

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: **July 30, 2020**
Grantor(s): **Tara Leverett, a single person**
Original Mortgagee: **Mortgage Electronic Registration Systems Inc., as nominee for Texas Loan Star, Inc.**
Original Principal: **\$304,000.00**
Recording Information: **Book 610, Page 318**
Property County: **Jackson**
Property: **See Exhibit A attached hereto and incorporated herein for all purposes**
Property Address: **811 West Bayshore Drive
Palacios, TX 77465**

MORTGAGE SERVICING INFORMATION:

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

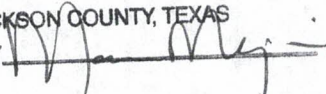
Current Mortgagee: **FLAGSTAR BANK, N.A.**
Mortgage Servicer: **Flagstar Bank**
Mortgage Servicer Address: **5151 Corporate Drive
Troy, MI 48098**

SALE INFORMATION:

Date of Sale: **July 5, 2023**
Time of Sale: **10:00 AM or within three hours thereafter.**
Place of Sale: **The downstairs main lobby at the front door of the Jackson County Courthouse facing Main Street, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court 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: **Megan Randle, Ebbie Murphy, Robert Randle, Aarti Patel, Dylan Ruiz, Aleena Litton, Kathleen Adkins, Evan Press, Auction.com, 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:

PLG File Number: 23-004732-1

Filed 6/8/23 @ 11:45 a.m.
Not Compared
Katherine R. Brooks Clerk of County Court
JACKSON COUNTY, TEXAS
BY 

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.

AB

Megan Randle

Michael J. Burns

EXHIBIT A

0.30 ACRES OF LAND, BEING LOTS 908-909, CAPE CARANCAHUA SECTION III, A SUBDIVISION IN JACKSON COUNTY, AS RECORDED IN MAP OR PLAT SLIDE 68-B AND SLIDE 69-A OF THE PLAT RECORDS OF JACKSON COUNTY, TEXAS, ALSO BEING THE SAME TRACT OF LAND CONVEYED FROM JOE R. AND PAULINE GARZA TO JAMES E. AND SHARON WATSON, IN GENERAL WARRANTY DEED DATED SEPTEMBER 17, 2009, AND RECORDED IN VOLUME 362, PAGE 135 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, TEXAS.

BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: AT A 5/8" IRON ROD, (Y = 13,457,182.56, X = 2,792,663.40), FOUND AT THE NORTH CORNER OF A 0.15 ACRE TRACT (LOT 910) CONVEYED TO RONALD M. AND GAIL W. STEVENSON FAMILY TRUST IN VOLUME 56, PAGE 384 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, TEXAS, AND ON THE SOUTHEAST RIGHT OF WAY LINE OF WEST BAYSHORE DRIVE, FOR THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE N 22°10'36" E -119.91 FEET ALONG THE SOUTHEAST RIGHT OF WAY LINE OF SAID WEST BAYSHORE DRIVE AND THE NORTHWEST LINE OF THIS HEREIN DESCRIBED TRACT TO A 5/8" IRON ROD FOUND AT THE WEST CORNER OF A 0.15 ACRE TRACT (LOT 907) CONVEYED TO DAVID AND JEAN HERZOG IN VOLUME 390, PAGE 667 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, TEXAS, FOR THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE S 67°14'59" E -109.63 FEET ALONG TILE SOUTHWEST LINE OF SAID 0.15 ACRE TRACT (LOT 907) AND THE NORTHEAST LINE OF THIS HEREIN DESCRIBED TRACT TO A FENCE CORNER POST FOUND AT THE SOUTH CORNER OF SAID 0.15 ACRE TRACT (LOT 907) AND ON THE NORTHWEST LINE OF A 0.3 ACRE TRACT (LOTS 952-953) CONVEYED TO LOIS GARZA IN VOLUME 286, PAGE 1044 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, TEXAS, FOR THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT, WHENCE A 5/8" IRON ROD BEARS, N 59°4'09" E- 1.00 FEET;

THENCE S 22°00'53" W -118.88 FEET ALONG THE NORTHWEST LINE OF SAID 0.3 ACRE TRACT (LOTS 952-953) AND THE SOUTHEAST LINE OF THIS HEREIN DESCRIBED TRACT TO A 5/8" IRON ROD WITH CAP FOUND AT THE WEST CORNER OF A 0.15 ACRE TRACT (LOT 951) CONVEYED TO LEVI DOLAN AND ANNIE RANKIN IN VOLUME 131, PAGE 372 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, TEXAS, AT THE NORTH CORNER OF A 0.15 ACRE TRACT (LOT 950) CONVEYED TO SANDRA ANDERS IN VOLUME 300, PAGE 936, OF THE OFFICIAL RECORDS OF JACKSON COUNTY, TEXAS, AND AT THE EAST CORNER OF SAID 0.15 ACRE TRACT (LOT 910), FOR THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE N 67°47'16" W -109.96 FEET ALONG THE NORTHEAST LINE OF SAID 0.15 ACRE TRACT (LOT 910) AND THE SOUTHWEST LINE OF THIS HEREIN DESCRIBED TRACT TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS A 0.30 ACRE TRACT, MORE OR LESS.