

**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:** 10/30/2015  
**Grantor(s):** BRIAN K. WORMWOOD AND CYNDIE C. WORMWOOD, HUSBAND AND WIFE  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR IFREEDOM DIRECT CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$173,848.00  
**Recording Information:** Instrument 2015-2005  
**Property County:** Rains  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 220 BLUE WATER, EAST TAWAKONI, TX 75472

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** Wintrust Mortgage, a division of Barrington Bank & Trust Company, N.A.  
**Mortgage Servicer:** Nationstar Mortgage LLC d/b/a Mr. Cooper  
**Current Beneficiary:** Wintrust Mortgage, a division of Barrington Bank & Trust Company, N.A.  
**Mortgage Servicer Address:** 8950 Cypress Waters Blvd., Coppell, TX 75019

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 5th day of September, 2023  
**Time of Sale:** 1:00PM or within three hours thereafter.  
**Place of Sale:** At the West most side of the Rains County Courthouse 167 East Quitman street in Rains County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Rains County Commissioner's Court, at the area most recently designated by the Rains 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 Sue Spasic, Zoran W. Spasic, Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre or Allan Johnston, 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. Sue Spasic, Zoran W. Spasic, Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre or Allan Johnston, 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

2023 JUL 27 PM 1:15

MANDY SAWYER  
COUNTY CLERK

RAINS COUNTY TEXAS

BY *M. Sawyer*

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):** Sue Spasic, Zoran W. Spasic, Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre or Allan Johnston, 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 Harriett Fletcher whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on July 27, 2023 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Rains County Clerk and caused it to be posted at the location directed by the Rains County Commissioners Court.

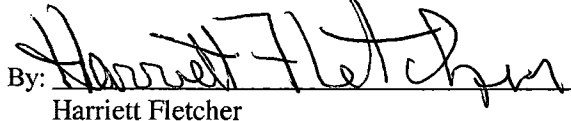
By:   
Harriett Fletcher

Exhibit "A"

BEING A 1.761 ACRE TRACT AND BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE MARGARET TOLLETT SURVEY, ABSTRACT NO. 229, RAINS COUNTY, TEXAS, AND BEING PART OF A CALLED 8.5127 ACRE TRACT (ALSO KNOWN AS REPLAT OF LOTS 1-25, BLUEWATER SECTION ONE 5/90 R.C.P.R.) AND ALL OF A SECOND TRACT (ALSO KNOWN AS LOT 26, BLUEWATER SECTION ONE, 5/75 R.C.P.R.) DESCRIBED AS TRACTS 1 AND 2, RESPECTIVELY IN A DEED FROM LARRY D. WUBBENA AND JOYCE A. WUBBENA, HUSBAND AND WIFE TO CHARLENE KOONCE, AS LIQUIDATOR AND RECEIVER AS RECORDED IN VOLUME 545, PAGE 718, RAINS COUNTY OFFICIAL PUBLIC RECORDS; AND ALL OF A CALLED 0.3956 ACRE TRACT (ALSO KNOWN AS LOT 66 AND AN UNNUMBERED LOT, BLUEWATER SECTION ONE 5/75 R.C.P.R.) DESCRIBED IN A DEED FROM LJW ENTERPRISES, LLC TO CHARLENE KOONCE, AS LIQUIDATOR AND RECEIVER AS RECORDED IN VOLUME 545, PAGE 715, RAINS COUNTY OFFICIAL PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTH LINE OF SANDY SHORES (135/642 R.C.D.R.), AT THE NORTHWEST CORNER OF SAID TRACT 2 (AND SAID LOT 26) AND THE NORTHEAST CORNER OF LOT 27, FOR A CORNER;

THENCE S 88 DEGREES 54' 18" E ALONG THE NORTH LINES OF SAID TRACT 2 AND SAID TRACT 1, AND ALONG THE SOUTH LINE OF SAID SANDY SHORES A DISTANCE OF 450.66 FEET TO A 1/2 INCH IRON ROD SET, FOR A CORNER;

THENCE S 01 DEGREES 24' 24" W ACROSS SAID TRACT 1 A DISTANCE OF 269.39 FEET TO A 1/2 INCH IRON ROD SET ON THE SOUTHERNMOST SOUTH LINE OF SAID TRACT 1 AND THE NORTH LINE OF PORT TAWAKONI ESTATES (2/81 R.C.P.R.), FOR A CORNER;

THENCE N 88 DEGREES 52' 10" W (DIRECTIONAL CONTROL LINE) ALONG THE SOUTHERNMOST SOUTH LINE OF SAID TRACT 1 AND THE NORTH LINE OF SAID PORT TAWAKONI ESTATES A DISTANCE OF 142.68 FEET TO A 1/2 INCH IRON ROD FOUND AT A CHAINLINK FENCE POST AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID TRACT 1, FOR A CORNER;

THENCE N 00 DEGREES 42' 45" W ALONG THE EASTERNMOST WEST LINE OF SAID TRACT 1 A DISTANCE OF 12.81 FEET TO A 1/2 INCH IRON ROD FOUND AT AN INSIDE CORNER OF SAID TRACT 1, FOR A CORNER;

