

FILED FOR RECORD  
COUNTY CLERK  
11/12/15

# NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

**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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070**

## INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated July 26, 2019 and recorded under Clerk's File No. 2019-00007663, in the real property records of **WOOD County Texas**, with Dawna Franks and John Franks IV, wife and husband as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Nationstar Mortgage LLC D/B/A Mr. Cooper, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Dawna Franks and John Franks IV, wife and husband securing payment of the indebtedness in the original principal amount of \$202,078.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Dawna Franks, Johns Franks IV. Nationstar Mortgage LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Mr. Cooper is acting as the Mortgage Servicer for the Mortgagee. Mr. Cooper, is representing the Mortgagee, whose address is: 8950 Cypress Waters Boulevard, Coppell, TX 75019.

### Legal Description:

**BEING ALL OF THAT TRACT OF LAND IN WOOD COUNTY, TEXAS, OUT OF THE HARVEY HALL SURVEY, ABSTRACT NO. 264, AND BEING PART OF THAT CALLED 10.00 ACRES OF LAND DESCRIBED IN A DEED TO GLEN GRAYSON AND WIFE, PATRICIA GRAYSON AS RECORD IN VOLUME 987, PAGE 883 OF THE REAL PROPERTY RECORDS OF WOOD COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES**

## SALE INFORMATION

**Date of Sale: 04/02/2024**

**Earliest Time Sale Will Begin: 1:00 PM**

**Location of Sale:** The place of the sale shall be: **WOOD** County Courthouse, Texas at the following location: At the east (front) door of the Wood County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

## TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part



of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. 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 or the Mortgagee's attorney.

**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.**

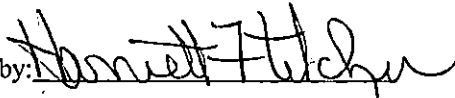
**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I **HEREBY APPOINT AND DESIGNATE Harriett Fletcher, Robert LaMont, Sheryl LaMont, Sharon St. Pierre, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ServiceLink Auction, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Executed on January 22, 2024.

/s/ Juanita Deaver SBOT No. 24126385, Attorney at Law  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Posted and filed by:



Printed Name: Harriett Fletcher, January 25, 2024

C&M No. 44-23-3545

**EXHIBIT A**  
**Legal Description**

The land hereinafter referred to is situated in the City of Yantis, County of Wood, State of TX, and is described as follows:

Being all of that tract of land in Wood County, Texas, out of the Harvey Hall Survey, Abstract No. 264, and being part of that called 10.00 acres of land described in a deed to Glen Grayson and wife, Patricia Grayson as recorded in Volume 987, Page 883 of the Real Property Records of Wood County, Texas, and being further described as follows:

Beginning at a 1/2 inch steel at the Northwest of said 10 acres, and the Southwest corner of that called 17.848 acres of land described in a deed to Johnie T. Stephens and El Darris Stephens as recorded in Volume 1869, Page 642 of the Real Property Records of Wood County, Texas, from which a 1/2 inch steel rod found at the Northwest corner of said 17.848 acres bears North 00 degrees 03 minutes 16 seconds East, 488.79 feet for witness;

Thence South 65 degrees 19 minutes 10 seconds East, 865.14 feet to a 1/2 inch steel rod found at the intersection of the Northwest line of F. M. Highway No. 515 with the Northeast line of said 10.00 acres, and the South corner of said 17.848 acres;

Thence Southwesterly, 891.88 feet along said line of said highway and a curve to the right having a radius of 1849.86 feet and a central angle of 27 degrees 37 minutes 28 seconds (Chord bears South 55 degrees 49 minutes 53 seconds West, 883.27 feet) to a 5/8 inch steel rod set capped "Boundary Solutions" at the intersection of the Northwest line of said highway with the South line of said 10 acres;

Thence South 89 degrees 52 minutes 43 seconds West, 68.20 feet to a 5/8 inch steel rod set capped "Boundary Solutions" at the Southwest corner of said 10 acres, and the Northwest corner of that called 109-1/2 acres of land described as Second Tract in a deed to Joe A. Nelson and wife, Jewell Nelson as recorded in Volume 339, Page 522 of the Deed Records of Wood County, Texas, and in the East line of Tract A of the Longhorn Ranch Subdivision as recorded in Volume 9, Page 289 of the Plat Records of Wood County, Texas, from which a 1/2 inch steel rod found capped "Swanner" bears South 00 degrees 51 minutes 43 seconds West, 22.17 feet for witness;

Thence North 00 degrees 51 minutes 43 seconds East, 857.56 feet along the West line of said 10.00 acres, and the East line of said Tract A to the Point of Beginning, containing 8.903 acres of land.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not representation that such area or quantity is correct, but is made only for information and/or identification purposes and does not override Item 2 of Schedule B hereof.



