

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.

2021-20

FILED FOR RECORD
AT 1:00 O'CLOCK P.M.
MAR 18 2021

SHERRY DAVIS, County Clerk
NAVARRO COUNTY, TEXAS
BY *[Signature]* DEPUTY

DEED OF TRUST INFORMATION:

Date: 11/12/1999
Grantor(s): JAMES FAULK HUSBAND AND WIFE ALBERTA FAULK
Original Mortgagee: NEATHERLIN HOMES, INC.
Original Principal: \$75,158.00
Recording Information: Book 1471 Page 815 Instrument 000984
Property County: Navarro
Property: (See Attached Exhibit "A")
Reported Address: 504 JIMLOT ST, KERENS, TX 75144

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, successor by merger to First Union National Bank as Trustee, for Mid-State Trust X

Mortgage Servicer: Shellpoint Mortgage Servicing

Current Beneficiary: U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, successor by merger to First Union National Bank as Trustee, for Mid-State Trust X

Mortgage Servicer Address: 55 Beattie Place, Suite 110, Greenville, SC 29601

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of May, 2021
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: THE EAST ENTRANCE OF THE NAVARRO CENTER, 800 NORTH MAIN STREET, CORSICANA, NAVARRO COUNTY, TEXAS in Navarro County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Navarro County Commissioner's Court, at the area most recently designated by the Navarro 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 Lori Garner, ~~Mollie McCoslin~~, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Allan Johnston or Ronnie Hubbard, Braden Barnes, Michael Burns, Tori Jones, or Suzanne Suarez, 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. Lori Garner, ~~Mollie McCoslin~~, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Allan Johnston or Ronnie Hubbard, Braden Barnes, Michael Burns, Tori Jones, or Suzanne Suarez, 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.

THE UNIVERSITY OF CHICAGO
DIVISION OF THE PHYSICAL SCIENCES
DEPARTMENT OF CHEMISTRY
5708 SOUTH CAMPUS DRIVE
CHICAGO, ILLINOIS 60637

RECEIVED
JAN 15 1964
DEPARTMENT OF CHEMISTRY
5708 SOUTH CAMPUS DRIVE
CHICAGO, ILLINOIS 60637

TO THE DIRECTOR
OF THE DIVISION OF THE PHYSICAL SCIENCES
THE UNIVERSITY OF CHICAGO
5708 SOUTH CAMPUS DRIVE
CHICAGO, ILLINOIS 60637

FROM
DR. [Name]
DEPARTMENT OF CHEMISTRY
5708 SOUTH CAMPUS DRIVE
CHICAGO, ILLINOIS 60637

RE: [Subject]

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): Lori Garner, Mollie McCoslin, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Allan Johnston or Ronnie Hubbard, Braden Barnes, Michael Burns, Tori Jones, or Suzanne Suarez, 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 Mollie McCoslin whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on 3/18/2021 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Navarro County Clerk and caused it to be posted at the location directed by the Navarro County Commissioners Court.

By: Mollie McCoslin

Exhibit "A"

BEING THAT TRACT OF LAND IN THE CITY OF KERENS DESCRIBED AS BLOCK 29, LOT NUMBER 15 IN A CUL-DE-SAC OFF JIM LOT DRIVE IN REED ADDITION EAST. THIS BEING A PART OF THE SAME TRACT THAT WAS DESCRIBED AS PAT OF THE EIGHTH TRACT, LOT 15 IN A DEED FROM TILLMAN AND ORA ANNA REED TO REED FAMILY TRUST DATED DECEMBER 28TH, 1995 AND RECORDED IN VOLUME 1330, PAGE 877, DEED RECORDS OF NAVARRO COUNTY, TEXAS.

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