

413 N POST OAK STREET
WINNSBORO, TX 75494

FILED FOR RECORD
2019 AUG 15 AM 9:32
90000008108466
WELLS FARGO
COUNTY CLERK, WOOD CO TX

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: October 01, 2019

Time: The sale will begin at 10:00 AM 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 October 14, 2004 and recorded in Document VOLUME 02039, PAGE 00487 real property records of WOOD County, Texas, with JOHN L HOWARD AND NANCY BENSON TATE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JOHN L HOWARD AND NANCY BENSON TATE, securing the payment of the indebtednesses in the original principal amount of \$58,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note WELLS FARGO BANK, N.A. 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715



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

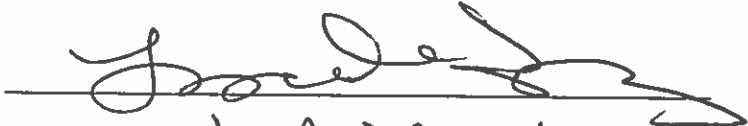
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead DARLA BOETTCHER, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, JAMI HUTTON, DANA KAMIN, LISA BRUNO, RONDA TYLER, SHARON ST. PIERRE, RONNIE HUBBARD, ALLAN JOHNSTON, SHERYL LAMONT, ROBERT LAMONT, TERRI WORLEY, RHONDA HAWKINS, SUE SPASIC OR LISA DELONG whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Shawnika Harris

Certificate of Posting

My name is LISA DELONG, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 08-15-19 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: 08 15 19

0000008108466

WOOD

EXHIBIT "A"

THE SURFACE AND SURFACE RIGHTS ONLY IN AND TO:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN WOOD COUNTY, TEXAS, CITY OF WINNSBORO, AND BEING A PART OF THE WYLIE SUMMERLIN SURVEY, A-557, AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE EBL OF A 25 ACRE TRACT OF LAND SOLD TO S.L. SHAMBURGER BY S. J. AZBELL AND WIFE, ON THE 12TH DAY OF APRIL, 1911, AND AT A POINT 14-1/2 RODS SOUTH OF THE NE CORNER OF SAID 25 ACRE TRACT, SAME BEING THE WBL OF POST OAK STREET;

THENCE WEST PARALLEL WITH THE NBL OF SAID 25 ACRE TRACT 11-1/2 RODS TO A STAKE FOR CORNER;

THENCE SOUTH 7 RODS TO A STAKE FOR CORNER;

THENCE EAST 11-1/2 RODS TO A STAKE FOR CORNER;

THENCE NORTH 7 RODS TO THE PLACE OF BEGINNING, CONTAINING 1/2 ACRE, MORE OR LESS. BEING THE SAME LAND DESCRIBED IN A DEED FROM FRANK MARTIN, ET AL TO ROBBIE BAUGHMAN, ET UX, DATED AUGUST 31, 1982, RECORDED IN VOLUME 861, PAGE 521, DEED RECORDS OF WOOD COUNTY, TEXAS.

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

CONVENTIONAL
Firm File Number: 13-012170

FILED FOR RECORD
2019 AUG 29 AM 11:37
COUNTY CLERK, WOOD CO. 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 GOTTSCHALL, 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

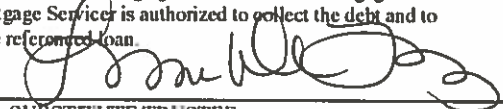
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, October 1, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, 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 COUNTY ROAD 3540
HAWKINS, TX 75765
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Mortgagee: 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 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.



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

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.

Loan No: 5230578
Borrower: TOMMY D. DAVLIN

Data ID: 830

0
1
9
1
3

0
0
8
6
4

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.

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: September 3, 2019

NOTE: Promissory Lien Note described as follows:

Date: 10/30/2001
Debtor: JERRY TUCKER
Original Creditor: ABN AMRO MORTGAGE GROUP, INC
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: 10/30/2001
Grantor: JERRY TUCKER AND KRISTI TUCKER
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: 11/01/2001, in/under Official Records Book 1812, at Page 164 of the Public Records of Wood County, Texas

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

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:

FILED FOR RECORD
2019 SEP --9 AM 10:57
COUNTY CLERK, WOOD CO TX

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 DEGREES 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 DEGREES 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 DEGREES 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 DEGREES 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, Darla Boettcher, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Jami Hutton, Dana Kamin, Lisa Bruno, Ronda Tyler, Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont

Substitute Trustee's Mailing Address:

1700 Pacific Avenue, Suite 4545
Dallas, TX 75201

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

October 1, 2019, 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, Quitman, TX 75783.

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

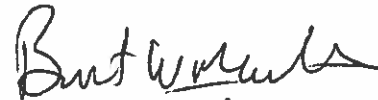
requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

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 FORECLOSURE SALE

FILED FOR RECORD
SEP -9 AM 10:10
COUNTY CLERK WOOD COUNTY TEXAS

Notice is hereby given of a public nonjudicial foreclosure sale.

