

[RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:]

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

FILED FOR RECORD  
2019 JUN 27 PM 12: 26  
COUNTY CLERK, WOOD CO TX

TS#: 19-22938

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**WHEREAS**, on 2/6/2017, JIMMY G HILL AND SUSAN S. HILL, HUSBAND AND WIFE, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of ALLAN B. POLUNSKY, as Trustee, Mortgage Electronic Registration Systems, Inc. as nominee for Carrington Mortgage Services, LLC, its successors and assigns, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$107,656.00, payable to the order of Mortgage Electronic Registration Systems, Inc. as nominee for Carrington Mortgage Services, LLC, its successors and assigns, which Deed of Trust is Recorded on 2/23/2017 as Volume 2017-00001668, Book, Page, in Wood County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

**LOTS 176 & 177, WATERWOO ESTATES, SECTION "D", HOLIDAY VILLAGES OF FORK SUBDIVISION, SUBDIVISION PLAT OF RECORD AT VOLUME 9, PAGE 185-186, PLAT RECORDS, WOOD COUNTY, TEXAS**

Commonly known as: 131 SIOUX, QUITMAN, TX 75783

**WHEREAS**, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Lisa DeLong, Terri Worley, Carol Hampton, Jeffrey Hampton, Robert LaMont, Sheryl LaMont, Ronnie Hubbard, Harriett Fletcher or Allan Johnston, Lisa DeLong, Terri Worley, Harriett Fletcher, Robert LaMont, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

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



4697977

agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN**, that on **9/3/2019 at 10:00 AM**, or no later than three (3) hours after such time, in Wood County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE EAST DOOR OF THE WOOD COUNTY COURTHOUSE(ALSO REFERRED TO AS THE FRONT DOOR) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

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

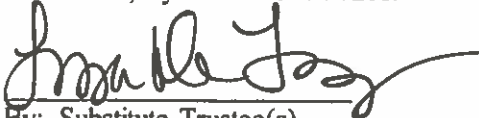
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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

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

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

WITNESS, my hand this 6/26/2019



By: Substitute Trustee(s)

Lisa DeLong, Terri Worley, Carol Hampton, Jeffrey Hampton, Robert LaMont, Sheryl LaMont, Ronnie Hubbard, Harriett Fletcher or Allan Johnston, Lisa DeLong, Terri Worley, Harriett Fletcher, Robert LaMont, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard,

C/O Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803

Our File Number: 18-00601

Name: DANIEL CHARLES ALEXANDER AND BRANDI NICOLE ALEXANDER, HUSBAND AND WIFE  
COMMUNITY PROPERTY

### NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 23, 2011, DANIEL CHARLES ALEXANDER AND BRANDI NICOLE ALEXANDER, HUSBAND AND WIFE AS COMMUNITY PROPERTY, executed a Deed of Trust/Security Instrument conveying to STEVE HOLMES LAW FIRM, P.C., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR R.H. LENDING INC., its successors and assigns, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2011-00014974, in the DEED OF TRUST OR REAL PROPERTY records of **WOOD COUNTY, TEXAS**, and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, SEPTEMBER 3, 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, I will sell said Real Estate at the County Courthouse in **WOOD COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

1.000 ACRE BEING OUT OF A CALLED 6.716 ACRES AS RECORDED IN VOLUME 2212, PAGE 613 OF THE DEED RECORDS OF WOOD COUNTY, TEXAS. BEING A PART OF THE J. PLATT SURVEY, ABSTRACT 461 LOCATED AT 226 COUNTY ROAD 4579 WINNSBORO, TEXAS 75494. SAID 1.000 ACRE TRACT AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

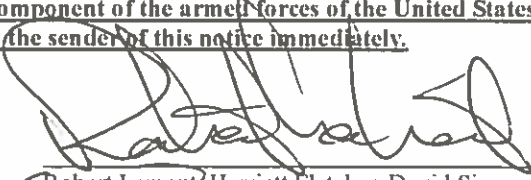
Property Address: 226 CR 4579  
WINNSBORO, TX 75494  
Mortgage Servicer: LOANCARE, LLC  
Noteholder: LAKEVIEW LOAN SERVICING, LLC  
3637 SENTARA WAY, SUITE 303  
VIRGINIA BEACH, VA 23452

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

### ACTIVE MILITARY SERVICE NOTICE

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

WITNESS MY HAND this 11 day of July, 2019.

