

NOTICE OF SUBSTITUTE 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.

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 6th day of August, 2024
Time: 11:00 AM or not later than three hours after that time
Place: AT "Calhoun County Courthouse foyer facing Ann Street, or if the preceding area is no longer the designated area, at the area most recently designated by County Commissioner's Court" in Calhoun County, Texas, or ~~at the area most recently designated by the Calhoun County Commissioners.~~ FILED AT 11:00 O'CLOCK *a* M

TERMS OF SALE: CASH

JUL 15 2024

ANNA GOODMAN
COUNTY CLERK, CALHOUN COUNTY, TEXAS
DEPUTY *Kaddie Smith*

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: March 22, 2005
Grantor(s): DENNIS M. WILSON, JOINED HEREIN PRO FORMA BY HIS WIFE, TOY B. WILSON
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Countrywide Home Loans, Inc., its successors and assigns
Original Principal: \$116,000.00
Recording Information: Deed Inst.# 00091457, Deed Book 398, Deed Page 204
Current Mortgagee/Beneficiary: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC. ALTERNATIVE LOAN TRUST 2005-23CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-23CB
Secures: The Promissory Note (the "Note") in the original principal amount of \$116,000.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

PROPERTY TO BE SOLD:

Property County: Calhoun
Property Description: (See Attached Exhibit "A")
Property Address: 81 Matson Drive, Port Lavaca, TX 77979
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

Mortgage Servicer: Shellpoint Mortgage Servicing
Mortgage Servicer Address: 75 Beattie Place, Suite 300 Greenville, SC 29601
File No.: 24-01319TX

SUBSTITUTE TRUSTEE(S): Coury Jacocks, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Janice Stoner, John Sisk, Aleena Litton, Erica Duarte Guest, Amy Ortiz, Auction.com

SUBSTITUTE TRUSTEE ADDRESS: 1320 Greenway Drive, Suite 780 Irving, TX 75038

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLC
1320 Greenway Drive, Suite 780 Irving, TX 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am _____ whose address is _____. I declare
under penalty perjury that _____ I filed and/or recorded this Notice of Foreclosure Sale at the office of the Calhoun
County Clerk and caused it to be posted at the location directed by the Calhoun County Commissioners.

Return to: McCalla Raymer Leibert Pierce, LLC, 1320 Greenway Drive, Suite 780 Irving, TX 75038

EXHIBIT "A"

BEING a 10.17 acre tract of land situated in the Florentina Garcia Survey, Abstract No. 15, Calhoun County, Texas, and being Lots L and M of Matson Addition, an unrecorded subdivision in Calhoun County, Texas, and further being comprised of that certain tract of land described as 8.15 acres as conveyed by Joe J. Drymala, et ux to L. R. Nance, et ux according to instrument recorded in Volume 257, Page 570 of the Deed Records of said County, and that certain tract of land described as 1.9 acres as conveyed by Joe J. Drymala, et ux to Jimmie R. Kimbrough, et ux according to instrument recorded in Volume 240, Page 478 of the Deed Records of said County, said 10.17 acre tract being more fully described by metes and bounds as follows:

BEGINNING at a point at the common corner of said 8.15 acre tract, that certain tract of land described as 4.23 acres as conveyed by Gerald W. Strick, et ux to Van A. Boone, et ux according to instrument recorded in Volume 279, Page 414 of the Deed Records of said County, that certain tract of land described as 1 acre as conveyed by N. B. Matson, et al to Joseph A. Machacek, et ux according to instrument recorded in Volume 279, Page 414 of the Deed Records of said County, and that certain tract of land described as 1.39 acres as conveyed by N. B. Matson, et al to Joseph A. Machacek, et ux according to instrument recorded in Volume 279, Page 414 of the Deed Records of said County, in the centerline of a 60 foot wide roadway easement (a.k.a. Matson Drive);

THENCE, North 55 deg. 00' 00" East, along said centerline, a distance of 10.00 feet to a point at the beginning of a non-tangent curve to the right;

THENCE, with said curving centerline (radius = 45.00', central angle = 89 deg. 37'48", chord bears S 85 deg. 17' 01" E, 63.43') for an arc distance of 70.39 feet to a point at the beginning of a non-tangent curve to the left;

THENCE, with said curving centerline (radius = 45.00', central angle = 70 deg. 54' 31", chord bears S 86 deg. 32' 44" E, 52.20') for an arc distance of 55.69 feet to a point for corner;

THENCE, North 55 deg. 00' 00" East, along said centerline, a distance of 90.00 feet to a point at the beginning of a non-tangent curve to the left;

THENCE, with said curving centerline (radius = 45.00', central angle = 90 deg. 01' 05", chord bears N 10 deg. 00' 33" E, 63.65') for an arc distance of 70.70 feet to a point for corner;

THENCE, North 35 deg. 00' 00" West, along said centerline, a distance of 30.00 feet to a point for corner at the common corner of said 1.9 acre tract and that certain tract of land described as 5.12 acres as conveyed by A. C. Matson, et al to Roy H. Mason, et ux according to instrument recorded in Volume 178, Page 61 of the Deed Records of said County;

THENCE, North 55 deg. 00' 00" East, along the common line of said 5.12 acre tract, at 30.00 feet pass a 5/8 inch diameter steel rebar set (with yellow plastic cap marked "URBAN SURVEYING") for reference, in the northeast line of the aforesaid 30' side roadway easement, and continuing along the common line of said 5.12 acre tract, at 490.40 feet pass a 5/8 inch diameter steel rebar set (with yellow plastic cap) for reference, and continuing for an overall distance of 520.40 feet to a point for corner at the common corner of said 1.9 acre tract and said 5.12 acre tract, in the westerly bank of Chocolate Bayou, for the most northerly corner of the tract herein described;

THENCE, along the bank of Chocolate Bayou the following calls and distances:

South 35 deg. 00' 00" East, 190.00 feet;

South 38 deg. 54' 00" East, 89.17 feet;