

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: January 21, 2005
Grantor(s): Donne R. Watson and Paula B. Watson, husband and wife
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for Amerigroup Mortgage Corporation, a Division of Mortgage Investors Corporation
Original Principal: \$55,378.00
Recording Information: Book 1738, Page 738, Instrument No. 00001280
Property County: Navarro
Property: All that certain lot, tract, or parcel of land, being 0.461 acre situated in the Rachael Leach Survey, Abstract No. 6, in Corsicana, Navarro County, Texas, and being the same tract conveyed in deed from Donald Edward Blackmon & Helen R. Blackmon to David Thompson and Jessica Thompson dated June 30, 1999, and recorded in Volume 1448, Page 640, in the Deed Records of Navarro County, Texas. Said 0.461 acre is more fully described as follows:
BEGINNING at a 1/2 inch pipe found for corner at a fence corner, and in the north corner of this tract;
Thence South 26 degrees 24 minutes 31 seconds East along a fence a distance of 83.28 feet to a 1/2 inch rod set for corner at a fence corner;
THENCE South 59 degrees 56 minutes 46 seconds West a distance of 249.94 feet to a 1/2 inch rod set corner, in the east line of North Beaton Street;
THENCE North 15 degrees 01 minutes 19 seconds West along the east line of North Beaton Street a distance of 86.28 feet to a 1/2 inch pipe found for corner;
THENCE North 60 degrees 00 minutes 00 seconds East a distance of 232.86 feet to the PLACE OF BEGINNING and containing 0.461 acre of land, more or less.

Property Address: 1605 North Beaton Street
Corsicana, TX 75110

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: NewRez LLC d/b/a Shellpoint Mortgage Servicing
Mortgage Servicer: Shellpoint Mortgage Servicing
Mortgage Servicer Address: 55 Beattie Place, Suite 100 MS 561
Greenville, SC 29601

SALE INFORMATION:

Date of Sale: April 5, 2022

PLG File Number: 21-008652-1

2022-9
FILED FOR RECORD
AT 3:31 O'CLOCK P.M.

JAN 25 2022

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY _____ DEPUTY 1

Time of Sale: **12:00 pm - 3:00 pm or within three hours thereafter.**
Place of Sale: **The front steps of the Courthouse, located at 300 West 3rd Avenue, Corsicana, Texas or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**
Substitute Trustee: **Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Monica Henderson, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Auction.com, or David Ray, any to act**
Substitute Trustee Address: **5501 East LBJ Frwy, Ste. 925 Dallas, TX 75240**

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 are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Monica Henderson, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Auction.com, or David Ray, any to act, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; 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 is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Monica Henderson, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Auction.com, or David Ray, 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 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 imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the 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 sold "AS-IS", purchaser's 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 interest 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.
5. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

Padgett Law Group
6267 Old Water Oak Road
Suite 203
Tallahassee, FL 33213
(850) 422-2520

WITNESS MY HAND this 25TH day of January, 2022.

Sharon Pierre

Sharon St. Pierre, Robert La Mont, Sheryl La
Mont, David Sims, Allan Johnston