

NOTICE OF FORECLOSURE SALE

FILED FOR RECORD
2019 MAR 21 AM 9:03
COUNTY CLERK, WOOD CO TX

Notice is hereby given of a Public Non-Judicial Foreclosure sale

1. **Debtors:** **The Estate of Mr. William E. Horn, Sr., Deceased**

Addresses: c/o Larry King, Independent Administrator of the Estate
 P.O. Box 1029, Quitman, Texas 75683

2. **Lienholder:** **Wood County National Bank**
 c/o Jerry Richardson, President
Address: P. O. Box 999
 Quitman, Texas 75783

3. **Lien:** **Home Equity Deed of Trust dated July 11, 2006 and**
 recorded in Volume 02174, Page 00269, Real Property Records
 of Wood County, Texas.

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

Date: **May 7th, 2019**

Time: The sale shall begin no earlier than 10:00 a.m. and no later
 than three (3) hours thereafter. The sale shall be completed
 by no later than 1:00 p.m. of the same day.

Place: Front Door (or east door) of the Wood County Courthouse, or
 as designated by the county commissioners

This Home Equity Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such reporting or re-filing may be after the date originally scheduled for this sale.

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

All that certain lot, tract or parcel of land situated in Wood County, Texas, being 35.528 acres in the Jason Sherman Survey, Abstract No. 532, and being the same land described in a Deed to Rebecca J. Collins from Ruth Pauline Phelps, dated August 2,

1991, and recorded in Volume 1258, Page 437, Real Property Records of Wood County, Texas. Said 36.528 acres being more particularly described as follows:

BEGINNING at a 1/2" iron rod set for corner at fence corner, said point being the occupied Northwest corner of the above mentioned Collins Tract, same being the Southwest corner of a called 12.374 acre tract described in Volume 1298, Page 453, Real Property Records of Wood County, Texas, and being in the occupied East line of a called 53.5 acre tract described in Volume 1407, Page 047, Real Property Records;

THENCE S89 deg. 50 min. 55 sec. E with the South line of said 12.374 acre tract, generally with fence, 1210.43 feet to a spike nail set for corner in the Center of Wood County Road No. 1522, a 1/2" iron rod found for reference bears N 89 deg. 50 min. 55 sec. W 20.76 feet;

THENCE S 00 deg. 04 min. 15 sec. W with the East line of said Collins tract, being in the occupied East line of said Sherman Survey, generally along the center of said Road 1326.05 feet to a 1/2" iron rod set for corner;

THENCE S 89 deg. 33 min. 04 sec. W with the South line of said Collins Tract, generally along the center of said Road 1174.57 feet to a spike nail set for corner in same. A 1/2" iron rod set at fence corner for reference bears N 02 deg. 23 min. 26 sec. W 19.74 feet;

THENCE N 02 deg. 22 min. 26 sec. W with the occupied East line of a called 2.000 acre tract described as FIRST TRACT in a Deed recorded in Volume 1407, page 047, Real Property Records of Wood County, Texas, same being the occupied West line of the said Collins Tract, 227.02 feet to a 5/8" iron rod found for angle pointing fence said point being the occupied Northeast corner of said 2.000 acre tract;

THENCE N 01 deg. 16 min. 38 sec. W with the occupied West line of said Collins Tract, same being the occupied East line of said 53.5 acre tract generally with fence, 1144.90 feet to the point of beginning and containing 36.528 acres of land, of which approximately 1.148 acres lie within a public road.

LESS, SAVE AND EXCEPT FROM SAID 36.528 ACRES TRACT:

All that certain lot, tract or parcel of land situated in Wood County, Texas, being 20.000 acres in the J. Sherman Survey, Abstract No. 532 and being part of a called 36.528 acre tract described in a Deed to William E. Horn, Sr. and Jennifer A. Horn from Rebecca J.

