, but solely as legal title trustee for PRL Title Trust I
Mortgage Servicer Address: 6200 S. Quebec St., Greenwood Village, CO 80111

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of October, 2021
Time of Sale: 10:00 AM or within three hours thereafter.
Place of Sale: AT THE TOP OF THE OUTSIDE STEPS TO THE SECOND FLOOR IN FRONT OF THE COURTHOUSE in McLennan County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the McLennan County Commissioner's Court, at the area most recently designated by the McLennan 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 Donna Stockman, David Stockman, Brenda Wiggs, Guy Wiggs, Michelle Schwartz, Janet Pinder or Kathy Arrington, Braden Barnes, Michael Burns, or Tori Jones, 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. Donna Stockman, David Stockman, Brenda Wiggs, Guy Wiggs, Michelle Schwartz, Janet Pinder or Kathy Arrington, Braden Barnes, Michael Burns, or Tori Jones, 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): Donna Stockman, David Stockman, Brenda Wiggs, Guy Wiggs, Michelle Schwartz, Janet Pinder or Kathy Arrington, Braden Barnes, Michael Burns, or Tori Jones, 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 McLennan County Clerk and caused it to be posted at the location directed by the McLennan County Commissioners Court.

By: _____

Exhibit "A"

BEING A 0.28 ACRE TRACT OF LAND, MORE OR LESS, IN THE LEWIS MOORE SURVEY, ABSTRACT NO. 27, IN MCLENNAN COUNTY, TEXAS, AND BEING THAT TRACT OF LAND CONVEYED TO JOSEPHINE E. INGLE BY DEED OF RECORD IN VOLUME 1235, PAGE 266 OF THE MCLENNAN COUNTY, TEXAS DEED RECORDS BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN CONCRETE AT THE SOUTHWEST CORNER OF THE SAID 0.28 ACRES BEING THE SOUTHEAST CORNER OF A CALLED 0.29 ACRE TRACT OF LAND IN THE NAME OF PAUL CHRISTOPHER OF RECORD IN VOLUME 1764, PAGE 265 OF THE SAID DEED RECORDS AND BEING IN THE NORTH LINE OF GREEN WOOD LANE;

THENCE N 07 DEG. 63 MIN. 08 SEC E. 150.00 FT. ALONG THE LINE BETWEEN CHRISTOPHER AND INGLE TO A 1/2 INCH ROD FOUND IN CONCRETE AT THE NORTHEAST CORNER OF THE CHRISTOPHER TRACT, THE SOUTHEAST CORNER OF LOT 4, BLOCK 2 OF THE BRAZOS SHORES ADDITION OF RECORD IN VOLUME 557, PAGE 265 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND THE NORTHWEST CORNER OF THE SAID INGLE TRACT;

THENCE N 88 DEG. 46 MIN. 00 SEC E. 80.00 FT. ALONG THE NORTH LINE OF THE INGLE TRACT TO A 1/2 INCH IRON ROD FOUND IN CONCRETE AT THE NORTHEAST CORNER OF THE INGLE TRACT AND THE NORTHWEST CORNER OF A CALLED 0.277 ACRE TRACT OF LAND IN THE NAME OF EDITH GEORGE OF RECORD IN VOLUME 1853, PAGE 636 OF THE SAID COUNTY DEED RECORDS;

THENCE S 05 DEG. 57 MIN. 20 SEC W. 150.10 FEET ALONG THE LINE BETWEEN INGLE AND GEORGE TO A 1/2 INCH IRON ROD FOUND IN CONCRETE IN THE NORTH LINE OF GREEN WOOD LANE AT THE SOUTHWEST CORNER OF GEORGE AND THE SOUTHEAST CORNER OF INGLE;

THENCE S 89 DEG. 20 MIN. 00 SEC W. (RECORD AND BASE BEARING) 85.00 FT. ALONG THE SOUTH LINE OF INGLE AND THE NORTH LINE OF GREEN WOOD LANE TO THE POINT OF BEGINNING.

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