

#100

REMOVE POSTING BY: 
December 04, 2024

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: September 5, 2008

Grantor(s): Joseph Hurst, joined herein Pro Forma by his wife, Jessica Hurst

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for Interlinc Mortgage, Inc.

Original Principal: \$153,751.00

Recording Information: Book 1280, Page 45

Property County: Grimes

Property: **TRACT ONE: ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 0.94 ACRES, MORE OR LESS, LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN SURVEY, ABSTRACT NO. 73, GRIMES COUNTY, TEXAS, AND MORE FULLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF; ACROSS A 0.60 ACRE TRACT OF LAND, MORE OR LESS, LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN SURVEY, ABSTRACT NO. 73, GRIMES COUNTY, TEXAS, MORE FULLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND. CONTAINING 0.94 ACRES (40,780.93 80.FT.) IN THE STEPHEN F. AUSTIN SURVEY, A-73, OF GRIMES COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 58.103 ACRE TRACT DESCRIBED IN A DEED TD FRELIN HURST, RECORDED IN VOLUME 1122, PAGE 25, OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS, (R.P.R.G.C.T), SAID 0.94 ACRE TRACT MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:


COMMENCING AT A 1/2 INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID 58.108 ACRE PARENT TRACT AND OF A CALLED 1.653 ACRE TRACT DESCRIBED IN A DEED TO FRELIN P. HURST AND WIFE DORIS A. HURST RECORDED IN VOLUME 1208, PG. 794 (R.P.R.G.C.T.), MARKING AN INTERIOR ELL CORNER OF A CALLED 1022.0189 ACRE TRACT DESCRIBED IN A DEED TO MUSEUM OF FINE ARTS, HOUSTON RECORDED IN VOLUME 40, PAGE 94 (R.P.R.G.C.T.) BEING IN THE OCCUPIED RIGHT OF WAY OF FARM TO MARKET ROAD NO. 1748;

THENCE: N 87°42'55" W. ACROSS THE RIGHT-OF-WAY OF SAID FM 1748 AND ALONG THE COMMON LINE OF SAID 1022.189 ACRE MUSEUM TRACT AND THE SOUTH LINE OF SAID 1.553 ACRE HURST TRACT FOR

FILED FOR RECORD

At 12:08 O'clock P M

OCT 31 2024

VANESSA BURZYNSKI
COUNTY CLERK, GRIMES COUNTY, TX
By  Deputy

A DISTANCE OF 796.67 FEET TO A 1/2 INCH IRON ROD SET AT THE SOUTHWEST CORNER OF SAID HURST TRACT MARKING SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT:

THENCE: N 87°42`55" W, CONTINUING ALONG THE NORTH LINE OF SAID MUSEUM TRACT AND THE SOUTH LINE OF THE PARENT 58.108 ACRE TRACT FOR A DISTANCE OF 200.00 FEET TO A CALCULATED CORNER, BEING AN INTERIOR ELL CORNER OF SAID 1022.0189 ACRE MUSEUM TRACT AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE: N 00°00`00" E. (BASIS OF BEARINGS) ALONG A COMMON LINE OF SAID MUSEUM TRACT AND THE WEST LINE OF SAID 58.108 ACRE PARENT TRACT FOR A DISTANCE OF 200.07 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE: S 87°42`55" E, ACROSS SAID 58.108 ACRE PARENT TRACT FOR A DISTANCE OF 207.98 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBE TRACT:

THENCE: S 02°17`05" W. ACROSS SAID 58.108 ACRE PARENT TRACT, AT 99.91 FEET PASS A 1/2 INCH IRON ROD SET

FOR THE SOUTHWEST CORNER OF A PROPOSED 30 FEET WIDE ACCESS EASEMENT SURVEYED ON EVEN DATE

HEREWITH, BEING THE NORTHWEST CORNER OF SAID 1.653 ACRE HURST TRACT, CONTINUING FOR A TOTAL

DISTANCE OF 199.91 FEET TO THE POINT OF BEGINNING CONTAINING IN ALL 0.94 ACRES (40,780,98 SQ.FT.) AS

SURVEYED ON THE GROUND UNDER MY SUPERVISION MAY 2008.

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, CONTAINING 0.60 ACRES (26,272.51 SQ.FT.) IN THE STEPHEN F.

AUSTIN SURVEY, A-73, OF GRIMES COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 58.108

ACRE TRACT DESCRIBED IN A DEED TO FRELIN HURST, RECORDED IN VOLUME 1122, PAGE 25, OF THE REAL

PROPERTY RECORDS OF GRIMES COUNTY, TEXAS, (R.P.R.G.C.T), SAID 0.60 ACRE ACCESS BASEMENT MORE

PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMNIENCING AT A 1/2 INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID 58.188 ACRE PARENT

TRACT AND OF A CALLED 1.653 ACRE TRACT DESCRIBED IN A DEED TO FRELIN P. HURST AND WIFE, DORIS A.