SELECT PORTFOLIO SERVICING, INC. (SPS)  
BRIGHT, STEPHEN  
817 COUNTY RD 3144, QUITMAN, TX 75783

CONVENTIONAL  
Firm File Number: 23-040362

April 3, 2024

FILED FOR RECORD  
2024 JAN 30 PM 2:18  
VALLEY PRIDE  
COUNTY CLERK, WOOD COUNTY, TX

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on November 29, 2006, STEPHEN P. BRIGHT AND STEPHANIE J. BRIGHT, WIFE AND HUSBAND, as Grantor(s), executed a Deed of Trust conveying to ROBERT K FOWLER, as Trustee, the Real Estate hereinafter described, to ABN AMRO MORTGAGE GROUP, INC. in payment of a debt therein described. The Deed of Trust was filed in the real property records of **WOOD COUNTY, TX** and is recorded under Clerk's File/Instrument Number 00063739 Volume 2207, Page 394, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, April 2, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in **WOOD COUNTY, TX** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Wood, State of Texas:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE SETH W. MITCHELL SURVEY, ABSTRACT NO. 386, WOOD COUNTY, TEXAS; BEING A PART OF THAT CERTAIN 38.929 ACRE TRACT DESCRIBED IN DEED TO JAMES B. BRIGHT AND WIFE, SANDRA, DATED 1976, RECORDED IN VOLUME 729, PAGE 410, DEED RECORDS OF SAID COUNTY; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET ON THE NORTHEAST CORNER OF SAID 38.929 ACRE TRACT AND ON THE SOUTHEAST CORNER OF A 47 ACRE TRACT DESCRIBED IN DEED TO T.A. KEY, RECORDED IN VOLUME 242, PAGE 57 OF SAID DEED RECORDS;

THENCE SOUTH 0 DEGREES 46 MINUTES 48 SECONDS WEST ALONG THE CENTERLINE OF COUNTY ROAD NO. 3144- 270.32 FEET TO A NAIL SET FOR CORNER;

THENCE NORTH 88 DEGREES 55 MINUTES 02 SECONDS WEST, AT 20.00 FEET PASSING A CAPPED 1/2 INCH IRON ROD MARKED "SWANNER" SET ON THE WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD, AND AT A TOTAL DISTANCE OF 483.43 FEET TO A CAPPED 1/2 INCH IRON ROD MARKED "SWANNER" SET FOR CORNER;

THENCE NORTH 0 DEGREES 46 MINUTES 48 SECONDS EAST- 270.32 FEET TO A CAPPED 1/2 INCH IRON ROD MARKED "SWANNER" SET FOR CORNER;

THENCE SOUTH 88 DEGREES 55 MINUTES 02 SECONDS EAST GENERALLY ALONG THE FENCE NORTH LINE OF SAID 38.929 ACRE TRACT AND THE SOUTH LINE OF SAID 47 ACRE TRACT, AT 463.43 FEET PASSING A CAPPED 1/2 INCH IRON ROD MARKED "SWANNER" SET ON THE WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD, AND AT A TOTAL DISTANCE OF 483.43 FEET TO THE PLACE OF CLOSING CONTAINING 3.000 ACRES.

Property Address: 817 COUNTY RD 3144  
QUITMAN, TX 75783  
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.  
Mortgagee: TOWD POINT MORTGAGE TRUST 2021-1, U.S. BANK NATIONAL ASSOCIATION AS  
INDENTURE TRUSTEE  
3217 S. DECKER LAKE DR.  
SALT LAKE CITY, UT 84119

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

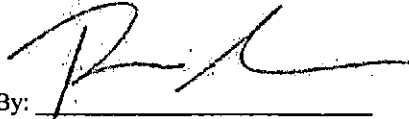
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT**

**IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER**

**SUBSTITUTE TRUSTEE**

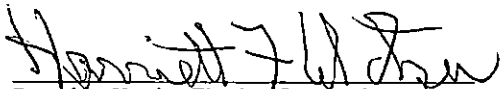
Harriett Fletcher, Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Terri Worley or Lisa DeLong,  
14800 Landmark Blvd, Suite 850  
Dallas, TX 75254

WITNESS MY HAND this day January 29, 2024.



By: \_\_\_\_\_  
H. Gray Burks IV  
Texas Bar # 03418320  
Ronny George  
Texas Bar # 24123104  
gburks@logs.com  
rgeorge@logs.com  
13105 Northwest Freeway, Suite 960  
Houston, TX 77040  
Telephone No: (713) 462-2565  
Facsimile No: (847) 879-4823  
Attorneys for Towd Point Mortgage Trust 2021-1, U.S.  
Bank National Association as Indenture Trustee

**Assert and protect your rights as a member of the armed forces of the United States. If you 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 military service to the sender of this notice immediately.**



Posted by Harriett Fletcher, January 30, 2024.



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.

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated October 6, 2006, executed by **ROBERT J. PINER AND TAMMY D. PINER, A MARRIED COUPLE**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21<sup>ST</sup> MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 0061499, Official Public Records of Wood County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesselstine, whose address is listed below, or Harriett Fletcher, Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Terri Worley or Lisa DeLong, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, April 2, 2024**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Wood County Courthouse at the place designated by the Commissioner's Court for such sales in Wood County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 1:00 o'clock p.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 1998 Redman Manufactured Home, Serial No. 12326371.