  
Robert Lamont, Harriett Fletcher, David Sims,  
Sharon St. Pierre, Jonathan Harrison, Aurora  
Campos, Patrick Zwiars, Vanessa McHaney,  
Ramiro Cuevas, Allan Johnston, Shawn Schiller,  
Darla Boettcher, Irene Lindsay, Ronnie Hubbard,  
Kendal Farmer, Dana Kamin, Lisa Bruno, Meryl  
Olsen, Ronda Tyler, Substitute Trustees

c/o Marinosci Law Group, P.C.  
14643 Dallas Parkway, Suite 750  
Dallas, Texas 75254  
(972) 331-2300

FILED FOR PUBLIC RECORD  
2019 JUL 11 11:26 AM  
WOOD COUNTY, TEXAS

## EXHIBIT A

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1.000 acre being out of a called 8.716 acres as recorded in Volume 2212, Page 613 of the Deed Records of Wood County, Texas. Being a part of the J. Platt Survey, Abstract 461 located at 226 County Road 4579 Winnsboro, Texas 75494. Said 1.000 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a point in the intersection of County Road 4579 and County Road 4560, said point being the West corner of a called 1.242 acre tract, as recorded in Volume 1920, Page 796, of the Wood County Deed Records, Wood County, Texas;

THENCE with County Road 4579 as follows:

North 78°31'40" East a distance of 130.77 feet, and

North 84°12' 14" East a distance of 49.48 feet, and

North 87°48' 23" East a distance of 297.72 feet to the Northeast corner of said called 1.242 acre tract and the Northwest corner of said called 8.716 acre tract;

THENCE continuing with County Road 4579 as follows:

North 87°48'23" East a distance of 66.19 feet, and

North 82°55'22" East a distance of 321.37 feet to the POINT OF BEGINNING,

being the Northwest corner of herein described 1.000 acre tract and having a 1/2" iron rod set for reference

South 20°53'33" East a distance of 17.28 feet;

THENCE continuing with County Road 4579 as follows:

North 77°40'32" East a distance of 91.67 feet; and

North 66°28'48" East a distance of 212.49 feet; and

North 70°19'39" East a distance of 115.00 feet to a point having a 1/2" iron rod set for reference South 21°42'56" East a distance of 15.07 feet;

THENCE across said 8.716 acre as follows:

South 21°42'56" East a distance of 98.89 feet to a set 1/2" iron rod, and

South 66°55'41" West a distance of 328.75 feet to a set 1/2" iron rod, and

South 77°43'08" West a distance of 91.83 feet to a set 1/2" iron rod, and North 20°53'33" West a distance of 104.00 feet back to the PLACE OF BEGINNING and containing 1.000 acre of land.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

FILED AND RECORDED Instrument# 2011-00014974  
12/14/2011 02:53:46 PM Pages: 17  
Kelley Price-County Clerk  
By: mbaker, Wood County, TX

18-243051

Notice of Substitute Trustee's Sale

FILED FOR RECORD  
2019 JUL 18 AM 11:11  
KELLEY PRICE  
COUNTY CLERK, WOOD CO TX

Notice Concerning Military Duty: Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: January 28, 2008	Original Mortgagor/Grantor: ALTON R. BRIGHTWELL AND THERESA F. BRIGHTWELL
Original Beneficiary / Mortgagee: WALTER MORTGAGE COMPANY	Current Beneficiary / Mortgagee: THE BANK OF NEW YORK MELLON, AS INDENTURE TRUSTEE, FOR MID-STATE CAPITAL CORPORATION 2010-1 TRUST
Recorded in: Volume: 2298 Page: 437 Instrument No: 00083356	Property County: WOOD
Mortgage Servicer: DITECH FINANCIAL, LLC.	Mortgage Servicer's Address: 2100 E Elliot Rd Building 94, Mail Stop T-325 Tempe, AZ 85284

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

Secures: Note in the original principal amount of \$101,507.00, executed by ALTON R. BRIGHTWELL; THERESA F. BRIGHTWELL and payable to the order of Lender.

