

NOTICE OF TRUSTEE'S SALE

WHEREAS, on June 30, 2017, TOBIAS R. JACKSON AND NATISHA R. STONE, BOTH UNMARRIED, executed a Deed of Trust/Security Instrument conveying to MICHAEL BURNS, ATTORNEY AT LAW, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR 1ST ALLIANCE LENDING, LLC, ITS SUCCESSORS AND ASSIGNS

, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2017-00005956 in the DEED OF TRUST OR REAL PROPERTY RECORDS of WOOD COUNTY, TEXAS; and

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 the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, MARCH 5, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter, I will sell said Real Estate at Wood County Courthouse, 100 Main Street, Quitman, TX 75783 in **WOOD COUNTY, TEXAS** 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 was posted.

Said Real Estate is described as follows: LOT 38, HOBSON ESTATES ON LAKE HOLBROOK, SITUATED IN THE S. YARBROUGH SURVEY, A-658, ACCORDING TO THE PLAT RECORDED IN VOLUME 9, PAGE 1, PLAT RECORDS, WOOD COUNTY, TEXAS.

Property Address: 1824 CR 2260, MINEOLA, TX 75773
Mortgage Servicer: ALLIED FIRST BANK, SB DBA SERVBANK
Noteholder: ALLIED FIRST BANK, SB DBA SERVBANK
3138 E ELWOOD ST, PHOENIX, AZ 85034

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

ACTIVE MILITARY SERVICE NOTICE

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 duty military service to the sender of this notice immediately.

WITNESS MY HAND this 21st. day of December, 2023.

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, Harriett Fletcher, David Sims, Marinosci Law Group PC

Substitute Trustee Address:

Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

409 SYCAMORE ST
MINEOLA, TX 75773

FILED FOR RECORD
DEC 21 AM 11:15
00000009869413
KELLEY PRICE
COUNTY CLERK, WOOD CO TX

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: March 05, 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 INSTRUMENT 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.

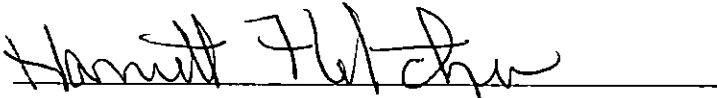
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, 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 December 21, 2023 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: December 21, 2023

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 TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

| | | | |
|-----------------------|---|--------------------|-------------------|
| Grantor(s) | Mae Jewel Price | Deed of Trust Date | September 1, 2011 |
| Original Mortgagee | One Reverse Mortgage, LLC | Original Principal | \$96,000.00 |
| Recording Information | Instrument #: 2011-00011235 in Wood County, Texas | Original Trustee | G. Tommy Bastian |
| Property Address | 379 County Road 2195, Quitman, TX 75783 | Property County | Wood |

MORTGAGE SERVICER INFORMATION:

| | | | |
|---------------------|--|---------------------------|---|
| Current Mortgagee | Mortgage Assets Management, LLC F/K/A Reverse Mortgage Solutions, Inc. | Mortgage Servicer | PHH Mortgage Corporation |
| Current Beneficiary | Mortgage Assets Management, LLC F/K/A Reverse Mortgage Solutions, Inc. | Mortgage Servicer Address | 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 |

SALE INFORMATION:

| | |
|------------------------------|---|
| Date of Sale | 03/05/2024 |
| Time of Sale | 01:00 PM or no later than 3 hours thereafter |
| Place of Sale | EAST DOOR (FRONT DOOR) OF THE WOOD COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in Wood County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Wood County Commissioner's Court. |
| Substitute Trustees | Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiars, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Monica Henderson, Meryl Olsen, Misty McMillan, Tiffiney Bruton, David Ray, Auction.com, Harriett Fletcher, Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Terri Worley or Lisa DeLong, Selim Taherzadeh, or Michael Linke, any to act |
| Substitute Trustees' Address | 15851 N. Dallas Parkway, Suite 410, Addison, TX 75001 |

