

FILED FOR RECORD  
AT 4:01 O'CLOCK P M.

JUL 24 2023

SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
BY JB DEPUTY

2023-049

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.

5965-683

### NOTICE OF FORECLOSURE SALE

- 1 THE PROPERTY TO BE SOLD**  
COMMONLY KNOWN AS 500 PECAN STREET, BLOOMING GROVE, TEXAS 76626  
LEGAL DESCRIPTION SEE EXHIBIT A.
- 2 THE DEED OF TRUST TO BE FORECLOSED UPON**  
RECORDED IN REAL PROPERTY RECORDS OF NAVARRO COUNTY RECORDED ON MARCH 2, 2005 UNDER DOCUMENT# 00001922
- 3 THE SALE IS SCHEDULED TO BE HELD**  
PLACE THE FRONT STEPS OF THE COURTHOUSE, LOCATED AT 300 WEST 3RD AVENUE, CORSICANA, TEXAS OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE  
DATE SEPTEMBER 5, 2023  
TIME 1:00 PM - 4:00 PM

#### TERMS OF SALE

The sale will be conducted as a public auction to the highest bidder for cash. 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 § 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.

#### OBLIGATIONS SECURED

The Deed of Trust executed by MITTIE LOUISE HAGGARD, provides that it secures the payment of the indebtedness in the original principal amount of \$148,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. MORTGAGE ASSETS MANAGEMENT, LLC is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is the current mortgage servicer. A servicing agreement between the mortgager, whose address is 1661 Worthington Road, Suite #100, West Palm Beach, Florida 33409, and the mortgage service exists. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.

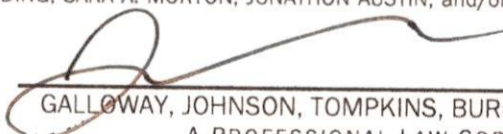
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE, THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

In accordance with Texas Property Code § 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust:

LORI GARNER, MOLLIE MCCOSLIN, SHARON ST. PIERRE, ROBERT LAMONT, SHERYL LAMONT, ALLAN JOHNSTON, RONNIE HUBBARD, NICHOLAS S. CAMPBELL, ANNAROSE M. HARDING, SARA A. MORTON, JONATHON AUSTIN, and/or BRANCH M. SHEPPARD.

ATTORNEYS AT LAW

Branch M. Sheppard  
Annarose M. Harding  
Sara A. Morton  
Jonathon Austin

  
GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH  
A PROFESSIONAL LAW CORPORATION  
1301 McKinney Street, Suite 1400  
Houston, Texas 77010  
(713) 599-0700

#### CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED 7.24.2023  
NAME Mollie McCoslin

 TRUSTEE

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.

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**EXHIBIT A – LEGAL DESCRIPTION  
for 500 Pecan Street, Blooming Grove, Texas 76626**

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE WM. J. MOORE SURVEY ABSTRACT 558, NAVARRO COUNTY, TEXAS, BEING A PORTION OF A CALLED 5 ACRE TRACT DESCRIBED AS FIRST TRACT AND BEING A PORTION OF A CALLED 1 ACRE TRACT DESCRIBED AS SECOND TRACT BY DEED RECORDED IN VOLUME 1181, PAGE 202 OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS. SAID TRACT OR PARCEL OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FENCE CORNER POST FOR THE SOUTHEAST CORNER OF THIS TRACT AND THE SOUTHEAST CORNER OF THE ABOVE MENTIONED SECOND TRACT;

THENCE S 56 DEGREES 38'13" W 186.82 FEET TO A SET 1/2" IRON ROD FOR AN ELL CORNER OF THIS TRACT;

THENCE N 31 DEGREES 53'02" W 75.13 FEET TO A SET 1/2" IRON ROD FOR AN ELL CORNER OF THIS TRACT;

THENCE S 56 DEGREES 41'05" W 139.98 FEET TO THE MOST WESTERLY SOUTHWEST CORNER OF THIS TRACT LOCATED IN THE CENTER LINE OF PECAN STREET; WITNESS: N 56 DEGREES 41'05" E 17.0 FEET, A FOUND 3/4" IRON PIPE.


THENCE WITH SAID STREET N 30 DEGREES 00'00" W 235.55 FEET TO THE NORTHWEST CORNER OF THIS TRACT; WITNESS: N 56 DEGREES 04'21" E 28.0 FEET, A SET 1/2" IRON ROD.

THENCE N 56 DEGREES 04'21" E 320.77 FEET TO A SET 1/2" IRON ROD FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 31 DEGREES 35' 19" E 313.68 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.08 ACRES OF LAND.

**CERTIFICATE OF POSTING**

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED 7.24.2023  
NAME Mohi McOslin  TRUSTEE