

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: 12/05/2007
Grantor(s): YVONNE R WILSON WILLIAMS, SINGLE AKA: YVONNE ROCHELLE WILLIAMS
Original Mortgagee: JIM WALTER HOMES, INC.
Original Principal: \$72,452.00
Recording Information: Book 579 Page 391 Instrument 6630
Property County: Colorado
Property: (See Attached Exhibit "A")
Reported Address: 114 NORWAY ST, GLIDDEN, TX 78943-4602

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: U.S. Bank National Association, not in its individual capacity, but solely as Trustee of the NRZ Pass-Through Trust VII-B (Pref)
Mortgage Servicer: Shellpoint Mortgage Servicing
Current Beneficiary: U.S. Bank National Association, not in its individual capacity, but solely as Trustee of the NRZ Pass-Through Trust VII-B (Pref)
Mortgage Servicer Address: 75 Beattie Place, Suite 300, Greenville, SC 29601

SALE INFORMATION:

Date of Sale: Tuesday, the 7th day of January, 2025
Time of Sale: 10:00 AM or within three hours thereafter.
Place of Sale: AT THE SOUTH VESTIBULE ON THE FIRST FLOOR OF THE COURTHOUSE in Colorado County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Colorado County Commissioner's Court, at the area most recently designated by the Colorado 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 Megan Randle, Ebbie Murphy, Robert Randle, Aarti Patel, Kristopher Holub, Patrick Zwiers, Katherine Adkins, Amy Oian, Auction.com, 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. Megan Randle, Ebbie Murphy, Robert Randle, Aarti Patel, Kristopher Holub, Patrick Zwiers, Katherine Adkins, Amy Oian, Auction.com, 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.

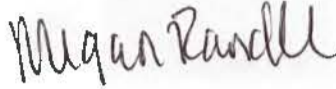
FILED FOR RECORD
COLORADO COUNTY, TX
2024 NOV 14 AM 10:23
KIMBERLY MENKE
COUNTY CLERK
D.H.

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): Megan Randle, Ebbie Murphy, Robert Randle, Aarti Patel, Kristopher Holub, Patrick Zwiers, Katherine Adkins, Amy Oian, Auction.com, 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 _____ whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on _____ I filed and / or recorded this Notice of Foreclosure Sale at the office of the Colorado County Clerk and caused it to be posted at the location directed by the Colorado County Commissioners Court.

By: _____

Exhibit "A"

BEING A 0.38 ACRE TRACT OF LAND, BEING PART OF TOWN OF GLIDDEN, TEXAS, ALSO BEING A PART OF THE W.B. DEWEES SURVEY, ABSTRACT 18 OF COLORADO COUNTY, TEXAS, AND BEING PART OF THAT CALLED 1.528 ACRE TRACT AS CONVEYED TO HENRY WICKS, JR. AND WIFE JESSE WILSON WICKS AS RECORDED IN VOLUME 499, PAGE 377 OF THE DEED RECORDS OF COLORADO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 1/2" IRON ROD FOUND IN THE NORTHEAST INTERSECTION OF CLAYBORNE STREET AND NORWAY STREET FOR THE SOUTHWEST CORNER OF THE PARENT TRACT AND THE SOUTHWEST CORNER HEREOF;

THENCE WITH THE EAST LINE OF CLAYBORNE STREET NORTH 00 DEG. 47 MIN. 45 SEC. WEST 94.54 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHWEST CORNER OF A LESTER KOTRLA 4.635 ACRE TRACT (VOLUME 564, PAGE 419), THE NORTHWEST CORNER OF THE PARENT TRACT AND THE NORTHWEST CORNER HEREOF;

THENCE WITH THE SOUTH LINE OF THE KOTRLA TRACT NORTH 89 DEG. 39 MIN. 21 SEC. EAST 178.55 FEET TO A 1/2" IRON ROD SET FOR THE NORTHWEST CORNER OF TRACT 2, A 0.19 ACRE TRACT SURVEYED OUT OF THE PARENT TRACT ON THIS SAME DAY AND FOR THE NORTHEAST CORNER HEREOF;

THENCE ACROSS THE PARENT TRACT WITH THE WEST LINE OF TRACT 2 SOUTH 00 DEG. 47 MIN. 45 SEC. EAST 90.88 FEET TO A 1/2" IRON ROD SET IN THE NORTH LINE OF NORWAY STREET FOR THE SOUTHWEST CORNER OF TRACT 2 AND THE SOUTHEAST CORNER HEREOF;

THENCE WITH THE NORTH LINE OF NORWAY STREET SOUTH 88 DEG. 29 MIN. 00 SEC. WEST 178.56 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.38 ACRES OF LAND.

REFERENCE IS HREREBY MADE TO A SURVEY PLAT, ATTACHED HERETO AND MADE A PART HEREOF.

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