

October 16, 2025

Don Walter Grant, Jr  
600 CR 1503  
Alba, Texas 75410

### NOTICE OF TRUSTEE'S SALE

You, Don Walter Grant, Jr., and Veronica Alvarez, Individually, are hereby notified that on **Tuesday, the 2nd day of December, 2025**, not earlier than 1:00 p.m. nor later than 4:00 p.m., at the East door of the Wood County Courthouse, Quitman, Wood County, Texas, or at the area most recently designated by the Wood County Commissioner's Court. I, the undersigned, will sell at public auction to the highest bidder for cash the real property described below:

*ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE H.M.C. HALL SURVEY, ABSTRACT NO. 283, WOOD COUNTY, TEXAS, AND BEING ALL LOT 20, LITTLE MUSTANG COVE SUBDIVISION, AS RECORDED IN VOLUME 9, PAGE 175 AND VOLUME 9, PAGE 176, PLAT RECORDS, WOOD COUNTY, TEXAS.*

This sale will be made to satisfy the debt evidenced by a Promissory Note dated April 29, 2022 secured by a Deed of Trust dated April 22, 2022, executed by Don Walter Grant, Jr., and Veronica Alvarez to First National Bank of Hughes Springs, recorded in File Number 2022-00004910, Real Property Records, Wood County, Texas, in the amount of \$520,000.00 which is now due and payable. First National Bank of Hughes Springs has requested me, the undersigned, to enforce the Promissory Note, and Trust *Deed of Trust* by selling the real property because you are in default on payment.

Your debt was accelerated as you were notified by notice dated April 28, 2025. As of today's date, you now owe the sum of \$599,011.31. **This notice is for informational purposes only and is not a demand for payment from you or your bankruptcy estate. It is not an attempt to collect, recover, or offset a debt in violation of the automatic stay provisions of the United States Bankruptcy Code.**

The beneficiary of the Deed of Trust appointed and substituted me, the undersigned, a trustee under the Deed of Trust by a substitution dated April 3, 2024. As substitute trustee, I am vested with and succeed to all the powers and duties given to the original trustee.

The foreclosure sale will be made expressly subject to all prior matters of record affecting the property, if any. Prospective bidders are strongly urged to examine the property records to determine the nature and extent of any such matters.

Pursuant to 51.009 of the Texas Property Code, the property is sold "AS IS" without any express or implied warranties. Prospective bidders are advised to conduct an independent examination of the nature and physical condition of the Property.

Pursuant to 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set

FILED FOR RECORD  
2025 OCT 24 PM 12:31  
KELLEY PRICE  
COUNTY CLERK  
WOOD COUNTY, TEXAS

further reasonable conditions for conducting the Foreclosure sale which will be announced before bidding is opened at the sale.

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATE. 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 NAIONAL 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 IMMEDITELY**

With kindest regards, I am

Very truly yours,

A handwritten signature in cursive script, appearing to read "R. Shelton".

Rick D. Shelton  
Substitute Trustee

CMRRR: 9589 0710 5270 0014 5411 21 Don Grant, Jr.

October 16, 2025

Veronica Alvarez  
600 CR 1503  
Alba, Texas 75410

FILED FOR RECORD  
2025 OCT 21 PM 12:31  
KELLEY PRICE  
COUNTY CLERK  
WOOD COUNTY, TEXAS

### NOTICE OF TRUSTEE'S SALE

You, Don Walter Grant, Jr., and Veronica Alvarez, Individually, are hereby notified that on **Tuesday, the 2nd day of December, 2025**, not earlier than 1:00 p.m. nor later than 4:00 p.m., at the East door of the Wood County Courthouse, Quitman, Wood County, Texas, or at the area most recently designated by the Wood County Commissioner's Court. I, the undersigned, will sell at public auction to the highest bidder for cash the real property described below:

*ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE H.M.C. HALL SURVEY, ABSTRACT NO. 283, WOOD COUNTY, TEXAS, AND BEING ALL LOT 20, LITTLE MUSTANG COVE SUBDIVISION, AS RECORDED IN VOLUME 9, PAGE 175 AND VOLUME 9, PAGE 176, PLAT RECORDS, WOOD COUNTY, TEXAS.*

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Your debt was accelerated as you were notified by notice dated April 28, 2025. As of today's date, you now owe the sum of \$599,011.31.

The beneficiary of the Deed of Trust appointed and substituted me, the undersigned, a trustee under the Deed of Trust by a substitution dated April 3, 2024. As substitute trustee, I am vested with and succeed to all the powers and duties given to the original trustee.

The foreclosure sale will be made expressly subject to all prior matters of record affecting the property, if any. Prospective bidders are strongly urged to examine the property records to determine the nature and extent of any such matters.

Pursuant to 51.009 of the Texas Property Code, the property is sold "AS IS" without any express

or implied warranties. Prospective bidders are advised to conduct an independent examination of the nature and physical condition of the Property.

Pursuant to 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure sale which will be announced before bidding is opened at the sale.

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATE. 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**

With kindest regards, I am

Very truly yours,

A handwritten signature in cursive script, appearing to read "Rick D. Shelton".