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:
TAX ID NUMBER(S): 0426-0006-0000-45

BEING A LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE A. MCKENZIE SURVEY, ABSTRACT NO, 426, WOOD COUNTY, TEXAS, AND BEING OUT OF THE REMAINDER OF THAT CERTAIN CALLED 18.000 ACRE TRACT OF LAND CONVEYED FROM RL KELLEY ET UX TO MAE JEWEL PRICE, BY WARRANTY DEED, AS RECORDED IN VOLUME 785, PAGE 889, DEED RECORDS, WOOD COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND WITH A PINK PLASTIC CAP STAMPED (BEASLEY) AT AN ELL CORNER OF A CALLED 6.000 ACRE TRACT CONVEYED TO MICHAEL PENCE ET UX, BY WARRANTY DEED, AS RECORDED IN FILE NO. 2010-00011612, OFFICIAL PUBLIC RECORDS, WOOD COUNTY, TEXAS;

THENCE, NORTH 89 DEGREES 58 MINUTES 30 SECONDS WEST, WITH THE SOUTHERN MOST NORTH LINE OF SAID 6.000 ACRE TRACT, AND PASSING 269.12 FEET, A 1/2 INCH IRON ROD FOUND WITH A PINK PLASTIC CAP STAMPED

(BEASLEY) FOR WITNESS, AND CONTINUING ON FOR A TOTAL DISTANCE OF 289,37 FEET TO A POINT FOR CORNER IN COUNTY ROAD NO 2195 AT THE SOUTHERN MOST NORTHWEST CORNER OF SAID 6.000 ACRE TRACT, SAID POINT BEING IN THE EAST LINE OF A CALLED 2,71 ACRE TRACT CONVEYED TO PATRICIA SARGENT, BY WARRANTY DEED, AS RECORDED IN VOLUME 1970, PAGE 055, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS;

TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S SALE- 281-00088

PAGE 1

NOTICE OF TRUSTEE'S SALE

THENCE, NORTH 00 DEGREES 43 MINUTES 50 SECONDS EAST, WITH THE EAST LINE OF SAID 2.71 ACRE TRACT, AND SAID COUNTY ROAD NO 2195, A DISTANCE OF 302.77 FEET TO A POINT FOR CORNER AT A SOUTHWEST CORNER OF THE REMAINDER OF A CALLED 77 ACRE TRACT CONVEYED TO R, C, KELLEY, BY PARTITION DEED, AS RECORDED IN VOLUME 384, PAGE F 89, DEED RECORDS, WOOD COUNTY, TEXAS;

THENCE, EAST, WITH A SOUTH LINE OF THE REMAINDER OF SAID 77 ACRE TRACT, AND PASSING AT A DISTANCE OF 30.00 FEET, A 1/2 INCH IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED (CBG INC) FOR WITNESS, AND CONTINUING ON FOR A TOTAL DISTANCE OF 285.51 FEET TO A 1/2 INCH IRON ROD FOUND WITH A PINK PLASTIC CAP STAMPED (BEASLEY) AT THE NORTHERN MOST NORTHWEST CORNER OF SAID 6.000 ACRE TRACT;

THENCE, SOUTH, (REFERENCE BEARING), WITH THE NORTHERN MOST WEST LINE OF SAID 6.000 ACRE TRACT, A DISTANCE OF 302.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 87,038 SQUARE FEET OR 2.00 ACRES OF LAND, MORE OR LESS.

NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND. THE COMPANY DOES NOT REPRESENT THAT ANY ACREAGE OR FOOTAGE CALCULATIONS ARE CORRECT. REFERENCES TO QUANTITY ARE FOR IDENTIFICATION PURPOSES ONLY.

COMMONLY KNOWN AS: 379 CR 2195, QUITMAN, TX 75783

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

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's 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.

The sale will be made expressly subject to 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. The sale shall not cover any part of the property that has been released from the lien of 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.

