

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
TS#: 23-28320

FILED FOR RECORD
2024 FEB -8 PM 12: 28
KELLEY PRICE
COUNTY CLERK, WOOD CO TX

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 7/30/2008, Russell Voyles and wife, Stephanie Voyles, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Scott L. Luna, as Trustee, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for SFMC, LP. - DBA Solutions Funding Mortgage Company, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$85,204.00, payable to the order of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for SFMC, LP. - DBA Solutions Funding Mortgage Company, which Deed of Trust is Recorded on 8/1/2008 as Volume 00093285, Book 02340, Page 00186, Loan Modification recorded on 1/13/2020 as Instrument No. 2020-00000252 in **Wood County, Texas**, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

See attached exhibit "A" attached hereto and made a part hereof

Commonly known as: **222 W BUCHANAN ST MINEOLA, TX 75773**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Harriett Fletcher, Robert LaMont, Sheryl LaMont, Sharon St. Pierre, Dustin George** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 S. Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **J.P. Morgan Mortgage Acquisition Corp.**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **5/7/2024 at 10:00 AM**, or no later than three (3) hours after such time, in **Wood County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE EAST DOOR OF THE WOOD COUNTY COURTHOUSE(ALSO REFERRED TO AS THE FRONT DOOR) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

NOTICE IS FURTHER GIVEN that , except to the extent that the Substitute Trustee may bind and obligate Mortgagees to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.



4809108

ServiceLink

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

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.

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.

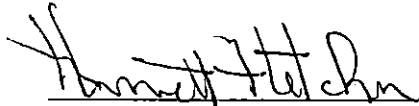
WITNESS, my hand this 2/6/2024



By: Hung Pham, Trustee Sale Specialist
Carrington Foreclosure Services, LLC as
authorized agent for Mortgagee or Mortgage
Servicer

1600 South Douglass Road, Suite 140
Anaheim, CA 92806

WITNESS, my hand this February 8, 2024.



By: Substitute Trustee(s)
Harriett Fletcher, Robert LaMont, Sheryl LaMont,
Sharon St. Pierre

C/O Carrington Foreclosure Services, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

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EXHIBIT A
PAGE 1 OF 1

That certain lot, tract or parcel of land within the City of Mineola, Wood County, Texas, and being part of Lot 6, Block 38, City of Mineola as shown of record in Volume 7 on Page 47 of the Plat Records and being described as the West 72 feet of Lot 6 in Deed from Donald R. Massey to John Lemmon, dated September 11, 2007 and recorded in Volume 2266 on Page 54 of the Real Property Records of Wood County, Texas, and this 0.149 acre tract being more fully described as follows:

BEGINNING at a 1/2" Iron Rod set for the Southwest corner of Lot 6, the Southwest corner of Block 38 and being at the intersection of the North line of Buchanan Street (80' wide right-of-way) and the East line of Hogg Street (50' wide right-of-way);

THENCE North 13 deg. 54 min. 58 sec. East, a distance of 90.00 feet, with the West line of Block 38 and the East line of Hogg Street, to a 1/2" Iron Rod set for the Northwest corner of Lot 6 and the Southwest corner of Lot 5;

THENCE South 76 deg. 05 min. 02 sec. East, a distance of 72.00 feet, with the North line of Lot 6 and the South line of Lot 5, to a 1/2" Iron Rod set for corner;

THENCE South 13 deg. 54 min. 58 sec. West, a distance of 90.00 feet, across Lot 6, to a 1/2" Iron Rod set in the South line of same and in the North line of Buchanan Street;

THENCE North 76 deg. 05 min. 02 sec. West, a distance of 72.00 feet, with the South line of Lot 6 and the North line of Buchanan Street, to the POINT OF BEGINNING AND CONTAINING 0.149 OF AN ACRE OF LAND, MORE OR LESS.

Filed for Record in:
Wood County
On: Aug 01, 2008 at 10:16A

As a
Recording
Document Number: 20082285
Amount: 62.00
Receipt Number - 149223
By:
Dachelle Haggerty

EXHIBIT OF 2008
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the said records of:
Wood County
as stamped herein by me.
Aug 01, 2008

Isabelle Brenda Taylor, County Clerk
Wood County

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 9/19/2018	Grantor(s)/Mortgagor(s): MISTY PIERCE AND DOUGLAS PIERCE, WIFE AND HUSBAND
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Guild Mortgage Company LLC
Recorded in: Volume: 360 Page: 542 Instrument No: 152496	Property County: FRANKLIN
Mortgage Servicer: Guild Mortgage Company LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 5887 Copley Drive, San Diego, CA 92111
Date of Sale: 5/7/2024	Earliest Time Sale Will Begin: 12:00 PM
Place of Sale of Property: Franklin County Courthouse, 200 N. Kaufman Street, Mt Vernon, TX 75457 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Harriett Fletcher, Robert LaMont, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Auction.com, Sue Spasic, Harriet Fletcher, Sharon St. Pierre, Zoran W. Spasic, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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

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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(1): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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.

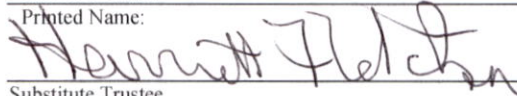
Dated: 2/22/2024

Dated: February 29, 2024



Harriett Fletcher

Printed Name:



Myra Homayoun, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Guild Mortgage Company LLC

Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075

MH File Number: TX-22-80836-POS
Loan Type: FHA

EXHIBIT "A"

All that certain tract or parcel of land situated in the County of Franklin, State of Texas, being in the J. P. Moseley Survey, Abstract No. 308, being all of that certain residue of Second Tract - 50 acres described in Deed from Charlotte Gooden, et vir, Warren, to Charlotte Gooden, Trustee, filed June 30, 2005, recorded in Volume 133, Page 293, Official Public Records of said County, and bounded as follows:

Beginning at a PK nail set on the WBL of said 50.0 acre tract being N 2° 12' 25" W - 616.62 feet from the SWC of said 50.0 acre tract and being on the centerline of County Road 3170 and also being on the WBL of said Moseley Survey and the EBL of the B. Reeves Survey, Abstract No. 391, same being on the Northernmost SWC of a 53.708 acre tract described in Deed from Charlotte B. Gooden, Trustee of the Charlotte B. Gooden 1979 Trust, to David Robinson, et ux, Jalayae, filed August 25, 2011, recorded in Volume 247, Page 298, Official Public Records of said County;

Thence North 2° 29' 30" West along the WBL of said 50.0 acre tract, the WBL of said Moseley Survey, the EBL of said Reeves Survey and also being on the centerline of said County Road 3170 - 242.75 feet to a point for corner on the SWC of a 0.440 acre tract this day surveyed out;

Thence North 86° 38' 12" East, along the SBL of said 0.440 acre tract at a distance of 15.00 feet passing a 1/2 inch iron rod (TSR) set for reference and continuing a total distance of 175.00 feet to a 1/2 inch iron rod (TSR) set on the SFC of said 0.440 acre tract;

Thence North 3° 21' 48" West, along the EBL of said 0.440 acre tract, a distance of 110.00 feet to a 1/2 inch iron rod (TSR) set on the NEC of said 0.440 acre tract;

Thence South 86° 38' 12" West, along the NBL of said 0.440 acre tract at a distance of 160.00 feet passing a 1/2 inch iron rod (TSR) set for reference and continuing a total distance of 173.33 feet to a point on the WBL of said 50.0 acre tract, the WBL of said Moseley Survey, the EBL of said Reeves Survey and also being on the centerline of said County Road 3170;

