

JUL 16 2024

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS

BY [Signature] DEPUTY

NOTICE OF FORECLOSURE SALE

2024 - 0615

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 OR 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.

1. *Property to Be Sold.* The property to be sold is described as follows: TRACT 1 BEING ALL OF LOT 5, BLOCK 768 (FORMERLY BLOCK 9) OF JESTER'S COLLEGE HILL ADDITION RECORDED IN VOLUME 276, PAGE OF 33 OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS.

TRACT 2
BEING A TRACT OF LAND, A PORTION OF STREET RIGHT-OF-WAY FORMERLY KNOWN AS BREWER STREET, SITUATED BETWEEN LOT 1, BLOCK 769 (FORMERLY BLOCK 10) AND LOT 5, BLOCK 768 (FORMERLY BLOCK 9) OF JESTER'S COLLEGE HILL ADDITION RECORDED IN VOLUME 276, PAGE 33 OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND CONVEYED TO LUCILLE DIXON AS EVIDENCED BY DEED RECORDED IN VOLUME 1198, PAGE 492 OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD SET IN THE SOUTH LINE OF EAST 20TH AVENUE (FORMERLY SPILLMAN AVENUE AND ALSO KNOWN AS T.A. CARROLL AVENUE) FOR THE NORTHEAST CORNER OF LOT 1, BLOCK 769 AND THE NORTHWEST CORNER OF SAID DIXON TRACT;

THENCE NORTH 60 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID STREET A DISTANCE OF 50.00 FEET TO A 5/8-INCH IRON ROD SET FOR THE NORTHWEST CORNER OF LOT 5, BLOCK 768 AND THE NORTHEAST CORNER OF SAID DIXON TRACT, WHENCE A 1/2-INCH IRON PIPE INSIDE A 1-1/2-INCH IRON PIPE FOUND FOR THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE TWELFTH STREET CHURCH OF GOD IN CHRIST OF CORSICANA, TEXAS BEARS NORTH 60 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 325.000 FEET;

THENCE SOUTH 41 DEGREES 30 MINUTES 00 SECONDS EAST A DISTANCE OF 125.00 FEET TO A 5/8-INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF LOT 5 AND THE SOUTHEAST CORNER OF SAID DIXON TRACT;

THENCE SOUTH 60 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 50.00 FEET TO A 5/8-INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF LOT 1 AND THE SOUTHWEST CORNER OF SAID DIXON TRACT;

THENCE NORTH 41 DEGREES 30 MINUTES 00 SECONDS WEST A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 06/03/2004 and recorded in Book 1700 Page 0211 Document 005932 real property records of Navarro County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: 09/03/2024

Time: 11:00 AM

Place: Navarro County, Texas at the following location: THE FRONT STEPS OF THE NAVARRO COUNTY COURTHOUSE, LOCATED AT 300 WEST 3RD AVENUE, CORSICANA, TEXAS, OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. *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 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.

5. *Obligations Secured.* The Deed of Trust executed by GARY GIBSON SR AND JANICE GIBSON, provides that it secures the payment of the indebtedness in the original principal amount of \$65,270.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, for Mid-State Capital Corporation 2005-1 Trust is the current mortgagee of the note and deed of trust and SHELLPOINT MORTGAGE SERVICING is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, for Mid-State Capital Corporation 2005-1 Trust c/o SHELLPOINT MORTGAGE SERVICING, 17000 Katy Freeway, Suite 300, Houston, TX 77094 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056. Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

[Signature]

Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: www.realtybid.com/texas or (877) 518-5700

Certificate of Posting

I am Sharon St. Pierre whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on July 16, 2024 I filed this Notice of Foreclosure Sale at the office



of the Navarro County Clerk and caused it to be posted at the location directed by the Navarro County Commissioners Court.

Sharon Piene
Substitute Trustee
July 16, 2024