

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: **October 2, 2008**
Grantor(s): **KIMBERLY LUSK AND SPOUSE, GENE AUTRY LUSK**
Original Mortgagee: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR J&M MTG BROKERS, LTD DBA MORTGAGES USA-REIM, ITS SUCCESSORS AND ASSIGN**
Original Principal: **\$70,568.00**
Recording Information: **00009223**
Property County: **Navarro**

Property: **ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN NAVARRO COUNTY, TEXAS ON THE PETER SUMMERVILLE SURVEY, A-733 AND BEING THE CALLED 0.946 ACRE EXHIBIT A CONVEYED TO BRUCE D. BRAZELL AND PAMELA J. BRAZELL BY JOHN HARPER, III AND GLEN SMITH BY DEED DATED JUNE 17, 2002 AND RECORDED IN VOLUME 1580. PAGE 325 OF THE OFFICIAL PUBLIC RECORDS OF NAVARRO COUNTY, TEXAS AND ALSO BEING DESCRIBED AS LOT 1, BLOCK 810 OF THE CITY OF CORSICANA, TEXAS SAID LOT, TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:BEGINNING AT A 5/8" IRON ROD FOUND AT THE WEST CORNER OF THE CALLED 0.946 ACRE TRACT, THE NORTH CORNER OF LOT 1A OF BLOCK 810 AS SHOWN BY REPLAT RECORDED IN CABINET 8, SLIDE 26 OF THE NAVARRO COUNTY PLAT RECORDS AND IN THE SOUTHEAST MARGIN OF WEST 2ND AVENUE; THENCE NORTH 60 DEGREES 00 MINUTES EAST, ALONG WEST 2ND AVENUE AND LINE OF DIRECTIONAL CONTROL, 87.91 FEET TO A 3/8" IRON ROD FOUND AT THE WEST CORNER OF BLOCK 809, THE NORTH CORNER OF BLOCK 810 AND THE WEST CORNER OF THE BAYVIEW FINANCIAL PROPERTY TRUST LOT 3 RECORDED IN VOLUME 1809, PAGE 169;THENCE SOUTH 31 DEGREES 31 MINUTES 29 SECONDS EAST, MOSTLY ALONG CHAIN LINK FENCE, 463.60 FEET TO A 2" CHAIN LINK FENCE CORNER AT THE SOUTH CORNER OF LOT 3, AN ELL CORNER OF BLOCK 809 AND IN THE NORTHWEST LINE OF THE JOE D. NORWOOD AND VEDA D. NORWOOD REVOCABLE LIVING TRUST TRACT RECORDED IN VOLUME 1505, PAGE 256;THENCE SOUTH 58 DEGREES 26 MINUTES 05 SECONDS WEST, ALONG BARB WIRE FENCE, 89.91 FEET TO 6" PIPE FENCE CORNER AT THE SOUTH CORNER OF THIS TRACT; WITNESS; FOUND 1/2" IRON ROD AT AN ANGLE CORNER OF LOT 1A,**

2022-22

FILED FOR RECORD
AT 4:12 O'CLOCK **P.M.**
APR 07 2022
SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY ko DEPUTY

BLOCK 810 OF REPLAT, SOUTH 22 DEGREES 24 MINUTES WEST 1.85 FEET; THENCE NORTH 31 DEGREES 16 MINUTES 29 SECONDS WEST, PARTIALLY ALONG BARB WIRE FENCE, 466.01 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.949 ACRES OF LAND.

**Property Address: 2923 West 2nd Avenue
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: Lakeview Loan Servicing, LLC
Mortgage Servicer: Flagstar Bank
Mortgage Servicer: 5151 Corporate Drive
Address: Troy, MI 48098**

SALE INFORMATION:

**Date of Sale: May 3, 2022
Time of Sale: 12:00 PM or within three hours thereafter.
Place of Sale: On the front steps of the Navarro County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court 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, David Ray, Michael J. Burns, Vrutti Patel, or Jonathan Smith, any to act

**Substitute Trustee Address: 5501 LBJ Freeway, Suite 925
Dallas, TX 75240
TXAttorney@PadgettLawGroup.com**

APPOINTMENT OF SUBSTITUTE TRUSTEE:

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place 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, Tiffney Bruton, Auction.com, David Ray, Michael J. Burns, Vrutti Patel, or Jonathan Smith, any to act, whose address is c/o Padgett Law Group, 5501 LBJ Freeway, Suite 925, Dallas, TX 75240 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

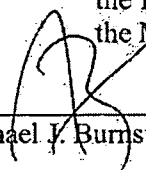
WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, 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. The herein appointed Substitute Trustees, 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.


Michael J. Burns / Vrutti Patel / Jonathan Smith

CERTIFICATE OF POSTING

My name is Sharon St. Pierre, and my address is c/o Padgett Law Group, 5501 LBJ Freeway, Suite 925, Dallas, TX 75240. I declare under penalty of perjury that on April 7, 2022, I filed at the office of the Navarro County Clerk to be posted at the Navarro County courthouse this notice of sale.

Sharon St. Pierre

Declarant's Name: Sharon St. Pierre

Date: April 7, 2022

Padgett Law Group
5501 LBJ Freeway, Suite 925
Dallas, TX 75240
TXAttorney@PadgettLawGroup.com
(850) 422-2520

WITNESS MY HAND this 7 day of April, 2022.

Sharon Pierre

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