

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: 09/13/2023
Grantor(s): ROBERT GITCHELL AND JESSICA MULANAX, MARRIED TO EACH OTHER
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR ROCKET MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$176,739.00
Recording Information: Instrument 2023-008651
Property County: Navarro
Property: (See Attached Exhibit "A")
Reported Address: 401 N SMITH AVE, DAWSON, TX 76639-3249

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
Mortgage Servicer: Rocket Mortgage, LLC
Current Beneficiary: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
Mortgage Servicer Address: 1050 Woodward Ave., Detroit, MI 48226

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of June, 2025
Time of Sale: 12:00 PM or within three hours thereafter.
Place of Sale: THE EAST ENTRANCE OF THE NAVARRO CENTER, 800 NORTH MAIN STREET, CORSICANA, NAVARRO COUNTY, TEXAS in Navarro County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Navarro County Commissioner's Court, at the area most recently designated by the Navarro County Commissioner's Court.

WHEREAS, the above-named Grantor 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 were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and 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, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; 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 has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. 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, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, 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 and 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 of the Deed of Trust.

2025-037
FILED FOR RECORD
AT 3:40 O'CLOCK P.M.
APR 10 2025
SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY 10 DEPUTY

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a 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 offered "AS-IS", purchasers 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 interests 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.

Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffney Bruton, Auction.com, David Ray, Ashlee Luna, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 350, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Melli McCoslin whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 4-10-25 I filed and / or recorded 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.

By: Melli McCoslin

Exhibit "A"

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE J. FULLERTON SURVEY, A-270, CITY OF DAWSON, NAVARRO COUNTY, TEXAS, BEING DESCRIBED AS ALL OF A CALLED 0.41 ACRE TRACT OF LAND DESCRIBED IN DEED TO JOHN GARY SEARS RECORDED IN DOCUMENT NO. 2018-00009734 OF THE DEED RECORDS NAVARRO COUNTY, TEXAS (DRNCT). SAID LOT TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWEST LINE OF N. SMITH AVENUE, THE EAST CORNER OF THE TIMOTHY ROOP AND LISA REED 0.48 ACRE TRACT RECORDED IN DOCUMENT NO. 2021-00007564, DRNCT, BEING THE NORTH CORNER OF THIS TRACT, FROM WHICH A FENCE CORNER BEARS S 36 DEGREES 42' 20" W, 3.17 FEET;

THENCE, S 31 DEGREES 38' 52" E (CONTROL LINE), 100.00 FEET ALONG THE SOUTHWEST LINE OF N. SMITH AVENUE TO A 1/2" IRON ROD SET WITH A PLASTIC CAP LABELED #4207 AT THE INTERSECTION OF THE SOUTHWEST LINE OF N. SMITH AVENUE AND THE NORTHWEST LINE OF N. CEMETERY ROAD, BEING THE EAST CORNER OF THIS TRACT;

THENCE, S 57 DEGREES 53' 37" W, 177.43 FEET ALONG THE NORTHWEST LINE OF N. CEMETERY ROAD TO A POINT AT THE EAST CORNER OF THE THOROUGHbred MANAGEMENT-DAWSON SERIES 3.42 ACRE TRACT RECORDED IN DOCUMENT NO. 2021-00000700, DRNCT, BEING THE SOUTH CORNER OF THIS TRACT;

THENCE, N 31 DEGREES 38' 52" W, 100.00 FEET ALONG THE NORTHEAST LINE OF THE 3.42 ACRE TRACT TO A 3/4" IRON PIPE FOUND AT THE SOUTH CORNER OF THE 0.48 ACRE TRACT, BEING THE WEST CORNER OF THIS TRACT;

THENCE, N 57 DEGREES 53' 37" E, 177.43 FEET ALONG THE SOUTHEAST LINE OF THE 0.48 ACRE TRACT TO THE POINT OF BEGINNING AND CONTAINING 0.41 ACRES OF LAND MORE OR LESS.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254