

FILED FOR RECORD  
2018 SEP 25 PM 2:51  
COUNTY CLERK, WOOD CO TX

## Notice of Substitute Trustee Sale

T.S. #: 18-1565

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.

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

**Date:** 11/6/2018

**Time:** The sale will begin no earlier than 1:00 PM or no later than three hours thereafter.  
The sale will be completed by no later than 4:00 PM

**Place:** Wood County Courthouse in Quitman, Texas, at the following location: 1 Main St, Quitman, TX 75783 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

**Property To Be Sold** - The property to be sold is described as follows:

**BEING ALL OF LOTS 16, 17, 18 AND 19, BLOCK D, SUNDOWNER LAKE AND RANCH RESORT, INC., SUBDIVISION OF WOOD COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID SUBDIVISION FILED IN VOLUME 4, PAGE 57, AND REPLATTED IN VOLUME 8, PAGE 236, PLAT RECORDS, WOOD COUNTY, TEXAS.**

**Instrument to be Foreclosed** – The instrument to be foreclosed is the Deed of Trust is dated 3/31/1999 and is recorded in the office of the County Clerk of Wood County, Texas, under County Clerk's File No 0034167 recorded on 4/8/1999 in Book 01663 Page 00361 of the Real Property Records of Wood County, Texas. The subject Deed of Trust was renewed and extended recorded in Book 1292 Page 243, recorded in Book 1315, Page 167 and recorded in Book 1531, Page 159. Subject Deed of Trust modified by Instrument 2017-00000311 on 1/11/2017.

115 PRIVATE RD 6606  
MINEOLA, TX 75773

**Trustor(s):** RUSSELL WAYNE CHRISTIAN and GAYNA LEA CHRISTIAN

**Original Beneficiary:** THE ASSOCIATES FINANCIAL SERVICES COMPANY OF DE INC.

**Current Beneficiary:** Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, as trustee for Normandy Mortgage Loan Trust, Series 2016-1

**Loan Servicer:** Selene Finance, LP

T.S. #: 18-1565  
Loan #: \*\*\*\*\*1829

**Current Substituted Trustees:** **Terri Worley, Lisa DeLong, Harriett Fletcher, Robert LaMont, David Sims, Sharon St. Pierre, Carol Hampton, Patrick Zwiers, Shawn Schiller, Darla Boettcher, Sheryl LaMont, Allan Johnston, Ronnie Hubbard, Rhonda Hawkins, Sue Spasic, Lisa DeLong, Kendal Farmer, Rick Snoke, Briana Young, Jennifer Bergh, Patricia Sanchez, Heather Smith**

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.

**Terms of Sale** - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

**Type of sale** - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by RUSSELL CHRISTIAN and GAYNA CHRISTIAN, HUSBAND AND WIFE. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

**Obligations Secured** - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$67,918.41, executed by RUSSELL CHRISTIAN and GAYNA CHRISTIAN, HUSBAND AND WIFE, and payable to the order of THE ASSOCIATES FINANCIAL SERVICES COMPANY OF DE INC.; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of RUSSELL CHRISTIAN and GAYNA CHRISTIAN, HUSBAND AND WIFE to RUSSELL WAYNE CHRISTIAN and GAYNA LEA CHRISTIAN. Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, as trustee for Normandy Mortgage Loan Trust, Series 2016-1 is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

**Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, as trustee for Normandy Mortgage Loan Trust, Series 2016-1**  
c/o Selene Finance, LP  
8201 Cypress Plaza Drive  
Jacksonville, FL 32256  
904-549-6151

T.S. #: 18-1565  
Loan #: \*\*\*\*\*1829

Dated: 25 September, 2018

Terri Worley, Lisa DeLong, Harriett Fletcher, Robert LaMont, David Sims,  
Sharon St. Pierre, Carol Hampton, Patrick Zwiers, Shawn Schiller, Darla  
Boettcher, Sheryl LaMont, Allan Johnston, Ronnie Hubbard, Rhonda Hawkins,  
Sue Spasic, Lisa DeLong, Kendal Farmer, Rick Snoke, Briana Young, Jennifer  
Bergh, Patricia Sanchez, Heather Smith



Prestige Default Services  
600 E John Carpenter Fwy., Suite 200  
Irving, Texas 75062  
Phone: (949) 427-2010  
Fax:  
Sale Line Information:  
Website:

**AFTER RECORDING, PLEASE RETURN TO:**  
Prestige Default Services  
600 E John Carpenter Fwy., Suite 200  
Irving, Texas 75062  
Attn: Trustee Department

**Notice of Foreclosure Sale**

October 2, 2018

FILED FOR RECORD  
2018 OCT -4 AM 8:37  
KELLEY PRICE  
COUNTY CLERK, WOOD CO TX

**Residential Contract for Deed ("Contract")**

Dated: November 1, 2010  
Grantor: Steven Conner and Connie Conner  
Trustee and Trustee's Address: Ted Beaty  
P O Box 528, 337 North Main Street, Winnsboro, Texas, 75494  
Lender: Mark Miller

Recorded in: Document # 2010-00015180 of the real property records of Wood County, Texas.

Legal Description: See *Exhibit A, Pages 1 and 2, attached.*

Secures: Residential Contract for Deed in the original principal amount of \$20,000.00 plus ad valorem taxes in the amount of \$10,348.88, executed by Steven Conner and Connie Conner ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

**Foreclosure Sale:**

Date: **Tuesday, November 6, 2018**  
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: Front steps of the Wood County, Texas courthouse located at 100 S. Main Street, Quitman, Texas.

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 Mark Miller's bid may be by credit against the indebtedness secured by the lien of the Contract.

Default has occurred in the payment of and in the performance of the obligations of the Contract. Because of that default, Mark Miller, the owner and holder of the Note, has requested Trustee to sell the Property.

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


If Mark Miller 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 Contract and the Texas Property Code.

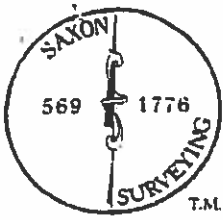
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Contract, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Contract. 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 Contract by Mark Miller. 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 Contract. 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, 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 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.**

  
\_\_\_\_\_  
Ted Beaty  
P O Box 528, 337 North Main Street  
Winnsboro, Texas 75494  
Telephone: (903) 342-5296 FAX: (903) 342-5298  
Email: beatylaw@hotmail.com



# Saxon Surveying, Inc.

## Private & Commercial Land Surveys

201 West Broad, Mineola, Texas 75773  
Ph. 903-569-1776 Fax 903-569-5940  
www.saxonsurveying.com



January 5, 2010  
Field Notes for Mark Miller  
**0.4551 Acres**  
J.B. Chireno Survey A-96  
Wood County, Texas

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### GENERAL DESCRIPTION

All that certain tract lot or parcel of land, a part of the J.B. Chireno Survey A-96, Wood County, Texas, and also being part of the Residue of that certain called 19.85 acre tract of land that is described in a Deed dated April 8, 1997 from Margie Corbitt, et al, to Jeff Anderson Corbitt and Margie Lee Corbitt that is recorded in Volume 1547 Page 869 of the Real Property Records of Wood County, Texas, and being more completely described as follows to wit;