Pursuant to the Deed of Trust, the Beneficiary 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 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. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

NOTICE OF TRUSTEE'S SALE

Pursuant to the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Sale. Any such further conditions shall be announced before bidding is opened for the first Sale of the day held by the Trustee or any Substitute Trustee.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, 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. The reposting or refiling may be after the date originally scheduled for this sale.

Interested parties 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 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.

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.

Dated January 29, 2024.

/s/ Scott H. Crist

Scott H. Crist
15851 N. Dallas Parkway, Suite 410
Addison, TX 75001
(469) 729-6800

Return to: TAHERZADEH, PLLC
15851 N. Dallas Parkway, Suite 410, Addison, TX 75001


Posted by Harriett Fletcher, February 01, 2024.

CAUSE NUMBER 2023-591

**IN RE: ORDER FOR FORECLOSURE
CONCERNING**

**379 COUNTY ROAD 2195
QUITMAN, TX 75783**

UNDER TEX. R. CIV. PROC. 736

Petitioner:

**MORTGAGE ASSETS MANAGEMENT, LLC §
F/K/A REVERSE MORTGAGE SOLUTIONS, §
INC., §**

Respondent(s):

MAE JEWEL PRICE. §

IN THE DISTRICT COURT

OF WOOD COUNTY, TEXAS

402nd JUDICIAL DISTRICT

DEFAULT ORDER ALLOWING FORECLOSURE

Mortgage Assets Management, LLC F/K/A Reverse Mortgage Solutions, Inc., Petitioner, on behalf of itself, its successors and assigns, has brought before this Court for consideration its Application for Court Order Allowing Foreclosure of a Lien Under Texas Constitution Article XVI, Section 50(k)(6) (“Application”). Having considered the evidence presented, the Court finds that:

- 1) the Application complies with Texas Rule of Civil Procedure (“TRCP”) 736.1;
- 2) the Application was properly served in accordance with TRCP 736.3;
- 3) a Respondent did not file a response to the Application by the due date; and
- 4) the return of service has been on file with the Clerk of the Court for at least 10 days; and
- 5) Petitioner has established the basis for foreclosure and finds that:

(a) Petitioner is the holder of a Texas Home Equity Conversion Note secured by a

lien created under Texas Constitution Article XVI, Section 50(k). A debt exists.

(b) The obligation secured by the lien sought to be foreclosed is in default.

(c) The requisite notice to cure the default has been mailed to each person as required under applicable law and the loan agreement, contract, or lien sought to be foreclosed and the opportunity to cure has expired. Before the Application was filed, any other action required under applicable law and the loan agreement, contract, or lien sought to be foreclosed was performed.

IT IS THEREFORE ORDERED that:

1. Mortgage Assets Management, LLC F/K/A Reverse Mortgage Solutions, Inc., together with its successors and assigns, is hereby authorized to serve Notice of Sale on each Respondent and may proceed with a foreclosure sale in accordance with the security agreement and Texas Property Code Section 51.002 concerning the property with a commonly known mailing address of 379 County Road 2195, Quitman, TX 75783 and legal description as described in the Real Property Records of Wood County, Texas as follows:

TAX ID NUMBER(S): 0426-0006-0000-45

BEING A LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE A. MCKENZIE SURVEY, ABSTRACT NO, 426, WOOD COUNTY, TEXAS, AND BEING OUT OF THE REMAINDER OF THAT CERTAIN CALLED 18.000 ACRE TRACT OF LAND CONVEYED FROM RL KELLEY ET UX TO MAE JEWEL PRICE, BY WARRANTY DEED, AS RECORDED IN VOLUME 785, PAGE 889, DEED RECORDS, WOOD COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND WITH A PINK PLASTIC CAP STAMPED (BEASLEY) AT AN ELL CORNER OF A CALLED 6.000 ACRE TRACT CONVEYED TO MICHAEL PENCE ET UX, BY WARRANTY DEED, AS RECORDED IN FILE NO. 2010-00011612, OFFICIAL PUBLIC RECORDS, WOOD COUNTY, TEXAS;
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SOUTHERN MOST NORTHWEST CORNER OF SAID 6.000 ACRE TRACT, SAID POINT BEING IN THE EAST LINE OF A CALLED 2,71 ACRE TRACT CONVEYED TO PATRICIA SARGENT, BY WARRANTY DEED, AS RECORDED IN VOLUME 1970, PAGE 055, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS;