Thence North 2° 29' 30" West along the WBL of said 50.0 acre tract, the WBL of said Moseley Survey, the EBL of said Reeves Survey and also being on the centerline of said County Road 3170 - 242.75 feet to a PK nail set for corner on exterior EIL corner of said 53.708 acre tract;

Thence North 88° 06' 57" East generally along a fence at 23.97 feet passing a 1/2 inch iron rod (TSR) set for reference and continuing a total distance of 583.49 feet to a 1/2 inch iron rod (TSR) set for corner on an inner EIL corner of said 53.708 acre tract;

Thence South 1° 11' 14" West generally along the fenced Easternmost WBL of said 53.708 acre tract - 328.51 feet to a 1/2 inch iron rod (TSR) set for corner;

Thence North 88° 27' 35" West generally along a fence of said 53.708 acre tract - 175.51 feet to a 1/2 inch iron rod (TSR) set on an inner EIL corner of said 53.708 acre tract;

Thence South 9° 06' 26" West generally along a fence of said 53.708 acre tract - 67.16 feet to a 1/2 inch iron rod (TSR) set for corner;

Thence South 37° 41' 57" West generally along a fence of said 53.708 acre tract - 142.26 feet to a 1/2 inch iron rod (TSR) set for corner;

Thence South 9° 13' 39" East generally along a fence of said 53.708 acre tract - 26.03 feet to a 1/2 inch iron rod (TSR) set for corner;

Thence South 85° 07' 10" West generally along a fence of said 53.708 acre tract at 230.10 feet passing a 1/2 inch iron rod (TSR) set for reference and continuing a total distance of 285.29 feet to the Place of Beginning containing 5.379 acres.

Notice of Foreclosure Sale

May 7, 2024

FILED FOR RECORD
2024-4 2:12:05
COUNTY CLERK, WOOD CO TX

Deed of Trust ("Deed of Trust"): August 14, 2020
Dated: August 14, 2020
Grantor: Christopher Andrew Stakem
Trustee: Jason A. Holt
Substitute Trustee: Bradley S. Campbell
Lender: Alan Stakem
Recorded in: Document No. 2020-00007761 of the real property records of Wood County, Texas
Secures: Promissory Note ("Note") in the original principal amount of \$70,000, executed by Christopher Andrew Stakem, ("Borrower") and payable to the order of Lender
Property: **All of LOTS 31 and 32, BLOCK No. 228, City of Mineola, Wood County, Texas, as shown in the Map or Plat of said City of Mineola of record in the office of the County Clerk of Wood County, Texas, TOGETHER WITH, all and singular, the rights, privileges and appurtenances pertaining to the said real property, including any right, title and interest of Grantor in and to adjacent streets, alleys, and rights-of-way; and the all improvements including fixtures, situated on and attached thereto.**

Foreclosure Sale:
Date: **Tuesday, May 7, 2024**
Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.
Place: Wood County Courthouse, 100 Main Street, Quitman, TX 75783.
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 Lender bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure Sale will necessarily be made subject to all prior 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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, Substitute 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 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.

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.



Bradley S. Campbell
Attorney for Mortgagee
228 W. Broad Street
Mineola, TX 75773
Telephone (903) 569-0000

23-161829

Notice of Substitute Trustee's Sale

FILED FOR RECORD
2024 MAY 07 2:31
COUNTY CLERK, WOOD CO TX

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)

Deed of Trust Date: March 25, 2015	Original Mortgagor/Grantor: CAROLE FRYE MCHENRY
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR GMFS, LLC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: CARRINGTON MORTGAGE SERVICES LLC
Recorded in: Volume: N/A. Page: N/A. Instrument No: 2015-0003603	Property County: WOOD
Mortgage Servicer: COMPU-LINK CORPORATION D/B/A CELINK	Mortgage Servicer's Address: 101 WEST LOUIS HENNA BLVD, AUSTIN, TX 78728

* 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 \$217,500.00, executed by CAROLE FRYE MCHENRY and payable to the order of Lender.

Property Address/Mailing Address: 130 PUEBLO PATH, HOLLY LAKE RANCH, TX 75765

Legal Description of Property to be Sold: ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE CITY OF HOLLY LAKE RANCH, COUNTY OF WOOD AND STATE OF TEXAS BOUNDED AND DESCRIBED AS FOLLOWS:

LOT 90, SECTION IX, HOLLY LAKE RANCH, A SUBDIVISION OF WOOD COUNTY, TEXAS, ACCORDING TO THE PLAT OF SUBDIVISION FILED IN VOLUME 8, PAGE 16 OF THE PLAT RECORDS OF WOOD COUNTY, TEXAS.

TAX ID#: 14900000090085

BEING THE SAME PROPERTY AS TRANSFERRED BY DEED DATED 06/30/2011, RECORDED 07/01/2011, FROM ROBERT K ELDRIDGE AND BARBARA ELDRIDGE, HUSBAND AND WIFE, TO CAROLE FRYE MCHENRY, RECORDED UNDER INSTRUMENT #2011-00008180.

Date of Sale: May 07, 2024.	Earliest time Sale will begin: 1:00 PM
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Place of sale of Property: EAST DOOR (FRONT DOOR) OF THE WOOD COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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, *CARRINGTON MORTGAGE SERVICES LLC*, the owner and holder of the Note, has requested Harriett Fletcher, Robert LaMont, Sheryl LaMont, Sharon St. Pierre whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 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 *CARRINGTON MORTGAGE SERVICES LLC* 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, Harriett Fletcher, Robert LaMont, Sheryl LaMont, Sharon St. Pierre whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 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 Harriett Fletcher, Robert LaMont, Sheryl LaMont, Sharon St. Pierre whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 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

Harriett Fletcher, Robert LaMont, Sheryl LaMont, Sharon St. or Harriett Fletcher, Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Terri Worley or Lisa DeLong, Trustee **Posted March 8, 2024.**

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

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

CONVENTIONAL
Firm File Number: 23-040362

FILED FOR RECORD
2021 MAR 21 PM 1:24
SHELLEY FRIBBE
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, May 7, 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 March 19, 2024.

By: 

Ronny George

Texas Bar # 24123104

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 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 military service to the sender of this notice immediately.


Posted by Harriett Fletcher, March 21, 2024.

Notice of Substitute Trustee's Sale

2024 MAR 22 AM 11:15
WAYNE BYLEY EDGEE
COUNTY CLERK, WOOD CO TX

Date: March 18, 2024
Substitute Trustee: Colby Morehead
Lender: Frontage Investments, Inc., a Texas corporation
Note: Original principal sum of \$57,000.00 dated March 17, 2022

Deed of Trust

Date: March 17, 2022
Grantor: Heather Hankins and Shane Hankins
Lender: Frontage Investments, Inc., a Texas corporation

Recording Information:

That certain Deed of Trust dated March 17, 2022, executed by Heather Hankins and Shane Hankins to Wayne Byley, Trustee for Frontage Investments, Inc., a Texas corporation, recorded as Instrument No. 2022-00003144, Official Public Records, Wood County, Texas

Property:

Being Lot No. One (1) & Lot No Two (2) of the WAYNE BYLEY SUBDIVISION NO. 20, as the same appears of record in, Volume 10, Page 157, Instrument No. 2022-00001360 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): May 7, 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.**

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

Notice is given that on the Date of Sale, Substitute 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, 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.

