

## Notice of Foreclosure Sale

FILED FOR RECORD  
2019 AUG 13 PM 12:07  
COUNTY CLERK, WOOD CO TX

1. *Property to Be Sold.* The property to be sold is described as follows:

Tract One - 4.0000 acres:

All that certain 4.0000 acre tract of land situated in the G. W. McGowan Survey, Abstract No. 408, Wood County, Texas, being part of that certain called 13.0000 acre tract conveyed to JKR Holdings, LLC by deed recorded in Volume 2017, page 782 of the Real Property Records of Wood County, Texas, said 4.0000 acres being more particularly described as follows:

BEGINNING at a ½ inch iron rod found for corner in the East line of said JKR Holding, LLC tract, from which a ¾ inch iron rod found for the original southeast corner of said JKR Holdings, LLC tract bears South 00 degrees 56 minutes 55 seconds East, a distance of 233.92 feet, said point being the northeast corner of that certain called 3.7998 acre tract conveyed to Alton R. Brightwell and Theresa F. Brightwell, by deed recorded in Volume 2298, Page 388, of said Real Property Records and the southeast corner of that certain called 1.1770 acre tract conveyed to Amber Brightwell by deed recorded in Volume 2338, page 776 of said Real Property Records, said point also being in the West line of that certain called 161.156 acre tract conveyed to Beaver Raymond, Jr. and wife, Kim H. Raymond, by deed recorded in Volume 1340, Page 799 of said Real Property Records;

THENCE North 50 degrees 59 minutes 28 seconds West, along the North line of said 1.1770 acre tract, a distance of 636.09 feet to a ½ inch iron rod found for corner in the West line of said JKR Holdings, LLC tract and the northerly most East line of that certain called 155.3116 acre tract conveyed to Ronald D. Verner and Mary Louise Verner, by deed recorded in Volume 2018, Page 472 of said Real Property Records, said point being the northwest corner of said 1.1770 acre tract;

THENCE North 00 degrees 04 minutes 22 seconds West, along the West line of said JKR Holdings, LLC tract and the northerly most East line of said Verner tract, a distance of 153.48 feet, to a ½ inch iron rod set for corner;

THENCE North 89 degrees 03 minutes 05 seconds East, crossing said JKR Holdings, LLC tract, a distance of 485.23 feet, to a ½ inch iron rod set for corner, said point being in the East line of said JKR Holdings, LLC tract and the West line of said Raymond tract;

THENCE South 00 degrees 56 minutes 55 seconds East, along the East line of said JKR Holdings, LLC tract and the West line of said Raymond tract, a distance of 561.98 feet, to the Point of Beginning and containing 4.0000 acres of land, more or less.

**TRACT TWO - 30' WIDE ACCESS EASEMENT:**

All that certain 30.00 feet wide access easement situated in the G. W. McGowan Survey, Abstract No. 408, Wood County, Texas, being part of that certain called 13.0000 acre tract conveyed to JKR Holdings, LLC, by deed recorded in Volume 2017, Page 782 of the Real Property Records of Wood County, Texas, and part of that certain called 1.0000 acre tract conveyed to Rodolfo Maldonado by

deed recorded in Instrument No. 2008-00095984 of the Real Records of Wood County, Texas, the centerline of said easement being more particularly described as follows:

BEGINNING at a point for corner near the center of County Road No. 2630, from which a ½ inch iron rod found for the original northeast corner of said JKR Holdings, LLC tract and the northeast corner of said Maldonado tract bears North 32 degrees 05 minutes 10 seconds East, a distance of 22.00 feet;

THENCE South 88 degrees 27 minutes 13 seconds West, a distance of 237.62 feet, to an angle point;

THENCE South 02 degrees 57 minutes 50 seconds East, a distance of 290.57 feet, to an angle point;

THENCE South 29 degrees 27 minutes 13 seconds East, a distance of 48.33 feet, to an angle point;

THENCE South 00 degrees 10 minutes 18 seconds West, a distance of 268.10 feet to an angle point;

THENCE South 11 degrees 01 minutes 10 seconds West, a distance of 200.87 feet, to the Point of Terminus, and being the same tract described as a 30.00 feet wide easement in said Maldonado deed.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded under County Clerk's File No. 2009-00004438, Real Property Records of Wood County, Texas, as modified, renewed, consolidated and/or extended by instrument recorded Clerk's File Number 2009-00004436, Real Property Records, 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: September 3, 2019

Time: The sale will begin no earlier than 1:00 P.M. or no later than three hours thereafter.