THENCE, NORTH 00 DEGREES 43 MINUTES 50 SECONDS EAST, WITH THE EAST LINE OF SAID 2.71 ACRE TRACT, AND SAID COUNTY ROAD NO 2195, A DISTANCE OF 302.77 FEET TO A POINT FOR CORNER AT A SOUTHWEST CORNER OF THE REMAINDER OF A CALLED 77 ACRE TRACT CONVEYED TO R, C, KELLEY, BY PARTITION DEED, AS RECORDED IN VOLUME 384, PAGE F 89, DEED RECORDS, WOOD COUNTY, TEXAS;

THENCE, EAST, WITH A SOUTH LINE OF THE REMAINDER OF SAID 77 ACRE TRACT, AND PASSING AT A DISTANCE OF 30.00 FEET, A 1/2 INCH IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED (CBG INC) FOR WITNESS, AND CONTINUING ON FOR A TOTAL DISTANCE OF 285.51 FEET TO A 1/2 INCH IRON ROD FOUND WITH A PINK PLASTIC CAP STAMPED (BEASLEY) AT THE NORTHERN MOST NORTHWEST CORNER OF SAID 6.000 ACRE TRACT;

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COMMONLY KNOWN AS: 379 CR 2195, QUITMAN, TX 75783

2. The name and last known address of each respondent subject to the order are:

Mae Jewel Price
379 County Road 2195
Quitman, TX 75783

3. The recording or indexing information of each lien to be foreclosed is as follows:

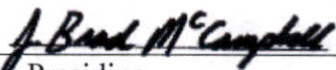
Instrument #: 2011-00011235 in the Real Property Records of Wood County, Texas.

4. A conformed copy of an Order Allowing Foreclosure must be attached to the Trustee or Substitute Trustee's Foreclosure Deed in accordance with TRCP 736.12.

5. Petitioner may communicate with each Respondent and all third parties as reasonably necessary to conduct a foreclosure sale.

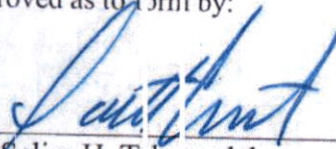
6. Notice of Foreclosure Sale must be mailed to Respondent's counsel by certified mail if a respondent is represented by counsel.

Signed, this 15th day of December, 2023.



Judge Presiding

Approved as to form by:



Selim H. Taherzadeh
Texas Bar No. 24046944
st@taherzlaw.com

Jeremiah B. Hayes
Texas Bar No. 24048532
jh@taherzlaw.com

Scott H. Crist
Texas Bar No. 24057814
sc@taherzlaw.com
15851 N. Dallas Parkway, Suite 410
Addison, TX 75001
Telephone: (469) 729-6800
Facsimile: (469) 828-2772

ATTORNEYS FOR PETITIONER

FILED FOR RECORD

FEB -5 AM 11:54

VALLEY PRICE
COUNTY CLERK, WOOD CO TX

Notice of Substitute Trustee's Sale

Date: February 1, 2024
Substitute Trustee: Colby Morehead
Lender: Colby Morehead
Note: Original principal sum of \$49,960.00 dated July 1, 2022

Deed of Trust

Date: July 1, 2022
Grantor: John Hendrix
Lender: Colby Morehead

Information:

That certain Deed of Trust dated July 1, 2022, executed by John Hendrix to Colby Morehead recorded as Instrument No. 2022-00007538, Official Public Records, Wood County, Texas

Property:

Being Lot No. Ten (10) of the COLBY MOREHEAD 16 Subdivision, being a rural subdivision in the Charles E. Rivers Survey, A-495, Wood County, Texas, according to the plat thereof recorded in Volume 10, Page 165, Map and Plat Records of Wood County, Texas.

