

2023-010

FILED FOR RECORD
AT 1:24 O'CLOCK P.M.

C&M No. 44-22-1708/ FILE NOS

FEB 23 2023

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTION TRUSTEE

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

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. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated April 17, 2019 and recorded under Clerk's File No. 00003104, in the real property records of NAVARRO County Texas, with Thomas D Troutt, a single man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for United Wholesale Mortgage, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Thomas D Troutt, a single man securing payment of the indebtedness in the original principal amount of \$151,200.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Thomas D Troutt. Nationstar Mortgage LLC d/b/a Mr. Cooper is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Mr. Cooper is acting as the Mortgage Servicer for the Mortgagee. Mr. Cooper, is representing the Mortgagee, whose address is: 8950 Cypress Waters Boulevard, Coppell, TX 75019.

Legal Description:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, LOCATED WITHIN THE JESUS ORTIZ SURVEY, ABSTRACT NUMBER 624 IN NAVARRO COUNTY, TEXAS, AND BEING THE CALLED EAST 35 FEET OF LOT 11, AND ALL OF LOT 12, BLOCK 444 OF THE CITY OF CORSICANA, TEXAS, AS RECORDED IN IN A WARRANTY DEED IN VOLUME 1105, PAGE 1 OF THE OFFICIAL RECORDS OF NAVARRO COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

SALE INFORMATION

Date of Sale: 04/04/2023

Earliest Time Sale Will Begin: 11:00 AM

Location of Sale: The place of the sale shall be: NAVARRO County Courthouse, Texas at the following location: 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

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.



The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. 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 or the Mortgagee's attorney.

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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I **HEREBY APPOINT AND DESIGNATE** Robert LaMont, Sheryl LaMont, Harriett Fletcher, Aurora Campos, Ramiro Cuevas, Patrick Zwiers, Sharon St. Pierre, Ronnie Hubbard, Shawn Schiller, Mollie McCoslin, Angie Uselton, Bobby Howell, Cindy Daniel, Dana Kamin, Darla Boettcher, Jon Howell, Jonathan Harrison, Lori Garner, Monica Henderson, Randy Daniel, Susan Swindle, Tonya Washington, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on The 23rd day of February, 2023.

/s/ Olufunmilola Oyekan, SBOT 24084552, Attorney
at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by:



Printed Name: Sheryl La Mont, February 23, 2023

C&M No. 44-22-1708

EXHIBIT "A"

All that certain lot, tract or parcel of land, located within the Jesus Ortiz Survey, Abstract Number 624 in Navarro County, Texas, and being the called east 35 feet of Lot 11 and all of Lot 12, Block 444 of the City of Corsicana, Texas, as recorded in in a Warranty Deed in Volume 1105, Page 1 of the Official Records of Navarro County, Texas, and being described by metes and bounds as follows:

BEGINNING at a found 3/4 inch iron pipe at the intersection of the southwest margin of North 21st Street and the northwest margin of West 4th Avenue, being the east corner of Lot 12, Block 444, and of this tract;

THENCE South 58°39'51" West with the northwest margin of West 4th Avenue, a distance of 85.12 feet to a found 1 inch iron rod in the same, being in the southeast line of Lot 11 and being the south corner of this tract;

THENCE North 31°15'10" West across Lot 11, a distance of 150.10 feet to a set 1/2 inch iron rod in the northwest line of Lot 11, being in the southeast line of Lot 3-B of Block 444, as shown on a replat recorded in Volume 6, Page 346 of the Plat Records of Navarro County, Texas (P.R.N.C.T.);

THENCE North 58°40'01" East with the southeast line of Lot 3-B, Lot 2-B, and Lot 1-B of Block 444, a distance of 85.14 feet to a found 1/2 inch iron rod capped "STANGER SURVEYING" in the southwest margin of North 21st Street, being the east corner of Lot 1-B, the north corner of Lot 12 and the north corner of this tract

THENCE South 31°14'48" East with the southwest margin of North 21st Street, a distance of 150.10 feet to the **PLACE OF BEGINNING** containing 0.293 acres of land.