### METES AND BOUNDS DESCRIPTION

Beginning at a ½ Inch Iron Rod found for corner, at a Fence Corner, at the N.E.C. of said called 19.85 acres and at the S.E.C. of a called 8.247 acres (Vol. 1615 Pg. 705) and at the P.C. of a Curve to the right;

Thence along said Curve, which has a Delta Angle of 03 degrees 57 minutes 08 seconds, a Radius of 2116.13 feet, for a Chord Bearing of South 50 degrees 05 minutes 16 seconds West, a distance of 145.94 feet to a Concrete R.O.W. Marker found for corner at the P.T. and on the W.B.L. of State Highway # 37;

Thence South 54 degrees 00 minutes 53 seconds West, continuing along said State Highway # 37 for a distance of 4.87 feet to a ½ Inch Iron Rod set for corner;

Thence North 42 degrees 34 minutes 25 seconds West, along a fence and across said called 19.85 acres for a distance of 121.60 feet to a Fence Corner, for corner (½ Inch Iron Rod set at Base);

Thence North 26 degrees 58 minutes 35 seconds West, continuing across said tract for a distance of 117.04 feet to a ½ Inch Iron Rod set for corner in the N.B.L. of said called 19.85 acres;

Exhibit "A",  
Page 1 of 2



# Saxon Surveying, Inc.

## Private & Commercial Land Surveys

201 West Broad, Mineola, Texas 75773  
Ph. 903-569-1776 Fax 903-569-5940  
www.saxonsurveying.com



Page 2 of 2

Field Notes for 0.4551 acres, Cont'd

Thence South 68 degrees 49 minutes 00 seconds East, along the N.B.L. of said called 19.85 acres and the S.B.L. of said called 8.247 acres for a distance of 269.44 feet to the place of beginning containing 0.4551 acres.

**Bearing Source:** OCCUPIED N.B.L. OF RESIDUE CALLED 19.85 ACRES  
PLAT PREPARED OF EVEN DATE.

I, **RUBEN GREGG SAXON**, Registered Professional Land Surveyor No. 5669, do hereby certify to Mark Miller that the above field notes were prepared from an actual survey made on the ground under my direction and supervision during the month of December, 2009 and January, 2010.

GIVEN UNDER MY HAND AND SEAL, this the 5<sup>th</sup> day of January, 2010.

  
Ruben Gregg Saxon, R.P.L.S. No. 5669

Exhibit "A"  
Page 2 of 2

**Notice of Substitute Trustee's Sale**

FILED FOR RECORD  
2018 OCT 10 AM 8:29  
KELLEY PRICE  
COUNTY CLERK, WOOD CO TX

**Date:** October 10, 2018

**Trustee:** Richard Reynolds

**Substitute Trustee:** James W. Litzler

**Substitute Trustee's Address:** 430 Church Street  
Sulphur Springs, Texas 75482

**Mortgagee:** City National Bank of Sulphur Springs

**Mortgagee Address:** 201 Connally, Sulphur Springs, TX 75482

**Note:** Promissory Note dated February 24, 2017 in the amount of \$473,505.00.

**Deed of Trust**

**Date:** February 24, 2017

**Grantor:** Lina Su and husband Wayne Allen Perkins

**Beneficiary:** City National Bank of Sulphur Springs

**Recording information:**

Instrument No. 2017-00002392, Official Public Records of Wood County, Texas.

**Property:**

See Exhibit "A" attached hereto and incorporated herein

**County:** Wood

**Date of Sale (first Tuesday of month):** November 6, 2018

**Time of Sale:** 10:00 a.m.

**Place of Sale:** East entrance to second floor of the Wood County Courthouse in Quitman, Texas,  
or as the Commissioner's Court rules.

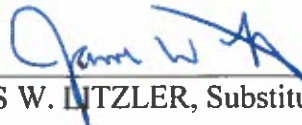
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER



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.

Richard Reynolds is Trustee under the Deed of Trust. Beneficiary has appointed James W. Litzler as Substitute Trustee under the Deed of Trust. Beneficiary 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, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter.



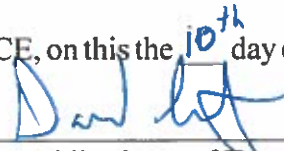
JAMES W. LITZLER, Substitute Trustee

#### ACKNOWLEDGMENT

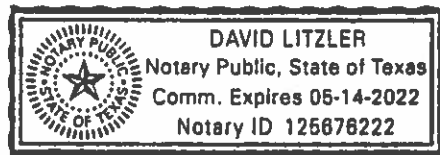
STATE OF TEXAS       §  
COUNTY OF HOPKINS   §

BEFORE ME, the undersigned authority, on this day personally appeared JAMES W. LITZLER, Substitute Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 10<sup>th</sup> day of October, 2018.



Notary Public, State of Texas



## EXHIBIT A

that certain lot, tract or parcel of land situated in the L.G. Powers Survey, Abstract# 457, being part of a tract of land conveyed to Mark and Gayle Owen recorded in County Clerk Doc. No. 201200009783, said lot, tract, or parcel of land being more particularly described as follows:

Beginning at a set 1/2" iron rod with cap stamped "Haney 6082" in the West right of way line of County Road 3496(60' right of way width), being in the South line of Ranger Point Estates(Plat recorded in Volume 8, Page 166), a found 2" iron pipe at the northeast corner of said Owen tract bears North 88 degrees 34 minutes 15 seconds East a distance of 91.31 feet:

Thence crossing said Owen tract and along said West right of way line South 16 degrees 33 minutes 35 seconds West, a distance of 486.07 feet to a set 1/2" iron rod with cap stamped "Haney 6082" at the beginning of a curve to the left having a radius of 130.00 feet, a chord bearing of South 04 degrees 18 minutes 55 seconds East and a chord length of 92.65 feet:

Thence continue along said West right of way line and along said curve to the left an arc length of 94.73 feet to a set 1/2" iron rod with cap stamped "Haney 6082" at the intersection of said West right of way line and the North right of way line of County Road 3420(60' right of way width), also being the beginning of a curve to the right having a radius of 683.00 feet a chord bearing of South 74 degrees 56 minutes 38 seconds West and a chord length of 30681 feet;

Thence along said North right of way line and along said curve to the right an arc length of 309.45 feet to a set 1/2" iron rod with cap stamped "Haney 6082":

Thence continue along said North right of way line South 87 degrees 55 minutes 25 seconds West a distance of 331.11 feet to a set 1/2" iron rod with cap stamped "Haney 6082";

Thence continue along said North right of way line South 83 degrees 34 minutes 16 seconds West a distance of 112.41 feet to a set 1/2" iron rod with cap stamped "Haney 6082" in the East line of a tract of land conveyed to Donny F. Ross recorded in Volume 161 4, Page 705 Real Property Records Wood County, Texas:

Thence along the East line of said Ross tract, North 01 degrees 07 minutes 29 seconds West, at 5302 feet pass a found 1/2" iron rod at the southeast corner of a tract of land conveyed to Dee and Karen Wheeler recorded in County Clerk Doc. No. 2011-00006079, at 215.93 feet pass a found 1/2" iron rod at the southeast corner of Owen Estates(Plat recorded in Volume 9, Page 374), continue a total distance of 644.67 feet to a point in the South line of said Ranger Point Estates:

Thence along the South line of said Ranger Point Estates, North 88 degrees 34 minutes 15 seconds East a distance of 883.29 feet to the POINT OF BEGINING and containing 11.248 acres of land more or less

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

FILED FOR RECORD

2018 OCT 12 PM 12:13

WHEREAS, on the 2<sup>nd</sup> day of June, 2015, S F K R, LLC, a Texas limited liability company, executed a Deed of Trust conveying to ROYCE FLETCHER, Trustee, the Real Estate hereinafter described, to secure TEXAS NATIONAL BANK OF JACKSONVILLE in the payment of a debt therein described, said Deed of Trust being recorded in County Clerk's File No. 2015-00005974 in the Official Public Records of Wood County, Texas; and

WHEREAS, on the 15<sup>th</sup> day of September, 2016, S F K R, LLC, a Texas limited liability company, executed a Deed of Trust conveying to ROYCE FLETCHER, Trustee, the Real Estate hereinafter described, to secure TEXAS NATIONAL BANK OF JACKSONVILLE in the payment of a debt therein described, said Deed of Trust being recorded in County Clerk's File No. 2016-00009618 in the Official Public Records of Wood County, Texas; and

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

WHEREAS, default has occurred in the payment of said indebtednesses, and the same is now wholly due, and the owner and holder of said debts has requested the undersigned to sell said property to satisfy said indebtednesses.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 6<sup>th</sup> day of November, 2018, between 1:00 o'clock p.m. and 4:00 o'clock p.m., I will sell said Real Estate at the front door or east door of the Courthouse in Wood County, Texas, to the highest bidder for cash.

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

Property described in Exhibit "A" attached hereto and made a part hereof.

WITNESS MY HAND this 11<sup>th</sup> day of October, 2018.

*Kearby Dickeson*

KEARBY DICKESON, Substitute Trustee  
909 ESE Loop 323, Suite 400  
Tyler, TX 75701

## EXHIBIT "A"

**Tract 8 - 0.6074 acres, Hawkins, Wood County:**

BEING 0.6074 acre (26,478 square foot) tract or parcel of land lying and being situated in Wood County, Texas, a part of the George Brewer Survey, Abstract Number 41; and being a portion of Block 19, of the City of Hawkins, and more particularly being all of Lots 11, 12, 13, 14, and 15, and all that portion of 20 foot alley adjacent to the North line of the aforementioned Lots, said tract or parcel of land also embracing all of Lot 16, same lying adjacent to and Northerly of the aforementioned alley, and a portion of Lot 17, said 0.6074 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 2 inch iron pipe found in the North right-of-way line of U.S. Highway No. 80 at its Intersection with the East right-of-way line of Pine Street (50 foot right-of-way) for the Southwest corner of Block 19 of the City of Hawkins, said corner being the Southwest corner of Lots 15 and there herein described tract;

**THENCE** North 03 degrees 34 minutes 55 seconds East with the East right-of-way line of said Pine Street, a distance of 179.56 feet to a 3/8 inch steel rod for the Northwest corner of the herein described tract;

**THENCE** severing Lot 17, South 86 degrees 23 minutes 08 seconds East, a distance of 139.97 feet to a 3/8 inch steel rod in the East line of said Lot 17 for the most Northerly Northeast corner of there herein described tract;

**THENCE** South 03 degrees 34 minutes 55 seconds West, a distance of 44.65 feet to a 3/8 inch steel rod in the North line of said alley for the Southeast corner of Lot 16;

**THENCE** South 86 degrees 25 minutes 05 seconds East, a distance of 9.91 feet to a 1/2 inch steel rod found at an exterior corner in the East line of the herein described tract;

**THENCE** South 03 degrees 36 minutes 37 seconds West at 20 feet passing the Northeast corner of Lot 11 and at a total distance of 134.81 feet to a 1/2 inch steel rod found in the North right-of-way line of said U. S. Highway No. 80 for the Southeast corner of Lot 11 and the Southeast corner of the herein described;

**THENCE** North 86 degrees 25 minutes 31 seconds West, a distance of 149.81 feet along the North right-of-way line of said U. S. Highway No. 80 to the POINT OF BEGINNING and containing 0.6074 acre tract of land.

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

FILED FOR RECORD

2018 OCT 12 PM 12:12

WHEREAS, on the 2<sup>nd</sup> day of June, 2015, S F K R, LLC, a Texas limited liability company, executed a Deed of Trust conveying to ROYCE FLETCHER, Trustee, the Real Estate hereinafter described, to secure TEXAS NATIONAL BANK OF JACKSONVILLE in the payment of a debt therein described, said Deed of Trust being recorded in County Clerk's File No. 2015-00005976 in the Official Public Records of Wood County, Texas; and

WHEREAS, on the 15<sup>th</sup> day of September, 2016, S F K R, LLC, a Texas limited liability company, executed a Construction Deed of Trust conveying to ROYCE FLETCHER, Trustee, the Real Estate hereinafter described, to secure TEXAS NATIONAL BANK OF JACKSONVILLE in the payment of a debt therein described, said Deed of Trust being recorded in County Clerk's File No. 2016-00009620 in the Official Public Records of Wood County, Texas; and

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

WHEREAS, default has occurred in the payment of said indebtednesses, and the same is now wholly due, and the owner and holder of said debts has requested the undersigned to sell said property to satisfy said indebtednesses.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 6<sup>th</sup> day of November, 2018, between 1:00 o'clock p.m. and 4:00 o'clock p.m., I will sell said Real Estate at the front door or east door of the Courthouse in Wood County, Texas, to the highest bidder for cash.

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

Property described in Exhibit "A" attached hereto and made a part hereof.

WITNESS MY HAND this 11<sup>th</sup> day of October, 2018.



KEARBY DICKERSON, Substitute Trustee  
909 ESE Loop 323, Suite 400  
Tyler, TX 75701

**EXHIBIT "A"**

**Tract 9 - Lot 15, Block 90, Mineola, Wood County:**

All that certain lot, tract or parcel of land, situated in Wood County, Texas, described as follows, to-wit:

The Northwest part of Lot No. 15, in Block No. 90 of the City of Mineola, Wood County, Texas, being that portion of said lot lying between West Kilpatrick Street, as its North boundary line and the new relocated U. S. Highway No. 80, being West Broad Street, as its South boundary line and as designated by the revised map of the part of said Block now in use for tax purposes by the City of Mineola and being designated upon said revised plat and map as Lot No. 15-H, Lot 15-F and Lot 15-M of Block No. 90 extending 175 feet along West Kilpatrick Street, and being the same land described in a deed from Braley Manufacturing Corporation, an Oklahoma Corporation to Braley Manufacturing Corporation, a Texas Corporation, dated June 4, 1974, recorded in Volume 282, Page 881, Deed Records, Wood County, Texas.

