

2015-50

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 04/18/2000
Grantor(s): BEVERLY A BELL, A SINGLE WOMAN
Original Mortgagee: AMERIQUEST MORTGAGE COMPANY
Original Principal: \$51,000.00
Recording Information: Book 1480 Page 0255 Instrument 003082
Property County: Navarro
Property:

FILED FOR RECORD
AT 7:20 O'CLOCK 8 M.
MAR 30 2015

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY [Signature] DEPUTY

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF CORSICANA, NAVARRO COUNTY, TEXAS, AND BEING THE NORTH 95 FEET OF LOTS NOS. 4 AND 5, IN BLOCK NO. 454-D ACCORDING TO THE OFFICIAL MAP OF SAID CITY OF CORSICANA, TEXAS AND BEING A PORTION OF THE PROPERTY DESCRIBED IN AND CONVEYED BY DEED FROM W.Y. BANKHEAD ET UX TO E.C. RICE, DATED JULY 16, 1943, AND RECORDED IN VOLUME 420, PAGE 169 OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS, TO WHICH REFERENCE IN HEREBY MADE FOR ALL NECESSARY PURPOSES OF DESCRIPTION.

Reported Address: 1015 N 23RD ST, CORSICANA, TX 75110

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: CitiMortgage, Inc.
Mortgage Servicer: CitiMortgage, Inc.
Current Beneficiary: CitiMortgage, Inc.
Mortgage Servicer Address: 1000 Technology Drive, O'Fallon, MO 63368

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of May, 2015
Time of Sale: 11:00AM 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 is no longer the designated area, at the area most recently designated by the Navarro County Commissioner's Court.

Substitute Trustee(s): Randy Daniel, Cindy Daniel, Jim O'Bryant, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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 Randy Daniel, Cindy Daniel, Jim O'Bryant, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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. Randy Daniel, Cindy Daniel, Jim O'Bryant, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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.
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.

Very truly yours,

Buckley Madole, P.C.

FILED

CAUSE NO. D15-23849-CV

2015 MAR 13 AM 10:19

IN RE: ORDER FOR FORECLOSURE
CONCERNING
1015 N 23RD ST, CORSICANA, TX
75110
UNDER TEX. R. CIV. PROC. 736

JOSHUA R. TACKETT
IN THE DISTRICT COURT
NAVARRO COUNTY, TX
DEPUTY

PETITIONER:

CITIMORTGAGE, INC.

NAVARRO COUNTY, TEXAS

RESPONDENT(S):

LEECIA ARNETT AND JIM BELL CO-
INDEPENDENT EXECUTORS FOR
THE ESTATE OF BEVERLY A. BELL
A/K/A BEVERLY BELL GUILLATT

13TH DISTRICT COURT

DEFAULT ORDER ALLOWING FORECLOSURE

1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of each Respondent subject to this order is

The Estate of Beverly A. Bell a/k/a Beverly Bell Guillatt, deceased, whose last known address is c/o co-independent executrix, Leecia Arnett, 604 North 33rd Street, Corsicana, TX 75110, and co-independent executor, Jim Bell, 2255 Middle Creek Drive, Kingwood, TX 77339

Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.
3. The property that is the subject of this foreclosure proceeding is commonly known as

1015 N 23RD ST, CORSICANA, TX 75110 with the following legal description:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF CORSICANA, NAVARRO COUNTY, TEXAS, AND BEING THE NORTH 95 FEET OF LOTS NOS. 4 AND 5, IN BLOCK NO. 454-D ACCORDING TO THE OFFICIAL MAP OF SAID CITY OF CORSICANA, TEXAS AND BEING A PORTION OF THE PROPERTY DESCRIBED IN AND CONVEYED BY DEED FROM W.Y. BANKHEAD ET UX TO E.C. RICE, DATED JULY 16, 1943, AND RECORDED IN VOLUME 420, PAGE 169 OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ALL NECESSARY PURPOSES OF DESCRIPTION.

4. The lien to be foreclosed is indexed or recorded at Volume: 1480, Page: 0255, Instrument Number: 003082 and recorded in the real property records of Navarro County, Texas.
5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 et seq.
7. Therefore, the Court grants Petitioner's motion for a default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract, or lien sought to be foreclosed.

8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 12th day of March, 20 14.


JUDGE PRESIDING

Return to:

Buckley Madole, P.C.
Attn: Home Equity Department
14841 Dallas Parkway, Suite 425
Dallas, TX 75254
Fax: (972) 643-6699