

OCT 09 2025

JANET BROWN, COUNTY CLERK
TYLER COUNTY, TEXAS**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: May 13, 2022

Grantor(s): Sandra Bryant Barnes and Randall Dewayne Barnes, Wife and Husband

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

Original Principal: \$109,971.00

Recording Information: Book 1302, Page 526

Property County: Tyler

Property: FIELDNOTES TO A 1.000 ACRE TRACT OF LAND AS SITUATED IN THE JOSIAH WHEAT SURVEY, A-657, TYLER COUNTY, TEXAS AND BEING A RESURVEY OF THAT SAME 1.000 ACRE TRACT AS CONVEYED TO ROBERT ROSE BY DEED RECORDED IN VOLUME 1176, PAGE 528 OF THE OFFICIAL PUBLIC RECORDS. SAID 1.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8" IRON SPIKE SET NEAR THE CENTER OF COUNTY ROAD 1015 ON THE WEST LINE OF THE JOSIAH WHEAT SURVEY AND THE EAST LINE OF THE I. & G.N.R.R. SURVEY, A-398, FOR THE SOUTHWEST CORNER OF THE ROSE 1.000 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT, FROM SAID CORNER A 1/2" IRON ROD SET FOR THE REFERENCE BEARS N 01° 46' 46" 30.65 FT.;

THENCE N 01° 46' 46" W 312.08 FT., WITH THE COMMON LINE BETWEEN THE I. & G.N.R.R. SURVEY AND THE JOSIAH WHEAT SURVEY AND THE WEST LINE OF THE ROSE 1.000 ACRE TRACT, TO A 1/2" IRON ROD SET FOR THE NORTHWEST CORNER OF SAME AND OF THIS TRACT, SAME BEING THE MOST WESTERLY SOUTHWEST CORNER OF THE MOISES MAGDALENO 4.020 ACRE TRACT RECORDED IN VOLUME 1104, PAGE 6.97 OF THE OFFICIAL PUBLIC RECORDS;

THENCE N 88° 13' 14" E 139.04 FT., WITH THE NORTH LINE OF THE ROSE 1.000 ACRE TRACT, TO A 1/2" IRON ROD SET FOR THE NORTHEAST CORNER OF SAME AND OF THIS TRACT, SAME BEING AN INTERIOR ANGLE CORNER OF THE MAGDALENO 4.020 ACRE TRACT;

THENCE S 01° 46' 46" E 314.50 FT., WITH THE EAST LINE OF THE ROSE 1.000 ACRE TRACT, TO A 3/8" IRON SPIKE SET FOR THE SOUTHEAST

CORNER OF SAME AND OF THIS TRACT, SAME BEING MOST SOUTHERLY SOUTHWEST CORNER OF THE MOISES MAGDALENO 4.020 ACRE TRACT LOCATED NEAR THE CENTER OF COUNTY ROAD 1015, FROM SAID CORNER A 1/2" IRON ROD SET FOR REFERENCE CORNER BEARS N 01°46'46" W 30.50 FT.;

THENCE S 89°12'58" W 139.06 FT., NEAR THE CENTER OF COUNTY ROAD 1015 AND THE SOUTH LINE OF THE ROSE 1.000 ACRE TRACT, TO THE PLACE OF BEGINNING AND CONTAINING WITHIN THESE BOUNDS 1.000 ACRE OF LAND.

THE BEARINGS RECITED HEREIN ARE BASED ON AND/OR ROTATED TO THE WEST LINE OF THE MOISES MAGDALENO 4.020 ACRE TRACT. (N 01°46'46" W)

Property Address: 746 County Road 1015
Woodville, TX 75979

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 d/b/a Shellpoint Mortgage Servicing
Mortgage Servicer: Shellpoint Mortgage Servicing
Mortgage Servicer Address: 75 Beattie Place
Greenville, SC 29601

SALE INFORMATION:

Date of Sale: December 2, 2025
Time of Sale: 1:00 PM or within three hours thereafter.
Place of Sale: Tyler County Courthouse, 100 West Bluff, Woodville, TX 75979 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

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.



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