

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: December 12, 2013

Grantor(s): Ebony L. Beck, a single woman

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for Residential Acceptance Corporation

Original Principal: \$120,918.00

Recording Information: Book 485, Page 589

Property County: Morris

Property: LEGAL DESCRIPTION - TRACT 1.

LOT 15, BLOCK 1, DOGWOOD TERRACE, PART OF THE HENRY S. PROCTOR SURVEY, ABSTRACT NO. 220, AND THE CITY OF DAINGERFIELD, MORRIS COUNTY, TEXAS, AS RECORDED IN PLAT CABINET SLIDE NO. 171, PLAT RECORDS, MORRIS COUNTY, TEXAS.
LEGAL DESCRIPTION - TRACT 2

Being a lot, tract, or parcel of land situated in the Henry S. Proctor Survey, Abstract No. 220, Morris County, Texas, and being part of the City of Daingerfield, Morris County, Texas, and being part of the City of Daingerfield, Morris County, Texas, and being all of that certain 0.1538 acre tract of land conveyed from said point, James Featherston et al to JRF Acquisitions, LLC, by Warranty Deed, as recorded in Volume 468, Page 629, Official Public Records, Morris County, Texas, and being a part of Lot 1, Block 2, Dogwood Terrace, as recorded in Plat Cabinet Slide No. 171, Plat Records, Morris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 Inch iron rod set with a plastic cap marked (CBG INC) at the Northeast corner of said 0.1538 acre tract, the Northeast corner of said Lot 1, and the Northwest corner of said Lot 2, Block 2, Dogwood Terrace, said point lying in the South line of Oak Street, (Unspecified Width R.O.W.), and in the North line of said Block 2;

THENCE, South 00 Degrees 14 Minutes 30 Seconds East, along the East line of said 0.1538 acre tract, the East line of said Lot 1, and the West line of said Lot 2, a distance of 76.35 feet to a 5/8 inch iron rod found with an orange plastic cap marked (4874) at the Southeast Corner of said 0.1538 acre tract, and the remainder of a tract of land conveyed to Eddie Stewart et al, by deed recorded in Volume 397, Page 372, Official Public Records, Morris County, Texas, said point lying in the East line of said Lot 1, and in the West line at said Lot 2;

THENCE, South 89 Degrees 49 Minutes 50 Seconds West, along the South line of said 0.1538 acre tract, and the North line of the remainder of said Stewart tract, a distance of 74.89 feet to a 1/2 inch iron rod found with a yellow plastic cap

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MORRIS COUNTY, TEXAS
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marked (1715) at the Southwest corner of said 0.1538 acre tract, the Northwest corner of the remainder of said Stewart tract, the Northeast corner of Lot 14, Block 1, Dogwood terrace, and the Southeast corner of Lot 15, Block 1, Dogwood Terrace, said point lying in the West line of said Lot 1, Block 2, and in the East line of said Block 1, from said point, a 5/8 inch iron rod found at the Southwest corner of said Lot 15, and the Northwest corner of said Lot 14, bears South 89 Degrees 49 Minutes 50 Seconds West, a distance of 79.69 feet;

THENCE, North 00 Degrees 03 Minutes 44 Seconds West, along the West line of said 0.1538 acre tract, the West line of said Lot 1, Block 2, and the East line of said Lot 15, Block 1, a distance of 100.01 feet to a 5/8 inch iron rod found at the Northwest corner of said 0.1538 acre tract, the Northwest corner of said Lot 1, Block 2, and the Northeast corner of said Lot 15, Block 1, said point lying in the South line of said Oak Street, from said point, a 5/8 inch iron rod found, bears North 77 Degrees 14 Minutes 11 Seconds West, a distance of 50.72 feet;

THENCE, South 77 Degrees 14 Minutes 11 Seconds East, along the North line of said 0.1538 acre tract, the North line of said Lot 1, Block 2, and the South line of said Oak Street, a distance of 40.13 feet to a 5/8 inch iron rod found at an angle point in the North line of said 0.1538 acre tract, an angle point in the South line of Said Oak Street;

THENCE, South 67 Degrees 42 Minutes 10 Seconds East, continuing along the North line of said 0.1538 acre tract, the North line of said Lot 1, Block 2, and the South line of said Oak Street, a distance of 38.42 foot to the POINT OF BEEBINNING and CONTAINING 6,720 square feet or 0.15 acre of land.

Property Address: 118 Eg Mcmillan Way
Daingerfield, TX 75638

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Servbank, SB
Mortgage Servicer: Servbank, SB
Mortgage Servicer 3138 E. Elwood Street
Address: Phoenix, AZ 85034

SALE INFORMATION:

Date of Sale: January 7, 2025
Time of Sale: 10:00 AM or within three hours thereafter.
Place of Sale: Morris County Courthouse, 500 Broadnax Street, Daingerfield, TX 75638 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: Harriett Fletcher, Robert LaMont, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Misty McMillan, Auction.com, Padgett Law Group, Michael J. Burns, Jonathan Smith, Gabrielle A. Davis, or Paige Jones, any to act
Substitute Trustee Address: 546 Silicon Dr., Suite 103
Southlake, TX 76092
TXAttorney@PadgettLawGroup.com

APPOINTMENT OF SUBSTITUTE TRUSTEE:

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.



Michael J. Burns / Jonathan Smith/ Gabrielle A. Davis/ Paige Jones

CERTIFICATE OF POSTING

My name is Harriett Fletcher, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on December 5, 2024, I filed at the office of the Morris County Clerk to be posted at the Morris County courthouse this notice of sale.

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Declarant's Name: Harriett Fletcher

Date: December 5, 2024

Padgett Law Group
546 Silicon Dr., Suite 103
Southlake, TX 76092
TXAttorney@PadgettLawGroup.com
(850) 422-2520

WITNESS MY HAND this 5th day of December, 2024.

_____
Harriett Fletcher