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.

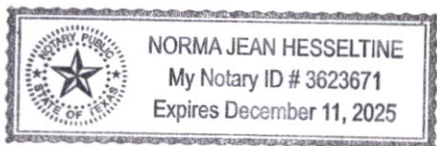
EXECUTED this 12 day of February, 2024.

*K. Littlefield*

**K. CLIFFORD LITTLEFIELD**, Mortgagee Attorney  
UPTON, MICKITS & HEYMANN, L.L.P.  
802 N. Carancahua, Suite 450  
Corpus Christi, Texas 78401  
Telephone: (361) 884-0612  
Facsimile: (361) 884-5291  
Email: [clittlefield@umhlaw.com](mailto:clittlefield@umhlaw.com)

THE STATE OF TEXAS §  
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 12 day of February, 2024, to certify which witness my hand and official seal.



*[Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

FILED FOR RECORD  
2024 FEB 11 AM 11:29  
COUNTY CLERK, WOOD CO TEXAS

EXHIBIT "A"

TRACT ONE:

all that certain

tract or parcel of land being a part of the Willis Parker Survey and being a part of that certain tract of land described in a deed from L. R. Yates and wife Alice Yates to J. E. Hopkins recorded in Volume 524, page 385 of the Deed Records of Wood County, Texas, and being more particularly described as follows:

BEGINNING at a point in the NBL of said tract deeded to J. E. Hopkins 94 feet west of the N. E. corner of said tract, same being the N. W. corner of that certain tract of land described in a deed from J. E. Hopkins and wife, Carlissa Hopkins, to Thelma Belcher dated April 30, 1964, recorded in Volume 527, page 5A7 of the Deed Records of Wood County, Texas;

THENCE South with the WBL of said tract deeded to Thelma Belcher 132.5 feet to stake;

THENCE West, parallel with the NBL of said tract deeded to J. E. Hopkins, a distance of 94 feet to a stake;

THENCE North, parallel with the WBL of said tract deeded to Thelma Belcher 132.5 feet to a stake in the NBL of said tract deeded to J. E. Hopkins;

THENCE East, with the NBL of said tract deeded to J. E. Hopkins, a distance of 94 feet, to the place of beginning.

TRACT TWO:

all that certain

tract or parcel of land lying and being situated in Wood County, Texas, known and described as follows, to-wit:

Being a part of that certain tract of land described in a deed from L. R. Yates and wife, Alice Yates, to J. E. Hopkins, recorded in Vol. 524, Page 385, of the Deed Records of Wood County, Texas, being situated in the W. Parker Survey, Abstract No. 451, Wood County, Texas, and being described as follows, to-wit:

Beginning at the SWC of that certain tract of land sold to Vernon K. Bennett, et ux, by deed recorded in Vol. 550, Page 499, of The Deed Records of Wood County, Texas, point for corner;

THENCE North along the West Boundary Line of said Bennett tract a distance of 132.5 feet to point for corner in the SWC of said Bennett tract of land;

THENCE West a distance of 94 feet to point for corner;

THENCE South a distance of 132.5 feet parallel with the West Boundary Line of said Bennett tract to point for corner;

THENCE East a distance of 94 feet to point for corner, same being the SWC of said Bennett tract of land;

Being the West One-Half (1/2) of that certain tract of land conveyed to Nell F. Stringfellow by J. E. Hopkins, et ux, by deed dated February 20, 1965, recorded in Vol. 544, Page 237, of the Deed Records of Wood County, Texas;



24-184224

**Notice of Substitute Trustee's Sale**

FILED FOR RECORD  
2024 APR 2 10 12 AM  
CLERK, WOOD COUNTY

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

<b>Deed of Trust Date:</b> August 6, 2021	<b>Original Mortgagor/Grantor:</b> JODY LUTTRELL AND JOVONNA HARRIS
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR MORTGAGE FINANCIAL SERVICES, LLC., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> U.S. BANK NATIONAL ASSOCIATION
<b>Recorded in:</b> <b>Volume:</b> N/A. <b>Page:</b> N/A. <b>Instrument No:</b> 2021-00008916	<b>Property County:</b> WOOD
<b>Mortgage Servicer:</b> U.S. BANK NATIONAL ASSOCIATION	<b>Mortgage Servicer's Address:</b> 2800 TAMARACK RD OWENSBORO, KY 42301

\* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**Secures:** Note in the original principal amount of \$300,200.00, executed by JODY LUTTRELL and payable to the order of Lender.

**Property Address/Mailing Address:** 169 PALO DURO PASS, HOLLY LAKE RANCH, TX 75765

**Legal Description of Property to be Sold:** LOTS 424 AND 425, PART III, SECTION IX, HOLLY LAKE RANCH AS SHOWN BY PLAT RECORDED IN VOLUME 8, PAGE 59, PLAT RECORDS OF WOOD COUNTY, TEXAS.