**NOTICE OF SUBSTITUTE TRUSTEE'S
FORECLOSURE SALE**

2024 APR -2 PM 12:45
NOTARY PUBLIC
WOOD COUNTY TX

Notice is hereby given of a public nonjudicial foreclosure sale:

Deed of Trust:

Dated: August 10, 2022
Grantor: Piney Woods Arms, Inc.
Beneficiary: Austin Bank, Texas N.A.
Original Trustee: Michael L. Gunnels
Substitute Trustee: Donald W. Cothorn

Recording information:

Recorded on August 11, 2022, in the Official Public Records of Wood County, Texas, Instrument No. 2022-00009165

Secures: Promissory Note dated August 10, 2022, in the original principal amount of \$195,000.00, as renewed, extended and modified by the Renewal, Extension, And Modification Agreement, made effective January 24, 2023, and recorded on February 23, 2023, in the Official Public Records of Wood County, Texas, Instrument No. 2023-00001485 (the "Indebtedness" or "Note")

Property to be sold: The real property located in Wood County, Texas, and described as follows:

TRACT ONE: 0.306 acres of land, more or less, situated in the G. BREWER SURVEY, ABSTRACT NO. 41, City of Hawkins, Wood County, Texas, being more fully described on Exhibit "A" attached hereto and incorporated herein by reference.

TRACT TWO: 0.278 acres of land, more or less, situated in the G. BREWER SURVEY, ABSTRACT NO. 41, Wood County, Texas, being more fully described on Exhibit "A" attached hereto and incorporated herein by reference.

TRACT THREE: 0.241 acres of land, more or less, situated in the G. BREWER SURVEY, ABSTRACT NO. 41, being more fully described on Exhibit "A" attached hereto and incorporated herein by reference.

TRACT FOUR: 0.146 acres of land, more or less, situated in the G. BREWER SURVEY, ABSTRACT NO. 41, being more fully described on Exhibit "A" attached hereto and incorporated herein by reference.

TRACT FIVE: 0.293 acres of land, more or less, LOT 27 of the REESE ADDITION to the City of Hawkins Wood County, Texas, according to the Plat of said Addition filed in Volume 30, Page 4, Deed Records, Wood County, Texas, more fully described on Exhibit "A" attached hereto and incorporated herein by reference.

TRACT SIX: 0.125 acres of land, a portion more or less, a portion of LOT 26 and the West half of an alley of the REESE ADDITION to the City of Hawkins Wood County, Texas, according to the Plat of said Addition filed in Volume 30, Page 4, Deed Records, Wood County, Texas, as more fully described on Exhibit "A" attached hereto and incorporated herein by reference.

The Real Property has stated street addresses of 149 Lynch Street and 159 Lynch Street, and 356 Beulah Street, Hawkins, TX 75765.

Substitute Trustee: Donald W. Cothern

Substitute Trustee's

Address:

2320 Dueling Oaks Drive, Tyler, Texas 75703

Phone: 903-579-7531

Email: dcothern@kabfm.net

Foreclosure Sale:

Date of Sale:

May 7, 2024

Time:

The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m., local time; and the earliest time at which the Foreclosure Sale will begin is 10:00 a.m., and not later than three (3) hours thereafter, and will be completed no later than 4:00 p.m.

Place of Sale:

At the Wood County Courthouse in Quitman, Texas, at the steps to the East Door entrance, or if the preceding area is no longer the designated area, then the area currently designed by the Wood County Commissioner's Court as the place where foreclosures under contract are to take place.

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 Austin Bank, Texas N.A.'s bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Austin Bank, Texas N.A., the owner and holder of the Note, and the Lender and Beneficiary under the Deed of Trust, has requested the Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Austin Bank, Texas N.A.'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Austin Bank, Texas N.A.'s rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, the Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

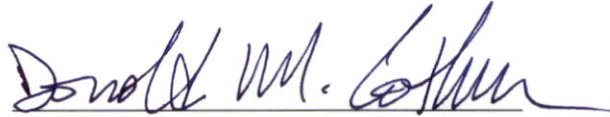
If Austin Bank, Texas N.A. passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any unpaid ad valorem taxes and any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Austin Bank, Texas N.A. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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. Any purchaser acquires the Real Property "at purchaser's own risk."

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute 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 Substitute Trustee.

The undersigned has been appointed Substitute Trustee by Austin Bank, Texas N.A. by an instrument recorded in the Official Public Records of Wood County, Texas.



Donald W. Cothorn, Substitute Trustee

2320 Dueling Oaks Drive

Tyler, Texas 75703

Phone: 903-579-7531

Fax: 903-581-3701

Email: dcothorn@kabfm.net

NOTICE

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
Page 1 of 6

Tract One:

BEING all of a called 0.3046 acre tract located in the G. Brewer Survey, A-41 and being described in Deed to Arion Tomes in Volume 1461, Page 137 of the Deed Records of Wood County, Texas, further described and shown on a plat created by John Cowan & Associates, Inc. on August 22, 1995 (RPLS 4139), and being 0.306 Acres of land and being more fully described as follows:

BEGINNING at a ½ inch iron rod set for the Northwest corner of herein described tract, same being the Southwest corner of a called 0.500 acre tract described in Deed to Rufus Holmes in Volume 229, Page 84, of the Deed Records of Wood County, Texas, and being on the Northeast R.O.W. of N. Beaulah Street;

THENCE North 69° 04' 03" East along and with the South line of said 0.500 acre tract a distance of 256.64 feet to a ½ inch iron rod found for the Northeast corner of herein described tract, same being the Southeast corner of said 0.500 acre tract, and being a point on the West line of a called 2.959 acre tract described in Deed to Exxon Corporation in Volume 1430, Page 277, of the Deed Records of Wood County, Texas;

THENCE South 20° 10' 36" East along and with the West line of said 2.959 acre tract a distance of 129.63 feet to a ½ inch iron rod found for a point for corner on the East line of herein described tract, same being the West line of said 2.959 acre tract;

THENCE South 11° 06' 08" East along and with the West line of said 2.959 acre tract a distance of 7.81 feet to a ½ inch iron rod found for a point for corner on the East line of herein described tract, same being the West line of said 2.959 acre tract;

THENCE South 04° 28' 28" East along and with the West line of said 2.959 acre tract a distance of 3.69 feet to a ½ inch iron rod set for the Southeast corner of herein described tract, same being the Southwest corner of said 2.959 acre tract;

THENCE South 87° 18' 33" West along and with the North line of Lot 26 and Lot 27 of the Reese Addition to the City of Hawkins, recorded in Volume 30, Page 4, same being the South line of an old alley which has been abandoned and dedicated to Arion Tomes by the City of Hawkins in a document recorded August 18th, 1997, a distance of 153.82 feet to a ½ inch iron rod set for the Southwest corner of herein described tract, same being the Northwest corner of Lot 27, the Northeast corner of herein described TRACT 3, and the most Southerly Southeast corner of herein described TRACT 2;

THENCE North 03° 01' 09" West along and with an East line of herein described TRACT 2 a distance of 10.00 feet to a ½ inch iron rod set for a point for corner of herein described tract, an interior corner of herein described TRACT 2, and being a point on the North line of said alley;

EXHIBIT A
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THENCE North 87° 18' 32" East along and with the South line of herein described TRACT 2 a distance of 50.90 feet to a ½ inch iron rod set for an interior corner of herein described tract, same being the Southeast corner of herein described TRACT 2, and being a point on the North line of said alley;

THENCE North 00° 07' 18" West along and with the East line of herein described TRACT 2 a distance of 84.23 feet to a ½ inch iron rod found for an interior corner of herein described tract, same being the Northeast corner of herein described TRACT 2;

THENCE South 73° 59' 44" West along and with the North line of herein described TRACT 2 a distance of 188.29 feet to a ½ inch iron rod found for the most Westerly Southwest corner of herein described tract, same being the Northwest corner of herein described TRACT 2, and being a point on the Northeast R.O.W. of N. Beulah Street, and being the beginning of a curve to the left;

THENCE along and with said curve to the left, being the Northeast R.O.W. of N. Beulah Street, having a radius of 558.21 feet, a chord bearing of North 23° 50' 34" West and distance of 4.21 feet, and arc distance of 4.21 feet, back to the POINT OF BEGINNING and containing 0.306 acres of land, more or less.