And being the same land described in Deed of Trust dated April 9, 1982, executed by Braley Manufacturing Corporation in favor of R. T. Hoseck, Trustee for the benefit of The First National Bank of Mineola, Texas, recorded in Volume 146, Page 608, Deed of Trust Records, Wood County, Texas.

SELECT PORTFOLIO SERVICING, INC. (SPS)  
DAVLIN, TOMMY AND STACY  
2048 CIRCLE 3540, HAWKINS, TX 75765

CONVENTIONAL  
Firm File Number: 13-012170

FILED FOR RECORD  
2018 OCT 15 AM 11:47  
KELLEY PRICE  
COUNTY CLERK, WOOD COUNTY, TX

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on April 23, 2003, TOMMY D. DAVLIN AND WIFE, STACY L. DAVLIN, as Grantor(s), executed a Deed of Trust conveying to TROY GOTSCHALL, as Trustee, the Real Estate hereinafter described, to LONG BEACH MORTGAGE COMPANY, A CORPORATION 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 00099886 Volume 01913, Page 00859, 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, **November 6, 2018** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Wood 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 S.B. HUNTER SURVEY, ABSTRACT NO. 315, WOOD COUNTY, TEXAS; BEING ALL OF THAT CERTAIN 2.384 ACRE TRACT DESCRIBED IN DEED TO TOMMY D. DAVLIN AND WIFE, STACY L., DATED 2002, RECORDED IN VOLUME 1878, PAGE 167, REAL PROPERTY RECORDS OF SAID COUNTY; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: 2048 CIRCLE 3540  
HAWKINS, TX 75765  
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.  
Noteholder: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2003-4, ASSET-BACKED CERTIFICATES, SERIES 2003-4  
3217 S. DECKER LAKE DR.  
SALT LAKE CITY, UTAH 84119

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

  
SUBSTITUTE TRUSTEE  
Robert LaMont, Sheryl LaMont, Ronnie Hubbard, Harriett Fletcher, Allan Johnston, Jeffrey Hampton, Terri Worley, Carol Hampton or Lisa DeLong  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

THE STATE OF Texas  
COUNTY OF Greys

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared LISA DELONG, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC in and for \_\_\_\_\_ COUNTY,

My commission expires: \_\_\_\_\_

Type or Print Name of Notary \_\_\_\_\_

**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.**



### LEGAL DESCRIPTION

All that certain tract or parcel of land situated in the S.B. HUNTER SURVEY, ABSTRACT NO. 315, Wood County, Texas; being all of that certain 2.384 acre tract described in Deed to Tommy D. Davlin and wife, Stacy L., dated 2002, recorded in Volume 1878, Page 167, Real Property Records of said County; and being more particularly described as follows:

BEGINNING at a nail found on the Southwest corner of said 2.384 acre tract and on the centerline of County Road No. 3540;

THENCE in a Northerly direction along said centerline; N 21° 03' 26" E - 86.55 feet and N 23° 54' 05" E - 130.69 feet to a nail found on the Northwest corner of said 2.384 acre tract;

THENCE N 89° 49' 55" E along the North line of said 2.384 acre tract, at 27.0 feet passing a 1/2 inch iron rod found on the East right-of-way line of said County Road, and at a total distance of 475.97 feet to a 1/2 inch iron rod found on the Northeast corner of said 2.384 acre tract;

THENCE S 0° 04' 44" W along the East line of said 2.384 acre tract - 200.00 feet to a 1/2 inch iron rod found on the Southeast corner of said 2.384 acre tract;

THENCE S 89° 49' 55" W along the South line of said 2.384 acre tract and the North right-of-way line of a 60.0 foot wide Access Road, at 538.28 feet passing a 1/2 inch iron rod found on said East right-of-way line, and at a total distance of 559.74 feet to the Place of Beginning containing 2.384 acres.

#123239/Tucker

FILED FOR RECORD  
OCT 11 1:59 PM '18  
WOOD COUNTY TEXAS

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** October 12, 2018

**NOTE:** Promissory Lien Note described as follows:

Date: October 30, 2001  
Debtor: Jerry Tucker  
Original Creditor: ABN AMRO MORTGAGE GROUP, INC., A DELAWARE CORPORATION  
Original Principal Amount: \$100,700.00  
Current Holder: Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its individual capacity, but solely as trustee for BCAT 2015-13ATT

**DEED OF TRUST:** Deed of Trust described as follows:

Date: October 30, 2001  
Grantor: Jerry Tucker, a Married Couple  
Trustee: Robert K. Fowler  
Current Beneficiary: Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its individual capacity, but solely as trustee for BCAT 2015-13ATT  
Recorded: November 1, 2001, in/under Official Records Book 1812, at Page 164 as Instrument No. 0076297, in the Public Records of Wood County

**LENDER:** Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its individual capacity, but solely as trustee for BCAT 2015-13ATT

**BORROWER:** Jerry Tucker, a Married Couple

**PROPERTY:** The real property described as follows:

Being all that certain 15.162 acre tract of land located in the Helena Nelson Survey, Abstract No. 431, Wood County, Texas, and being the same land described in a Deed from Sherman Newport, Jr. and Lillie B. Newport, husband and wife to William M. Tucker and Cheryl L. Tucker, husband and wife, recorded in Volume 1294, Page 899, Real Property Records of Wood County, Texas and bounded as follows:

BEGINNING at a found P. K. nail set in the center of County Road No. 2290 and also being on the South boundary line said Nelson Survey and also being the Southerly Southwest corner of the B. E. Hall tract, recorded in Volume 1557, Page 810, Real Property Records and used for the Southeast corner of this tract.

THENCE S 89 deg. 54' 00" W, with said County Road and South line of said Nelson Survey, 732.75 feet to a found steel spike used for the Southwest corner of this tract.

THENCE N 01 deg. 23 ' 16" E, with said County Road No. 2290, 904.64 feet to a found P. K. nail located at the Westerly Southwest corner of said Hall tract and used for the Northwest corner of this tract.

THENCE N 89 deg. 59' 17" E, passing a found 1/2" iron rod at 17.70 feet and continuing with a fence line, 728.81 feet to a found 1/2" iron rod located at an Ell corner of said Hall tract and used for the Northeast corner of this tract.

THENCE S 01 deg. 08' 23" W, with a fence line, 903.43 feet to the PLACE OF BEGINNING, containing 15.162 acres of land.

**SUBSTITUTE TRUSTEE:** BRENT W. MARTINELLI, JIM MILLS, SUSAN MILLS, EMILY NORTHERN, RUSSELL SLATON, BOB GIEDON, BILL GIBSON, DEBRA CAMPBELL

Substitute Trustee's Mailing Address:

1700 Pacific Avenue, Suite 4545  
Dallas, TX 75201

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

November 6, 2018, the first Tuesday of the month, to commence at 1:00 PM, or within three (3) hours after that time.