<b>Date of Sale:</b> April 02, 2024.	<b>Earliest time Sale will begin:</b> 1:00 PM
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**Place of sale of Property:** Wood County Courthouse, 100 Main Street, Quitman, TX 75783 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *U.S. BANK NATIONAL ASSOCIATION*, the owner and holder of the Note, has requested Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, David Ray, Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Lisa DeLong, Terri Worley whose address is 1 MAUCHLY IRVINE, CA 92618 OR Harriett Fletcher, Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Terri Worley or Lisa DeLong, whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.



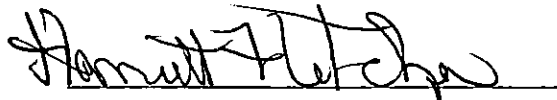


**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *U.S. BANK NATIONAL ASSOCIATION* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, David Ray, Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Lisa DeLong, Terri Worley whose address is 2800 TAMARACK RD OWENSBORO, KY 42301 OR Harriett Fletcher, Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Terri Worley or Lisa DeLong, whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, David Ray, Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Lisa DeLong, Terri Worley whose address is 2800 TAMARACK RD OWENSBORO, KY 42301 OR Harriett Fletcher, Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Terri Worley or Lisa DeLong, whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee.

**Limitation of Damages:** 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, David Ray, Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Lisa DeLong, Terri Worley or Harriett Fletcher, Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Terri Worley or Lisa DeLong, Trustee Posted March 7, 2024.

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
13010 Morris Rd, Suite 450, Alpharetta, Georgia 30004  
PH: (470)321-7112

**NOTICE OF FORECLOSURE SALE**

FILED FOR RECORD  
2024 MAR 11 AM 8:58  
KELLEY BRIDE  
COUNTY CLERK, WOOD COUNTY, TEXAS

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Deed of Trust. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the following described deed of trust:

Date: November 14, 2016  
Grantor: Dilon Oestreich  
Beneficiary: First National Bank of East Texas  
(f/k/a First National Bank of Gilmer)  
Substitute Trustee: Scott A. Ritcheson, and/or Douglas A. Ritcheson,  
and/or Charles E. Lauffer, Jr., and/or Lance  
Vincent  
Recording Information: Deed of Trust recorded under Clerk's File No. 2016-  
00011587, in the Official Public Records of Wood  
County, Texas.

2. Property to be Sold. The property to be sold (the "Property") is described as follows:

**All that certain lot, tract or parcel of land situated in Wood County, Texas, being more particularly described in the Deed of Trust and on what is attached hereto as Exhibit "A" and made a part hereof for all purposes.**

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time and place:

Date: **April 2, 2024**  
Time: The sale shall begin no earlier than 10:00 a.m. or no later than three (3) hours thereafter. The sale shall be completed by no later than 1:00 p.m.  
Place: Wood County Courthouse in Quitman, Texas, at the following location:

In the area of such Courthouse designated by the Wood County Commissioners' Court as the area where foreclosure sales shall take place, or, if no such area has been designated, then at the East door of the Wood County Courthouse, in Quitman, Texas.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refileing may be after the date originally scheduled for this sale.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the date the property is sold.

The sale will be made expressly subject to unpaid ad valorem taxes and any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

A purchaser at the sale of the Property "acquires the Property 'AS IS' without any expressed or implied warranties" (except as to the warranties of title from the grantor identified in



the deed of trust described below). Any purchaser acquires the Property "at the purchaser's own risk." TEXAS PROPERTY CODE §51.009. Nothing set forth in this Notice is an express or implied representation or warranty regarding the Property, all of which are specifically disclaimed by the undersigned and by the beneficiary of the herein described deed of trust.

5. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Dillon Oestreich. The deed of trust is dated November 14, 2016, and is recorded in the office of the County Clerk of Wood County, Texas, under Clerk's File No. 2016-00011587, in the Official Public Records of Wood County, Texas. Pursuant to Tex. R. Civ. P. 736.12, a copy of the Order authorizing this sale is attached as Exhibit "B."

6. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including, but not limited to, (1) the November 14, 2016 promissory note in the original principal amount of \$80,000.00, executed by Dillon Oestreich, and payable to the order of First National Bank of Gilmer (now known as First National Bank of East Texas); (2) all renewals and extensions of the note; and (3) all interest, late charges, fees and other expenses payable under said note on the herein described deed of trust. First National Bank of East Texas is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, First National Bank of East Texas, Attention: Alesia Jones, telephone (903) 843-4136.

7. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has asked me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: March 8, 2024.