Place: County Courthouse of Wood County in the City of Quitman, Texas at the East Door (commonly known as the Front Door) of the Courthouse.

The deed of trust permits the beneficiary to abandon the 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 Texas Property Code. The reposting 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 their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of 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.

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.

5. *Type of Sale.* The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the deed of trust executed by Amber C. Brightwell.

The real property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust.

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 the promissory note dated March 27, 2009 in the original principal amount of \$17,000.00, executed by Amber Brightwell, payable to the order of Wood County National Bank. Wood County National Bank, a branch of First National Bank of Gilmer 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 at 100 NW Loop 564, Mineola, Texas 75773.

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested 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.

**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: August 13, 2019



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J. Scott Miller, Substitute Trustee  
1516 Judson Road  
Longview, Texas 75601  
P: (903) 757-8900

## Notice of Foreclosure Sale

FILED FOR RECORD  
2019 AUG 13 PM 12:06  
COUNTY CLERK, WOOD COUNTY, TEXAS

1. *Property to Be Sold.* The property to be sold is described as follows:

All that certain tract, lot or parcel of land, a part of the G. W. McGown Survey A-408, Wood County, Texas, and also being part of that certain called 13.00 acre tract of land that is described in a Deed dated July 22, 1004 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:

BEGINNING at a ½ inch iron rod found for corner at the NWC of a called 3.7998 acre (F. N. dated January 11, 2008 by R.P.L.S. No 5669) from which a ½ inch iron rod found for corner at the SWC of said tract, bears South 00 degrees 04 minutes 22 seconds East, 434.79 feet;

THENCE North 00 degrees 04 minutes 22 seconds West, along the WBL of said tract and the EBL of a called 30.0 acres and the EBL of a called 3.97 acres (Vol 872 Pg 317) for a distance of 207.67 feet to a ½ inch iron rod set for corner, from which a 60d Nail (fnd) bears North 00 degrees 04 minutes 22 seconds West, 468.47 feet;

THENCE South 50 degrees 59 minutes 27 seconds East, across said tract, at 318.95 feet pass the center of a 30.00 feet easement (F.N. dated January 11, 2008 by R.P.L.S. No 5669) and continue along the South side of a transmission line for a distance of 636.09 feet to a ½ inch iron rod set for corner in the EBL of said tract and at the NEC of said called 3.7998 acres, from which a 1 inch iron pipe (found) bears North 00 degrees 58 minutes 55 seconds West, 873.11 feet;

THENCE North 68 degrees 41 minutes 21 seconds West, along the NBL of said called 3.7998 acres, at 284.62 feet pass the end of said easement and continue for a total distance of 530.27 feet to the place of beginning containing 1.1770 acres.

Same land surveyed by Ruben Gregg Saxon, Registered Professional Land Surveyor No. 5669, dated March 11, 2008.

TOGETHER WITH that certain 28 x 66 1998 Magnolia manufactured home situated thereon bearing Label No. PFS0517572 and PFS0517573 and Serial No. GDVKMS199825505A and GDVKMS199825505B, title to said manufactured home having been surrendered and perfected as real property.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded under County Clerk's File No. 2009-00004435, Real Property Records of Wood County, Texas, as modified, renewed, consolidated and/or extended by instrument recorded Clerk's File Number 2009-00004436, Real Property Records, 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: September 3, 2019

**Time:** The sale will begin no earlier than 1:00 P.M. or no later than three hours thereafter.

**Place:** County Courthouse of Wood County in the City of Quitman, Texas at the East Door (commonly known as the Front Door) of the Courthouse.

The deed of trust permits the beneficiary to abandon the 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 Texas Property Code. The reposting or refiled 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 their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of 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.

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.

5. *Type of Sale.* The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the deed of trust executed by Amber C. Brightwell.

The real property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust.

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 the promissory note dated March 27, 2009 in the original principal amount of \$59,000.00, executed by Amber C. Brightwell, payable to the order of Wood County National Bank. Wood County National Bank, a branch


of First National Bank of Gilmer 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 at 100 NW Loop 564, Mineola, Texas 75773.

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested 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.

**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: August 13, 2019



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J. Scott Miller, Substitute Trustee  
1516 Judson Road  
Longview, Texas 75601  
P: (903) 757-8900

**NOTICE OF FORECLOSURE SALE**

Notice is hereby given of a public nonjudicial foreclosure sale.

FILED FOR RECORD  
2019 AUG 13 AM 11:00  
WOOD COUNTY CLERK

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: **September 3, 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: ~~July~~ <sup>Aug.</sup> 12, 2019.



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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. Attnway, 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.