

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: 01/12/2007
Grantor(s): PEGGY SEGARS AND RALPH SEGARS, WIFE AND HUSBAND
Original Mortgage: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FIRST BANK OF SNOOK, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$139,750.00
Recording Information: Book 1032 Page 149
Property County: Milam
Property: (See Attached Exhibit "A")
Reported Address: 629 WEST F.M. 485, CAMERON, TX 76520

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.
Current Mortgagee: Nationstar Mortgage LLC
Mortgage Servicer: Nationstar Mortgage LLC d/b/a Mr. Cooper
Current Beneficiary: Nationstar Mortgage LLC
Mortgage Servicer Address: 8950 Cypress Waters Blvd., Coppell, TX 75019


SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of November, 2024
Time of Sale: 10:00 AM or within three hours thereafter.
Place of Sale: THE EAST DOOR OF THE MILAM COUNTY COURTHOUSE AT 107 WEST MAIN STREET IN CAMERON in Milam County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Milam County Commissioner's Court, at the area most recently designated by the Milam 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 Pete Florez, Zachary Florez, Orlando Rosas, Florence Rosas, Enrique Florez, Kristopher Holub, Aarti Patel, Kathleen Adkins, Violet Nunez, 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. Pete Florez, Zachary Florez, Orlando Rosas, Florence Rosas, Enrique Florez, Kristopher Holub, Aarti Patel, Kathleen Adkins, Violet Nunez, 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 10 day of Oct
in 2024, At 11:25AM.
JODI MORGAN
County Clerk, Milam County, Texas
By  Deputy

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): Pete Florez, Zachary Florez, Orlando Rosas, Florence Rosas, Enrique Florez, Kristopher Holub, Aarti Patel, Kathleen Adkins, Violet Nunez, 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 Pete Florez whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 10-10-24 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Milam County Clerk and caused it to be posted at the location directed by the Milam County Commissioners Court.

By: 

Exhibit "A"

BEING 5.00 ACRES OF LAND OUT OF THE F.A. DE LOS RIOS SURVEY, A-302, MILAM COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN 25.00 ACRE TRACT OF LAND DESCRIBED IN A DEED TO BENARD WIMMER, ET UX, RECORDED IN VOLUME 671, PAGE 411, OF THE OFFICIAL RECORDS OF MILAM COUNTY, TEXAS, SAID 5.00 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND BY A CORNER POST AT THE NORTHEAST CORNER OF A CALLED 14.000 ACRE TRACT OF LAND DESCRIBED IN A DEED TO ALBERT L. HANEL, ET UX, RECORDED IN VOLUME 781, PAGE 781, OF THE OFFICIAL RECORDS OF MILAM COUNTY, TEXAS, SAME BEING SAID THE NORTHWEST CORNER OF THE ABOVE MENTIONED 25.00 ACRE WIMMER TRACT OF LAND, SAID IRON ROD BEING LOCATED IN THE SOUTH RIGHT-OF-WAY LINE OF F. M. ROAD NO. 485 FOR THE NORTHWEST CORNER OF THIS;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE AND GENERALLY FOLLOWING A FENCE LINE, SOUTH 71 DEGREES 18 MINUTES 33 SECONDS EAST - 201.23 FEET TO A 1/2" IRON ROD SET FOR THE NORTHEAST CORNER OF THIS;

THENCE DEPARTING SAID ROAD AND THROUGH THE INTERIOR OF SAID WIMMER TRACT, SOUTH 18 DEGREES 55 MINUTES 39 SECONDS WEST - 1082.88 FEET TO A 1/2" IRON ROD SET IN THE NORTH LINE OF A CALLED 739 ACRE TRACT OF LAND TO ROBERT E. KNIGHT, (618/739), FOR THE SOUTH EAST CORNER OF THIS;

THENCE ALONG SAID SOUTH LINE OF SAID WIMMER TRACT, COMMON WITH THE NORTH LINE OF SAID KNIGHT TRACT, AND ALONG A FENCE LINE, NORTH 71 DEGREES 00 MINUTES 00 SECONDS WEST - 201.22 FEET, (DEED BEARING NORTH 71 DEGREES 00 MINUTES 00 SECONDS WEST), TO A 5/8" IRON ROD FOUND BY A CORNER POST AT THE SOUTHEAST CORNER OF THE ABOVE MENTIONED 14.000 ACRE TRACT OF LAND, SAME BEING WIMMER'S SOUTHWEST CORNER FOR THE SOUTHWEST CORNER OF THIS;

THENCE ALONG THE EAST LINE OF SAID 14.000 ACRE TRACT OF LAND, SAME BEING WIMMER'S WEST LINE, AND ALONG A FENCE LINE, NORTH 18 DEGREES 55 MINUTES 39 SECONDS EAST - 1081.79 FEET TO THE POINT OF BEGINNING, AND CONTAINING 5.00 ACRES OF LAND, MORE OR LESS.

THIS FIELDNOTE DESCRIPTION IS TO ACCOMPANY A PLAT ON THE 5.00 ACRE TRACT OF LAND DESCRIBED ABOVE.

BEARING BASIS: FOR DIRECTIONAL CONTROL A BEARING OF 71 DEGREES 00 MINUTES 00 SECONDS WEST IS USED AND HELD ALONG THE SOUTH DEED LINE OF THE ABOVE MENTIONED 100 ACRE TRACT OF LAND, SAME BEING WIMMER'S SOUTH DEED LINE AS MONUMENTED AND FENCED ON THE GROUND.

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