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DOUGLAS A. RITCHESON,  
Substitute Trustee  
821 ESE Loop 323, Suite 530  
Tyler, Texas 75701  
Tel: (903) 535-2900  
Fax: (903) 533-8646

**Notice to Members of the Armed Forces of the United States:**

**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.**

## EXHIBIT "A"

All that certain lot, tract or parcel of land described as Tract #1, lying and being situated in Wood County, Texas, being part of the MARY WARD SURVEY, A-603, and being more fully described as follows:

**BEGINNING** at an iron stake set at the Southwest corner of the Jones Estate in the South line of said Ward Survey and being S 89 deg. 09' E 4810.0 ft. from the Southwest corner of said Ward Survey, said stake being set for the Southwest corner of this tract of land;

**THENCE** South 89 deg. 09' E with the South line of said Jones tract and said Ward Survey, in all a total distance of 1679.18 ft. to an iron pin set in the center of an oiled county road; at the Southwest corner of Tract 4 of this division and for the Southeast corner of this tract of land;

**THENCE** North 22 deg. 36' E, with the center of said county road and with the West line of said Tract 4, in all a total distance of 545.50 feet to an iron pin set at the Southeast corner of Tract 2 of this division and for the Northeast corner of this tract of land;

**THENCE** North 89 deg. 04' W, with the South line of said Tract 2, in all a total distance of 1874.18 ft. to an iron stake set in the West line of said Jones tract and for the Northwest corner of this tract of land;

**THENCE** South 1 deg. 36' W, with the West line of said Jones tract, in all a total distance of 508.0 ft. to the place of beginning, containing 20.67 acres of land, more or less.

Being the same land described in Warranty Deed from Dlarne Arnette Sediff et al to Mary W. Galloway, dated January 19, 1982, recorded in Vol. 843, page 60, Deed Records of Wood County, Texas.

LESS AND EXCEPT THE FOLLOWING TRACT:

All that certain tract or parcel of land situated in the Mary Ward Survey, Abstract No. 603, Wood County, Texas; being a part of that certain 20.67 acre tract described in Deed to Larry Weems and wife, Carolyn Weems, recorded in Volume 1407, Page 235, Real Property Records of said County; and being more particularly described as follows;

**BEGINNING** at a capped ½ inch iron rod marked "Swanner" set for corner situated N 76° 51' 26" W - 771.33 feet from the Southeast corner of said 20.67 acre tract;

**THENCE** N 89° 09' 00" W, at 20.75 feet passing a nail set on the end of an Access Easement, and at a total distance of 295.50 feet to a capped ½ inch iron rod marked "Swanner" set for corner;

**THENCE** N 0° 51' 00" E - 295.50 feet to a capped ½ inch iron rod marked "Swanner" set for corner;

**THENCE** S 89° 09' 00" E - 295.50 feet to a capped ½ inch iron rod marked "Swanner" set for corner;

**THENCE** S 0° 51' 00" W - 295.50 feet to the PLACE OF BEGINNING containing 2.005 acres.



EXHIBIT "B"

Filed:3/20/2023 10:10 AM  
Suzy Wright, District Clerk  
Wood County, Texas  
Reviewed By:Makayla Renee' Holt

CAUSE NO. 2023-030

IN RE: § IN THE DISTRICT COURT  
§  
ORDER FOR FORECLOSURE §  
CONCERNING § 402<sup>nd</sup> JUDICIAL DISTRICT  
174 PR 8569, §  
WINNSBORO, TX 75494 §  
UNDER TEX. R. CIV. P. 736 § WOOD COUNTY, TEXAS

**DEFAULT ORDER FOR FORECLOSURE OF PROPERTY UNDER  
TEXAS CONSTITUTION ARTICLE XVI, SECTION 50(A)(B)**

Came on before the Court on the date set forth below the Application of First National Bank of East Texas (f/k/a First National Bank of Gilmer) ("Petitioner") for an Order allowing foreclosure under TEXAS CONSTITUTION ARTICLE XVI, Section 50(a)(6) and TEXAS RULES OF CIVIL PROCEDURE 735 and 736 (the "Application").

The Court finds as follows:

1. That the Application concerns the following described real property (the "Property"):

All that certain lot, tract or parcel of land described as Tract #1, lying and being situated in Wood County, Texas, being part of the MARY WARD SURVEY, A-603, and being more fully described as follows:  
BEGINNING at an iron stake set at the Southwest corner of the Jones Estate in the South line of said Ward Survey and being S 89 deg. 09' E 4810.0 ft. from the Southwest corner of said Ward Survey, said stake being set for the Southwest corner of this tract of land;  
THENCE South 89 deg. 09' E with the South line of said Jones tract and said Ward Survey, in all a total distance of 1679.18 ft. to an iron pin set in the center of an oiled county road, at the Southwest corner of Tract 4 of this division and for the Southeast corner of this tract of land;  
THENCE North 22 deg. 36' E, with the center of said county road and with the West line of said Tract 4, in all a total distance of 345.50 feet to an iron pin set at the Southeast corner of Tract 2 of this division and for the Northeast corner of this tract of land;  
THENCE North 89 deg. 09' W, with the South line of said Tract 2, in all a total distance of 1874.18 ft. to an iron stake set in the West line of said Jones tract and for the Northwest corner of this tract of land;  
THENCE South 1 deg. 36' W, with the West line of said Jones tract, in all a total distance of 508.0 ft. to the place of beginning, containing 20.67 acres of land, more or less.  
Being the same land described in Warranty Deed from Dianne Annette Sellif et al to Mary W. Galloway, dated January 19, 1982, recorded in Vol. #43, page 60, Deed Records of Wood County, Texas,

