

2022-007-FC

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: April 6, 2022

NOTE: Promissory Lien Note described as follows:

Date: 05/23/2007
Debtor: DOROTHY J. JONES AND JAMES E JONES
Original Creditor: AMERICAN GENERAL FINANCIAL SERVICES, INC.
Original Principal Amount: \$25512.00
Current Holder: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee for BCAT 2020-3TT

DEED OF TRUST: Deed of Trust described as follows:

Date: 05/23/2007
Grantor: DOROTHY J. JONES AND JAMES E JONES
Trustee: DAVID L. PRITCHARD
Current Beneficiary: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee for BCAT 2020-3TT
Recorded: 06/01/2007, as Instrument No. 2007004049 of the Public Records of SHELBY County, State of TX,

LENDER: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee for BCAT 2020-3TT

BORROWER: DOROTHY J. JONES AND JAMES E JONES

PROPERTY: The real property described as follows:

BEING all that certain tract or parcel of land situated in Shelby County, Texas, on the JESSE AMASON SURVEY A-10, and being a part of the Charlie Brown, et ux Three (3) Acre Tract, in the City of Center, on Jennings Street, and being 0.14 acre described as follows, to-wit: BEGINNING at the S.E. corner of said Brown 3 Acre Tract at a point on the Centerline of Jennings Street, at which point said street makes a right angle turn, a stake; THENCE W. along the centerline of Jennings Street a distance of 100 feet, a stake, from which an automobile axle brs. N. 1-3/4 E. 11.3 feet, and a 3/8" iron rod at the S.E. corner of a lot conveyed to Marie Creer brs. N. 116.9 feet; THENCE N. 1-3/4 E. into said Brown 3 acre tract a distance of 60 feet, an automobile spring stake; THENCE E. a distance of 100 feet to a point on the centerline of Jennings Street, an automobile axle stake; THENCE S. 1-3/4 W. along the

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SHELBY COUNTY, TEXAS

2022 APR -8 PM 12: 50

JENNIFER L. FOUNTAIN
COUNTY CLERK

BY *Chemy* DEPUTY

centerline of said Street and along the E. line of said Brown Tract a distance of 60 feet to the PLACE OF BEGINNING, and CONTAINING 0.14 acre of land, more or less, including that part in the Street as surveyed on July 5, 1961, by B.W. Meeka, County Surveyor, and being the same tract of land as described in the deed dated January 19, 1974 from Marva Gradney, et vir to Raymond Cartwright and Beverly Garrett Cartwright recorded in Vol. 496, Page 106, Deed Records, Shelby County, Texas.

SUBSTITUTE TRUSTEE: BRENT W. MARTINELLI, SHERYL LAMONT, ROBERT LAMONT, RONNIE HUBBARD, SHARON ST. PIERRE, ALLAN JOHNSTON, KATHLEEN ADKINS, EVAN PRESS, AUCTION.COM

Substitute Trustee's Mailing Address:

1700 Pacific Avenue, Suite 4545
Dallas, TX 75201

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

May 3, 2022 the first Tuesday of the month, to commence at 1:00 PM, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

Shelby County Courthouse, 200 San Augustine, Center, TX 75935

RECITALS

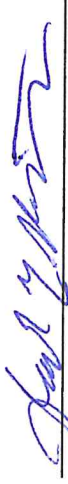
Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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.

Notice of Sale executed by:


Trustee



Lori Oliver
Shelby County District Clerk
P.O. Drawer 1953
Center, Texas 75935
(936) 598-4164
district.clerk@co.shelby.tx.us

NOTICE OF COURT ORDER
TRCP 306(a) & 239(a)
Family Code 6.710

TO: JONATHAN C. SMITH, DOROTHY JONES
ALL OTHER OCCUPANTS AND JAMES E. JONES

RE: Cause No. 21CV35714 In the District Court of Shelby County, Texas

Styled: IN RE: ORDER OF FORECLOSURE
CONCERNING 603 JENNINGS, CENTER, TX
75935, UNDER TEX R. CIV. P. 736

PETITIONER:
WILMINGTON SAVINGS FUN SOCIETY, FSB,
NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS
TRUSTEE FOR BCAT 2020-3TT

RESPONDENT(S)
DOROTHY JONES, JAMES E. JONES

YOU ARE HEREBY NOTIFIED that the document described below was filed with the Clerk of the District Court at 200 San Augustine St., Ste. B, Shelby County Courthouse in Center, Texas and entered into the minutes of the court.

Document: DEFAULT ORDER ON APPLICATION FOR EXPEDITED FORECLOSURE
PROCEEDING PURSUANT TO RULE 736

Date Signed: September 29, 2021

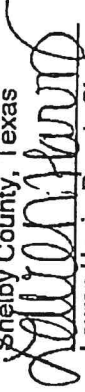
Date filed: October 1, 2021

Date this notice mailed to parties: October 5, 2021

This order may be subject to appeal. A copy of the order may be obtained from the clerk's office at the address above. Fees for non-certified copies are \$1.00 per page; an additional \$1.00 added for all certified documents.

You should consult your attorney if you have any questions concerning the above document or this notice.



Lori Oliver
District Clerk
Shelby County, Texas

Lauren Harris, Deputy Clerk