Collins, dated July 8, 1996 and recorded in Volume 1498, Page 848 Real Property Records of Wood County, Texas, said 20.000 acre tract being more particularly described as follows:

BEGINNING at a 60d nail set for the Southwest corner of said 36.528 acre tract, said point being in the center of County Road No. 1522 and being the Southeast corner of a called 2.000 acre tract described as FIRST TRACT in a deed recorded in Volume 1407, Page 47, Real Property Records of Wood County, Texas;

THENCE N 02 deg. 23 min. 10 sec. W with the West line of 36.528 acre tract and East line of 2.000 acre tract 226.91 feet to a 5/8" iron rod found for angle point in fence;

THENCE N 01 deg. 16 min. 38 sec. W continuing with said West line and East line of a called 53.5 acre tract described in Volume 1407, Page 47 Real Property Records of Wood County, Texas, 1112.02 feet to a 1/2" iron rod found for corner at fence corner for the Northwest corner of 36.528 acre tract;

THENCE S 89 deg. 51 min. 29 sec. E with the North line of tract, 650.70 feet to a 1/2" iron rod set for corner;

THENCE S 01 deg. 28 min. 18 sec. E severing said tract, 1332.19 feet to a 60d nail set for corner in County Road No. 1522, a 1/2" iron rod set for reference bears N 01 deg. 28 min. 18 sec. W 25.00 feet;

THENCE S 89 deg. 33 min. 04 sec. W along the South line of tract and center of Road, 550.70 feet to the point of beginning and containing 20.000 acres of land, according to survey and calculations.

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

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

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

A purchaser at the sale of the Property "acquires the Property "AS IS" without any expressed or implied warranties" (except as to the warranties of title from the grantor identified in the Deed of Trust described above.) Any purchaser acquires the Property

"at the Purchaser's own risk" Texas Property Code §51.009. Nothing set forth in this Notice is an express or implied representation or warranty regarding the Property, all of which are specifically disclaimed by the undersigned and by the beneficiary of the herein described Deed of Trust.

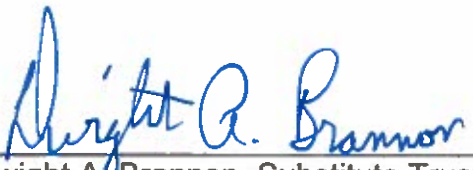
8. Type of Sale: The sale is a Home Equity Deed of Trust foreclosure sale being conducted pursuant to the power of sale granted by the Home Equity Deed of Trust executed by Mr. William E. Horn Sr., now deceased, and pursuant to the **Judicial consent given by Court Order in Cause No. 2018-679, in the 402nd Judicial District Court, dated February 20, 2019 and attached hereto as Exhibit "A"**. The Home Equity Deed of Trust is dated November 7, 2013 and is recorded in the office of the County Clerk of Wood County, Texas, in Volume 02174, Page 00269, Official Public Records of Wood County, Texas.

9. Obligations Secured: The Home Equity Deed of Trust provides that it secures the payment of the indebtedness and obligation therein described (collectively the "Obligations") including, but not limited to, (1) July 11, 2006 Home Equity Real Estate Lien Note in the original principal amount of \$94,000.000, executed by Mr. William E. Horn Sr., now deceased, and payable to the order of Wood County National Bank, Quitman, Texas; (2) all renewals and extensions of the note; (3) all interest, late charges, fees and other expenses payable under said note on the herein described Home Equity Deed of Trust; and (4) all other debts and obligations described in the Deed of Trust. Wood County National Bank of Quitman, Texas is the current owner and holder of the obligations and is the beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Wood County National Bank c/o Jerry Richardson by telephone at 903-569-1082 or the Substitute Trustee, Dwight A. Brannon, Attorney at Law at 903-843-5253.

10. Default and Request to Act: Default has occurred under the Deed of Trust, and the beneficiary has asked me, as Substitute Trustee, to conduct this sale. Notice is hereby given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: March 21st, 2019.


