

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: 03/17/2020
Grantor(s): MARTIN LLOYD WATSON, A SINGLE MAN, AND KRISTY RENEE NUTT, A SINGLE WOMAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC., SOLELY AS NOMINEE FOR VERABANK, NATIONAL ASSOCIATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$164,700.00
Recording Information: Book 2072 Page 523 Instrument 223785
Property County: Panola
Property: (See Attached Exhibit "A")
Reported Address: 171 N PARKER LN, CARTHAGE, TX 75633-2236

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Cornerstone Home Lending, a Division of Cornerstone Capital Bank, SSB.
Mortgage Servicer: Cornerstone Home Lending, a division of Cornerstone Capital Bank, SSB
Current Beneficiary: Cornerstone Home Lending, a Division of Cornerstone Capital Bank, SSB.
Mortgage Servicer Address: 1177 West Loop South, Suite 700, Houston, TX 77027

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of September, 2023
Time of Sale: 10:00 AM or within three hours thereafter.
Place of Sale: AT THE STEPS OF THE COURTHOUSE, SUCH STEPS BEING LOCATED ON THE EAST SIDE OF THE COURTHOUSE in Panola County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Panola County Commissioner's Court, at the area most recently designated by the Panola 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 Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston, Terri Worley, Lisa DeLong, Ramiro Cuevas, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Meryl Olsen, Aurora Campos, 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. Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston, Terri Worley, Lisa DeLong, Ramiro Cuevas, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Meryl Olsen, Aurora Campos, 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
IN MY OFFICE
AT 1230 O'CLOCK P M

AUG 14 2023

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY [Signature] 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): Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston, Terri Worley, Lisa DeLong, Ramiro Cuevas, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Meryl Olsen, Aurora Campos, 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 Sheryl LaMont whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on August 14, 2023 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Panola County Clerk and caused it to be posted at the location directed by the Panola County Commissioners Court.

By: Sheryl LaMont
Sheryl LaMont
Exhibit "A"

ALL THAT CERTAIN 0.60 ACRE LOT, TRACT OR PARCEL OF LAND LOCATED IN THE A. MOORMAN SURVEY, A-427, CITY OF CARTHAGE, IN PANOLA COUNTY, TEXAS, SAID TRACT BEING PART OF LOT 6, BLOCK 95-M, MEADOWSWOODS ADDITION, SECTION 3, ACCORDING TO A PLAT RECORDED IN VOL. 709, PAGE 538, DEED RECORDS OF PANOLA COUNTY, TEXAS, SAID TRACT ALSO BEING ALL OF THE TRACT OF LAND CONVEYED FROM CASSITY JONES TO GORDAN MCDONALD AND WIFE, PAT MCDONALD, AND RECORDED IN VOL. 772, PAGE 581, DEED RECORDS OF PANOLA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH J. ROBERTS PLASTIC CAP, SET FOR CORNER AT THE INTERSECTION OF THE WEST R.O.W. OF PARKER LANE (50' R.O.W.) AND THE NORTH R.O.W. OF OLD CLAYTON ROAD (60' R.O.W.), SAID CORNER BEING THE SEC OF THIS TRACT, AND THE SEC OF SAID LOT 6, BLOCK 95-M:

THENCE S 83 DEGREES 46'54"W, WITH THE COMMON SOUTH LINE OF LOT 6, AND THE NORTH R.O.W. OF OLD CLAYTON ROAD, 148.40 FEET, TO A 1" IRON PIPE FOUND FOR CORNER. SAID CORNER BEING THE SWC OF THIS TRACT, THE SWC OF LOT 6, AND THE SEC OF LOT 1 OF CANDELARA SUBDIVISION, RECORDED IN VOL. 987, PAGE 377, OFFICIAL PUBLIC RECORDS OF PANOLA COUNTY, TEXAS:

THENCE N 07 DEGREES 55'00"W (BASE BEARING), WITH THE COMMON WEST LINE OF LOT 6, AND THE EAST LINE OF LOT 1, AND THEN LOT 2, 175.73 FEET, TO A 1/2" IRON ROD, FOUND FOR CORNER AT A CHAIN LINK FENCE CORNER POST, SAID IRON ROD CORNER BEING THE NWC OF THIS TRACT, AND THE SWC OF A MARK D. HAECKER TRACT, DESCRIBED IN VOL. 1152, PAGE 514, OFFICIAL PUBLIC RECORDS OF PANOLA COUNTY, TEXAS:

THENCE N 83 DEGREES 47'41"E, ACROSS LOT 6, AND WITH THE SOUTH LINE OF SAID HAECKER TRACT, 148.34 FEET, TO A 1/2" IRON ROD, FOUND FOR CORNER ON THE COMMON EAST LINE OF LOT 6, AND THE WEST R.O.W. OF PARKER LANE, SAID CORNER BEING THE NEC OF THIS TRACT, AND THE SEC OF SAID HAECKER TRACT:

THENCE S 07 DEGREES 56'13"E, WITH THE COMMON EAST LINE OF LOT 6, AND THE WEST R.O.W. OF PARKER LANE, 175.70 FEET, TO THE PLACE OF BEGINNING CONTAINING 0.60 ACRES MORE OR LESS.

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