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

Date: May 19, 2016

Grantors: Christopher Fischer and Michelle Fischer

Beneficiary: Texas Heritage National Bank

Substitute Trustee: Douglas A. Ritcheson, and/or Scott A. Ritcheson, and/or Charles E. Lauffer, Jr., and/or Lance Vincent

Recording Information: Deed of Trust recorded under Clerk's File No. 2016-00005485, in the Official Public Records of Wood County, Texas.

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

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

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

Date: **October 1, 2019**

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

Place: Wood County Courthouse in Quitman, Texas, at the following location:

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

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

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

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

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

A purchaser at the sale of the Property "acquires the Property "AS IS" without any expressed or implied warranties" (except as to the warranties of title from the grantor identified in the deed of trust described below). Any purchaser acquires the Property "at the purchaser's own risk." Texas Property Code §51.009. Nothing set forth in this Notice is an express or implied

representation or warranty regarding the Property, all of which are specifically disclaimed by the undersigned and by the beneficiary of the herein described deed of trust.

5. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Christopher Fischer and Michelle Fischer. The deed of trust is dated May 19, 2016, and is recorded in the office of the County Clerk of Wood County, Texas, under Clerk's File No. 2016-00005485, of the Official Public Records of Wood County, Texas.

6. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including, but not limited to, (1) the May 19, 2016 promissory note in the original principal amount of \$68,356.30, executed by Christopher Fischer and Michelle Fischer, and payable to the order of Texas Heritage National Bank; (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 deed of trust; and (4) all other debts and obligations described in the deed of trust (including all debts secured by any cross-collateralization clause in the deed of trust). Texas Heritage National Bank 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, Texas Heritage National Bank, Attention: Lauren Cowder, telephone (903) 438-2000.

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

DATED: August 29, 2019.



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

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

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

EXHIBIT "A"

All those certain lots, tracts or parcels of land lying and being situated in Wood County, Texas, and being Lots Numbers Three (3) and Four (4) in Block No. Ten (10) of said town of Quitman, Texas, according to the official map or plat of said town of Quitman, Texas, recorded in the Deed Records of Wood County, Texas, reference to which is here made for purposes of description.

LESS AND EXCEPT

All that certain lot, tract or parcel of land lying and being situated in the City of Quitman, Texas, and being the same land as described in Warranty Deed from Estelle Wright to James A. Ataway, Jr., recorded in Volume 866, Page 558, Deed Records of Wood County, Texas, said deed dated December 17, 1982, and being more fully described as follows:

Being all of that lot, tract, or parcel of land situated in the M. Crothers Survey, A-97, Wood County, Texas, and being a part of Lot 3 of Block 10 of the City of Quitman, Texas, said Lot being more particularly described by metes and bounds as follows:

BEGINNING at the Northwest corner of a one story brick building at the Northwest corner of said Lot 3;

THENCE NORTH 89 deg. 41 min. 07 sec. E along the North line of said Lot 3 and said Block 10, a distance of 80.07 feet to a construction joint in the North wall of said building;

THENCE SOUTH 00 deg. 27 min. 41 sec. W along said construction joint to a point for a corner in an interior wall of said building;

THENCE SOUTH 89 deg. 41 min. 07 sec. N along the centerline of said interior wall, a distance of 80.07 feet to a point for corner in the West line of said Lot 3 and said Block 10;

THENCE NORTH 00 deg. 27 min. 41 sec. E along the West line of said brick building, same being the West line of said Lot 3 and said Block 10, a distance of 29.04 feet to the **POINT OF BEGINNING** and containing 2325.23 square feet of land, more or less.

FILED FOR RECORD
2019 JUN -6 AM 9:06

NOTICE OF FORECLOSURE SALE

ALLEY PRICE
COUNTY CLERK WOOD COUNTY

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: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN WOOD COUNTY, TEXAS, BEING A PART OF THE MARY CROTHERS SURVEY, ABSTRACT NO. 97, AND BEING LOT NO. 6, BLOCK 2 OF THE JOHNIE WELLS ADDITION TO THE CITY OF QUITMAN, TEXAS, AS RECORDED IN VOLUME 2, PAGE 15 OF THE PLAT RECORDS OF WOOD COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 11/22/2017 and recorded in Document 2017-00010821 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: 10/01/2019

Time: 10:00 AM


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

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

5. *Obligations Secured.* The Deed of Trust executed by LELAND G. TINSLEY, provides that it secures the payment of the indebtedness in the original principal amount of \$201,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Reverse Mortgage Funding LLC is the current mortgagee of the note and deed of trust and REVERSE MORTGAGE FUNDING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Reverse Mortgage Funding LLC c/o REVERSE MORTGAGE FUNDING, LLC, 3900 Capital City Blvd., Lansing, MI 48906 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint 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 Zientz & 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
5177 Richmond Avenue Suite 1230
Houston, TX 77056

I am USA DELONG Certificate of Posting
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 06-06-19 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.