

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: March 23, 2006

Grantor(s): Michael Moore a/k/a Michael A. Moore, Jr. a/k/a Michael Anthony Moore, Jr., single and Wanda C. Moore a/k/a Wanda Charlynn Moore, single

Original Mortgagee: Jim Walter Homes, Inc.

Original Principal: \$120,516.00

Recording Information: Book 854, Page 176

Property County: Chambers

Property: FIELD NOTES of a 0.3503 of an acre tract of land surveyed for Harlow Lewis and situated in the James Allen Survey, abstract No. 1, Chambers County, Texas, and being the same tract of land conveyed to Harlow Lewis by Charlie Blue by deed dated October 13, 1989, and recorded in Volume 116 at Page 471 of the Official Public Records of Chambers County, Texas. This 0.3503 of an acre tract of land is more particularly described by metes and bounds as follows, to-wit:

NOTE: BEARINGS BASED ON CORNERS FOUND AND BEARINGS CALLED FOR IN PARTITION DEED RECORDED IN VOLUME 263 AT PAGE 566 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS. REFERENCE IS MADE TO PLAT OF EVEN DATE ACAPANYING THIS DESCRIPTION.

Beginning at a 1/2 inch iron rod with cap set for the Northeast corner of this tract of land and the Southeast corner of a tract of land conveyed to Earnestine Wilridge by Charlie Blue by deed dated September 10, 1987, and recorded in Volume 25 at Page 22 of the Official Public Records of Chambers County, Texas. This BEGINNING Corner is in the West right of way line of the original right of way of F.M. Highway No. 563 and from this beginning corner a 1/2 inch iron rod set in the West right of way line of the existing F.M. Highway NO. 563, 120 foot right of way bears South 87 deg. 41' 58" East 50.11 feet.

THENCE in a Southerly direction with the East line of this tract and a curve to the left in the original right of way of Highway 563 having a central angle of 02 deg. 51' 04", a radius of 1667.91 feet and a length of 83.00 feet to a 1/2 inch iron rod with cap set for the Southeast corner of this tract of land and the most Eastern Northeast corner of the residue of a 3.883 acre tract of land awarded to Josephine



Henderson by Partition Deed dated May 12, 1965, and recorded in Volume 263 at Page 566 of the Deed Records of Chambers County, Texas. From this corner a 1/2 inch iron rod with cap set in the West right of way of F.M. Highway No. 563, 120 foot right of way bears South 87 deg. 41' 58" East 49.52 feet.

THENCE North 87 deg. 41' 58" West with South line of this tract of land and the North line of the residue of said 3.883 acre tract of land a distance of 200.00 feet to a 1/2 inch iron rod with cap found for the Southwest corner of this tract of land and a corner of the residue of said 3.883 acre tract of land.

THENCE North 25 deg. 13' 40" East on the West line of this tract of land and the East line of the residue of said 3.883 acre tract of and a distance of 83.00 feet to a 1/2 inch iron rod found for the Northwest corner of this tract of land and a corner of the residue of said 3.883 acre tract of land.

THENCE South 87 deg. 41' 58" East with the North line of this tract of land and the South line of the residue of said 3.883 acre tract of land, at 50.00 feet found a 1/2 inch iron rod in line for a corner of the residue of said 3.883 acre tract of and the Southwest corner of the Wilridge tract of land, continuing on with the North line of this tract of land and the South line of the Wilridge tract of land a total distance of 200.00 feet to the PLACE OF BEGINNING, containing within said boundaries 0.3503 of an acre of land.

**THE IMPROVEMENTS THEREON BEING KNOWN AS 8009 FM 563,
WALLISVILLE, TEXAS 77597.**

Property Address: 8009 FM 563
Wallisville, TX 77597

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 NRZ Inventory Trust

Mortgage Servicer: Shellpoint Mortgage Servicing
Mortgage Servicer 55 Beattie Place, Suite 100 MS 561
Address: Greenville, SC 29601

SALE INFORMATION:

Date of Sale: December 6, 2022
Time of Sale: 10:00 AM or within three hours thereafter.
Place of Sale: On the eastern-most steps of the second level (middle floor) of the Chambers County Courthouse, 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: Reid Ruple, Kathleen Adkins, Evan Press, Christian Brooks, Michael Kolak, Crystal Koza, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Aleena Litton, Auction.com, Dana Dennen, Cindy Dennen, Traci Yeaman, Tommy Jackson, Keata Smith, Stephanie Hernandez, Michael J. Burns, Vrutti Patel, or Jonathan Smith, any to act

Substitute Trustee Address: 5501 LBJ Freeway, Suite 925
Dallas, TX 75240
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 Reid Ruple, Kathleen Adkins, Evan Press, Christian Brooks, Michael Kolak, Crystal Koza, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Aleena Litton, Auction.com, Dana Dennen, Cindy Dennen, Traci Yeaman, Tommy Jackson, Keata Smith, Stephanie Hernandez, Michael J. Burns, Vrutti Patel, or Jonathan Smith, any to act, whose address is c/o Padgett Law Group, 5501 LBJ Freeway, Suite 925, Dallas, TX 75240 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

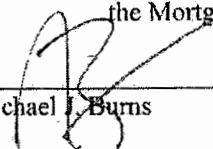
WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

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

CERTIFICATE OF POSTING

My name is Tommy Jackson, and my address is c/o Padgett Law Group, 5501 LBJ Freeway, Suite 925, Dallas, TX 75240. I declare under penalty of perjury that on 11-14-22, I filed at the office of the Chambers County Clerk to be posted at the Chambers County courthouse this notice of sale.

Tommy Jackson

Declarant's Name: Tommy Jackson

Date: 11-14-22

Padgett Law Group
5501 LBJ Freeway, Suite 925
Dallas, TX 75240
TXAttorney@PadgettLawGroup.com
(850) 422-2520

WITNESS MY HAND this 14 day of November, 2022

Tommy Jackson

FILED FOR RECORD IN:
Chambers County
On: 11/14/2022 10:58:53 AM
Doc Number: 2022 - 3140
Number of Pages: 5
Amount: 10.00
Order#: 20221114000020
By: TW



Heather H. Hawthorne, County Clerk

Recorded: Walker