

**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:** 03/04/2008  
**Grantor(s):** MARY A MOZEE AN UNMARRIED WOMAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CORNERSTONE MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$60,849.00  
**Recording Information:** Book 218 Page 374 Instrument 0714  
**Property County:** Falls  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 211 LAKE LN, MARLIN, TX 76661

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** U.S. Bank National Association  
**Mortgage Servicer:** U.S. Bank National Association  
**Current Beneficiary:** U.S. Bank National Association  
**Mortgage Servicer Address:** 2800 Tamarack Rd, Owensboro, KY 42301

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 3rd day of June, 2025  
**Time of Sale:** 10:00AM or within three hours thereafter.  
**Place of Sale:** AT THE SOUTH ENTRANCE STEPS LEADING THROUGH THE SOUTH COURTHOUSE DOOR TO THE SECOND FLOOR OF THE COURTHOUSE in Falls County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Falls County Commissioner's Court, at the area most recently designated by the Falls County Commissioner's Court.

WHEREAS, the above-named Grantor 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 were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Pete Florez, Zachary Florez, Orlando Rosas, Florence Rosas, Enrique Florez, Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Kathleen Adkins, Auction.com, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; 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 has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Pete Florez, Zachary Florez, Orlando Rosas, Florence Rosas, Enrique Florez, Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Kathleen Adkins, Auction.com, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, 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 and 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 of the Deed of Trust.

**FILED**  
At \_\_\_\_\_ o'clock \_\_\_\_\_ M  
**MAR 28 2025**  
ELIZABETH PEREZ, COUNTY CLERK  
FALLS COUNTY, TEXAS  
BY  DEPUTY

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a 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 offered "AS-IS", purchasers 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 interests 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.

**Substitute Trustee(s):** Pete Florez, Zachary Florez, Orlando Rosas, Florence Rosas, Enrique Florez, Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Kathleen Adkins, Auction.com, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 350, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

#### Certificate of Posting

I am Pete Florez whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 3-28-25 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Falls County Clerk and caused it to be posted at the location directed by the Falls County Commissioners Court.

By: Pete Florez

Exhibit "A"

BEING ALL THAT TRACT OF LAND IN FALLS COUNTY, TEXAS, AND BEING A PART OF OUTLET 72 AND ALL OF THAT TRACT OF LAND DESCRIBED IN A DEED TO GREGORY GREGG AS RECORDED IN VOLUME 174, PAGE 61 OF THE DEED RECORDS OF FALLS COUNTY, TEXAS, AND BEING FURTHER DECRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH STEEL PIPE FOUND IN THE NORTH LINE OF LAKE STREET AT THE SOUTHWEST CORNER AT SAID 0.452 ACRES AND AT THE SOUTHEAST CORNER OF THAT CALLED 0.643 ACRES OF LAND DESCRIBED IN A DEED TO BILL ALLEN AS RECORDED IN VOLUME 149, PAGE 701 OF THE DEED RECORDS OF FALL COUNTY, TEXAS;

THENCE NORTH 16 DEGREES 00 MINUTES 00 SECONDS EAST, 152.82 FEET TO A 1/2 INCH STEEL ROD SET AT THE NORTHWEST LINE OF SAID 0.44 ACRES AND AT THE NORTHEAST CORNER OF SAID 0.643 ACRES;

THENCE SOUTH 88 DEGREES 09 MINUTES 37 SECONDS EAST, 10.95 FEET TO A FENCE CORNER:

THENCE SOUTH 86 DEGREES 35 MINUTES 32 SECONDS EAST, 125.90 FEET TO A 2 1/2 INCH STEEL FENCE CORNER POST FOUND IN THE WEST LINE RAILROAD STREET (GRAVEL) AT THE NORTHEAST CORNER OF SAID 0.44 ACRES;

THENCE SOUTH 18 DEGREES 10 MINUTES 32 SECONDS WEST, 150.01 FEET TO A 1/2 INCH STEEL ROD SET AT THE INTERSECTION OF THE NORTH LINE OF LAKE STREET WITH THE WEST LINE OF RAILROAD STREET;

THENCE NORTH 88 DEGREES 30 MINUTES 00 SECONDS WEST (BEARING BASIS), 132.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.452 ACRES OF LAND.

**Return to:** Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

FILED  
At \_\_\_\_\_ o'clock \_\_\_\_\_ M  
MAR 28 2025  
ELIZABETH PEREZ, COUNTY CLERK  
FALLS COUNTY, TEXAS  
BY \_\_\_\_\_ DEPUTY