LESS AND EXCEPT THE FOLLOWING TRACT:

All that certain tract or parcel of land situated in the Mary Ward Survey, Abstract No. 603, Wood County, Texas; being a part of that certain 20.67 acre tract described in Deed to Larry Weems and wife, Carolyn Weems, recorded in Volume 1407, Page 235, Real Property Records of said County; and being more particularly described as follows;

BEGINNING at a capped 1/2 inch iron rod marked "Swanner" set for corner situated N 76° 51' 26" W - 771.33 feet from the Southeast corner of said 20.67 acre tract;

THENCE N 89° 09' 00" W, at 20.75 feet passing a nail set on the end of an Access Easement, and at a total distance of 295.50 feet to a capped 1/2 inch iron rod marked "Swanner" set for corner;

THENCE N 0° 51' 00" E - 295.50 feet to a capped 1/2 inch iron rod marked "Swanner" set for corner;

THENCE S 89° 09' 00" E - 295.50 feet to a capped 1/2 inch iron rod marked "Swanner" set for corner;

THENCE S 0° 51' 00" W - 295.50 feet to the PLACE OF BEGINNING containing 2.005 acres.

2. The mailing address of the Property is: 174 PR 8569, Winnsboro, Texas 75494.

3. On January 20, 2023, Applicant filed its Application in this Court. Thereafter the Clerk of the Court duly issued and served citations and notices of the Application on the owner of the property (the "Respondent"): Dillon Ray Oestreich at 174 PR 8569, Winnsboro, Texas 75494 and Occupants of 174 PR 8569, Winnsboro, Texas 75494.

4. Copies of the Application and Citations required by Tex. R. Civ. Pro. 736.1 and 736.3 were served on the Respondent and Occupants on or about January 23, 2023, in the manner required by law.

5. The Respondent and Occupants failed to file a response on or before 10:00 a.m. on the first Monday after the expiration of thirty-eight (38) days after the date the citations and Application were placed in the custody of the U.S. Postal Service in accordance with the Court Clerk's standard mailing procedures on March 6, 2023, and no response has been filed as of this date and time.

6. The Court Clerk has completed the returns of service in accordance with TEX. R. CIV. PRO. 107, which have been on file for more than ten (10) days.

7. The Application complies with TEX. R. CIV. P. 736.1.

8. The material facts establishing the basis for foreclosure include:

- a. On the date described in the Application, Dilon Ray Oestreich executed and delivered to Petitioner a Home Equity Extension of Credit payable to the order of Petitioner (the "Note"). A true and correct copy of the Note was attached to the Application. By the terms of the Note, Dilon Ray Oestreich promised to pay a sum of money, plus interest as therein stated, to Petitioner. Dilon Ray Oestreich, the person obligated to pay the obligation sought to be foreclosed. TEX. R. CIV. PRO. 736.1(d)(3)(C).
- b. To secure the debt created by the Note, the Respondent conveyed a lien on the Property. Petitioner's lien on the Property is evidenced by the Texas Deed of Trust described in the Application, a copy of which was also attached to the Application (the "Deed of Trust"). The Deed of Trust is recorded under Clerk's File No. 2016-00011587 of the Official Public Records of Wood County, Texas. TEX. R. CIV. PRO. 736.1(d)(2). The Note and Security Instrument are referred to herein as the "Loan Documents."
- c. After execution of the Note, Dilon Ray Oestreich defaulted on his obligation by failing to make the payments as they came due. One or more defaults under the Loan Documents exist. Dilon Ray Oestreich defaulted under the Loan Documents by failing to make the regularly scheduled monthly payments as they became due. The defaults are described in the Application. After due and proper notice of these defaults by mail, Dilon Ray Oestreich failed to cure same. Before the Application was filed, all notices required by law and the Loan Documents were given. TEX. R. CIV. PRO. 736.1(d)(3)(E), (F) and (G).
- d. The Loan Documents meet or exceed all of the constitutional requirements for a valid, perfected and enforceable lien on the Property, pursuant to TEXAS CONSTITUTION, ARTICLE XVI, §50(a)(6). The type of lien made the subject of this action is a "home equity loan" and is described in TEX. R. CIV. PRO. 735.1(a). TEX. R. CIV. PRO. 736.1(d)(3).
- e. Before the Application was filed, any other action required of Petitioner by applicable law and the Loan Documents was performed. Copies of notices were attached to the Application.

9. The Application should be granted in all respects.

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ORDER FOR FORECLOSURE OF PROPERTY; PAGE 3

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NOTICE OF FORECLOSURE; PAGE 8



IT IS THEREFORE ORDERED, ADJUDGED and DECREED that the Application is granted and foreclosure shall proceed on the Property under the Security Instrument described in the Application and pursuant to TEXAS PROPERTY CODE §51.002 and other applicable law.