Property Address/Mailing Address: 294 PRIVATE RD 6631, MINEOLA, TX 75773

Legal Description of Property to be Sold: ALL THAT CERTAIN TRACT LOT OR PARCEL OF LAND, A PART OF THE G.W. MCGOWN SURVEY A-408, WOOD COUNTY, TX, AND ALSO BEING PART OF THAT CERTAIN CALLED 13.00 ACRE TRACT OF LAND THAT IS DESCRIBED IN A DEED DATED JULY 22, 2004 FROM JEWEL E. WHITE WILLIAMS TO J.K.R. HOLDINGS, LLC THAT IS RECORDED IN VOLUME 2017 PAGE 782 OF THE REAL PROPERTY RECORDS OF WOOD COUNTY, TEXAS, AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS TO WIT;

BEGINNING AT A 5/8 INCH IRON ROD FOUND FOR CORNER AT THE S.E.C. OF SAID TRACT, SAME BEING THE S.W.C. OF A CALLED 161.158 ACRES (VOL. 1340 PG.802) AND IN THE N.B.L. OF A CALLED 50.00 ACRES;

THENCE SOUTH 89 DEGREES 03 MINUTES 23 SECONDS WEST, ALONG THE OCCUPIED S.B.L. OF SAID TRACT AND THE N.B.L. OF SAID CALLED CALLED 50.00 ACRES FOR A DISTANCE OF 497.40 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE S.W.C. OF SAID TRACT, SAME BEING THE S.E.C. OF A CALLED 30.00 ACRES;

THENCE NORTH 00 DEGREES 04 MINUTES 22 SECONDS WEST, AT 387.22 FEET PASS A 1 INCH IRON PIPE (FND) AND CONTINUE FOR A TOTAL DISTANCE OF 434.79 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER, FROM WHICH A 60D NAIL FOUND, BEARS NORTH 00 DEGREES 00 MINUTES 22 SECONDS WEST, 676.14 FEET;

THENCE SOUTH 68 DEGREES 41 MINUTES 21 SECONDS EAST, ACROSS SAID TRACT, AT 245.64 FEET PASS A POINT FOR CORNER IN THE CENTERLINE OF A 30.00 FEET BASEMENT ( FIELD NOTES DATED JANUARY 11, 2008) BY R.P.L.S. NO. 5669) AND CONTINUE FOR A TOTAL DISTANCE 530.27 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER IN THE E.B.L. OF SAID TRACT, SAME BEING THE W.B.L. OF SAID



CALLED 161.156 ACRES, FROM WHICH A 1 INCH IRON PIPE FOUND FOR CORNER AT THE N.W.C. OF SAID CALLED 161.156 ACRES, BEARS NORTH 00 DEGREES 56 MINUTES 55 SECONDS WEST, 873.11 FEET;

THENCE SOUTH 00 DEGREES 56 MINUTES 55 SECONDS EAST, ALONG THE E.B.L. OF SAID TRACT AND THE W.B.L. OF SAID CALLED 161.156 ACRES FOR A DISTANCE OF 233.92 FEET TO THE PLACE OF BEGINNING CONTAINING 3.7998 ACRES.

EASEMENT ONLY:

BEING AN EASEMENT 30.00 FEET IN WIDTH, UPON, OVER AND ACROSS THAT CERTAIN TRACT LOT OR PARCEL OF LAND, A PART OF THE G.W. MCGOWN SURVEY A-408, WOOD COUNTY, TX, AND ALSO BEING PART OF THAT CERTAIN CALLED 13.00 ACRE TRACT OF LAND THAT IS DESCRIBED IN A DEED DATED JULY 22, 2004 FROM JEWELL E. WHITE WILLIAMS TO J.K.R. HOLDINGS, LLC THAT IS RECORDED IN VOLUME 2017 PAGE 782 OF THE REAL PROPERTY RECORDS OF WOOD COUNTY, TEXAS, AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS TO WIT;

BEING AN EASEMENT 30.00 FEET WIDTH 15.00 FEET EITHER SIDE OF THE FOLLOWING DESCRIBED LINE

CENTERLINE DESCRIPTION

BEGINNING AT A POINT FOR CORNER IN THE CENTERLINE OF COUNTY ROAD # 2630, FROM WHICH A ½ INCH IRON ROD FOUND FOR CORNER AT THE N.E.C. OF SAID TRACT, BEARS NORTH 32 DEGREES 05 MINUTES 51 SECONDS EAST, 21.99 FEET AND A 1 INCH IRON PIPE FOUND FOR CORNER AT THE N.W.C. OF A CALLED 161.156 ACRES (VOL. 1340 PG. 802) SAME BEING THE S.W.C. OF A CALLED 13.947 ACRES (VOL. 1031 PG. 603) BEARS SOUTH 20 DEGREES 21 MINUTES 32 SECONDS EAST, 36.68 FEET;