Tract Two:

BEING all of a called 0.2753 acre tract located in the G. Brewer Survey, A-41 and being described as Tract One in Deed to Arlon Tomes in Volume 1426, Page 7 of the Deed Records of Wood County, Texas, further described and shown on a plat created by John Cowan & Associates, Inc. on August 22, 1995 (RPLS 4139), and being 0.278 Acres of land and being more fully described as follows:

BEGINNING at a ½ inch iron rod found for the Northwest corner of herein described tract, same being the most Westerly Southwest corner of herein described TRACT 1, and being on the Northeast R.O.W. of N. Beulah Street;

THENCE North 73° 59' 44" East along and with the South line of herein described TRACT 1 a distance of 188.29 feet to a ½ inch iron rod found for the Northeast corner of herein described tract, same being an interior corner of herein described TRACT 1;

THENCE South 00° 07' 18" East along and with the West line of herein described TRACT 1 a distance of 84.23 feet to a ½ inch iron rod set for the most Easterly Southeast corner of herein described tract;

THENCE South 87° 18' 32" West along and with the most Southerly North line of herein described TRACT 1, same being the old North line of an alley, a distance of 50.90 feet to a ½ inch iron rod set for an interior corner of herein described tract;

EXHIBIT A
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THENCE South 03° 01' 09" West along and with a West line of herein described TRACT 1 a distance of 10.00 feet to a ½ inch iron rod set for the Southeast corner of herein described tract, same being the Southwest corner of herein described TRACT 1, and also being the Northeast corner of herein described TRACT 3;

THENCE South 87° 18' 33" West along and with the North line of herein described TRACT 3 a distance of 111.92 feet to a ½ inch iron rod set for the Southwest corner of herein described tract, same being the Northwest corner of herein described TRACT 3, and being a point on the Northeast R.O.W. of N. Beulah Street and being the beginning of a curve to the left;

THENCE along and with said curve to the left, being the Northeast R.O.W. of N. Beulah Street, having a radius of 558.21 feet, a chord bearing of North 20° 52' 55" West and distance of 53.46 feet, and arc distance of 53.48 feet, back to the POINT OF BEGINNING and containing 0.278 acres of land, more or less

Tract Three:

BEING all of Lot 31B, described and shown on a plat created by John Cowan & Associates, Inc. on August 22, 1995 (RPLS 4139) and noted to be further described in Volume 858, Page 729, and Volume 508, Page 240, of the Deed Records of Wood County, Texas, and of which is conveyed in Deed to Arlon Tomes in Volume 1637, Page 8, of the Deed Records of Wood County, Texas, and being 0.241 Acres of land and being more fully described as follows:

BEGINNING at a ½ inch iron rod found for the Northwest corner of herein described tract, same being the Southwest corner of herein described TRACT 2, and being on the Northeast R.O.W. of N. Beulah Street;

THENCE North 87° 18' 33" East along and with the South line of herein described TRACT 2 a distance of 111.92 feet to a ½ inch iron rod set for the Northeast corner of herein described tract, same being the Southeast corner of herein described TRACT 2, the Southwest corner of herein described TRACT 1, and also being the Northwest corner of Lot 27;

THENCE South 03° 01' 09" East along and with the West line of Lot 27 a distance of 103.13 to a ½ inch iron rod set for the Southeast corner of herein described tract, same being the Northeast corner of Lot herein described TRACT 4, and being a point on the West line of Lot 27;

THENCE South 86° 58' 51" West along and with the North line of herein described TRACT 4 a distance of 94.48 feet to a ½ inch iron rod found for the Southwest corner of herein described tract, same being the Northwest corner of herein described TRACT 4, and being on the Northeast R.O.W. of N. Beulah Street and being the beginning of a curve to the left;

EXHIBIT A
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THENCE along and with said curve to the left, being the Northeast R.O.W. of N. Beulah Street, having a radius of 558.21 feet, a chord bearing of North 12° 33' 41" West and distance of 105.23 feet, and arc distance of 105.38 feet, back to the POINT OF BEGINNING and containing 0.241 acres of land, more or less.

Tract Four:

BEING all of Lot 31A described in Deed to Tammy Lynn Harrel in Document No. 2015-00003912 of the Deed Records of Wood County, Texas, and being 0.146 acres of land and being more particularly described as follows:

BEGINNING at a ½ inch iron rod found for the Northwest corner of herein described tract, same being the Southwest corner of herein described TRACT 3, and being on the Northeast R.O.W. of N. Beulah Street;

THENCE North 86° 58' 51" East along and with the South line of herein described TRACT 3 a distance of 94.48 feet to a ½ inch iron rod set for the Northeast corner of herein described tract, and being a point on the West line of Lot 27;

THENCE South 03° 01' 09" East along and with the West line of Lot 27 a distance of 67.24 feet to a ½ inch iron rod found for the Southeast corner of herein described tract, same being the Southwest corner of Lot 27, and being a point on the North R.O.W. of Lynch Street;

THENCE South 86° 57' 34" West along and with the North R.O.W. of Lynch Street a distance of 95.44 feet to a ½ inch iron rod set for the Southwest corner of herein described tract, and being a point of intersection of the North R.O.W. of Lynch Street and the East R.O.W. of N. Beulah Street;

THENCE North 00° 29' 19" West along and with the East R.O.W. of N. Beulah Street a distance of 28.06 feet to a ½ inch iron rod set for a point on the West line of herein described tract, and being the beginning of a curve to the left;

THENCE along and with said curve to the left, being the Northeast R.O.W. of N. Beulah Street, having a radius of 558.21 feet, a chord bearing of North 03° 24' 52" West and distance of 39.24 feet, and arc distance of 39.25 feet, back to the POINT OF BEGINNING and containing 0.146 acres of land, more or less.

Tract Five:

BEING all of Lot 27 of the Reese Addition to the City of Hawkins, recorded in Volume 30, Page 4, of the Deed Records of Wood County, Texas, and also further described and shown on a plat created by John Cowan & Associates, Inc. on August 22, 1995 (RPLS 4139), of which is conveyed in Deed to Arlon Tomes in Volume 1426, Page 7, of the Deed Records of Wood County, Texas, and being 0.293 Acres of land and being more fully described as follows:

EXHIBIT A
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BEGINNING at a ½ inch iron rod set for the Northwest corner of herein described tract, same being the Northeast corner of herein described TRACT 3, the Southeast corner of herein described TRACT 2, and being the Southwest corner of herein described TRACT 1;

THENCE North 87° 18' 33" East along and with the South line of herein described TRACT 1 a distance of 75.00 feet to a ½ inch iron rod found for the Northeast corner of herein described tract, same being the Northwest corner of Lot 26, and being a point on the South line of herein described TRACT 1;

THENCE South 03° 02' 28" East along and with the West line of Lot 26 a distance of 169.78 feet to a ½ inch iron rod found for the Southeast corner of herein described tract, same being the Southeast corner of Lot 26, and being a point on the North R.O.W. of Lynch Street;

THENCE South 86° 51' 26" West along and with the North R.O.W. of Lynch Street a distance of 75.07 feet to a ½ inch iron rod found for the Southwest corner of herein described tract, same being the Southeast corner of herein described TRACT 4, and being a point on the North R.O.W. of Lynch Street;

THENCE North 03° 01' 09" West along and with the East line of herein described TRACT 4, passing a ½ inch iron rod set for the Northeast corner of herein described TRACT 4 at a distance of 67.24 feet, and continuing along and with the East line of herein described TRACT 3 for a total distance of 170.37 feet back to the POINT OF BEGINNING and containing 0.293 acres of land, more or less.