IT IS FURTHER ORDERED, ADJUDGED and DECREED that such other writs and processes may issue as are authorized by the Texas Rules of Civil Procedure or other applicable law.

Dated this the 20th day of March, 2023.

  
\_\_\_\_\_  
JUDGE PRESIDING

409 SYCAMORE ST  
MINEOLA, TX 75773

FILED FOR RECORD  
APR 11 PM 1:46  
COUNTY CLERK, WOOD CO TX

00000009869413

**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.**

**1. Date, Time, and Place of Sale.**

Date: April 02, 2024

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE EAST DOOR OF THE WOOD COUNTY COURTHOUSE (ALSO REFERRED TO AS THE FRONT DOOR) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 14, 2018 and recorded in Document CLERK'S FILE NO. 2018-00004345 real property records of WOOD County, Texas, with ROBERT FITZGERALD AND LOREN PIPPINS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by ROBERT FITZGERALD AND LOREN PIPPINS, securing the payment of the indebtednesses in the original principal amount of \$206,196.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK  
999 N.W. GRAND BLVD  
STE 110  
OKLAHOMA CITY, OK 73118-6077



**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.**

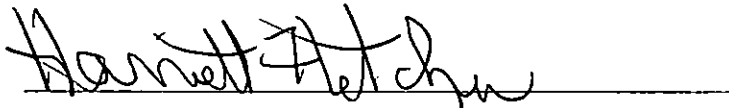
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, TIONNA HADNOT, AUCTION.COM, DAVID RAY, SHARON ST. PIERRE, HARRIETT FLETCHER, SHERYL LAMONT, ROBERT LAMONT, RONNIE HUBBARD, ALLAN JOHNSTON, TERRI WORLEY OR LISA DELONG whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is Harriett Fletcher, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on March 11, 2024 I filed at the office of the WOOD County Clerk and caused to be posted at the WOOD County courthouse this notice of sale.



Declarants Name: Harriett Fletcher

Date: March 11, 2024



409 SYCAMORE ST  
MINEOLA, TX 75773

0000009869413

0000009869413

WOOD

**EXHIBIT "A"**

LOT ONE (1), IN BLOCK EIGHT (8), HAM ADDITION, AN ADDITION TO THE CITY OF MINEOLA, WOOD COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 102, PAGE 392 OF THE DEED RECORDS OF WOOD COUNTY, TEXAS.

Notice of Foreclosure Sale

(Trustee Sale)

**Date : January 24th, 2024**

**Deed of Trust Information:**

Date: August 1st, 2022

GRANTOR: Luis Alberto Herrera

BENEFICIARY: Pebble Creek Investments, LLC

Original Principle: Thirteen Thousand Eight-Hundred Eighty and 00/100 Dollars (\$13,880.00)

PROPERTY COUNTY: WOOD COUNTY

PROPERTY LOCATION: 801 E ELM WINNSBORO, TX 75494

PROPERTY:

**Being all of Lots One (1), Two (2), and Three (3), Block One (1), Cain Addition City of Winnsboro, Wood County, Texas as depicted upon the plat thereof, recorded in Volume 1, Page 29 of the Plat Records of Wood County, Texas.**

**SALE INFORMATION:**

Date of Sale: **Tuesday, April 2nd, 2024**

Time of Sale: 10:00 AM or within Three hours Thereafter

Opening Bid: \$14,539.57, by Pebble Creek Investments, LLC

Place of Sale: INSIDE THE MAIN LOBBY of Wood County Courthouse, Texas, or if the preceding area is no longer in the designated area, at the area most recently designated by the Wood County Commissioner's Court.

Trustee: Shane Amir Ghaemmaghmi, as rights and privileges addressed in DEED OF TRUST  
Trustee's Address: 380 Flores Rd. Livingston, TX 77351

\*For Sale Info email: amirg1020@gmail.com

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 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. Shane Amir Ghaemmaghmi as 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 or 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 or the Deed of Trust.

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.

**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.**

Signed and Executed By:



---

Shane Amir Ghaemmaghmi, Trustee  
January 25th, 2024

**CM # 9589 0710 5270 0479 2530 72**



Notice of Foreclosure Sale

(Trustee Sale)

**Date : January 25th, 2024**

**Deed of Trust Information:**

Date: May 25th, 2022

GRANTOR: Kenneth Ray Stanley and Lori Ann Rush

BENEFICIARY: Pebble Creek Investments, LLC

Original Principle: Forty Five Thousand Four-Hundred Ten and 00/100 Dollars (\$45,410.00)

PROPERTY COUNTY: WOOD COUNTY

PROPERTY LOCATION: 565 CR 1676, ALBA TX 75410

PROPERTY:

**Being all of Lots Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Sixteen (16), Seventeen (17), and Eighteen (18), Block Two (2), in Unit Four (4), of ALBA LAKE SHORES Subdivision, a subdivision in Wood County, Texas, as depicted upon the plat of said subdivision, thereof recorded in Volume 3, Page 62 of the Plat Records of Wood County, Texas.**

**SALE INFORMATION:**

Date of Sale: **Tuesday, April 2nd, 2024**

Time of Sale: 10:00 AM or within Three hours Thereafter

Opening Bid: \$48,923.83 by Pebble Creek Investments, LLC

Place of Sale: INSIDE THE MAIN LOBBY of WOOD County Courthouse, Texas, or if the preceding area is no longer in the designated area, at the area most recently designated by the WOOD County Commissioner's Court.