County: Wood County, Texas

Date of Sale (first Tuesday of month): March 5, 2024

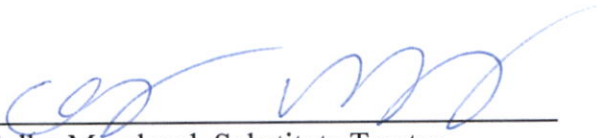
Time of Sale: 1:00 PM, or within three hours thereafter.

Place of Sale: **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.**

Cory Morehead is Trustee under the Deed of Trust. Lender has Colby Morehead as Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee(s) to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee(s) will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale

will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.



Colby Morehead, Substitute Trustee

NOTICE TO ACTIVE SERVICE MEMBERS: 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.

FILED FOR RECORD
2024-03-05 2:11:54
VALLEY PRICE
COUNTY CLERK, WOOD CO TX

Notice of Trustee's Sale

Date: February 1, 2024
Trustee: Colby Morehead
Lender: Frontage Investments Inc., a Texas corporation
Note: Original principal sum of \$36,960.00 dated August 19, 2022

Deed of Trust

Date: August 19, 2022
Grantor: Stephen Clem and Rebecca Clem
Lender: Frontage Investments Inc., a Texas corporation

Information:

That certain Deed of Trust dated August 19, 2022, executed by Stephen Clem and Rebecca Clem to Frontage Investments Inc., a Texas corporation, recorded as Instrument No. 2022-0009908, Official Public Records, Wood County, Texas

Property:

Being Lot No. One (1) of the COLBY MAX SUBDIVISION NO. 19, as the same appears of record in, Volume 10, Page 156, Instrument No. 2022-00001359 of the Map and Plat Records of Wood County, Texas, to which reference is hereby made for any and all purposes.

County: Wood County, Texas

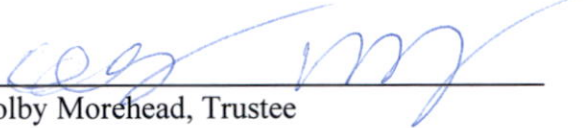
Date of Sale (first Tuesday of month): March 5, 2024

Time of Sale: 1:00 PM, or within three hours thereafter.

Place of Sale: **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.**

Colby Morehead is Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.



Colby Morehead, Trustee

NOTICE TO ACTIVE SERVICE MEMBERS: 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.

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.

FILED FOR RECORD
FEB-06 AM 10:22
COUNTY CLERK, WOOD COUNTY, TEXAS

NOTICE OF ASSESSMENT LIEN SALE

THE STATE OF TEXAS)
)
COUNTY OF WOOD)

WHEREAS, on or about **December 13, 2023**, a Notice of Lien was filed in the Deed Records of Wood County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by, **James R. Oglesby**, the present owner of said real property, to HV of Fork Owners Association, Inc. (the "Association"); and

WHEREAS, the said **James R. Oglesby** has continued to default in the payment of his/her/their indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association;

NOW, THEREFORE, notice is hereby given that on Tuesday, **March 5, 2024**, between 10:00 a.m. and 4:00 p.m., the Association will sell said real estate outside on the North End of the Wood County Courthouse, 100 South Main Street, City of Quitman, Wood County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 12:00 noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:
one five-hundredth (1/500) undivided interest in Section B of HV of Fork Owners Association, Inc. Subdivision, as shown by the plat thereof recorded in Volume 9, Page 184, Plat Records, Wood County, Texas.

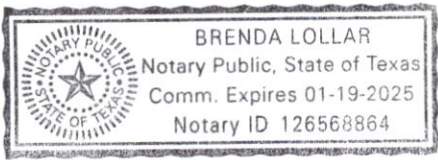
SIGNED this **26th** day of **January 2024**. Interest Number **B-034**
HV of Fork Owners Association, Inc.