Tract Six:

BEING a portion of Lot 26 of the Reese Addition to the City of Hawkins, recorded in Volume 30, Page 4, of the Deed Records of Wood County, Texas, and also further described and shown on a plat created by John Cowan & Associates, Inc. on August 22, 1995 (RPLS 4139), and of which is conveyed in Deed to Arlon Torres in Volume 1426, Page 7, of the Deed Records of Wood County, Texas, and also being the West half of an alley which is conveyed to Arlon Torres by the City of Hawkins in a document recorded August 18th, 1997, and being 0.125 Acres of land and being more fully described as follows:

BEGINNING at a ½ inch iron rod found for the Northwest corner of herein described tract, same being the Northeast corner of Lot 27, and also being a point on the South line of herein described TRACT 1;

THENCE North 87° 18' 33" East along and with the South line of herein described TRACT 1, passing a ½ inch iron rod set for the Southeast corner of herein described TRACT 1 at a distance of 78.82 feet, and continuing a total distance of 84.91 feet to a ½ inch iron rod set for the Northeast corner of herein described tract, being the mid-point of a 20ft wide alley, and being the Northwest corner of Lot 24 & Lot 25 as described in Deed to Robert & Linda Sellman in Volume 1724, Page 42, of the Deed Records of Wood County, Texas;

EXHIBIT A
Page 6 of 6

THENCE South 03° 02' 28" East along and with the West line of Lot 24 & Lot 25 a distance of 63.72 feet to a ½ inch iron rod set for the Southeast corner of herein described tract, being a point on the East line of Lot 26 for the Northeast corner of the remainder of Lot 26, and being a point on the West line of Lot 24 & Lot 25;

THENCE South 86° 57' 32" West over and across Lot 26, along and with the North line of the remainder of Lot 26, same being the South line of herein described tract, a distance of 84.91 feet to a ½ inch iron rod set for the Southwest corner of herein described tract, same being the Northwest corner of the remainder of Lot 26, and being a point on the East line of Lot 27;

THENCE North 03° 02' 28" West along and with the East line of Lot 27 a distance of 64.24 feet back to the POINT OF BEGINNING and containing 0.125 acres of land, more or less

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD
24 APR -4 PM 1:55

COUNTY: KELLY PRICE
K, WOOD CO TX

**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.**

Matter No.: 122549-TX

Date: April 2, 2024

County where Real Property is Located: Wood

ORIGINAL MORTGAGOR: DOUGLAS MARICAL, AND WIFE, AND PRISCILLA MARICAL

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR NATIONS LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: NATIONS LENDING CORPORATION

MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 11/18/2022, RECORDING INFORMATION: Recorded on 11/30/2022, as Instrument No. 2022-00013003

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING A 1.194 ACRE TRACT AND BEING ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE JOSEPH SIMPKINS SURVEY, ABSTRACT NO. 541, WOOD COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.818 ACRE TRACT DESCRIBED IN A SUBSTITUTE TRUSTEE'S DEED FROM PHIL GRIMES, SUBSTITUTE TRUSTEE TO GREEN TREE SERVICING LLC AS RECORDED IN VOLUME 1961, PAGE 617, WOOD COUNTY REAL PROPERTY RECORDS, AND SAID 0.818 ACRE TRACT ALSO BEING KNOWN AS LOTS 2 AND 3, BLOCK 22, OF THE REID ADDITION TO THE CITY OF ALBA, AND ALSO BEING KNOWN BY THE WOOD COUNTY APPRAISAL OFFICE AS LOT 5, BLOCK 22, OF THE REID ADDITION, AND BEING ALL OF A CALLED 0.5 ACRE TRACT DESCRIBED IN A SHERIFFS TAX DEED FROM BILL SKINNER, SHERIFF, TO GARY LEWIS AS RECORDED IN VOLUME 2027, PAGE 45, WOOD COUNTY REAL PROPERTY RECORDS, AND SAID 0.5 ACRE TRACT ALSO BEING KNOWN AS LOT 1, BLOCK 22, OF SAID REID ADDITION TO THE CITY OF ALBA, AND ALSO BEING KNOWN BY THE WOOD COUNTY APPRAISAL OFFICE AS LOT 6A AND LOT 6B, BLOCK 22, OF SAID REID ADDITION, AND BEING MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 5/7/2024, the foreclosure sale will be conducted in Wood County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.



Matter No.: 122549-TX

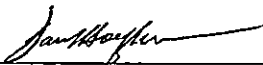
LOANCARE, LLC is acting as the Mortgage Servicer for NATIONS LENDING CORPORATION who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. LOANCARE, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

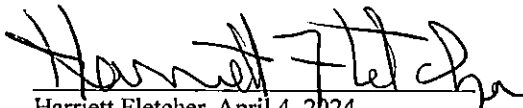
NATIONS LENDING CORPORATION
c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452-4262

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.

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 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, PAUL A. HOEFKER or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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.

By: 
Paul A. Hoefker, Attorney
Aldridge Pite, LLP
8880 Rio San Diego Drive, Suite 725
San Diego, California 92108


Harriett Fletcher, April 4, 2024

Return to:
ALDRIDGE PITE, LLP
8880 RIO SAN DIEGO DRIVE, SUITE 725
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

EXHIBIT A

TS# 122549-TX

BEING a 1.194 acre tract and being all that certain lot, tract, or parcel of land situated in the Joseph Simpkins Survey, Abstract No. 541, Wood County, Texas, and being all of a called 0.818 acre tract described in a Substitute Trustee's Deed from Phil Grimes, Substitute Trustee, to Green Tree Servicing LLC as recorded in Volume 1961, Page 617, Wood County Real Property Records, and said 0.818 acre tract also being known as Lots 2 and 3, Block 22, of the Reid Addition to the City of Alba, and also being known by the Wood County Appraisal Office as Lot 5, Block 22, of the Reid Addition, and being all of a called 0.5 acre tract described in a Sheriff's Tax Deed from Bill Skinner, Sheriff, to Gary Lewis as recorded in Volume 2027, Page 45, Wood County Real Property Records, and said 0.5 acre tract also being known as Lot 1, Block 22, of said Reid Addition to the City of Alba, and also being known by the Wood County Appraisal Office as Lot 6A and Lot 6B, Block 22, of said Reid Addition, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the west corner of said 0.818 acre tract, the south corner of said 0.5 acre tract, and at an angle corner of a called 48.665 acre tract described in a deed to Mitchell Energy Corporation as recorded in Volume 803, Page 701, W.C.D.R., for a corner;

THENCE North 00 degrees 52 minutes 55 seconds West along the west line of said 0.5 acre tract and the northerly most east line of said 48.665 acre tract a distance of 207.83 feet to a 1/2 inch iron rod found at the north corner of said 0.5 acre tract and the northerly most east corner of said 48.665 acre tract on the southwest line of Mockingbird Street, for a corner;

