

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: 07/19/2000
Grantor(s): JEFFERY SCHMIDT AND WIFE RACHEL SCHMIDT
Original Mortgagee: JIM WALTER HOMES, INC.
Original Principal: \$53,500.00
Recording Information: Book 151 Page 929 Instrument 39226
Property County: Atascosa
Property: (See Attached Exhibit "A")
Reported Address: 64 WILSON AVE, CHARLOTTE, TX 78011

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 the NRZ Pass-Through Trust VII-B (Pref)
Mortgage Servicer: Shellpoint Mortgage Servicing
Current Beneficiary: U.S. Bank National Association, not in its individual capacity, but solely as Trustee of the NRZ Pass-Through Trust VII-B (Pref)
Mortgage Servicer Address: 75 Beattie Place, Suite 300, Greenville, SC 29601

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of November, 2024
Time of Sale: 12:00PM or within three hours thereafter.
Place of Sale: AT THE WEST PORCH TO THE ATASCOSA COUNTY COURTHOUSE in Atascosa County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Atascosa County Commissioner's Court, at the area most recently designated by the Atascosa 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 Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin, Shelby Martin, Vicki Rodriguez, Bob Frisch, Wayne Daughtrey, Amy Ortiz, Daniel McQuade, Marcela Cantu, Vanna Ho, Auction.com, 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. Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin, Shelby Martin, Vicki Rodriguez, Bob Frisch, Wayne Daughtrey, Amy Ortiz, Daniel McQuade, Marcela Cantu, Vanna Ho, Auction.com, 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.

FILED FOR RECORD

2024 SEP 19 AM 9:28

THERESA CARRASCO
ATASCOSA COUNTY CLERK

BY ys DEPUTY

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): Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin, Shelby Martin, Vicki Rodriguez, Bob Frisch, Wayne Daughtrey, Amy Ortiz, Daniel McQuade, Marcela Cantu, Vanna Ho, Auction.com, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 350, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Alexis Martin whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 9/19/2024 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Atascosa County Clerk and caused it to be posted at the location directed by the Atascosa County Commissioners Court.

By: Alexis Martin

Exhibit "A"

FIELD NOTES OF 1.00 ACRES OF LAND BEING A PART OF TRACT THIRTY-ONE (31) AND TRACT THIRTY (30), CHARLOTTE GARDENS SUBDIVISION IN ATASCOSA COUNTY, TEXAS AND BEING THE SAME TRACT CONVEYED TO BOBBY GARZA AND RECORDED IN VOLUME 96, PAGE 501 OF THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 3/8 INCH STEEL PIN FOUND IN THE EAST MARGIN OF BURNETT AVENUE FOR THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO BRANDI VEGA AND RECORDED IN VOLUME 93 PAGE 406 OF THE PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS, THENCE WITH THE SOUTH LINE OF SAID TRACT, NORTH 67 DEGREES 36' 34" EAST 289.85 FEET TO A 1/2 INCH STEEL PIN SET FOR THE SOUTHEAST CORNER OF THE FOR SAID VEGA TRACT AND THE SOUTH WEST CORNER OF THIS 1.00 ACRE TRACT AND THE POINT OF BEGINNING:

THENCE WITH THE EAST LINE OF THE VEGA TRACT AND THE WEST LINE OF THIS 1.00 ACRE TRACT, NORTH 28 DEGREES 12' WEST AT 22.27 FEET PASS THE SOUTH LINE OF LOT NO. 30 OF THE CHARLOTTE GARDENS SUBDIVISION IN ALL 350.00 FEET TO A 1/2 INCH STEEL PIN SET IN THE SOUTH MARGIN OF WILSON ROAD FOR THE NORTHEAST CORNER OF SAID VEGA TRACT AND THE NORTHWEST CORNER OF THIS 1.00 ACRE TRACT;

THENCE WITH THE SOUTH MARGIN OF WILSON ROAD AND THE NORTH LINE OF THIS 1.00 ACRE TRACT, NORTH 61 DEGREES 37' 52" EAST 125.09 FEET TO A 3/8 INCH STEEL PIN FOUND IN THE SOUTH MARGIN OF WILSON ROAD FOR THE NORTHEAST CORNER OF THIS 1.00 ACRE TRACT;

THENCE WITH THE EAST LINE OF THIS 1.005 ACRE TRACT, SOUTH 28 DEGREES 11' 10" EAST AT 327.25 FEET PASS THE SOUTH LINE OF LOT 30 CHARLOTTE GARDENS SUBDIVISION IN ALL 350.37 FEET TO A 1/2 INCH STEEL PIN FOUND FOR THE SOUTHEAST CORNER OF THIS 1.00 ACRE TRACT;

THENCE WITH THE SOUTH LINE OF THIS 1.005 ACRE TRACT, SOUTH 61 DEGREES 48' WEST 125.0 FEET TO THE POINT OF BEGINNING.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254