

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: 10/19/2000
Grantor(s): SUZANNE R. MOBLEY A SINGLE PERSON
Original Mortgagee: CONSECO FINANCE SERVICING CORP.
Original Principal: \$67,547.75
Recording Information: Book 84 Page 790 Instrument 21357
Property County: DeWitt
Property: (See Attached Exhibit "A")
Reported Address: 509 STOCKDALE, CUERO, TX 77954

Filed for Record
This, the 5th day of January 2023
at 12:00 o'clock P M
Natalie Carson
NATALIE CARSON, COUNTY CLERK OF
DeWitt County, Texas
Paula Henry Banda
DEPUTY

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, as Trustee, for Manufactured Housing Contract Senior/Subordinate Pass-Through Certificate Trust 2000-5
Mortgage Servicer: Shellpoint Mortgage Servicing
Current Beneficiary: U.S. Bank National Association, as Trustee, for Manufactured Housing Contract Senior/Subordinate Pass-Through Certificate Trust 2000-5
Mortgage Servicer Address: 55 Beattie Place, Suite 110, Greenville, SC 29601

SALE INFORMATION:

Date of Sale: Tuesday, the 7th day of February, 2023
Time of Sale: 12:00PM or within three hours thereafter.
Place of Sale: AT PATIO AREA IN FRONT OF THE WEST DOOR OF THE DEWITT COUNTY COURTHOUSE BUILDING FACING GONZALES STREET, 307 N. GONZALES in DeWitt County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the DeWitt County Commissioner's Court, at the area most recently designated by the DeWitt 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 Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Janice Stoner or Jodi Steen, 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:

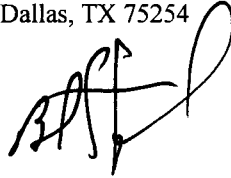
1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Janice Stoner or Jodi Steen, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute 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.

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): Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Janice Stoner or Jodi Steen, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

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

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 425, 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 425, 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 DeWitt County Clerk and caused it to be posted at the location directed by the DeWitt County Commissioners Court.

By: _____

Exhibit "A"

BEING ALL THAT CERTAIN PARCEL OR TRACT OF LAND CONTAINING 0.75-ACRE OUT OF THE J.A.V. Y GONZALES LEAGUE A-47, LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CUERO, DEWITT COUNTY, TEXAS, AND BEING A PART OF THAT CALLED 1.28 ACRE TRACT DESCRIBED IN DEED TO LESTER W. LUCAS, ET UX, RECORDED IN VOL. 42, PAGE 25 IN THE OFFICIAL PUBLIC RECORDS OF DEWITT COUNTY, TEXAS; SAID 0.75 ACRE TRACT IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 5/8" DIAMETER IRON ROD FOUND AT THE NORTH CORNER OF SAID 1.28-ACRE TRACT AND AT THE SOUTH CORNER OF THE INTERSECTION OF HAMILTON STREET (20' WIDE R.O.W.) WITH STOCKDALE STREET (50' WIDE R.O.W.);

THENCE WITH THE SOUTHWEST RIGHT OF WAY LINE OF HAMILTON STREET S 65 DEG. 30 MIN 00 SEC. E A DISTANCE OF 107.0 FEET TO A 5/8" DIAMETER IRON ROD SET FOR CORNER BEING N 65 DEG. 30 MIN. W A DISTANCE OF 93 FEET FROM A 5/8" DIAMETER IRON ROD FOUND AT THE EAST CORNER OF SAID 1.28-ACRE TRACT:

THENCE S 24 DEG. 30. MIN 00 SEC. W A DISTANCE OF 120.0 FEET TO A 5/8" DIAMETER IRON ROD SET FOR CORNER:

THENCE S 65 DEG. 30 MIN. 00 SEC. E A DISTANCE OF 93 FEET TO A 5/8" DIAMETER IRON ROD SET FOR CORNER IN THE SOUTHEAST LINE OF SAID 1.28-ACRE TRACT AND IN THE NORTHWEST LINE OF A TRACT STYLED "SECOND TRACT" DESCRIBED IN DEED TO ALEX MAINKA RECORDED IN VOL. 181 PAGE 119 IN THE DEED RECORDS OF SAID COUNTY;

THENCE WITH A LINE SEPARATING THIS TRACT FROM SAID "SECOND TRACT", S 24 DEG. 30 MIN. 00 SEC. W A DISTANCE OF 160.64 FEET TO A 5/8" DIAMETER IRON ROD FOUND AT THE EASTERN CORNER OF A 0.27 ACRE TRACT DESCRIBED IN DEED TO DEWITT COUNTY DRAINAGE DISTRICT NO. 1 RECORDED IN VOL. 80 PAGE 33 IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY BEING N 24 DEG. 30 MIN E A DISTANCE OF 58.79 FEET FROM THE SOUTH CORNER OF SAID 1.28 ACRE TRACT:

THENCE WITH A LINE SEPARATING THIS TRACT FROM SAID 0.27-ACRE TRACT N 33 DEG 45 MIN 30 SEC W A DISTANCE OF 235.13 FEET TO A 5/8" DIAMETER IRON ROD FOUND AT THE NORTH CORNER OF SAID 0.27-ACRE TRACT IN THE SOUTHEAST RIGHT OF WAY LINE OF STOCKDALE STREET BEING N 24 DEG 29 MIN 10 SEC E A DISTANCE OF 67.56 FEET FROM THE WEST CORNER OF SAID 1.28-ACRE TRACT:

THENCE WITH SAID RIGHT OF WAY LINE N 24 DEG. 29 MIN 10 SEC. E, A DISTANCE OF 67.56 FEET TO THE PLACE OF BEGINNING AND CONTAINING WITHIN THESE METES AND BOUNDS 0.75 ACRES OF LAND.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254