THENCE S 81 DEGREES 54' 37" W ALONG THE NORTHERNMOST SOUTH LINE OF SAID TRACT 1 A DISTANCE OF 22.02 FEET TO A 1/2 INCH IRON ROD FOUND AT THE MOST NORTHERLY SOUTHWEST CORNER OF SAID TRACT 1 AND THE SOUTHEAST CORNER OF SAID 0.3956 ACRE TRACT, SAID POINT BEING THE NORTHEAST CORNER OF LOT 74 OF BLUEWATER, SECTION ONE (5/75 R.C.P.R.), FOR AN ANGLE CORNER;

THENCE S 89 DEGREES 19' 51" W ALONG THE SOUTH LINE OF SAID 0.3956 ACRE TRACT AND THE NORTH LINE OF SAID LOT 74 A DISTANCE OF 110.00 FEET TO A FENCE CORNER POST ON THE TAKE LINE OF LAKE TAWAKONI, AT THE SOUTHWEST CORNER OF SAID 0.3956 ACRE TRACT AND THE NORTHWEST CORNER OF SAID LOT 74, FOR A CORNER;

THENCE N 02 DEGREES 18' 55" W ALONG THE WEST LINE OF SAID 0.3956 ACRE TRACT AND ALONG SAID TAKE LINE A DISTANCE OF 88.81 FEET TO A FENCE CORNER POST AT THE SOUTHEAST CORNER OF LOT 65, FOR AN ANGLE CORNER;

THENCE N 00 DEGREES 32' 02" W ALONG THE WEST LINE OF SAID 0.3956 ACRE TRACT AND THE EAST LINE OF SAID LOT 65 A DISTANCE OF 73.86 FEET TO A FENCE CORNER POST ON THE SOUTH LINE OF BLUEWATER DRIVE, AT THE NORTHWEST CORNER OF SAID 0.3956 ACRE TRACT AND THE NORTHEAST CORNER OF SAID LOT 65, FOR A CORNER;

THENCE S 89 DEGREES 41' 13" E ALONG THE SOUTH LINE OF SAID BLUEWATER DRIVE AND THE NORTH LINE OF SAID 0.3956 ACRE TRACT A DISTANCE OF 50.04 FEET TO A 1/2 INCH IRON ROD FOUND AT THE MOST NORTHERLY NORTHEAST CORNER OF SAID 0.3956 ACRE TRACT, AND AT THE BEGINNING OF A CURVE TO THE RIGHT, FOR A CORNER;

THENCE ALONG THE NORTHEAST LINE OF SAID 0.3956 ACRE TRACT AND ALONG SAID CURVE HAVING A RADIUS OF 59.29 FEET, AN ARC LENGTH OF 75.86 FEET, BEING SUBTENDED BY A CHORD OF S 57 DEGREES 40' 21" E A DISTANCE OF 70.79 FEET TO A 1/2 INCH IRON ROD FOUND AT AN INTERIOR NORTHWEST CORNER OF SAID TRACT 1 AND THE MIDDLE NORTHEAST CORNER OF SAID 0.3956 ACRE TRACT, AND AT THE BEGINNING OF A CURVE TO THE LEFT, FOR A CORNER;

THENCE ALONG SAID CURVE HAVING A RADIUS OF 35.00 FEET, AN ARC LENGTH OF 93.34 FEET, BEING SUBTENDED BY A CHORD OF N 11 03' 26" W A DISTANCE OF 68.04 FEET TO A 1/2 INCH IRON ROD FOUND AT AN INTERIOR SOUTHWEST CORNER OF SAID TRACT 1, FOR A CORNER;

THENCE N 01 DEGREES 07' 50" W ALONG THE WESTERNMOST WEST LINE OF SAID TRACT 1 A DISTANCE OF 10.46 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTH LINE OF SAID BLUEWATER DRIVE, AT THE SOUTHEAST CORNER OF SAID TRACT 2, AND AT THE BEGINNING OF A CURVE TO THE LEFT, FOR A CORNER;

THENCE ALONG THE NORTH LINE OF SAID BLUEWATER DRIVE, THE SOUTH LINE OF SAID TRACT 2 AND ALONG SAID CURVE HAVING A RADIUS OF 107.07 FEET, AN ARC LENGTH OF 47.65 FEET, BEING SUBTENDED BY A CHORD OF N 79 DEGREES 42' 48" W A DISTANCE OF 47.26 FEET TO A 1/2 INCH IRON ROD FOUND, FOR A CORNER;

THENCE N 88 DEGREES 16' 45" W ALONG THE NORTH LINE OF SAID BLUEWATER DRIVE AND THE SOUTH LINE OF SAID TRACT 2 A DISTANCE OF 216.25 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID TRACT 2 (AND SAID LOT 26) AND THE SOUTHEAST CORNER OF SAID LOT 27, FOR A CORNER;

THENCE N 01 DEGREES 05' 59" E ALONG THE WEST LINE OF SAID TRACT 2 AND THE EAST LINE OF SAID LOT 27 A DISTANCE OF 50.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.761 ACRES OF LAND, ALSO BEING KNOWN AS 220 BLUEWATER DRIVE, EAST TAWAKONI, TEXAS.

NOTE: BASIS OF BEARING IS THE SOUTH LINE OF SAID 8.5127 ACRE TRACT (TRACT 1 545/718 R.C.O.P.R.). THE ABOVE FIELD NOTES WERE PREPARED FROM AN ACTUAL ON THE GROUND SURVEY MADE UNDER THE DIRECTION AND SUPERVISION OF DANNY W. BEASLEY, R.P.L.S. NO. 4915, ON OCTOBER 9, 2015.

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