

2026-107

FILED FOR RECORD
AT 7:45 O'CLOCK P.M.

SEP 03 2026

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

BY JERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
DEPUTY

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 June 29, 2012 and recorded under Clerk's File No. 00006064, in the real property records of NAVARRO County Texas, with Brett H. Blanton and Cheryl Blanton as Grantor(s) and Wells Fargo Bank, N.A. as Original Mortgagee.

Deed of Trust executed by Brett H. Blanton and Cheryl Blanton securing payment of the indebtedness in the original principal amount of \$143,760.09 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 Brett H Blanton. NewRez LLC dba Shellpoint Mortgage Servicing 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. Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for the Mortgagee. Shellpoint Mortgage Servicing, is representing the Mortgagee, whose address is: 75 Beattie Place, Suite 300, Greenville, SC 29601.

Legal Description:

BEING A TRACT OF LAND SITUATED IN THE CITY OF CORSICANA, NAVARRO COUNTY, TEXAS AND BEING ALL OF LOT 6 AND PART OF LOT 4 OF BLOCK 828-G OF DRANE ESTATES, AN ADDITION TO THE CITY OF CORSICANA AS EVIDENCED BY DEED RECORDED IN VOLUME 4, PAGE 25 OF THE PLAT RECORDS OR NAVARRO COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND CONVEYED TO GERALD E. BURSON AND MARY L. BURSON AS EVIDENCED BY DEED RECORDED IN VOLUME 1175, PAGE 179 OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:

SALE INFORMATION

Date of Sale: 10/06/2026

Earliest Time Sale Will Begin: 12:00 PM

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.

STRICT COMPLIANCE WITH FINCEN RULES AND REGULATIONS IS REQUIRED FOR PURCHASE OF THE PROPERTY AT THIS SALE. A FORECLOSURE DEED WILL NOT ISSUE WITHOUT SUCCESSFUL BIDDER PROVIDING ALL INFORMATION NECESSARY FOR STRICT COMPLIANCE WITH FINCEN.

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 Sharon St. Pierre, Harriett Fletcher, Mollie McCoslin, Jabria Foy, Heather Golden, Kara Riley, Catherine Geddie, Auction.com, LLC, or Codilis & Moody, P.C., 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 09/01/2026.

/s/ Isaac Lewis SBOT No. 24144831, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: Sharon St. Pierre

Printed Name: Sharon St. Pierre
9/3/2026

C&M No. 44-26-03726

EXHIBIT A

Legal Description

BEING A TRACT OF LAND SITUATED IN THE CITY OF CORSICANA, NAVARRO COUNTY, TEXAS AND BEING ALL OF LOT 6 AND PART OF LOT 4 OF BLOCK 828-G OF DRANE ESTATES, AN ADDITION TO THE CITY OF CORSICANA AS EVIDENCED BY DEED RECORDED IN VOLUME 4, PAGE 25 OF THE PLAT RECORDS OF NAVARRO COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND CONVEYED TO GERALD E. BURSON AND MARY L. BURSON AS EVIDENCED BY DEED RECORDED IN VOLUME 1175, PAGE 179 OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 3/4-INCH IRON BAR FOUND IN THE SOUTH LINE OF GLENWOOD CIRCLE, A 50-FOOT RIGHT-OF-WAY, FOR THE NORTHWEST CORNER OF LOT 6, THE NORTHEAST CORNER OF LOT 8, BLOCK 828-G AND THE NORTHWEST CORNER OF SAID BURSON TRACT; THENCE ALONG A CURVE TO THE LEFT IN THE SOUTH LINE OF SAID GLENWOOD CIRCLE HAVING A CENTRAL ANGLE OF 22 DEGREES 01' 43", A RADIUS OF 305.00 FEET AND AN ARC LENGTH OF 117.26 FEET TO A 60D NAIL SET IN AN EXPANSION JOINT FOR THE NORTHEAST CORNER OF SAID BURSON TRACT; THENCE SOUTH 01 DEGREES 09' 32" EAST A DISTANCE OF 152.32 FEET TO A FENCE POST FOUND FOR THE SOUTHEAST CORNER OF SAID BURSON TRACT, SAME BEING SITUATED IN THE NORTH LINE OF LOT 5, BLOCK 828-G; THENCE ALONG THE SOUTH LINE OF SAID BURSON TRACT AS FOLLOWS: NORTH 78 DEGREES 51' 21" WEST A DISTANCE OF 62.33 FEET TO A 1/2-INCH IRON PIPE FOUND FOR THE NORTHWEST CORNER OF LOT 5 AND THE NORTHEAST CORNER OF LOT 7, BLOCK 828-G; NORTH 68 DEGREES 51' 59" WEST A DISTANCE OF 138.18 FEET TO A 3/8-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID BURSON TRACT, THE SOUTHWEST CORNER OF LOT 6 AND THE SOUTHEAST CORNER OF LOT 8; THENCE NORTH 30 DEGREES 45' 00" EAST A DISTANCE OF 150.76 FEET TO THE POINT OF BEGINNING. CONTAINING WITHIN THE METES RECITED 23,296 SQUARE FEET OF LAND, MORE OR LESS.