Dwight A. Brannon, Substitute Trustee
P. O. Box 670
Gilmer, Texas 75644
Tel: (903) 843-2523
Fax: (903) 943-6014

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

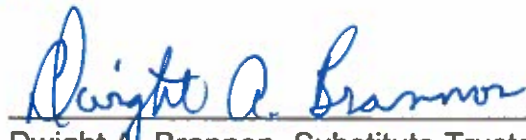
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

I certify that the above Notice of Foreclosure was filed with the Wood County Clerk's Office and Posted by a Wood County Official on the designated posting board on the 21st day of March, 2019, within the Wood County Courthouse in Quitman, Texas at _____, o'clock p.m.



Dwight A. Brannon, Substitute Trustee

I certify that a copy of the foregoing filed and posted notice was served upon Mr. William E. Horn Sr., deceased through the Independent Executor of his estate Mr. Larry King, by depositing same in the United States Mail, regular mail and by certified mail, return receipt request, with proper postage affixed hereto, addressed to Mr. Larry King, Independent Executor of the Estate of William E. Horn Sr. at P.O. Box 1029, Quitman, Texas 75683, William E. Horn, Jr. of 499 W. Ohio St., Van, Texas 75790 and (Mrs.) C. Dereese Horn Ison, of 2510 108th St., Lubbock, Texas 79423, the decedent's children, at the last known address of said person, on the 21st day of March, 2019.



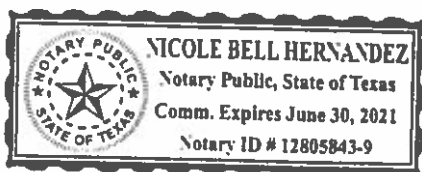
Dwight A. Brannon, Substitute Trustee

THE STATE OF TEXAS §

COUNTY OF UPSHUR §

This instrument was acknowledged before me on the 21st day of March, 2019, by Dwight A. Brannon, Substitute Trustee, in the capacity so stated.

Nicole Bell Hernandez
Notary Public, State of Texas
My Commission Expires: 06-30-21



CAUSE NO. 2018-679

THE ESTATE OF § IN THE 402nd JUDICIAL
OF WILLIAM E. HORN, SR., § DISTRICT COURT OF
DECEASED § WOOD COUNTY, TEXAS

ORDER GRANTING CONSENT TO FORECLOSE
ON A HOME EQUITY LOAN AND LIEN

On this day came before this Court the Petition of Wood County National Bank of Quitman, Texas, a branch bank of First National Bank of Gilmer, Texas, seeking Foreclosure Consent on a Home Equity Loan and Lien of Real Property.

Petitioner, Wood County National Bank, appeared by sworn pleadings through President, Jerry Richardson, and its attorney of record. The Defendants, The Estate of William E. Horn, Sr. by Mr. Larry King, Attorney at Law, who is the Wood County Court appointed Independent Administrator and the decedent's surviving children, William E. Horn and Mrs. C. Dereese Horn Ison, were served citations and notices of this cause as required by Texas law, via certified and regular first-class mail sent by the Wood County District Clerk's Office. Although duly served or notified by the Wood County District Clerk's Office said Defendants wholly failed to answer and wholly failed to respond or appear or as in the case of Mr. King consented to the foreclosure request.

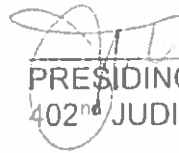
After considering and reviewing the file, the written evidence and the sworn pleading, this Court finds by clear and convincing evidence that the subject land is within the **Jason Sherman Survey, Abstract No. 532, within Wood County, Texas**, and is more particularly described in Exhibit "A" attached hereto and in the Petitioner's Petition and the thereto attached and referenced subject Texas Home Equity Security Instrument filed and recorded in the Official Public Records of Wood County, Texas at Volume 2174 Page 269 and the Texas Home Equity Note also being attached as Exhibit "D" to the petition. This Court finds that the subject real property is 16.528 acres, more or less, with improvements located at 773 CR 1522, Alba, Wood County, Texas 75410. The Court also finds that said petition filed on December 20, 2018 is valid, and the subject note and the security instrument herein