By: *Sharon Nelson*
Sharon Nelson
Duly Authorized Officer/Agent

THE STATE OF TEXAS)
COUNTY OF WOOD)

This instrument was acknowledged before me on this **26th** day of **January, 2024**, by Sharon Nelson.

Brenda Lollar
Notary Public in and for the State of Texas



After Recording Return To:
335 Geronimo
Quitman, Texas 75783

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.

FOR RECORD
JAN 26 - 6 AM 10:25
CLERK, WOOD CO TX

NOTICE OF ASSESSMENT LIEN SALE

THE STATE OF TEXAS)
)
COUNTY OF WOOD)

WHEREAS, on or about **December 13, 2023**, a Notice of Lien was filed in the Deed Records of Wood County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by, **James R. Oglesby**, the present owner of said real property, to HV of Fork Owners Association, Inc. (the "Association"); and

WHEREAS, the said **James R. Oglesby** has continued to default in the payment of his/her/their indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association;

NOW, THEREFORE, notice is hereby given that on Tuesday, **March 5, 2024**, between 10:00 a.m. and 4:00 p.m., the Association will sell said real estate outside on the North End of the Wood County Courthouse, 100 South Main Street, City of Quitman, Wood County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 12:00 noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

One twelve-hundredth (1/1200) undivided interest n Section C of Holiday Villages of Fork subdivision, as shown by the plat thereof recorded in Volume 9, Page 184, Plat Records, Wood County, Texas.

SIGNED this 26th day of January 2024.

Interest Number C-507, 510, 551, 563

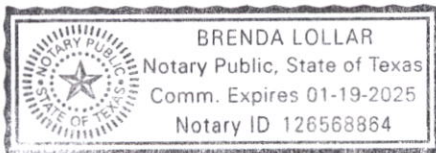
HV of Fork Owners Association, Inc.

By: Sharon Nelson
Sharon Nelson
Duly Authorized Officer/Agent

THE STATE OF TEXAS)
)
COUNTY OF WOOD)

This instrument was acknowledged before me on this 26th day of January, 2024, by Sharon Nelson.

Brenda Lollar
Notary Public in and for the State of Texas



After Recording Return To:
335 Geronimo
Quitman, Texas 75783

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 October 30, 2020 and recorded under Clerk's File No. 2020-00011183, in the real property records of **WOOD County Texas**, with Timothy D Williamson and Sheila Williamson, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Mortgage Solutions of Colorado, LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Timothy D Williamson and Sheila Williamson, husband and wife securing payment of the indebtedness in the original principal amount of \$180,405.00 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 Timothy D Williamson. MORTGAGE SOLUTIONS OF COLORADO, LLC, D.B.A MORTGAGE SOLUTIONS FINANCIAL 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. Allied First Bank, SB dba Servbank is acting as the Mortgage Servicer for the Mortgagee. Allied First Bank, SB dba Servbank, is representing the Mortgagee, whose address is: 500 South Broad Street, Suite #100A, Meriden, CT 06450.

Legal Description:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE DANIEL FULLER SURVEY, ABSTRACT NO. 207, WOOD COUNTY, TEXAS, BEING KNOWN AS TRACTS TWO, THREE, FOUR, AND FIVE AS SHOWN IN PLAT ATTACHED TO DEED TO LOUISE LOVE, RECORDED IN DOCUMENT NO. 2012-00015027, OFFICIAL PUBLIC RECORDS, WOOD COUNTY, TEXAS, A DIVISION OF LOTS 16, 17, 18, 19, 20, 21, 22, AND 23, OF THE LAKE BRENDA SUBDIVISION, SECTION "A", RECORDED IN VOLUME 1, PAGE 120, PLAT RECORDS, 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: 03/05/2024

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.