THENCE South 50 degrees 22 minutes 25 seconds East along the northeast line of said 0.5 acre tract and the southwest line of said Mockingbird Street a distance of 207.25 feet to a 1/2 inch iron rod found at the east corner of said 0.5 acre tract and the north corner of said 0.818 acre tract, for a corner;

THENCE South 51 degrees 33 minutes 00 seconds East along the northeast line of said 0.818 acre tract and the southwest line of said Mockingbird Street a distance of 41.57 feet to a point at an angle corner of said 0.818 acre tract, for a corner;

THENCE South 46 degrees 02 minutes 47 seconds East continuing along the northeast line of said 0.818 acre tract and the southwest line of said Mockingbird Street a distance of 183.27 feet to a 1/2 inch iron pipe found at the east corner of said 0.818 acre tract and the north corner of a tract described in a deed to Harris as recorded in Volume 1409, Page 667, W.C.R.P.R., for a corner;

THENCE South 63 degrees 48 minutes 31 seconds West along the southeast line of said 0.818 acre tract and the northwest line of said Harris tract a distance of 161.83 feet to a 1/2 inch iron rod found at the south corner of said 0.818 acre tract, for a corner;

THENCE North 49 degrees 47 minutes 24 seconds West (Directional Control Line) along the southwest line of said 0.818 acre tract and a northeast line of said 48.665 acre tract a distance of 230.27 feet to the POINT OF BEGINNING and containing 1.194 acres of land, also being known as 720 Mockingbird Street, Alba, Texas.

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.

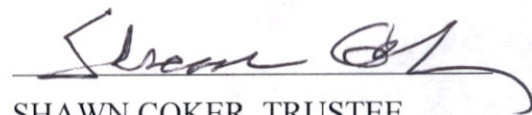
NOTICE OF TRUSTEE'S SALE

WHEREAS, Lashonda Robinson and Dewayne Brown, 1908 Ranger Drive, Glenn Heights, Texas 75154, heretofore executed and delivered to Patton C. Chapman, Trustee, that certain Deed of Trust dated May 27, 2021, recorded in Document Number 2021-00006162, Deed of Trust Records, Wood County, Texas, covering certain real property situated in said County, being Lot(s) 50 and 51, Section D, Holiday Villages of Fork Subdivision, according to the most recently heretofore recorded plat covering such property recorded in the plat or map records of said county, said Deed of Trust having been given to secure payment of that certain Promissory Note of even date therewith in the principal amount of \$36,000.00 executed by the person(s) first named hereinabove and payable to the order of TEXAS HOLIDAY VILLAGES, LLC, 4144 N. Central Expressway, Suite 600, Dallas, Texas 75204 and

WHEREAS, default has been made in the payment of the indebtedness evidenced by said Note secured by said Deed of Trust, and all of the indebtedness evidenced by said Note is now due and payable; and

WHEREAS, the hereinabove named payee of said Note, also being the present holder thereof, has requested the undersigned to sell the real property hereinabove described in accordance with the terms of the Deed of Trust; NOW, THEREFORE, notice is hereby given that on **Tuesday, the 7th day of May, 2024**, the above described property will be sold by auction at a public sale to be held at the County Courthouse in said County within the area designated for such sales by the Commissioners Court of said County. The earliest time at which such sale will occur is 11 A. M., and it will begin within three hours of such time.

EXECUTED this 9th day of April, 2024.


SHAWN COKER, 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.

NOTICE OF TRUSTEE'S SALE

WHEREAS, James R. Oglesby, 679 Indian Gap, Quitman, Texas 75783, heretofore executed and delivered to Lana Cockrell, Trustee, that certain Deed of Trust dated September 23, 2018, recorded in Document Number 2018-00010173, Deed of Trust Records, Wood County, Texas, covering certain real property situated in said County, being Lot(s) 68 and 69, Section I, Holiday Villages of Fork Subdivision, according to the most recently heretofore recorded plat covering such property recorded in the plat or map records of said county, said Deed of Trust having been given to secure payment of that certain Promissory Note of even date therewith in the principal amount of \$45,000.00 executed by the person(s) first named hereinabove and payable to the order of FORK HOLIDAY VILLAGES, L.P., 4144 N. Central Expressway, Suite 600, Dallas, Texas 75204 and

WHEREAS, default has been made in the payment of the indebtedness evidenced by said Note secured by said Deed of Trust, and all of the indebtedness evidenced by said Note is now due and payable; and

WHEREAS, the hereinabove named payee of said Note, also being the present holder thereof, has requested the undersigned to sell the real property hereinabove described in accordance with the terms of the Deed of Trust; NOW, THEREFORE, notice is hereby given that on **Tuesday, the 7th day of May, 2024**, the above described property will be sold by auction at a public sale to be held at the County Courthouse in said County within the area designated for such sales by the Commissioners Court of said County. The earliest time at which such sale will occur is 11 A. M., and it will begin within three hours of such time.

EXECUTED this 9th day of April, 2024.



SHAWN COKER, TRUSTEE

FILED FOR RECORD
2024 APR - 9 AM 9:48
COUNTY CLERK, WOOD COUNTY TEXAS

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.

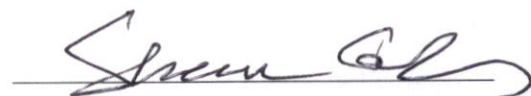
NOTICE OF TRUSTEE'S SALE

WHEREAS, Jocabed Mendoza and Mario Ramirez, 251 Sioux, Quitman, Texas 75783, heretofore executed and delivered to Lana Cockrell, Trustee, that certain Deed of Trust dated March 25, 2017, recorded in Document Number 2017-00003624, Deed of Trust Records, Wood County, Texas, covering certain real property situated in said County, being Lot(s) 165, Section D, Holiday Villages of Fork Subdivision, according to the most recently heretofore recorded plat covering such property recorded in the plat or map records of said county, said Deed of Trust having been given to secure payment of that certain Promissory Note of even date therewith in the principal amount of \$6,900.00 executed by the person(s) first named hereinabove and payable to the order of FORK HOLIDAY VILLAGES, L.P., 4144 N. Central Expressway, Suite 600, Dallas, Texas 75204 and

WHEREAS, default has been made in the payment of the indebtedness evidenced by said Note secured by said Deed of Trust, and all of the indebtedness evidenced by said Note is now due and payable; and

WHEREAS, the hereinabove named payee of said Note, also being the present holder thereof, has requested the undersigned to sell the real property hereinabove described in accordance with the terms of the Deed of Trust; NOW, THEREFORE, notice is hereby given that on Tuesday, the 7th day of May, 2024, the above described property will be sold by auction at a public sale to be held at the County Courthouse in said County within the area designated for such sales by the Commissioners Court of said County. The earliest time at which such sale will occur is 11 A. M., and it will begin within three hours of such time.

EXECUTED this 9th day of April, 2024.



SHAWN COKER, TRUSTEE

FILED FOR RECORD
2024 APR - 8 AM 9:08
MELEY RUDOLPH
COUNTY CLERK WOOD COUNTY TEXAS

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.

