

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated September 27, 2006 and recorded under Vol. 0835, Page 302, or Clerk's File No. 50717, in the real property records of MADISON County Texas, with Vickie McGinty (AKA Vickie Vilenda Bridges McGinty), Single & Edd Brown Jr., Single (AKA Edd Allen Brown, Jr) as Grantor(s) and Jim Walter Homes, Inc. as Original Mortgagee.

Deed of Trust executed by Vickie McGinty (AKA Vickie Vilenda Bridges McGinty), Single & Edd Brown Jr., Single (AKA Edd Allen Brown, Jr) securing payment of the indebtedness in the original principal amount of \$277,714.80 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Vickie McGinty & Edd Brown Jr. . U.S. Bank National Association, not in its individual capacity, but solely as Trustee of the NRZ Pass-Through Trust VII-B (Pref) is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for the Mortgagee. Shellpoint Mortgage Servicing, is representing the Mortgagee, whose address is: 75 Beattie Place, Suite 300, Greenville, SC 29601.

Legal Description:

FIELD NOTES FOR 0.2749 ACRES OF LAND IN THE J. S. COLLARD LEAGUE, A-10, CITY OF MADISONVILLE, MADISON COUNTY, TEXAS AND BEING THE SAME TRACT CONVEYED TO PERRY JOYCE BROWN WILEY IN VOLUME 212, PAGE 533 IN THE DEED RECORDS OF MADISON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

FILED
NOV 12 2024
CLOCK

SALE INFORMATION

NOV 12 2024

Date of Sale: 01/07/2025

Earliest Time Sale Will Begin: 1:00 PM

Adrian Lawson
ADRIAN LAWSON, MADISON COUNTY CLERK
BY *H. J. JAY*
HAY, JETER, DEWITT, CLERK

Location of Sale: **The place of the sale shall be: MADISON** County Courthouse, Texas at the following location: In the lobby on the first floor of the Madison County Courthouse, immediately in front of the County Clerk's Office Room 102, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.



The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. 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 or the Mortgagee's attorney.

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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Robert LaMont, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Reid Ruple, Amy Oian, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Michael Kolak, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on 11/07/2024.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: Sharon St. Pierre

Printed Name: Sharon St. Pierre 11/12/2024

C&M No. 44-22-0845

EXHIBIT A

FIELD NOTES

FIELD NOTES FOR 0.2749 ACRES OF LAND IN THE J. S. COLLARD LEAGUE, A-10, CITY OF MADISONVILLE, MADISON COUNTY, TEXAS AND BEING THE SAME TRACT CONVEYED TO PERRY JOYCE BROWN WILEY IN VOLUME 212, PAGE 533 IN THE DEED RECORDS OF MADISON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch steel pin on the west margin of South Casey Street, being the northeast corner of a 0.27 acre tract conveyed to Perry Joyce Wiley in Volume 440, Page 153 in the Official Records of Madison County, Texas and also being the southeast corner of this tract;

THENCE with the north line of said 0.27 acre Wiley tract, South 64° 42' 33" West for 114.00 feet to a 1/2 inch steel pin, being the southwest corner of this tract;

THENCE with the west line of this tract, North 24° 54' 00" West for 105.20 feet to a 1/2 inch steel pin, being the northwest corner of this tract;

THENCE with the north line of this tract, North 64° 53' 06" East for 114.00 feet to a 1/2 inch steel pin on the west margin of South Casey Street and being the northeast corner of this tract;

THENCE with the west margin of South Casey Street, South 24° 54' 00" East for 104.85 feet to the POINT OF BEGINNING.