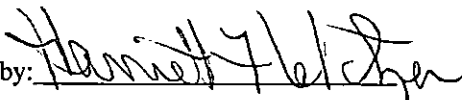
WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Harriett Fletcher, Robert LaMont, Sheryl LaMont, Sharon St. Pierre, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, David Ray, Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Lisa DeLong, Terri Worley, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, 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 February 5, 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, February 8, 2024

C&M No. 44-23-3377

EXHIBIT A

All that certain lot, tract or parcel of land situated in the Daniel Fuller Survey, Abstract No. 207, Wood County, Texas, being known as Tracts Two, Three, Four, and Five as shown in Plat attached to Deed to Louise Loye, recorded in Document No. 2012-00015027, Official Public Records, Wood County, Texas, a division of Lots 16, 17, 18, 19, 20, 21, 22, and 23, of the Lake Brenda Subdivision, Section "A", recorded in Volume 1, Page 120, Plat Records, Wood County, Texas, and being described by metes and bounds as follows:

Beginning at a ½ inch iron rod found for corner in the east right-of-way line of State Highway No. 37 and the south right-of-way line of County Road 2425 (Holly Drive), said point being the recognized northwest corner of said Tract Three;

Thence South 73 degrees 49 minutes 25 seconds East, along said County Road, a distance of 53.44 feet to a ½ inch iron rod found for corner, said point being a recognized bend to the northeast line of said Tract Three;

Thence South 69 degrees 25 minutes 52 seconds East, along said County Road, a distance of 51.37 feet to a ½ inch iron rod found for corner, said point being a recognized bend of the northeast line of said tract three;

Thence South 69 degrees 27 minutes 23 seconds East, along said County Road, a distance of 45.71 feet to a ½ inch iron rod found for corner, said point being the recognized northeast corner of said Tract Three and the recognized northwest corner of said Tract Two;

Thence South 70 degrees 02 minutes 59 seconds East, along said County Road, a distance of 191.68 feet to a ½ inch iron rod set with yellow cap stamped BG&A RPLS 5569 for corner, said point being the recognized northeast corner of said Tract Two and the apparent northwest corner of said Tract One, from which a ½ inch iron rod found bears south 64 degrees 30 minutes 09 seconds east - 22.97 feet for witness;

Thence South 19 degrees 55 minutes 56 seconds West, with the recognized east line of said Tract Two, a distance of 152.90 feet to a ½ inch iron rod found for corner, said point being the recognized southeast corner of said Tract Two, the southwest corner of said Tract One, and a recognized bend in the north line of said Tract Five;

Thence South 89 degrees 59 minutes 55 seconds East, with the recognized north line of said Tract Five, a distance of 154.95 feet to a ½ inch iron rod found for corner on the west right-of-way line of said County Road 2425, said point being the apparent southeast corner of said Tract One and the recognized northeast corner of said Tract Five, from which a ½ inch iron rod found bears north 02 degrees 08 minutes 46 seconds east - 37.01 feet for witness;

Thence South 02 degrees 08 minutes 46 seconds West, along said road, a distance of 51.75 feet to a ½ inch iron rod found for corner, said point being a recognized bend in the east line of said Tract Five and on the west right-of-way line of said road;

Thence South 05 degrees 49 minutes 47 seconds West, along said road, a distance of 89.02 feet to a 3 inch steel pipe found for corner, said point being the recognized southeast corner of said Tract Five, the recognized southeast corner of Lot 23 of said subdivision, the apparent northeast corner of Lot 24 of said subdivision, and on the west right-of-way line of said road;

Thence South 88 degrees 43 minutes 56 seconds West, with the recognized south line of said Tracts Five and Four and of Lots 23 and 16 of said subdivision, passing a ½ inch iron rod found at the recognized southwest corner of said Tract Five and the recognized southeast corner of said Tract Four at a distance of 272.09 feet and continuing for a total distance of 357.05 feet to a ½ inch iron rod found in the east right-of-way line of said State Highway 37, said point being the recognized southwest corner of said Tract Four, the recognized southwest corner of Lot 16 of said subdivision, and the apparent northwest corner of Lot 15 of said subdivision;