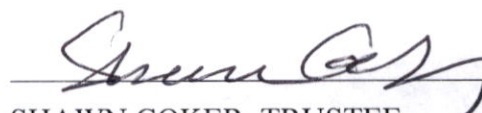
NOTICE OF TRUSTEE'S SALE

WHEREAS, Roberta Reddicks, 8466 Coral Cove Pass Lane, Conroe, Texas 77304, heretofore executed and delivered to Lana Cockrell, Trustee, that certain Deed of Trust dated June 10, 2017, recorded in Document Number 2017-00007792, Deed of Trust Records, Wood County, Texas, covering certain real property situated in said County, being Lot(s) 226, Section I, Holiday Villages of Fork Subdivision, according to the most recently heretofore recorded plat covering such property recorded in the plat or map records of said county, said Deed of Trust having been given to secure payment of that certain Promissory Note of even date therewith in the principal amount of \$12,000.00 executed by the person(s) first named hereinabove and payable to the order of FORK HOLIDAY VILLAGES, L.P., 4144 N. Central Expressway, Suite 600, Dallas, Texas 75204 and

WHEREAS, default has been made in the payment of the indebtedness evidenced by said Note secured by said Deed of Trust, and all of the indebtedness evidenced by said Note is now due and payable; and

WHEREAS, the hereinabove named payee of said Note, also being the present holder thereof, has requested the undersigned to sell the real property hereinabove described in accordance with the terms of the Deed of Trust; NOW, THEREFORE, notice is hereby given that on **Tuesday, the 7th day of May, 2024**, the above described property will be sold by auction at a public sale to be held at the County Courthouse in said County within the area designated for such sales by the Commissioners Court of said County. The earliest time at which such sale will occur is 11 A. M., and it will begin within three hours of such time.

EXECUTED this 9th day of April, 2024.


SHAWN COKER, 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.

NOTICE OF TRUSTEE'S SALE

DATE: April 9, 2024

CONTRACT:

Date: January 12, 2014
Maker: John T. Richardson and Dewana R. Richardson
Payee: Fork Holiday Villages, L.P.
Principal Amount: \$4,900.00
Recorded: Document Number 2024-00000618, Real Property Records, Wood County, Texas

FILED FOR RECORD
2024 APR - 8 AM 9:19
KELLEY PRICE
COUNTY CLERK, WOOD COUNTY, TX

LENDER: BXM Funding, LLC

BORROWER: John T. Richardson and Dewana R. Richardson

PROPERTY:

LOT(s) one twelve-hundredth (1/1200) undivided interest in Section C (C-0554), HOLIDAY VILLAGES OF FORK SUBDIVISION, WOOD COUNTY, TEXAS, AS SHOWN BY THE MOST RECENTLY HERETOFORE RECORDED PLAT COVERING SAID LOTS RECORDED IN THE PLAT OR MAP RECORDS OF WOOD COUNTY, TEXAS, together will all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, **SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE CONTRACT.**

TRUSTEE: Lana Cockrell

TRUSTEE's Mailing Address:

4144 N. Central Expressway, Suite 600
Dallas, Texas 75204

DATE, PLACE AND TIME OF TRUSTEE'S SALE OF PROPERTY:

May 7, 2024, the first Tuesday of the month, at the Wood County Courthouse within the area designated for such sales by the Commissioners Court of said County. The earliest time at which such sale will occur is 11:00 a.m., and it will begin within three hours of such time.

RECITALS

Default has occurred in the payment of the purchase price and/or in the performance of the obligations under the Contract that secures the purchase price. Because of this default, Lender, the owner and holder of the Contract lien under Texas Property Code Sections 5.066 and 51.002, has requested that TRUSTEE sell the Property according to the terms of the Contract and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Contract, consistent with Lender's rights and remedies under the Contract and applicable law.

Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, I, as TRUSTEE, or any other TRUSTEE Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Contract and/or applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Contract and to any permitted exceptions to title described in the Contract. TRUSTEE has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Contract. The Property will be sold AS IS, WHERE IS, AND WIL ALL FAULTS.


SHAWN COKER, TRUSTEE

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD
2024 APR 15 PM 12:59
KELLEY ROUSE
COUNTY CLERK
WOOD CO TX

THE STATE OF TEXAS §
§
COUNTY OF WOOD §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on April 28 2021, **J & S Joint Ventures LLC** ("Grantor") executed and delivered a Deed of Trust (the "Deed of Trust") conveying to **David Zalman**, as Trustee, the herein below described property to secure **Prosperity Bank** in the payment of all indebtedness (collectively the "Note") therein described, the Deed of Trust being filed and recorded under Clerk's File No.2021-00004915 in the Official Public Records of Real Property of Wood County, Texas, to which reference is hereby made for all purposes; and

WHEREAS, default has occurred in the payment of the Note and the same is now wholly due, and **Prosperity Bank** (the "Beneficiary"), the owner and holder of the Note, has requested the undersigned to sell the Property to satisfy the Note; and

WHEREAS, the above named Trustee and any previously appointed Substitute Trustee was removed under and in accordance with the Deed of Trust and the Beneficiary designated and appointed **L. David. Smith, Harriett Fletcher, Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Terri Worley and Lisa DeLong any of whom may act independently** as Substitute Trustee to enforce the Trust, and any of whom may conduct the sale of the Property and may be contacted as indicated on the signature block below.

NOW, THEREFORE, pursuant to the authority conferred upon me by the Deed of Trust, I, **L. David Smith**, hereby give notice that I or one of the other Substitute Trustees whose names and addresses are set out below, will sell the Property at public auction to the highest bidder, for cash,

on **Tuesday, May 7, 2024**. The earliest time at which the sale will occur shall be at **1:00 o'clock P.M.** and it may take place not later than three hours after said time, and the sale shall take place at the East door (front door) of the Wood County Courthouse 100 S. Main Quitman, Texas or as designated by the County Commissioner's Office as the area for foreclosures to take place. This conveyance will be made subject to any exceptions referenced in the Deed of Trust to the extent the same are still in effect and shall not cover any part of the Property that has been released from the liens of the Deed of Trust. The Property that will be sold at the foreclosure sale includes the following described real property, together with all improvements and fixtures thereon and appurtenances thereto:

Being a 3.45 acre tract or parcel of land situated in the Wm. Dobson Survey, Abstract No. 170, Wood County, Texas, and being more particularly described in the Deed of Trust executed by J & S Joint Ventures LLC to David Zaman, Trustee recorded under Clerk's File No. 2021-00004915 of the Official Public Records of Wood County, Texas and by metes and bounds in Exhibit A attached to the Deed of Trust reference to which is hereby made for all purposes.

THE SALE OF THE PROPERTY IS "AS-IS" AND "WHERE-IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. THE SUBSTITUTE TRUSTEE MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH THE LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

SUBSTITUTE TRUSTEES

NOTICE IS HEREBY PROVIDED THAT ONE OF THE FOLLOWING NAMED SUBSTITUTE TRUSTEES WHOSE ADDRESS AND CONTACT INFORMATION FOR PURPOSES HEREOF IS AS FOLLOWS MAY CONDUCT THE SALE:

L. David. Smith, Harriett Fletcher, Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Terri Worley and Lisa DeLong

c/o L. David. Smith
2618 Kittansett Circle
Katy Texas 77450
telephone: 281-788-3666
Email: ldslaw7@gmail.com

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.

Dated this 10th day of April, 2024.

