

**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: **April 22, 2022**  
Grantor(s): **JAMIE STEVENS AND NATHEN STEVENS, WIFE AND HUSBAND**  
Original Mortgagee: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CALIBER HOME LOANS, INC, ITS SUCCESSORS AND ASSIGNS**  
Original Principal: **\$334,933.00**  
Recording Information: **2022-09645**  
Property County: **Hunt**  
Property: **"SEE EXHIBIT A"**  
Property Address: **2721 County Road 2134  
Caddo Mills, TX 75135**

**MORTGAGE SERVICING INFORMATION:**

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

Current Mortgagee: **NewRez LLC**  
Mortgage Servicer: **Shellpoint Mortgage Servicing**  
Mortgage Servicer Address: **75 Beattie Place  
Greenville, SC 29601**

**SALE INFORMATION:**

Date of Sale: **June 2, 2026**  
Time of Sale: **1:00 PM or within three hours thereafter.**  
Place of Sale: **Hunt County Courthouse, 2507 Lee Street, Greenville, TX 75401 or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**  
Substitute Trustee: **Auction.com, LLC, and Padgett Law Group, any to act**  
Substitute Trustee Address: **546 Silicon Dr., Suite 103  
Southlake, TX 76092**

FILED FOR RECORD  
at 9:05 o'clock A M

APR 30 2026

BECKY LANDRUM  
County Clerk, Hunt County, Tex.  
by *[Signature]*

## 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. *The Financial Crimes Enforcement Network ("FinCEN"), a bureau of the U.S. Department of Treasury, now requires the collection, certification and reporting of certain information relating to non-financed transfers of real property to legal entities and/or trusts, which such information the successful bidder(s) shall be expected to provide to the auctioneer at the time of the subject sale. Interested bidders with questions regarding the necessary information to be provided are hereby directed, generally, to FinCEN's website and, more specifically to the FinCEN Real Estate Report located in the forms bank thereof.*
4. 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.
5. 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.

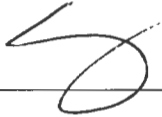
6. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

*Jones*

Michael J. Burns / Paige Jones/ Gabrielle A. Davis/ Ronny George

**CERTIFICATE OF POSTING**

My name is Auriel DuVerney, 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 April 30, 2016, I filed at the office of the Hunt County Clerk to be posted at the Hunt County courthouse this notice of sale.



Declarant's Name: Auriel DuVerney

Date: 4/30/16

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

WITNESS MY HAND this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_

**EXHIBIT A**

All that certain lot, tract or parcel of land situated in the W. RICKEY SURVEY, ABSTRACT NO. 915, Hunt County, Texas, and being all of a 2.00 acres tract of land as described in a Warranty deed from Charles Scott Clements to James Ray Brock and Kimberly Brock, as recorded in Volume 528, Page 636 of the Real Property Records of Hunt County, Texas, and also being a part of the 5.69 acres tract of land as described in a Warranty deed from Charles Scott Clements to James Brock and Kimberly Brock, dated June 16, 2000 and being recorded in Volume 662, Page 223 of the Real Property Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the center of County Road 2134, at the southeast corner of said 5.69 acres tract, and being at the southwest corner of said 2.00 acres tract;

THENCE N. 00 deg. 34 min. 43 sec. E., at 25.00 feet pass a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for witness and continuing for a total distance of 262.81 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" found for corner;

THENCE N, 89 deg. 25 min. 17 sec. W. a distance of 32.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" found for corner;

THENCE N. 00 deg. 34 min. 43 sec. E. a distance of 56.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" found for corner;

THENCE S. 89 deg. 25 min. 17 sec. E. a distance of 32.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" found for corner in the common line between said 5.69 acres tract and said 2.00 acres tract;

THENCE N. 00 deg. 34 min. 43 sec. E., along the common line between said 5.69 acres tract and said 2.00 acres tract, a distance of 302.00 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner at the Northwest corner of said 2.00 acres tract of land;

THENCE N. 89 deg. 53 min. 38 sec. E. along the North line of said 2.00 acres tract, a distance of 139.90 feet to a 1/2" iron rod found for corner at the northeast corner of said 2.00 acres tract;

THENCE S. 00 deg. 34 min. 21 sec. W., along said 2.00 acres tract, at 599.40 feet pass a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for witness and continuing for a total distance of 623.57 feet to a point in the center of County Road 2134;

THENCE N. 88 deg. 58 min. 41 sec. W. along the center of County Road 2134, a distance of 139.96 feet to the POINT OF BEGINNING and containing 2.04 acres of land.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.