Thence North 13 degrees 54 minutes 13 seconds West, along said Highway, a distance of 20.20 feet to a concrete monument found, said point being in a curve to the right having a central angle of 12 degrees 22 minutes 11 seconds, a radius of 1811.00 feet, passing a ½ inch iron rod found at the recognized northwest corner of said Tract Four and the recognized southwest corner of said Tract Three at an arc distance of 175.84 feet and continuing a total chord bearing and distance of north 07 degrees 43 minutes 15 seconds west - 390.23 feet;

Thence along said Highway and curve to the right, passing a ½ inch iron rod found at the recognized northwest corner of said Tract Four and the recognized southwest corner of said Tract Three at an arc length of 175.84 feet, and continuing for a total arc length of 390.38 feet to the place of beginning and containing 113,891.06 square feet or 2.614 acres of land.

Being the same land in General Warranty Deed dated March 4, 2015 from HELEN LOUISE LOVE a/k/a LOUISE LOVE, a single person to IAN S. JONES and spouse, TOYAH JONES, recorded in Document No. 2015-00002363, Real Records of Wood County, Texas.

LESS AND EXCEPT:

TRACT ONE:

That certain lot, tract or parcel of land situated in the Daniel Fuller Survey, Abstract No. 207, Wood County, Texas, being part of that certain called 2.614 acre tract conveyed to Mark C. Bivens and Arella M. Bivens, by deed recorded in Doc. No. 2018-00011853 of the Official Public Records of Wood County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for corner in the southwesterly line of County Road No. 2426, said point being the northerly most northeast corner of said Bivens tract and the northwest corner of that certain called 0.368 acre tract conveyed to Michael Tillar and Leanna Tillar, by deed recorded in Doc. No. 2018-00008824 of said Official Public Records;

THENCE South 16 degrees 55 minutes 58 seconds West, along the northerly most East line of said Bivens tract and the West line of said Tillar tract, a distance of 182.50 feet, to a 1/2-inch iron rod found for corner, said point being an interior corner of said Bivens tract and the southwest corner of said Tillar tract;

THENCE North 00 degrees 03 minutes 28 seconds East, crossing said Bivens tract, a distance of 182.50 feet to a 1/2-inch iron rod set for corner in the southwesterly line of County Road No. 2426, said point being in a northeasterly line of said Bivens tract;

THENCE South 70 degrees 03 minutes 59 seconds East, along a northeasterly line of said Bivens tract and the southwesterly line of County Road No. 2426, a distance of 26.29 feet, to the POINT OF BEGINNING and containing 0.0870 acres of land of 4,226 square feet, more or less.

TRACT TWO:

That certain lot, tract or parcel of land situated in the Daniel Fuller Survey, Abstract No. 207, Wood County, Texas, being part of that certain called 2.614 acre tract conveyed to Mark C. Bivens and Arella M. Bivens, by deed recorded in Doc. No. 2018-00011853 of the Official Public Records of Wood County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for corner in the West line of County Road No. 2426, said point being the easterly most northeast corner of said Bivens tract and the southeast corner of that certain called 0.368 acre tract conveyed to Michael Tillar and Leanna Tillar, by deed recorded in Doc. No. 2018-00008824 of said Official Public Records;

THENCE South 03 degrees 00 minutes 43 seconds West, along an easterly line of said Bivens tract and the West line of County Road No. 2426, a distance of 25.50 feet, to a 1/2-inch iron rod set for corner;

THENCE North 80 degrees 38 minutes 10 seconds West, crossing said Bivens tract, a distance of 158.00 feet, to a 1/2-inch iron rod found for corner, said point being an interior corner of said Bivens tract and the southwest corner of said Tillar tract;

THENCE South 69 degrees 39 minutes 55 seconds East, along the easterly most North line of said Bivens tract and the South line of said Tillar tract, a distance of 154.95 feet, to the POINT OF BEGINNING and containing 0.0468 acres of land of 1,974 square feet, more or less.