HURST RECORDED IN VOLUME 1208, PG. 794 (R.P.R.G.C.T.), MARKING AN INTERIOR ELL CORNER OF A CALLED

1022.0189, ACRE TRACT DESCRIBED IN A DEED TO MUSEUM OF FINE ARTS, HOUSTON RECORDED IN VOLUME 140,

PAGE 94 (R.P.R.G.C.T) BEING IN THE OCCUPIED RIGHT OF WAY OF FARM TO MARKET ROAD NO. 1748;

THENCE: N 00°48`54" W, ALONG THE COMMON LINE OF SAID 1022.0189 ACRE MUSEUM TRACT AND THE EAST LINE

OF SAID 1.853 ACRE HURST TRACT FOR A DISTANCE OF 20.01 FEET TO THE POINT OF BEGINNING OF THE HEREIN

DESCRIBED ACCESS BASEMENT:

THENCE: N 87°42'55" W. ACROSS THE RIGHT-OF-WAY OF SAID FM 1748 AND ALONG THE NORTH LINE OF SAID 1.653 ACRE HURST TRACT FOR A DISTANCE OF 96.14 FEET TO A 1/2 INCH IRON ROD SET MARKING AN INTERIOR ELL CORNER OF SAID 1.653 ACRE HURST TRACT AND A SOUTHWEST CORNER OF THE HEREIN DESCRIBED ACCESS EASEMENT:

THENCE: N 02°17'05" E, ALONG AN EAST LINE OF SAID 1.653 ACRE HURST TRACT FOR A DISTANCE OF 80.00 FEET TO A 1/2 INCH IRON ROD SET AT A NORTHEAST CORNER OF SAID 1.653 ACRE HURST TRACT AND AN INTERIOR ELL CORNER OF THE HEREIN DESCRIBED ACCESS EASEMENT:

THENCE: N 87°42'55" W, ALONG THE NORTH LINE OF SAID 1.65 ACRE HURST TRACT FOR A DISTANCE OF 700.00 FEET TO A 1/2 INCH IRON ROD SET ON THE EAST LINE OF A PROPOSED 0.94 ACRE TRACT, SURVEYED ON EVIDENCE HERewith, BEING THE NORTHWEST CORNER OF SAID 1.853 ACRE HURST TRACT AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED ACCESS EASEMENT:

THENCE: N 02°17'05" E, ALONG THE EAST LINE OF SAID PROPOSED 94 ACRE TRACT FOR A DISTANCE OF 30.00 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE: S 87°42'55" E, ACROSS SAID 58.108 ACRE PARENT TRACT FOR A DISTANCE OF 730.00 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THE HEREN DESCRIBED ACCESS EASEMENT;

THENCE: S 02°17'05" W, ACROSS SAID 58.108 ACRE PARENT TRACT FOR A DISTANCE OF 80.00 FEET TO A 1/2 INCH IRON ROD SET FOR AN INTERIOR ELL ANGLE THE HEREIN DESCRIBED ACCESS EASEMENT:

THENCE: S 87°42'55" E, ACROSS SAID 58.108 ACRE PARENT TRACT FOR A DISTANCE OF 65.36 FEET TO A POINT ON A COMMON LINE OF SAID 1022,0189 ACR MUSEUM TRACT AND THE 58.108 ACRE PARENT TRACT BEING IN THE RIGHT-OF-WAY OF SAID FM 1748 AND A NORTHEAST CORNER OF THE HEREIN DESCRIBED ACCESS EASEMENT;

THENCE: S 00°46'54" W. ALONG THE COMMONLINE OF SAID 1022.0189 ACRE MUSEUM TRACT AND SAID 58.108 ACRE PARENT TRACT BEING IN THE RIGHT-OF-WAY OF SAID FM 1748 FOR A DISTANCE OF 30.01 TO THE POINT OF BEGINNING. CONTAINING IN ALL 0.60 ACRES (26,272.51 SQ.FT.) AS SURVEYED ON THE GROUND UNDER MY SUPERVISION MAY 2008.

Property Address: **8826 FM 1748
Navasota, TX 77868**

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: **Federal Home Loan Mortgage Corporation, as Trustee for Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2021-1**
Mortgage Servicer: **Shellpoint Mortgage Servicing**
Mortgage Servicer Address: **75 Beattie Place**
Address: **Greenville, SC 29601**

SALE INFORMATION:

Date of Sale: **December 3, 2024**
Time of Sale: **12:00 PM or within three hours thereafter.**
Place of Sale: **AT THE SOUTH DOOR OF THE COURTHOUSE, ALSO KNOWN AS THE FRONT DOOR in Grimes County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Grimes County Commissioner's Court.**
Substitute Trustee: **Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Padgett Law Group, Michael J. Burns, Jonathan Smith, Gabrielle A. Davis, or Paige Jones, any to act**
Substitute Trustee Address: **546 Silicon Dr., Suite 103**
Trustee Address: **Southlake, TX 76092**
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 place, any to act, those substitute trustees identified in the SALE INFORMATION section of this notice, whose address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092 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.

P Jones

Michael J. Burns / Jonathan Smith/ Gabrielle A. Davis/ Paige Jones

CERTIFICATE OF POSTING

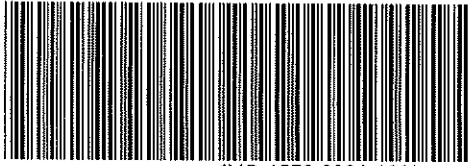
My name is Pete Florez, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on 10-31-24, I filed at the office of the Grimes County Clerk to be posted at the Grimes County courthouse this notice of sale.

Pete Florez

Declarant's Name: Pete Florez

Date: 10-31-24

Padgett Law Group
546 Silicon Dr., Suite 103
Southlake, TX 76092
TXAttorney@PadgettLawGroup.com
(850) 422-2520



VG-1576-2024-100

**Grimes County
Vanessa Burzynski
Grimes County Clerk**

Instrument Number: 100

Foreclosure Posting

Recorded On: October 31, 2024 12:08 PM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$7.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 100
Receipt Number: 20241031000017
Recorded Date/Time: October 31, 2024 12:08 PM
User: Mary H
Station: Clerk03

Record and Return To:

PETE FLOREZ



**STATE OF TEXAS
Grimes County**

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Grimes County, Texas

Vanessa Burzynski
Grimes County Clerk
Grimes County, TX

Vanessa Burzynski