

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE 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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated September 22, 2016 and recorded under Clerk's File No. 00006843, in the real property records of NAVARRO County Texas, with Larry J. Hailey and spouse, Ernestine Hailey as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Homeward Residential, Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Larry J. Hailey and spouse, Ernestine Hailey securing payment of the indebtedness in the original principal amount of \$83,700.00 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 Larry J. Hailey, Ernestine Hailey. PHH Mortgage Corporation 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. PHH Mortgage Corporation is acting as the Mortgage Servicer for the Mortgagee. PHH Mortgage Corporation, is representing the Mortgagee, whose address is: 1 Mortgage Way, Mount Laurel, NJ 08054.

Legal Description:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, BEING THE SOUTHWESTERLY PORTION OF BLOCK 402, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF CORSICANA, TEXAS, NAVARRO COUNTY, AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:

2023-100
FILED FOR RECORD
AT 12:39 O'CLOCK P.M.

SALE INFORMATION

Date of Sale: 02/06/2024

Earliest Time Sale Will Begin: 11:00 AM

DEC 28 2023

SHERRY BOWD, County Clerk
NAVARRO COUNTY, TEXAS
DEPUTY

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, Sharon St. Pierre, Mollie McCoslin, 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, David Ray, Ashlee Luna, Lori Garner, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Allan Johnston, Ronnie Hubbard, Mollie McCoslin, 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.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on December 22, 2023.

/s/ Juanita Deaver SBOT No. 24126385, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: Sharon Pierre

Printed Name: Sharon St. Pierre
December 28, 2023

C&M No. 44-23-2901

EXHIBIT A

Land Situated in the City of CORSICANA in the County of Navarro in the State of TX.

All that certain lot, tract or parcel of land, being the Southwesterly portion of Block 402, according to the Official Map of the City of Corsicana, Texas, Navarro County, being described by metes and bounds as follows, to-wit:

BEGINNING at an iron stake at the intersection of the North line of West Fourth Avenue, with the West line of North 19th Street, this also being the SE corner, Block 402, Official Map, City of Corsicana, Navarro County, Texas;

THENCE North 30-20 ft. West 145 ft. to an iron stake for corner;

THENCE South 60° West 80 feet to an iron stake, stake for corner;

THENCE South 30-20 ft. East 145 feet to an iron stake set in the North line of West Fourth Avenue for corner;

THENCE North 60° E with the North line of West Fourth Avenue, 80 feet to an iron stake and the Place of Beginning, as surveyed and certified to by F.V. Blucher, Registered Public Land Surveyor No. 148, July 1, 1957, and being the same property described in deed from Louise Pace King to John E. Slate dated July 15, 1957, recorded in Volume 632, Page 443, Deed Records of Navarro County, Texas, and further described in deed dated January 29, 1959, executed by John E. Slate and wife, Inez Slate, to C.S. McClanahan, recorded in Volume 656, Page 447, Navarro County Deed Records, and being further designated as Lot B1, Block 402 by the Navarro Central Appraisal District (R12797).

The property address and tax parcel identification number listed are provided solely for informational purposes.

Commonly known as: 1000 W 4th Ave, Corsicana, TX 75110