referenced and filed with the petition as exhibits appear on each's face to be valid. Further, the Court finds that (1) William E. Horn, Sr. deceased, was the original borrower, (2) the filed citation to the named Defendants (his heirs and estate) sent by the District Clerk of the Court and the return are in compliance with Texas Law (TRCP Rules 735 and 736), (3) service of citation was issued and effected by first class mail and certified mail, return receipt requested, on December 21, 2018, and (4) Plaintiff has also the approval to foreclose for satisfaction of its secured claim in probate by the County Court of Wood County.

THEREFORE IT IS ORDERED AND DECREED that judicial consent for foreclosure is hereby granted to the applicant lienholder, Wood County Bank of Quitman, Texas, and that the said subject real property (Exhibit "A" attached hereto) is to be foreclosed upon and sold at public sale in accordance with Texas and Federal law and the terms of the underlying Note and the subject Home Equity Security Instrument referenced herein.

SIGNED this 10th day of February, 2019.



PRESIDING JUDGE OF THE
402nd JUDICIAL DISTRICT COURT

All that certain lot, tract or parcel of land situated in Wood County, Texas, being 35.528 acres in the Jason Sherman Survey, Abstract No. 532, and being the same land described in a Deed to Rebecca J. Collins from Ruth Pauline Phelps, dated August 2, 1991, and recorded in Volume 1258, Page 437, Real Property Records of Wood County, Texas. Said 36.528 acres being more particularly described as follows:

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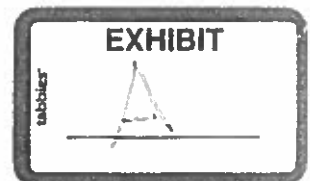
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LESS AND EXCEPT FROM SAID 36.528 ACRES TRACT:

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BEGINNING at a 60d nail set for the Southwest corner of said 36.528 acre tract, said



point being in the center of County Road No. 1522 and being the Southeast corner of a called 2.000 acre tract describe as FIRST TRACT in a deed recorded in Volume 1407, Page 47, Real Property Records of Wood County, Texas;

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THENCE S 89 deg. 33 min. 04 sec. W along the South line of tract and center of Road, 550.70 feet to the point of beginning and containing 20.000 acres of land, according to survey and calculations.

NOTICE OF FORECLOSURE SALE

April 1, 2019

FILED FOR RECORD
2019 APR -2 AM 3:52
WELLES FARGO
COUNTY CLERK, WOOD CO TX

Deed of Trust:

Dated: May 11, 2018

Grantor: Kimberlie Hudson

Lender: Howard J. Fuller and Patricia Gayle Fuller
d/b/a G&J Hideaway, LLC

Recorded in: 2018-00004813 of the real property records of Wood County, Texas,

Legal Description: All of Lots Number 4, 5, 6, 7, 8, 9 and 10 of Block 5, according Volume 1, Page 4 of the Plat Records of Wood County, Texas; ~~and more fully described in Exhibit A, attached hereto and incorporated herein by reference.~~ *Elf*

Secures: Promissory Note ("Note") in the original principal amount of \$69,000.00, executed by Kimberlie Hudson ("Borrower") and payable to the order of Lender

Substitute Trustee: Larry Jones, Attorney at Law

Substitute Trustee's Address: 502 N. Johnson Street, Mineola, Texas 75773

Borrower: Kimberlie Hudson

Foreclosure Sale:

Date: May 7, 2019

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 am and not later than three hours thereafter.

Place: The area at the Wood County Courthouse designated by the Commissioners Court of Wood County, pursuant to Section 51.002 of the Texas Property Code as amended.