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

In Wood County, Texas, Wood County Courthouse, 100 Main Street, Quinlin, Texas 75783, at the from door of the East side of the courthouse or as designated by the County Commissioners, (if no such place is designated, then the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

## RECITALS


Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

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

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and 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 Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute 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 Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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 Sale executed by:

  
\_\_\_\_\_  
Trustee

**Notice of Substitute Trustee's Sale**

FILED FOR RECORD  
2018 OCT 16 PM 3:31  
CLERK: WOOD CO TX

**Date:** October 15, 2018

**Trustee:** Larry Ellison

**Substitute Trustee:** James W. Litzler

**Substitute Trustee's Address:** 430 Church Street  
Sulphur Springs, Texas 75482

**Mortgagee:** City National Bank of Sulphur Springs

**Mortgagee Address:** PO Box 495, Sulphur Springs, TX 75483

**Note:** Adjustable Rate Real Estate Lien Note dated October 17, 2006 in the amount of \$28,296.00.

**Deed of Trust**

**Date:** October 17, 2006

**Grantor:** William T. Johnson and Christy Johnson

**Mortgagee:** City National Bank of Sulphur Springs

**Recording information:**

Document No. 00061715, Vol. 2197 Page 855 Real Records of Wood County, Texas

**Property:**

See Exhibit "A" attached hereto and incorporated herein

**County:** Wood

**Date of Sale (first Tuesday of month):** November 6, 2018

**Time of Sale:** 10:00 a.m.


**Place of Sale:** Second floor entrance on the East side of the Wood County Courthouse in Quitman, Texas, or as the Commissioner's Court rules.

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.

Larry Ellison is Trustee under the Deed of Trust. Mortgagee has appointed James W. Litzler as Substitute Trustee under the Deed of Trust. Mortgagee 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, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter.

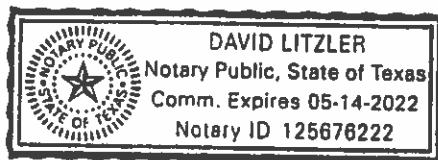
  
\_\_\_\_\_  
JAMES W. LITZLER, Substitute Trustee

**ACKNOWLEDGMENT**

STATE OF TEXAS       §  
COUNTY OF HOPKINS   §

BEFORE ME, the undersigned authority, on this day personally appeared JAMES W. LITZLER, Substitute Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 15<sup>th</sup> day of October, 2018.



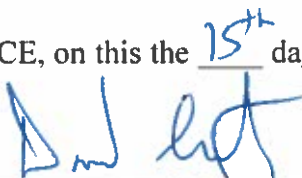
  
\_\_\_\_\_  
Notary Public, State of Texas

Exhibit "A"

All that certain tract or parcel of land more fully described as follows, to-wit:

BEGINNING at a certain stake on the WBL 260 ft. South of the NWC of what is known as the C. W. Cumble 46 acre tract being a part of the Willis Parker Survey in Wood County, Texas;

THENCE East 210 ft. to a stake for corner;

THENCE South 105 ft. to stake for corner;

THENCE West 210 ft. to a stake for corner;

THENCE North 105 ft. to PLACE OF BEGINNING, containing 1/2 acre of land, more or less, and being the North 1/2 of that certain one acre tract described in deed from L. V. Hunter to D. C. Jones, dated the 20th day of May, A. D. 1952, filed as File No. 71409, April 15, 1955, Deed Records of Wood County, Texas;

LESS AND EXCEPT:

That portion of the above described property heretofore deeded to the State of Texas for highway purposes by Right of Way Deed dated November 15, 1946, from H. G. LaFaroo et al, of record in Volume 299, Page 55 of the Deed Records of Wood County, Texas.

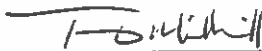
FILED FOR RECORDING  
2018 JUN 23 PM 2:20  
COUNTY CLERK, TEXAS

### 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 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. **Property to Be Sold.** The property to be sold is described as follows: SEE EXHIBIT "A"
- 2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 06/27/2005 and recorded in Book 02092 Page 00339 Document 00038627 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: 11/06/2018  
 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 SYDNEY LEE HARMER AND JOSEPH L. LARSON, provides that it secures the payment of the indebtedness in the original principal amount of \$232,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. CIT Bank, N.A. is the current mortgagee of the note and deed of trust and FINANCIAL FREEDOM SENIOR FUNDING CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is CIT Bank, N.A. c/o FINANCIAL FREEDOM SENIOR FUNDING CORPORATION, 2900 Esperanza Crossing, Austin, TX 78758 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
- 6. **Order to Foreclose.** CIT Bank, N.A. obtained a Order from the 402nd District Court of Wood County on 06/07/2018 under Cause No. 2018-224. 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, CAROL HAMPTON, JEFFREY HAMPTON 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 Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Lori Liane Long, Attorney at Law  
Tracey Midkiff, Attorney at Law  
Marissa Sibal, Attorney at Law  
Parkway Office Center, Suite 900  
14160 North Dallas Parkway  
Dallas, TX 75254



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

**Certificate of Posting**

I am \_\_\_\_\_ 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 \_\_\_\_\_ 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.



Exhibit "A"

LEGAL DESCRIPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE J.B. CHIRINO SURVEY, A-96, WOOD COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 10.07 ACRE FIRST TRACT AND 18.80 ACRE SECOND TRACT AS DESCRIBED IN DEED FROM WILL M. CONDER ET UX TO BILL GRIFFIN AND WIFE, SHIRLEY J. GRIFFIN, DATED DECEMBER 27, 1990, RECORDED IN VOL. 1225, PAGE 535, REAL PROPERTY RECORDS OF WOOD COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½" REBAR SET NEAR FENCE CORNER IN THE EAST LINE OF SAID 10.07 ACRE TRACT IN THE WEST RIGHT-OF-WAY OF STATE HIGHWAY 37 AT THE SOUTHEAST CORNER OF A CALLED 1.702 ACRE TRACT AS DESCRIBED IN DEED TO JAMES T. FREEMAN (VOL. 1637, PAGE 502) AND BEING S 24°38'01" W - 155.20' FROM A CONCRETE RIGHT-OF-WAY MARKER FOUND FOR REFERENCE;

THENCE S 24°38'01" W ALONG SAID HIGHWAY RIGHT-OF-WAY - 1075.72' TO A ½" REBAR SET IN THE EXISTING NORTH MARGIN OF COUNTY ROAD 4893 AT THE SOUTHEAST CORNER OF SAID 18.80 ACRE TRACT;

THENCE N 88°44'38" W ALONG THE NORTH MARGIN SAID COUNTY ROAD - 167.15' TO A 5/8" IRON PIPE FOUND AT THE SOUTHEAST CORNER OF A CALLED 1.511 ACRE SECOND TRACT AS DESCRIBED IN DEED TO JOHNNIE W. BETTS ET UX (VOL. 1745, PAGE 521);

THENCE N 07°56'34" E - 440.62' TO A 1/2 " REBAR SET AT THE NORTHEAST CORNER OF A CALLED 3.758 ACRE FIRST TRACT AS DESCRIBED IN DEED TO JOHNNIE W. BETTS ET UX (VOL. 1745, PAGE 521);

THENCE N 81°22'00" W PASSING INTO AND CONTINUING GENERALLY ALONG A FENCE - 686.21' TO A 5/8" IRON PIPE FOUND AT THE NORTHWEST FENCE CORNER OF SAID 3.758 ACRE TRACT;

