

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: **January 5, 2007**
Grantor(s): **Robert Conerly and Harjarene Conerly**
Original Mortgagee: **Walter Mortgage Company**
Original Principal: **\$72,384.80**
Recording Information: **Volume 1035, Page 353**
Property County: **Milam**

Filed 25 day of Feb
in 2021, At 2:30 PM.
JODI MORGAN
County Clerk, Milam County, Texas
By Jodi Morgan
Deputy

Property: **FIELD NOTES FOR 0.1583 ACRES OF LAND IN THE CITY OF CAMERON, MILAM COUNTY, TEXAS AND BEING THIS SAME TRACT CONVEYED TO ANGEL GONZALES AND WIFE, TERESA GONZALES IN VOLUME 855, PAGE 393 IN THE OFFICIAL PUBLIC RECORDS OF MILAM COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METERS AND BOUNDS AS FOLLOWS:**

BEGINNING at a 1/2 inch steel pin found on the east margin of South Jefferson Street, being the northwest corner of a tract conveyed to Camilo G. Margas and being the southwest corner of this tract;

THENCE with the east margin of South Jefferson Street, North 19 deg. East for 100.00 feet to a 1/2 inch steel pin set, being the southwest corner of a tract conveyed to Hal Stanislaw and being the northwest corner of this tract;

THENCE with the south line of said Hal Stanislaw tract, South 73 deg. East for 69.00 feet to a 1/2 inch steel pin set on the west line of a tract conveyed to Rudy Arizola in Volume 557, Page 426 in the Official Public Records of Milam County, Texas and being the northeast corner of this tract;

THENCE with the west line of said Rudy Arizola tract, South 19 deg. West passing at 33.58 feet to a 1/2 Inch steel pin found, being a corner of a tract conveyed to Thomas E. Taplin in Volume 897, Page 685 the Official Public Records of Milam County, Texas and at a total distance of 100.00 feet to a 1/2 inch steel pin found, being the northeast corner of said Camilo G. Margas tract and also being the southeast corner of this tract;

THENCE with the north line of said Camilo G. Margas tract, North 73 deg. West for 69.00 feet to the POINT OF BEGINNING.

Property Address: **203 South Jefferson Street
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: **The Bank of New York Mellon, as Indenture Trustee, for Mid-State Capital Corporation 2004-1 Trust**
Mortgage Servicer: **Shellpoint Mortgage Servicing**
Mortgage Servicer **55 Beattie Place, Suite 100 MS 561**
Address: **Greenville, SC 29601**

SALE INFORMATION:

Date of Sale: **April 6, 2021**
Time of Sale: **10:00 a.m. or within three hours thereafter.**
Place of Sale: **The east door of the Milam County Courthouse at 107 West Main Street in Cameron 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: **Pete Florez, or Cheyenne Zokaie, any to act**
Substitute Trustee Address: **5501 East LBJ Frwy, Ste. 925
Dallas, TX 75240**

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 are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Pete Florez, or Cheyenne Zokaie, any to act, 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. Pete Florez, or Cheyenne Zokaie, 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.

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