THENCE SOUTH 88 DEGREES 27 MINUTES 13 SECONDS WEST, ACROSS SAID TRACT FOR A DISTANCE OF 237.62 FEET TO A POINT FOR CORNER;

THENCE SOUTH 02 DEGREES 57 MINUTES 50 SECONDS EAST, FOR A DISTANCE OF 290.57 FEET TO A POINT FOR CORNER;

THENCE SOUTH 29 DEGREES 27 MINUTES 13 SECONDS EAST, FOR A DISTANCE OF 48.33 FEET TO A POINT FOR CORNER;

THENCE SOUTH 00 DEGREES 10 MINUTES 18 SECONDS WEST, FOR A DISTANCE OF 268.10 FEET TO A POINT FOR CORNER;

THENCE SOUTH 11 DEGREES 01 MINUTES 10 SECONDS WEST, FOR A DISTANCE OF 200.87 FEET TO A POINT FOR CORNER IN THE N.B.L. OF A CALLED 3.998 ACRES (FIELD NOTES DATED JANUARY 11, 2008 BY R.P.L.S. NO.5669) FROM WHICH A ½ INCH IRON ROD SET FOR CORNER AT THE N.W.C. OF SAID CALLED 3.998 ACRES, BEARS NORTH 68 DEGREES 41 MINUTES 21 SECONDS WEST, 245.64 FEET;

BEING THE SAME LAND SURVEYED BY RUBEN GREGG SAXON, R.P.L.S. NO. 5669, DATED JANUARY 11, 2008..

<b>Date of Sale: September 03, 2019</b>	<b>Earliest time Sale will begin: 10:00 AM</b>
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**Place of sale of Property:** EAST DOOR (FRONT DOOR) OF THE WOOD COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR AS DESIGNATED BY THE COUNTY

COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *THE BANK OF NEW YORK MELLON, AS INDENTURE TRUSTEE, FOR MID-STATE CAPITAL CORPORATION 2010-1 TRUST*, the owner and holder of the Note, has requested Lisa DeLong, Terri Worley, Carol Hampton, Jeffrey Hampton, Robert LaMont, Sheryl LaMont, Ronnie Hubbard, Harriett Fletcher, Allan Johnston, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

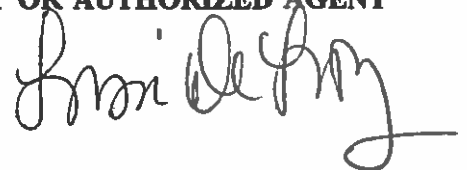
**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *THE BANK OF NEW YORK MELLON, AS INDENTURE TRUSTEE, FOR MID-STATE CAPITAL CORPORATION 2010-1 TRUST* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Lisa DeLong, Terri Worley, Carol Hampton, Jeffrey Hampton, Robert LaMont, Sheryl LaMont, Ronnie Hubbard, Harriett Fletcher, Allan Johnston, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Lisa DeLong, Terri Worley, Carol Hampton, Jeffrey Hampton, Robert LaMont, Sheryl LaMont, Ronnie Hubbard, Harriett Fletcher, Allan Johnston, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

**Limitation of Damages:** If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.

**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.**



/s/William Attmore  
William Attmore  
Attorney for DITECH FINANCIAL LLC  
State Bar No.:24064844  
wattmore@rascrane.com  
RAS CRANE, LLC / Attorney for Mortgagee  
1900 Enchanted Way, Suite 125  
Grapevine, TX 76051  
Telephone: 817-873-3080  
Facsimile: (817)796-6079

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.

