

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: 09/27/2005
Grantor(s): JOAN M. GROVER AND SPOUSE, MICHAL E. GROVER, JR.
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR SUNTRUST MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$90,400.00
Recording Information: Book 433 Page 589 Instrument 054847
Property County: Caldwell
Property: (See Attached Exhibit "A")
Reported Address: 167 MUSTANG STREET, PRAIRE LEA, TX 78661

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Newrez LLC (fka Specialized Loan Servicing LLC)
Mortgage Servicer: Specialized Loan Servicing LLC
Current Beneficiary: Newrez LLC (fka Specialized Loan Servicing LLC)
Mortgage Servicer Address: 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111

SALE INFORMATION:

Date of Sale: Tuesday, the 2nd day of July, 2024
Time of Sale: 1:00pm or within three hours thereafter.
Place of Sale: The Main Entrance of the new Caldwell County Judicial Center, located at 1703 S Colorado St, Lockhart, Texas 78644 in Caldwell County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Caldwell County Commissioner's Court, at the area most recently designated by the Caldwell 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 Amy Ortiz, Aarti Patel, Dylan Ruiz, Violet Nunez, Daniel McQuade, Marcela Cantu, Vanna Ho, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Thomas Gilbraith, C Jason Spence, Sharlet Watts, Angela Zavala, Michelle Jones, 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. Amy Ortiz, Aarti Patel, Dylan Ruiz, Violet Nunez, Daniel McQuade, Marcela Cantu, Vanna Ho, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Thomas Gilbraith, C Jason Spence, Sharlet Watts, Angela Zavala, Michelle Jones, 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.

Filed this 10 day of June 2024
12:18 P M

TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Sandra Guerra Deputy

Sandra Guerra

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): Amy Ortiz, Aarti Patel, Dylan Ruiz, Violet Nunez, Daniel McQuade, Marcela Cantu, Vanna Ho, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Thomas Gilbraith, C Jason Spence, Sharlet Watts, Angela Zavala, Michelle Jones, 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 Sharlet Watts whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 06/10/2024 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Caldwell County Clerk and caused it to be posted at the location directed by the Caldwell County Commissioners Court.

By: Sharlet Watts

Exhibit "A"

BEING 0.364 ACRES OF LAND, MORE OR LESS, PART OF LOTS 4, AND 5, BEING A PORTION OF BLOCK 11, OF THE TOWN OF PRAIRIE LEA, AS RECORDED IN VOLUME U, AT PAGE 639, OF THE CALDWELL COUNTY DEED RECORDS, AND BEING THAT TRACT DESCRIBED AS 0.36 ACRES IN A DEED FROM SHIRLY ANN HINDRICKS SPRINGS, ET VIR, TO RICHARD HINTON, ET UX, DATED JUNE 8, 1976, AS RECORDED IN VOLUME 396, PAGE 558 OF THE CALDWELL COUNTY DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN 1/2" IRON ROD FOUND FOR THE EAST CORNER OF THIS TRACT AND THE EAST CORNER OF THE HINTON 0.36 ACRE TRACT AND THE INTERSECTION OF THE SOUTHWEST LINE OF MUSTANG STREET AND THE NORTHWEST LINE OF WATER STREET, SAID IRON ROD ALSO BEING THE EAST CORNER OF BLOCK 11, IN THE TOWN OF PRAIRIE LEA;

THENCE LEAVING THE PLACE OF BEGINNING AND MUSTANG STREET WITH THE COMMON LINE OF BLOCK 11, AND WATER STREET, SAME BEING THE SOUTHEAST LINE OF THE HINTON 0.36 ACRE TRACT S 56 DEGREES 49' 08" W, 232.75 FEET TO AN 1/2" IRON ROD FOUND FOR THE SOUTH CORNER OF THIS TRACT, THE SOUTH CORNER OF THE HINTON TRACT, AND THE EAST CORNER OF THAT TRACT DESCRIBED IN DEED FROM URSLEY ROBINSON TO CAROL COLYER DATED AUGUST 6, 1980 AND RECORDED IN VOLUME 416, PAGE 6, OF THE CALDWELL COUNTY DEED RECORDS;

THENCE LEAVING WATER STREET WITH THE COMMON LINE OF THE HINTON 0.36 ACRE TRACT AND THE COLYER TRACT, AS FENCED, N 29 DEGREES 48' 26" W, 67.60 FEET TO AN 8" CEDAR FENCE POST, FOR THE WEST CORNER OF THIS TRACT, THE WEST CORNER OF THE HINTON TRACT AND THE AND A RE-ENTRANT CORNER OF THE COYER TRACT;

THENCE WITH THE NORTHWEST LINE OF THE HINTON 0.36 ACRE TRACT AND NOT WITH THE FENCE N 56 DEGREES 14' 03" E, 228.75 FEET TO A FENCE POST IN THE SOUTHWEST LINE OF MUSTANG STREET FOR THE NORTH CORNER OF THIS TRACT, THE NORTH CORNER OF THE HINTON TRACT, AND THE EAST CORNER OF THAT TRACT DESCRIBED BY DEED FROM GERALD E. FISCUS, ET UX TO DARRELL HENDRICKS, ET UX, DATED JUNE 2, 1981, AND RECORDED IN VOLUME 427, PAGE 294, OF THE CALDWEL COUNTY DEED RECORDS, PASS APPROXIMATELY 41 FEET TO THE SOUTH CORNER OF THE HENDRICKS TRACT AND THE EAST CORNER OF THE COLYER TRACT;

THENCE LEAVING THE HENDRICKS TRACT WITH THE COMMON LINE OF BLOCK 11, AND MUSTANG STREET, SAME BEING THE NORTHEAST LINE OF THE HINTON 0.36 ACRE TRACT S 33 DEGREES 12' 12" E, 69.82 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 0.364 ACRES OF LAND, MORE OR LESS.

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