

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: August 11, 2021

Grantor(s): JEREMIAH CLEAVER AND CHARLESETTA CLEAVER, A MARRIED COUPLE

Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR KELLER MORTGAGE, LLC., D/B/A KELLER MORTGAGE

Original Principal: \$255,750.00

Recording Information: 2022-007549

Property County: Navarro

Property: BEING LOT I, BLOCK 404 AS SHOWN BY THE OFFICIAL MAP OF THE CITY OF CORSICANA, NAVARRO COUNTY, TEXAS AND BEING THE SAME PROPERTY CONVEYED TO ERIKA B. AND STEVEN F. HOUSELY BY DEED DATED 12/14/2016 RECORDED IN INSTRUMENT NO. 8887, OFFICIAL PUBLIC RECORDS, NAVARRO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT A 1/2" IRON ROD FOUND AT THE EAST CORNER OF SAID LOT I AND THE NORTH CORNER OF LOT H, BLOCK 404 AND ALSO BEING ON THE WEST RIGHT OF WAY LINE OF N. 18TH STREET; THENCE S59°56'06"W WITH THE COMMON LOT LINE OF SAID LOTS I AND H, 151.43' (DEED, S60"W-150') TO A 1/2" IRON ROD FOUND AT THE COMMON WEST CORNER OF SAID LOTS I AND H; THENCE N30°32'51 "W WITH THE WEST LINE OF SAID LOT I, 66.26' (DEED, N30"W- 70') TO A 3/8" IRON ROD SET AT THE WEST CORNER OF SAID LOT I; THENCE N58°34'13"E WITH THE NORTH LINE OF SAID LOT I, 150.52' (DEED, N60"E-150') TO A 1/2" IRON PIPE FOUND AT THE NORTH CORNER OF SAID LOT I AND ON THE WEST LINE OF SAID N. 18TH STREET; THENCE S31°17'59"E WITH THE WEST LINE OF SAID N. 18TH STREET AND THE EAST LINE OF SAID LOT I, 69.85' (DEED, S30"E-70') TO THE PLACE OF BEGINNING AND CONTAINING 0.23 ACRES OF LAND, MORE OR LESS.

Property Address: 212 North 18th Street
Corsicana, TX 75110

2023-055

FILED FOR RECORD
AT 12:54 O'CLOCK P M.
AUG 17 2023

PLG File Number: 23-005524-1

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

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 **55 Beattie Place, Suite 100 MS 561**
Address: **Greenville, SC 29601**

SALE INFORMATION:

Date of Sale: **October 3, 2023**
Time of Sale: **12:00 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, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Auction.com, David Ray, Ashlee Luna, Lori Garner, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Allan Johnston, Ronnie Hubbard, Mollie McCoslin, Padgett Law Group, Michael J. Burns, or Jonathan Smith, any to act**

Substitute Trustee Address: **546 Silicon Dr., Suite 103 Southlake, TX 76092 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, any to act, those substitute trustees identified in the SALE INFORMATION section of this notice, whose address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092 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:

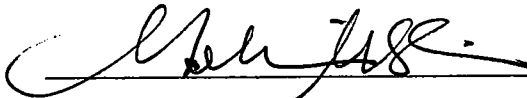
1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, 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.

Paige Jones

Paige Jones

CERTIFICATE OF POSTING

My name is Mollie McCoslin, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on 8.17.23, I filed at the office of the Navarro County Clerk to be posted at the Navarro County courthouse this notice of sale.



Declarant's Name: Mollie McCoslin

Date: 8.17.23

Padgett Law Group
546 Silicon Dr., Suite 103
Southlake, TX 76092
TXAttorney@PadgettLawGroup.com
(850) 422-2520