FOR RECORD  
2019 JUL 24 AM 11:1

**NOTICE OF SALE**

COUNTY CLERK, WOOD CO

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated January 5, 2018, executed by JED ANTHONY SHADIX, JR. AND SHANNA LYNETTE SHADIX ("Mortgagor") to K. Clifford Littlefield, Trustee for the benefit of VANDERBILT MORTGAGE AND FINANCE, INC. ("Mortgagee"), filed for record under Instrument No. 2018-00000353, Official Public Records of Wood County, Texas, Mortgagee appoints K. Clifford Littlefield, whose address is listed below, Lisa DeLong, Terri Worley, Carol Hampton, Jeffrey Hampton, Robert LaMont, Sheryl LaMont, Ronnie Hubbard, Harriett Fletcher or Allan Johnston, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, September 3, 2019**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Wood County Courthouse at the place designated by the Commissioner's Court for such sales in Wood County, Texas, (on the steps of the county courthouse, or as designated by the County Commissioner), the sale to begin at 10:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to a 2010 CMH Manufactured Home, Serial No. CLW030833TX.

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

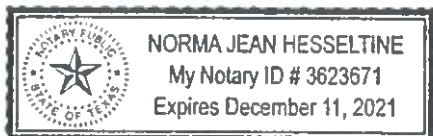
EXECUTED this 22<sup>nd</sup> day of July, 2019.

*KUTTI!*

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

THE STATE OF TEXAS §  
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by K. CLIFFORD LITTLEFIELD, this 22<sup>nd</sup> day of July, 2019, to certify which witness my hand and official seal.



*[Handwritten Signature]*  
NOTARY PUBLIC, STATE OF TEXAS



EXHIBIT "A"

**All that certain tract, lot or parcel of land, a part of the J.M. Moore Survey A-383, Wood County, Texas, and also being part of that certain called 10.00 acre tract of land that is described in a deed dated September 1, 2004 from Johnny Dean Newsom and Andrea Dusan Newsom Curtis Leroy Osborne that is recorded in Volume 2120, Page 37 of the Real Property Records of Wood County, Texas, and being more completely described as follows to wit;**

**Beginning in a 60D Nail set for corner at the N.W.C. of said tract and in County Road #4885, same being the E.B.L. of a called 64.012 acres (Vol 1613, Pg. 107) and the S.W.C. of the Hopewell Primitive Church property;**

**Thence South 79° 58 minutes 02 seconds East, along the N.B.L. of said tract, same being the S.B.L. of said called Hopewell Primitive Church Property, at 36.13 feet pass a 1/2 Inch Iron Rod set for reference and at 289.44 feet pass a 1/2 Inch Iron Rod set for reference and continue for a total distance of 309.53 feet to a Point for Corner at the N.E.C. of said tract, same being the W.B.L. of the Hopewell Cemetery Tract (Vol 93, Pg. 349);**

**Thence South 17° 01 minutes 58 seconds West, along the E.B.L. of said tract and the W.B.L. of said called Hopewell Cemetery Tract for a distance of 128.78 feet to a Point for Corner;**

**Thence South 89° 36 minutes 40 seconds West, across said tract, same being across a called 5.0000 acres. (Field Notes dated June 2, 2010 by R.P.L.S. 5669) at 20.09 feet pass a 1/2 Inch Iron Rod set for reference and at 324.33 feet pass a 1/2 Inch Iron Rod set for reference and continue for a total distance of 265.87 feet to a 60D Nail set for corner in the W.B.L. of said tract and the W.B.L. of said called 5.0000 acres and in the centerline of said County Road #4885;**

**Thence North 00° 23 minutes 20 seconds West, along the W.B.L. of said tract and along the paving of said County Road #4885 for a distance of 178.87 feet to the place of beginning containing 1.0000 acre, more or less.**

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

2374 SOUTH FM HIGHWAY NO 17  
ALBA, TX 75410

FILED FOR RECORD  
2019 AUG -1 AM 10:30  
COUNTY CLERK, WOOD CO TX  
0000008513038

**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: September 03, 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 July 21, 2011 and recorded in Document CLERK'S FILE NO. 2011-00009194 real property records of WOOD County, Texas, with NINA MARIE BURNS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by NINA MARIE BURNS, securing the payment of the indebtednesses in the original principal amount of \$82,901.00, 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 08-01-19 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: 08-01-19