THENCE N 01°09'00" W GENERALLY ALONG A FENCE AND WITH THE EAST LINE OF THE W.B. WOODARD PROPERTY (VOL. 505, PAGE 393) - 713.84' TO A 1" FLAT IRON FOUND AT THE NORTHWEST FENCE CORNER OF SAID 10.07 ACRE TRACT;

THENCE N 89°55'00" E GENERALLY ALONG A FENCE WITH THE NORTH LINE OF SAID 10.07 ACRE TRACT AND THE SOUTH LINE OF A CALLED 78.867 ACRE TRACT AS DESCRIBED IN DEED TO BOBBIE FRANK WOODARD (VOL. 227, PAGE 713) - 1034.77' TO A 1" IRON PIPE FOUND AT THE NORTHWEST FENCE CORNER OF SAID 1.702 ACRE TRACT;

THENCE S 07°10'05" W GENERALLY ALONG A FENCE - 232.60' TO A ½" REBAR SET AT THE SOUTHWEST FENCE CORNER OF SAID 1.702 ACRE TRACT;

THENCE S 78°23'10" E GENERALLY ALONG A FENCE - 246.67' TO THE POINT OF BEGINNING, CONTAINING 21.991 ACRES, MORE OR LESS, AS SURVEYED BY ROD LORD, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4635, DATED MAY 5, 2003.

FILED FOR RECORD  
2018 SEP 27 PM 12:06  
KELLEY PRICE  
COUNTY CLERK, WOOD CO TX

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WOOD County**  
**Deed of Trust Dated:** October 30, 2008  
**Amount:** \$39,572.26  
**Grantor(s):** MELISSA LYNN NEWMAN and MICHAEL EUGENE NEWMAN

**Original Mortgagee:** CITIFINANCIAL, INC.  
**Current Mortgagee:** BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY

**Mortgagee Address:** BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 4425 Ponca de Leon Blvd., Suite 500, Coral Gables, FL 33146

**Recording Information:** Document No. 2008-00098707

**Legal Description:** SEE EXHIBIT "A" ATTACHED HERETO.

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on August 7, 2018 under Cause No. 2018-312 in the 402nd Judicial District Court of WOOD County, Texas  
**Date of Sale:** November 6, 2018 between the hours of 10:00 AM and 1:00 PM.

**Earliest Time Sale Will Begin:** 10:00 AM

**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the WOOD County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

TERRI WORLEY OR LISA DELONG, HARRIETT FLETCHER, ROBERT LAMONT, DAVID SIMS, SHARON ST. PIERRE, CAROL HAMPTON, PATRICK ZWIERS, SHAWN SCHILLER, DARLA BOETTCHER, SHERYL LAMONT, ALLAN JOHNSTON, RONNIE HUBBARD, DANA KAMIN, LISA BRUNO, AURORA CAMPOS, JONATHAN HARRISON, LISA DELONG OR JEFFREY HAMPTON have been appointed as Substitute Trustee(s), ("Substitute Trustee") each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

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.

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.


**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. 55 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

**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.**

  
Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2017-005300

  
TERRI WORLEY OR LISA DELONG, HARRIETT FLETCHER,  
ROBERT LAMONT, DAVID SIMS, SARON ST. PIERRE, CAROL  
HAMPTON, PATRICK ZWIERS, SHAWA SCHILLER, DARLA  
BOETTCHER, SHERYL LAMONT, ALLAN JOHNSTON, RONNIE  
HUBBARD, DANA KAMIN, LISA BRUNO, AURORA CAMPOS,  
JONATHAN HARRISON, LISA DELONG OR JEFFREY  
HAMPTON  
c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

135743/163  
7125368

EXHIBIT A

TRACT ONE

LOT, TRACT, OR PARCEL OF LAND LOCATED IN THE MARY WARD SURVEY, A-603, BEING SITUATED APPROXIMATELY N. 54°E. 16 MILES FROM THE TOWN OF QUITMAN, WOOD COUNTY, TEXAS, BEING A PART OF A 28.5 ACRE TRACT DESIGNATED AS BLOCK #7 SET APART TO MRS. EFFIE HOFFMAN IN A PARTITION OF THE FOLMAR ESTATE AS SHOWN BY PLAT OF SAID PARTITION ON RECORD IN VOL. 11, PAGE 274, MINUTES OF THE DISTRICT COURT OF WOOD COUNTY, TEXAS, SAID TRACT HEREINAFTER DESCRIBED AS TRACT #1 IN THIS PARTITION AND DIVISION AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT IN THE CENTER OF A COUNTY ROAD, AT THE SOUTHEAST CORNER OF THE SAID HOFFMAN TRACT AND FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;  
THENCE N. 9°35'E., WITH THE CENTER OF THE SAID ROAD AND THE EAST LINE OF THE SAID HOFFMAN TRACT, IN ALL A TOTAL DISTANCE OF 303.2 FEET TO A POINT FOR THE EAST NORTH-EAST CORNER OF THIS TRACT OF LAND AND BEING THE SOUTHEAST CORNER OF TRACT 2 OF THIS DIVISION;  
THENCE N. 87°46'W., WITH THE SOUTH LINE OF SAID TRACT, IN ALL A TOTAL DISTANCE OF 840.1 FEET TO AN IRON STAKE SET FOR AN ELL CORNER OF THIS TRACT OF LAND;  
THENCE N. 0°58' E., IN ALL A TOTAL DISTANCE OF 100.22 FEET TO AN IRON STAKE SET FOR THE NORTH NORTHEAST CORNER OF THIS TRACT OF LAND;  
THENCE N. 87°41' W., WITH THE SOUTH LINE OF THE SAID TRACT 2, IN ALL A TOTAL DISTANCE OF 538.90 FEET TO AN IRON STAKE SET IN THE WEST LINE OF SAID HOFFMAN TRACT, AT THE WEST SOUTHWEST CORNER OF SAID TRACT 2 AND FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;  
THENCE S. 0°58'W., WITH THE WEST LINE OF THE SAID HOFFMAN TRACT, IN ALL A TOTAL DISTANCE OF 400.0 FEET TO AN IRON STAKE SET FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;  
THENCE S. 87°41'E., WITH THE SOUTH LINE OF SAID HOFFMAN TRACT, IN ALL A TOTAL DISTANCE OF 1333.6 FEET TO THE PLACE OF BEGINNING, CONTAINING 10.6 ACRES OF LAND, AS SURVEYED BY DAVID POLLARD, REGISTERED PUBLIC SURVEYOR FOR THE STATE OF TEXAS, ON THE 2<sup>ND</sup> DAY OF OCTOBER, 1967.  
OUT OF THE GRANT HEREBY MADE THERE IS, HOWEVER, EXCEPTED AND RESERVED TO THE GRANTOR HEREIN, HER HEIRS AND ASSIGNS, ALL OF HER INTEREST IN ALL THE OIL, GAS AND OTHER MINERALS AND MINERAL RIGHTS IN AND TO SAID LAND, WITH THE RIGHT OF INGRESS AND EGRESS AT ALL TIMES FOR THE PURPOSE OF MINING, DRILLING AND EXPLORING SAID LANDS FOR OIL AND GAS AND OTHER MINERALS AND PRODUCING, STORING, TREATING, MARKETING AND REMOVING THE SAME THEREFROM AND WITH THE RIGHT AND POWER AT ANY AND ALL TIMES TO GRANT OIL, GAS AND MINERAL LEASES AND TO ENTER INTO DEVELOPMENT CONTRACTS THEREIN OR WITH RESPECT THERETO.