L. David. Smith, Substitute Trustee
L. David. Smith, Substitute Trustee
2618 Kittansett Circle
Katy, Texas 77450
Telephone 281-788-3666
Email:ldslaw7@gmail.com

Harriett Fletcher
Posted by Harriett Fletcher, April 15, 2024.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD
2024 APR 15 PM 12:59
KELLEY PRICE
COUNTY CLERK, WOOD CO TX

THE STATE OF TEXAS §
§
COUNTY OF WOOD §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on January 5, 2022, **J & S Joint Ventures LLC** ("Grantor") executed and delivered a Deed of Trust (the "Deed of Trust") conveying to **David Zalman**, as Trustee, the herein below described property to secure **Prosperity Bank** in the payment of all indebtedness (collectively the "Note") therein described, the Deed of Trust being filed and recorded under Clerk's File No.2022-00001748 in the Official Public Records of Real Property of Wood County, Texas, to which reference is hereby made for all purposes; and

WHEREAS, default has occurred in the payment of the Note and the same is now wholly due, and **Prosperity Bank** (the "Beneficiary"), the owner and holder of the Note, has requested the undersigned to sell the Property to satisfy the Note; and

WHEREAS, the above named Trustee and any previously appointed Substitute Trustee was removed under and in accordance with the Deed of Trust and the Beneficiary designated and appointed **L. David. Smith, Harriett Fletcher, Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Terri Worley and Lisa DeLong any of whom may act independently** as Substitute Trustee to enforce the Trust, and any of whom may conduct the sale of the Property and may be contacted as indicated on the signature block below.

NOW, THEREFORE, pursuant to the authority conferred upon me by the Deed of Trust, I, **L. David Smith**, hereby give notice that I or one of the other Substitute Trustees whose names and addresses are set out below, will sell the Property at public auction to the highest bidder, for cash,

on **Tuesday, May 7, 2024**. The earliest time at which the sale will occur shall be at **1:00 o'clock P.M.** and it may take place not later than three hours after said time, and the sale shall take place at the East door (front door) of the Wood County Courthouse 100 S. Main Quitman, Texas or as designated by the County Commissioner's Office as the area for foreclosures to take place. This conveyance will be made subject to any exceptions referenced in the Deed of Trust to the extent the same are still in effect and shall not cover any part of the Property that has been released from the liens of the Deed of Trust. The Property that will be sold at the foreclosure sale includes the following described real property, together with all improvements and fixtures thereon and appurtenances thereto:

Lots 4, 5, 6, 7, 8, of the Northpoint Addition in the City of Hawkins, Wood County, Texas according to the map or plat thereof recorded under Clerk's File No. 2020-00010586 of the Official Public Records of Wood County, Texas.

THE SALE OF THE PROPERTY IS "AS-IS" AND "WHERE-IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. THE SUBSTITUTE TRUSTEE MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH THE LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

SUBSTITUTE TRUSTEES

NOTICE IS HEREBY PROVIDED THAT ONE OF THE FOLLOWING NAMED SUBSTITUTE TRUSTEES WHOSE ADDRESS AND CONTACT INFORMATION FOR PURPOSES HEREOF IS AS FOLLOWS MAY CONDUCT THE SALE:

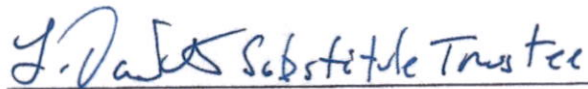
L. David. Smith, Harriett Fletcher, Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Terri Worley and Lisa DeLong

c/o L. David. Smith
2618 Kittansett Circle

Katy Texas 77450
telephone: 281-788-3666
Email: ldslaw7@gmail.com

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Dated this 10th day of April, 2024.

 Substtute Trustee

L. David. Smith, Substitute Trustee
2618 Kittansett Circle
Katy, Texas 77450
Telephone 281-788-3666
Email:ldslaw7@gmail.com



Posted by Harriett Fletcher, April 15, 2024.

FILED FOR RECORD
2024 MAR 21 PM 1:25
SHELLEY PRICE
COUNTY CLERK, WOOD COUNTY

Notice of [Substitute] Trustee 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: 05/07/2024

Time: The sale will begin at 01:00 PM or not later than three hours after that time

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 PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 1695 FM 778, QUITMAN, TX 75783

2. 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. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 12/23/2005 and recorded 01/09/2006 in Book 02132 Page 00269 Document 00047234, real property records of Wood County, Texas, with **GEORGE MARVIN SMITH AND GLENDA SMITH, HUSBAND AND WIFE** grantor(s) and **FIELDSTONE MORTGAGE COMPANY - JR LIEN HOLDER** as Lender, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent 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.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **GEORGE MARVIN SMITH AND GLENDA SMITH, HUSBAND AND WIFE**, securing the payment of the indebtedness in the original principal amount of **\$133,600.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **HSBC BANK USA, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE OF THE FIELDSTONE MORTGAGE INVESTMENT TRUST, SERIES 2006-1** is the current mortgagee of the note and deed of trust or contract lien.



Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

The land referred to herein is situated in the State of Texas, Wood describes as follows: A 10.812 acre tract lying all of a called 10.813 acre tract conveyed from the Veterans Land board of Texas, to Claude H. Cluck Jr., as recorded in Volume 921, Page 57 of the Deed Records of Wood County, Texas, said tract being situated in the A. McKenzie Survey Abstract No. 426, said 10.813 acre tract to be more particularly described as follows: BEGINNING at a 2 1/2" iron pipe found for the most Southerly corner of this said 10.812 acre tract, said point also being on the West line of a called 38 acre tract conveyed to Henry E. Harris and D.L. Newsom as recorded in Volume 896, Page 552 of the Deed Records of Wood County, Texas, said point being on the East line of Texas F.M. 778; THENCE North 42° 55' 58" West along and with the East line of said Texas F.M. 778 a distance of 238.97 feet to a point for corner, said point also being on the East line of Texas F.M. 778; THENCE North 42° 55' 58" West along and with the East line of said R.M. 778 a distance of 18.89 feet to a 1/2" iron rod found for corner, said point being on the East line of F.M. 778; THENCE North 47° 56' 33" East along and with the East line of said F.M. 778 a distance of 10.14 feet to a 1/2" iron rod found for corner; THENCE North 42° 21' 28" West along and with the East Line of said F.M. 778 a distance of 199.64 feet to a 1/2" iron rod found for corner, said point being on the East line of said called F.M. 778; THENCE South 48° 08' 19" West along and with the East line of said F.M. 778 a distance of 9.92 feet to a 1/2" iron pipe found for corner. THENCE North 42° 25' 40" West along and with the East line of said F.M. 778 a distance of 152.56 feet to a 2 1/2" iron pipe found for corner, said point also being on the East line of pf said F.M. 778, said point also being on the West line of said called 38 acre tract; THENCE North 66° 40' 22" East a distance of 1640.95 feet to a 3" angle iron found for corner, said point being on the North line of said called 38 acre tract, said point also being on the North line of the A. McKenzie Survey. A. 426, said point being North 89° 45' 00" West a distance of 200.00 feet from the Northeast corner of said A. McKenzie Survey A-426, said point being on the South line of the James Richards Survey A-426; THENCE South 44° 52' 11" West a distance of 1550.76 feet back to the PLACE OF BEGINNING, and containing 10.812 acres of land. More or less

8. 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. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O PHH Mortgage Corporation
PO BOX 24605 West Palm Beach, FL 33416-4605
Phone: 877-744-2506

Notice of [Substitute] Trustee Sale

9. 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 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.

Date: March 14, 2024


Karita Robinson, Trustee Sale Assistant


C/O Power Default Services, Inc.
7730 Market Center Ave, Suite 100
El Paso, TX 79912
Telephone: 855-427-2204
Fax: 866-960-8298

For additional sale information visit: www.realtybid.com/texas or (877) 518-5700

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

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 March 21, 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, March 21, 2024