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

Howard J. Fuller and Patricia Gayle Fuller'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, Howard J. Fuller and Patricia Gayle Fuller, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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 Howard J. Fuller and Patricia Gayle Fuller 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 Howard J. Fuller and Patricia Gayle Fuller. 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 IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE SUBSTITUTE TRUSTEE.

Substitute Trustee:

A handwritten signature in cursive script, appearing to read "Larry Jones", is written over a horizontal line.

Larry Jones, Attorney at Law
502 N. Johnson Street, Mineola, Texas 75773
Telephone (903) 850-1945

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.

FILED FOR RECORD
APR 15 2019
COUNTY CLERK, WOOD CO TX

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated March 9, 2009, executed by LEONARD K. POLLARD a/k/a L. K. POLLARD AND ANTOINETTE B. POLLARD a/k/a ANTOINETTE POLLARD ("Mortgagor") to Michael Gary Orlando, Trustee for the benefit of VANDERBILT MORTGAGE AND FINANCE, INC. ("Mortgagee"), filed for record under Instrument No. 2009-00003526, Official Public Records of Wood County, Texas, Mortgagee appoints K. Clifford Littlefield, whose address is listed below, Terri Worley, Carol Hampton, Jeffrey Hampton or Lisa DeLong, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, May 7, 2019**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Wood County Courthouse at the place designated by the Commissioner's Court for such sales in Wood County, Texas, (on the steps of the county courthouse, or as designated by the County Commissioner), the sale to begin at 10:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 2009 CMH Sierra Vista Manufactured Housing Unit, Serial No. CLW028756TX.

Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the Armed Forces of the United States, Please Send Written Notice of the Active Duty Military Service to the Sender of this Notice Immediately.

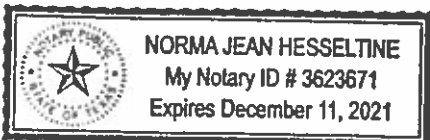
EXECUTED this 8 day of April, 2019.

K. CLIFFORD LITTLEFIELD

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

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by K. CLIFFORD LITTLEFIELD, this 8 day of April, 2019, to certify which witness my hand and official seal.



Norma Jean HesselTine
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Lots 86 and 87, Sunset Shores Village "E" of Holiday Villages of Fork,
Section "E", subdivision plat of record at Volume 9, Page 187-190, Plat
Records of Wood County, Texas.

Return to:
K. Clifford Littlefield
Upton, Mickits & Heymann, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401

FILED FOR RECORD
2019 MAR 28 PM 12: 04

COUNTY CLERK, WOOD COUNTY, TX

NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. *Property to Be Sold.* The property to be sold is described as follows: LOT 233, PART II, SECTION II, HOLLY LAKE RANCH SUBDIVISION, PLAT OF RECORD AT VOLUME 4, PAGE 44, PLAT RECORDS OF WOOD COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 05/24/2010 and recorded in Document 2010-00007462 real property records of Wood County, Texas.

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

Date: 05/07/2019

Time: 10:00 AM

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

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

5. *Obligations Secured.* The Deed of Trust executed by ROBERT DAVIS AND ARLEE L. DAVIS, provides that it secures the payment of the indebtedness in the original principal amount of \$198,000.00, and obligations therein described including but not limited to (a) the promissory note, and (b) all renewals and extensions of the note. NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is the current mortgagee of the note and deed of trust and CHAMPION MORTGAGE COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY c/o CHAMPION MORTGAGE COMPANY, 8950 Cypress Waters Blvd, Coppell, TX 75019 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Order to Foreclose.* NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY obtained a Order from the 402nd District Court of Wood County on 03/22/2019 under Cause No. 2018-514. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint TERRI WORLEY OR LISA DELONG, Substitute Trustee to act under and by virtue of said Deed of Trust.

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



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



TERRI WORLEY OR LISA DELONG
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

Certificate of Posting

I am LISA DELONG whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on 03-28-19 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.