EXHIBIT A

TRACT TWO

BEING 15.69 ACRES, MORE OR LESS, OUT OF AND A PART OF THAT CERTAIN NO.5 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOL.\_\_\_\_, PAGE\_\_\_\_ OF THE DEED RECORDS OF WOOD COUNTY, TEXAS. SAID 15.69 ACRES ARE SITUATED IN THE MARY WARD SURVEY, A-603, AND ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOR CORNER SITUATED ON THE NW CORNER OF SAID 28.5 ACRE TRACT;

THENCE S 88°56' E WITH THE NBL OF SAID 28.5 ACRE TRACT 1333.6 FT. TO AN IRON PIN FOR CORNER SITUATED ON THE NE CORNER OF SAID 28.5 ACRE TRACT AND BEING ON THE CENTERLINE OF A COUNTY ROAD;

THENCE S 8°51' E WITH THE EBL OF SAID 28.5 TRACT AND SAID CENTERLINE 250.9 FT. TO AN IRON PIN FOR CORNER SITUATED ON THE EASTERNMOST SE CORNER OF SAID 28.5 ACRE TRACT;

THENCE N 89°18'W WITH THE NORTHERNMOST SBL OF SAID 28.5 ACRE TRACT 101.8 FT. TO AN IRON PIN FOR CORNER SITUATED ON AN ELL CORNER OF SAID 28.5 ACRE TRACT;

THENCE S 0° 27' E WITH THE WESTERNMOST EBL OF SAID 28.5 ACRE TRACT 97.1 FT. TO AN IRON PIN FOR CORNER SITUATED ON THE CENTERLINE OF A COUNTY ROAD WHICH RUNS IN AN EASTERLY AND WESTERLY DIRECTION;

THENCE IN A WESTERLY DIRECTION WITH LAST SAID CENTERLINE AS FOLLOWS S 42° 54' W 101.0 FT., S 58° 02' W 300 FT., S 69° 28' W 250.0 FT., S 84° 25' W 150.0 FT., N 74° 32' W 155.1 FT., N 51° 10' W 75.0 FT., N 30° 53' W 276.6 FT., AND N 61° 08' W 164.2 FT. TO AN IRON PIN FOR CORNER SITUATED IN THE WBL OF SAID 28.5 ACRE TRACT;

THENCE N 0° 13' E WITH SAID WBL 293.7 FT. TO THE PLACE OF BEGINNING CONTAINING 15.69 ACRES, MORE OR LESS.

SAVE AND EXCEPT 9.614 ACRES, MORE OR LESS, WITH 0.42 ACRES CONTAINED WITHIN SAID PUBLIC ROAD. AND BEING THE SAME LAND DESCRIBED IN A DEED FROM HERSHEL L. WHITE AND WIFE, DOLLIE M. WHITE, TO DONALD RAY FOLMAR, DATED FEBRUARY 1, 1988, RECORDED IN VOL. 1108, PAGE 40, REAL PROPERTY RECORDS OF WOOD COUNTY, TEXAS.

SAVE AND EXCEPT 2.0 ACRE TRACT, MORE OR LESS, BEING THE SAME AND DESCRIBED IN DEED FROM HERSHEL L. WHITE, AND WIFE, DOLLIE M. WHITE TO GEORGE E. ROMINE, DATED JULY 16, 1979, RECORDED IN VOL. 132, PAGE 592, DEED OF TRUST RECORDS OF WOOD COUNTY, TEXAS.

LEAVING AND CONTAINING IN THIS TRACT 4.103 ACRES, MORE OR LESS.

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7125368

**"SAVE AND EXCEPT" THE FOLLOWING TWO (2) TRACTS OF LAND**

All that certain tract or parcel of land situated in the MARY WARD SURVEY, A-603; being a part of that certain Tract One - 10.6 acres described in Deed to Melissa Lynn White Lewis, dated 1994, recorded in Volume 1398, Page 794, Real Property Records of Wood County, Texas; and being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod found on the Southwest corner of said tract One, on the Northwest corner of a 2.00 acre tract described in deed to James Casbron, recorded in Volume 1222, Page 197 of said Records, and on the East line of an 80 acre tract described in Deed to Frances Kennedy, recorded in Volume 1181, Page 569 of said Records;

**THENCE** N 0° 27' 52" W along the fenced West line of said Tract One and the East line of said 80 acre tract - 397.89 feet to a 4 inch x 4 inch concrete monument found on the Northwest corner of said tract One and on the Northernmost Southwest corner of a 9.1 acre tract described in deed to Nola Jean White Keeton, recorded in volume 1398, Page 787 of said Records;

**THENCE** S 88° 59' 42" E along the Northernmost North line of said Tract One and the Northernmost South line of said 9.1 acre tract - 539.08 feet to a 4 inch x 4 inch concrete monument found on the Northernmost Northeast corner of said Tract One, and on an EIL corner of said 9.1 acre tract;

**THENCE** S 0° 27' 32" E along the Westernmost East line of said Tract One and the Easternmost West line of said 9.1 acre tract - 100.44 feet to a 4 inch x 4 inch concrete monument found on an EIL corner of said Tract One, and on the Easternmost Southwest corner of said 9.1 acre tract;

**THENCE** S 19° 07' 33" E along the Southernmost North line of said Tract One and the Southernmost South line of said 9.1 acre tract - 348.70 feet to a 1/2 inch iron rod set for corner;

**THENCE** S 1° 04' 00" W - 299.10 feet to a 3/8 inch iron pipe found for corner on the South line of said Tract One, and on the Northeast corner of a 9.614 acre tract described in Deed to Doney

Folmer, recorded in Volume 1108, Page 40 of said Records;

**THENCE** N 88° 56' 00" W along the said South line of the North line of said 9.614 acre tract and of said 2.00 acre tract - 879.82 feet to the PLACE OF BEGINNING containing 7.388 acres as surveyed by Lynn Swanson, Registered Professional Land Surveyor No. 3806 for the State of Texas, during the month of February, 1998.