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WOOD

**EXHIBIT "A"**

BEING A 2.982 ACRE TRACT AND BEING ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE F. MCMAHAN SURVEY. ABSTRACT NO. 578, WOOD COUNTY, TEXAS, AND BEING ALL OF A CALLED 3 ACRE TRACT DESCRIBED IN DEED FROM JEAN ANNETTE GASTON TO R. E. BOYLES AND WIFE, DOROTHY M. BOYLES AS RECORDED IN VOLUME 1062, PAGE 833, WOOD COUNTY REAL RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID BOYLES TRACT AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO MICHAEL R. CAVE AND VICKIE K. CAVE AS RECORDED IN VOLUME 1701, PAGE 231, W.C.R.R. ON THE WEST LINE OF F. M. HIGHWAY NO. 17;

THENCE SOUTH 00 DEGREES 14 MINUTES 29 SECONDS EAST, ALONG THE EAST LINE OF SAID BOYLES TRACT AND ALONG SAID WEST LINE OF F. M. HIGHWAY NO. 17, A DISTANCE OF 293.26 FEET TO A 1/2-INCH IRON ROD SET AT THE SOUTHEAST CORNER OF SAID BOYLES TRACT FOR CORNER.

THENCE NORTH 87 DEGREES 50 MINUTES 00 SECONDS WEST, ALONG THE SOUTH LINE OF SAID BOYLES TRACT, A DISTANCE OF 415.95 FEET TO A 3/4+-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID BOYLES TRACT FAR CORNER;

THENCE NORTH 00 DEGREES 03 MINUTES 30 SECONDS WEST, ALONG THE WEST LINE OF SAID BOYLES TRACT, A DISTANCE OF 316.89 FEET TO A 1/2-INCH IRON ROD SET AT THE NORTHWEST CORNER OF SAID BOYLES TRACT AND AT THE SOUTHWEST CORNER OF AFORESAID CAVE TRACT FOR CORNER;

THENCE SOUTH 88 DEGREES 03 MINUTES 49 SECONDS EAST, ALONG THE NORTH LINE OF SAID BOYLES TRACT AND DONG THE SOUTH LINE OF SAID CAVE TRACT, A DISTANCE OF 336.32 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER, .

THENCE SOUTH 00 DEGREES 41 MINUTES 48 SECONDS WEST, A DISTANCE OF 25.04 FEET TO A 1/2-INCH IRON ROD FOUND AT AN INSIDE CORNER OF SAID BOYLES TRACT FOR CORNER,

THENCE SMITH 87 DEGREES 50 MINUTES 55 SECONDS EAST, A DISTANCE OF 78.97 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.982 ACRES OR LAND, ACRE OR LESS.

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


### NOTICE OF TRUSTEE'S SALE

WHEREAS, Elvin Dent, Jr., P. O. Box 1584, Longview, Texas 75606, heretofore executed and delivered to Lana Cockrell, Trustee, that certain Deed of Trust dated December 16, 2018, recorded in Document Number 2019-00002283, Deed of Trust Records, Wood County, Texas, covering certain real property situated in said County, being Lot (s) 95, Section E, Holiday Villages of Fork Subdivision, as shown by the plat recorded in Volume 9, Page 187-190, Plat Records of said County, said Deed of Trust having been given to secure payment of that certain Promissory Note of even date therewith in the principal amount of \$15,000.00 executed by the person(s) first named hereinabove and payable to the order of FORK HOLIDAY VILLAGES, L. P., 4144 N. Central Expressway, Suite 900, Dallas, Texas 75204 and

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

WHEREAS, the hereinabove named payee of said Note, also being the present holder thereof, has requested the undersigned to sell the real property hereinabove described in accordance with the terms of the Deed of Trust; NOW, THEREFORE, notice is hereby given that on Tuesday, the 3<sup>rd</sup> day of September, 2019, the above described property will be sold by auction at a public sale to be held at the County Courthouse in said County within the area designated for such sales by the Commissioners Court of said County. The earliest time at which such sale will occur is 11 A. M., and it will begin within three hours of such time.

EXECUTED this 6<sup>th</sup> day of August, 2019.