Trustee: Shane Amir Ghaemmaghmi, as rights and privileges addressed in DEED OF TRUST  
Trustee's Address: 380 Flores Rd. Livingston, TX 77351

\*For Sale Info email: amirg1020@gmail.com

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 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. Shane Amir Ghaemmaghmi as 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 or within three hours after that time.

RECEIVED  
FEB 12 PM 12:31  
COUNTY CLERK'S OFFICE  
WOOD COUNTY TX



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 or the Deed of Trust.

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.

**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.**

Signed and Executed By:



\_\_\_\_\_  
Shane Amir Ghaemmaghmi, Trustee  
January 25th, 2024

**CM # 9589 0710 5270 0479 2528 91**

## NOTICE OF FORECLOSURE 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 OR 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.

1. **Property to Be Sold.** The property to be sold is described as follows: BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE GEORGE BREWER SURVEY, ABSTRACT NO. 41, WOOD COUNTY, TEXAS, AND BEING ALL OF LOT 1 OF BLOCK 5 OF THE MURPHY ADDITION TO THE CITY OF HAWKINS, TEXAS, A PLAT OF SAID ADDITION BEING OF RECORD IN VOLUME 1, PAGE 86, PLAT RECORDS, WOOD COUNTY, TEXAS

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 04/11/2008 and recorded in Book 02315 Page 00829 Document 00087358 real property records of Wood County, Texas. Re-filed in Document 2019-00011105 real property records of Wood County, Texas.

3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: 04/02/2024

Time: 01:00 PM


Place: Wood County, Texas at the following location: EAST DOOR (FRONT DOOR) OF THE WOOD COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. **Obligations Secured.** The Deed of Trust executed by CHARLES R KING, provides that it secures the payment of the indebtedness in the original principal amount of \$112,077.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust F is the current mortgagee of the note and deed of trust and CARRINGTON MORTGAGE SERVICES LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust F c/o CARRINGTON MORTGAGE SERVICES LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

**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.**

  
Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Michael Zientz, Attorney at Law  
Lori Liane Long, Attorney at Law  
✓ Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Karla Balli, Attorney at Law  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

For additional sale information visit: [www.xome.com](http://www.xome.com) or (844) 400-9663

### Certificate of Posting

I am Harriett Fletcher whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on February 22, 2024 I filed this Notice of Foreclosure Sale at the office of the Wood County Clerk and caused it to be posted at the location directed by the Wood County Commissioners Court.

  
Harriett Fletcher, February 22, 2024





Notice of Foreclosure Sale

(Trustee Sale)

**Date : February 23rd, 2024**

**Deed of Trust Information:**

Date: May 25th, 2022

GRANTOR: Kenneth Ray Stanley and Lori Ann Rush

BENEFICIARY: Pebble Creek Investments, LLC

Original Principle: Forty Five Thousand Four-Hundred Ten and 00/100 Dollars (\$45,410.00)

PROPERTY COUNTY: WOOD COUNTY

PROPERTY LOCATION: 565 CR 1676, ALBA TX 75410

PROPERTY:

**Being all of Lots Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Sixteen (16), Seventeen (17), and Eighteen (18), Block Two (2), in Unit Four (4), of ALBA LAKE SHORES Subdivision, a subdivision in Wood County, Texas, as depicted upon the plat of said subdivision, thereof recorded in Volume 3, Page 62 of the Plat Records of Wood County, Texas.**

**SALE INFORMATION:**

Date of Sale: **Tuesday, April 2nd, 2024**

Time of Sale: 10:00 AM or within Three hours Thereafter

Opening Bid: \$47,883.85 by Pebble Creek Investments, LLC

Place of Sale: INSIDE THE MAIN LOBBY of WOOD County Courthouse, Texas, or if the preceding area is no longer in the designated area, at the area most recently designated by the WOOD County Commissioner's Court.

Trustee: Shane Amir Ghaemmaghmi, as rights and privileges addressed in DEED OF TRUST  
\*For Sale Info email: amirg1020@gmail.com

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 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. Shane Amir Ghaemmaghmi as 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 or 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

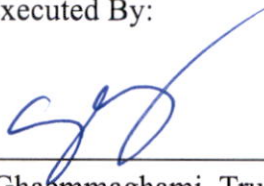
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2024 FEB 28 PM 12:19  
COUNTY CLERK, WOOD CO TX

in effect and shall not cover any property that has been released from the lien or the Deed of Trust.

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.

**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.**

Signed and Executed By:



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Shane Amir Ghaemmaghami, Trustee  
February 23rd, 2024

**CM # 9589 0710 5270 0479 2518 63**