All that certain tract or parcel of land situated in the Mary Ward Survey, Abstract No. 603, Wood County, Texas; being a part of that certain 15.69 acre tract described in Deed to Melissa Lewis, dated 1994, recorded in Volume 1398, Page 794, Real Property Records of Wood County, Texas; and being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod set on the East line of a 9.616 acre tract described in Deed to Nola Keeton, recorded in Volume 1398, Page 787 of said Records, being S 0° 10' 21" W - 166.75 feet from the Northeast corner of said 9.616 acre tract, and being N 68° 44' 29" W - 653.21 feet and S 0° 10' 21" W - 166.75 feet from the Northeast corner of said 15.69 acre tract;

**THENCE** S 88° 44' 29" E - 216.35 feet to a 1/2 inch iron rod set for corner;

**THENCE** S 0° 10' 21" W - 337.21 feet to a nail set for corner;

**THENCE** S 58° 12' 40" W along the center line of County Road No. 6428 - 137.12 feet to a nail set on the Southeast corner of said 9.616 acre tract;

**THENCE** N 0° 10' 21" E along said East line - 412.0 feet to the PLACE OF BEGINNING containing 1.000 acres.

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

FILED FOR RECORD 0800007334048

2018 OCT 15 AM 11:48

Assert and protect your rights as a member of the armed forces of the United States. If you are or were 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: November 06, 2018

Time: The sale will begin at 10:00AM or not later than three hours after that time.

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 31, 2002 and recorded in Document VOLUME 01880, PAGE 00268 real property records of WOOD County, Texas, with LONZO H STILLWELL AND BETTY J. STILWELL, grantor(s) and ABN AMRO MORTGAGE GROUP, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LONZO H STILLWELL AND BETTY J. STILWELL, securing the payment of the indebtednesses in the original principal amount of \$71,250.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
8950 CYPRESS WATERS BLVD.  
COPPELL, TX 75019

HARRIETT FLETCHER, ROBERT LAMONT, DAVID SIMS, SHARON ST. PIERRE, CAROL HAMPTON, PATRICK ZWIERS, SHAWN SCHILLER, DARLA BOETTCHER, SHERYL LAMONT, ALLAN JOHNSTON, RONNIE HUBBARD, DANA KAMIN, LISA BRUNO, AURORA CAMPOS, JONATHAN HARRISON OR TERRI WORLEY, RHONDA HAWKINS, SUE SPASIC OR LISA DELONG

Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is LISA DELONG and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 10.15.18 I filed at the office of the WOOD County Clerk and caused to be posted at the WOOD County courthouse this notice of sale.

Declarants Name: LISA DELONG  
Date: 10.15.18



NOS0000007334048

**EXHIBIT "A"**

LOT 11 OF SANDLAND ESTATES SUBDIVISION, A SUBDIVISION OF WOOD COUNTY, TEXAS, ACCORDING TO THE PLAT OF SUBDIVISION FILED IN VOLUME 9, PAGE 205 OF THE PLAT RECORDS OF WOOD COUNTY, TEXAS.



NOS0000007334048



**ShowBarcode = YES**  
**Posting Date = 10/15/2018**  
**County = WOOD / 00254**

FILED FOR RECORD  
2018 OCT 15 AM 11:47  
COUNTY CLERK, WOOD CO TX

C&S No. 44-15-2837 / FHA / No / FILE NOS  
Freedom Mortgage Corporation

## NOTICE OF TRUSTEE'S SALE

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codillis & Stawiariski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060**

Date of Security Instrument: April 25, 2012

**Grantor(s):** Melissa Thompson and Jerry L. Thompson, Jr., wife and husband as community property

**Original Trustee:** Steve Holmes Law Firm, P.C.

**Original Mortgagee:** Mortgage Electronic Registration Systems Inc. ("MERS"), solely as nominee for R.H. Lending, Inc. its successors and assigns

**Recording Information:** Clerk's File No. 2012-00005408, in the Official Public Records of WOOD County, Texas.

**Current Mortgagee:** Freedom Mortgage Corporation

**Mortgage Servicer:** Freedom Mortgage Corporation, whose address is C/O 907 Pleasant Valley Ave, Suite 300, Mt. Laurel, NJ 08054 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

**Legal Description:**

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND AND BEING SITUATED ON THE HANNAH PAYNE SURVEY, ABSTRACT NO. 450, WOOD COUNTY, TEXAS, AND BEING THE PARTITION OF A 0.786 ACRE TRACT OUT OF THAT 1.00 ACRE TRACT CONVEYED TO VONDA LEIGH GARRETT QUELLETTE BY SPECIAL WARRANTY DEED RECORDED IN VOL. 1893, PAGE 498 OF THE DEED RECORDS OF SAID COUNTY. SAID LOT, TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

**Date of Sale:** 11/06/2018 Earliest Time Sale Will Begin: 10:00 AM

## APPOINTMENT OF 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.

WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Terri R. Worley as Substitute Trustee, Harriett Fletcher as Successor Substitute Trustee, Robert LaMont as Successor Substitute Trustee, David Sims as Successor Substitute Trustee, Ailan Johnston as Successor Substitute Trustee, Carol Hampton as Successor Substitute Trustee, Sharon St. Pierre as Successor Substitute Trustee, Ronnie Hubbard as Successor Substitute Trustee, Sheryl LaMont as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee

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 and shall be within three (3) hours after that time. If the sale is



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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.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the WOOD County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

Executed on this the 11th day of October, 2018.

For Information:

"Servicelink Default Abstract Solutions  
1320 Greenway Drive, Suite 300  
Irving, TX 75038



Nicole M. Bartee, Attorney at Law  
Codilis & Stawiariski, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

Posted and filed by:



Printed Name:

LISA DELONG

C&S No. 44-15-2837 / FHA / No  
Freedom Mortgage Corporation

## EXHIBIT "A"

All that certain lot, tract, or parcel of land being situated on the HANNAH PAYNE SURVEY, ABSTRACT NO. 450, WOOD COUNTY, TEXAS, and being the partition of a 0.788 acre tract out of that 1.00 acre tract conveyed to Vonda Leigh Garrett Ouellette by Special Warranty Deed recorded in Vol. 1893, Page 498 of the Deed Records of said county. Said lot, tract, or parcel of land being more particularly described as follows:

BEGINNING at a 1/2" rebar found for the Northeasterly corner of this tract being same for said parent tract being the Northwesterly corner of that 2.40 acre Second Tract conveyed to Erika Pance by Quit Claim Deed recorded in Vol. 745, Page 162 D.R. and being on the Southerly R.O.W. line of State FM Highway No. 14;

THENCE S 19 deg. 39 min. 52 sec. W 146.64 ft. along the East line of said parent tract and with a fence to a 1/2" rebar set for the Southeasterly corner of this tract and bears N 19 deg. 39 min. 52 sec. E 54.31 ft. from a 1/2" rebar found for the Southeasterly corner of said parent tract.

THENCE N 52 deg. 21 min. 58 sec. 183.11 ft. to a 1/2" rebar found for corner being an Inner ell corner of said parent tract;

THENCE N 51 deg. 36 min. 05 sec. W 61.10 ft. to a 1/2" rebar found for the Southwesterly corner of this tract being the Southeasterly corner of that 1.22 acre tract conveyed to Glenn Jannings by Warranty Deed recorded in Vol. 1439, Page 597, D.R.;

THENCE N 20 deg. 03 min. 28 sec. E 148.21 ft. along the West line of said parent tract to a 1/2" rebar found for the Northwesterly corner of same and this tract being the said R.O.W. line;

THENCE S 51 deg. 45 min. 00 sec. E 243.74 ft. along said R.O.W. line to the point of beginning, containing 0.788 acre of land as surveyed by George Taylor, R.P.L.S. No. 5246.