  
\_\_\_\_\_  
PATTON C. CHAPMAN, TRUSTEE

FILED FOR RECORD  
7 AH 10:39

Our File Number: 19-07305

Name: AMY LYNN AGUIRRE, A SINGLE WOMAN

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on November 21, 2017, AMY LYNN AGUIRRE, A SINGLE WOMAN, executed a Deed of Trust/Security Instrument conveying to R. CHRISTOPHER BAKER, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NATIONS LENDING CORPORATION, A CORPORATION, its successors and assigns, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2017-00010696, in the DEED OF TRUST OR REAL PROPERTY records of **WOOD COUNTY, TEXAS**; and

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

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument, and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, SEPTEMBER 3, 2019**, between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in **WOOD COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN THE W.H. CRAWFORD SURVEY, A-120, BEING PART OF LOT 25, BLOCK 7 OF THE HAM ADDITION TO THE CITY OF MINEOLA, TEXAS RECORDED IN VOLUME 'M' PAGE 198 OF THE LAND RECORDS OF WOOD COUNTY, TEXAS AND BEING ALL OF A CALLED 0.2074 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM BILL DEARMOND TO SHARON TURNEY DATED JULY 20, 2011 RECORDED IN DOCUMENT NO. 2011-00009006 OF THE REAL PROPERTY RECORDS OF WOOD COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 419 2ND ST  
MINEOLA, TX 75773

Mortgage Servicer: LOANCARE, LLC


Notcholder: NATIONS LENDING CORPORATION, AN OHIO CORPORATION  
3637 SENTARA WAY, SUITE 303  
VIRGINIA BEACH, VA 23452

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

**ACTIVE MILITARY SERVICE NOTICE**

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

WITNESS MY HAND this 07 day of August, 2019

  
Robert Lamont, Harriett Fletcher, David Sims,  
Allan Johnston, Ronnie Hubbard, Kendal  
Farmer, Substitute Trustees  
c/o Marinosci Law Group, P.C.  
14643 Dallas Parkway, Suite 750  
Dallas, Texas 75254  
(972) 331-2300

## EXHIBIT A

that certain lot, tract or parcel of land located in the W. H. Crawford Survey, A-120, being part of Lot 25, Block 7 of the Ham Addition to the city of Mineola, Texas recorded in Volume 'M' Page 198 of the Land Records of Wood County, Texas and being all of a called 0.2074 acre tract of land described in a deed from Bill DeArmond to Sharon Turney dated July 20, 2011 recorded in Document No. 2011-00009006 of the Real Property Records of Wood County, Texas and being more particularly described by metes and bounds as follows;

Beginning at a ½ Inch Iron Rod found at the N.W.C. of said tract, the Northerly N.E.C. of 'Tract One' described in Volume 1779 Page 850, being in the S.B.L. of DuBose Street and in the N.B.L. of said Block 7, from which a ½ Inch Iron Rod found at the N.W.C. of said 'Tract One' bears S 89°54'08" W, 13.63 feet and another ½ Inch Iron Rod (found) bears S 70°39'00" E. 3.34 feet;

THENCE South 89 Degrees 01 Minutes 11 Seconds East, along the N.B.L. of said tract and said Block 7, same being the S.B.L. of DuBose Street for a distance of 133.00 feet to a ½ Inch Iron Rod found for corner at the N.E.C. of said tract and being at the intersection of the S.B.L. of DuBose Street and the W.B.L. of Second Street;

THENCE South 02 Degrees 20 Minutes 08 Seconds West, along the E.B.L. of said tract and the W.B.L. of Second Street for a distance of 67.53 feet to a ½ Inch Iron Rod found for corner at the S.E.C. of said tract, same being the N.E.C. of 'Tract Two' described in Volume 1779 Page 850, from which a ½ Inch Iron Rod found at the S.E.C. of said 'Tract One' and the S.W.C. of said 'Tract Two' bears, S 23°28'18" W, 54.63 feet;

THENCE South 89 Degrees 26 Minutes 53 Seconds West, along the S.B.L. of said tract and the N.B.L. of said 'Tract One' and said 'Tract Two' for a distance of 128.03 feet to a 1 Inch Iron Pipe found for corner at the S.W.C. of said tract, same being an ell corner of said 'Tract One', from which a ½ Inch Iron Rod found at the Westerly S.W.C. of said 'Tract One' bears, S 35°14'39" W, 24.53 feet;

THENCE North 01 Degrees 46 Minutes 54 Seconds West, along the W.B.L. of said tract and the Northerly E.B.L. of said 'Tract One' for a distance of 71.02 feet to the place of beginning containing 0.207 Acres.

THE STATE OF TEXAS  
COUNTY OF WOOD

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the OPR Records of Wood County, Texas.

2017-00010696 vickyr  
11/22/2017 12:34 PM



*Kelley Price*

Kelley Price, County Clerk  
Wood County, Texas