Rick D. Shelton  
Substitute Trustee

CMRRR: 9589 0710 5270 0014 5411 14 Veronica Alvarez



# FILED

OCT 23 2025

101 MEMORY LN  
WINNSBORO, TX 75494

KELLEY PRICE  
COUNTY CLERK WOOD CO., TX

00000010306306

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

11:45am

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: December 02, 2025

Time: The sale will begin at 1:00 PM 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 January 23, 2020 and recorded in Document INSTRUMENT NO. 2020-00000954 real property records of WOOD County, Texas, with BILLY JOYNER, A MARRIED MAN AND DAKOTAH JOYNER, HIS WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by BILLY JOYNER, A MARRIED MAN AND DAKOTAH JOYNER, HIS WIFE, securing the payment of the indebtednesses in the original principal amount of \$121,180.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. 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. ROCKET MORTGAGE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o ROCKET MORTGAGE, LLC  
635 WOODWARD AVE.  
DETROIT, MI 48226



**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.**

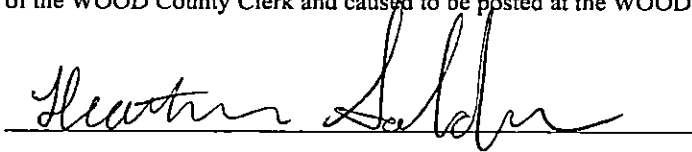
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, TIONNA HADNOT, AUCTION.COM, DAVID RAY, SHARON ST. PIERRE, HARRIETT FLETCHER, SHERYL LAMONT, ROBERT LAMONT, RONNIE HUBBARD, ALLAN JOHNSTON, TERRI WORLEY 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.



Israel Saucedo

**Certificate of Posting**

My name is Heather Golden, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on October 23, 2025 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: Heather Golden

Date: October 23, 2025

101 MEMORY LN  
WINNSBORO, TX 75494

00000010306306

00000010306306

WOOD

**EXHIBIT "A"**

LAND SITUATED IN THE CITY OF WINNSBORO IN THE COUNTY OF WOOD IN THE STATE OF TX

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING LOT 1, BLOCK 1, WYNN'S STATION, AN ADDITION TO THE CITY OF WINNSBORO, WOOD COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN VOL. 9, PAGE 342, PLAT RECORDS OF WOOD COUNTY, TEXAS.

# FILED

OCT 29 2025

*11:05am*

## NOTICE OF FORECLOSURE SALE

KELLEY PRICE

COUNTY CLERK WOOD CO., TX

Notice is hereby given of a Public Non-Judicial Foreclosure Sale.

1. Debtor: **Ms. Terri L. Stringham**  
Address: 1743 Holly Trail East  
Holly Lake Ranch, Texas 75765

Debtor: **Ms. Laurie Zieber**  
Address: 221 Butternut Glen  
Holly Lake Ranch, Texas 75765

and

15330 Sam Reynolds Road  
Justin, Texas 76247

2. Noteholders & Lienholders: **R. P. Miller and Fay (Faye) Miller**  
Address: P.O. Box 539  
Hawkins, Texas 75765

3. Lien: **Deed of Trust dated October 29, 2020 and recorded as Document No. 2020-00012264 in the Official Public Records of Wood County, Texas.**

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

Date: **December 2, 2025**

Time: The sale shall begin no earlier than 1:00 p.m. and no later than three (3) hours thereafter. The sale shall be completed by no later than 4:00 p.m. of the same day.

Place: The east (front) door of the Wood County Courthouse in Quitman, Texas, at the following location: 100 S. Main Street, Quitman, Texas. Or, if the preceding location is no longer the designated area, then at the area most recently designated by the Wood County Commissioner's Court.

This Deed of Trust permits the beneficiaries to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled



foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such reporting or re-filing may be after the date originally scheduled for this sale.

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

**TRACT ONE:**

BEING a 1.024 acres tract of land situated in the Wm. Dobson Survey, Abstract No. 170, Wood County, Texas, and being a part of a called 8.254 acres tract described in a Deed from Cynthia Vivian McLain, et al, to Leonard F. Owen, Sr. and wife, Doris, dated May 17, 1982, as shown of record in Volume 850, Page 537, Deed Records, Wood County, Texas, said 1.024 acres tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set for a corner in the West line of said 8.264 acres tract and being S 01° 11' 14" W, a distance of 165.42 feet from the Northwest corner of said 8.264 acres tract;

THENCE S 89° 52' 24" E, a distance of 542.64 feet to a 1/2 inch iron rod set for a corner in the West right-of-way line of Texas Farm Road No. 2869;

THENCE S 30° 41' 04" W along said West right-of-way line, same being parallel with and 50.00 feet from the centerline of said Farm Road, a distance of 100.00 feet to a 1/2 inch iron rod set for a corner;

THENCE N 89° 52' 24" W, a distance of 493.39 feet to a 1/2 inch iron rod set for a corner in the West line of said 8.264 acres tract;

THENCE N 01° 11' 14" E along said West line, a distance of 86.12 feet to the POINT OF BEGINNING and containing 1.042 acres of land, more or less.

**TRACT TWO:**

BEING all that certain lot, tract or parcel of land lying and being situated in the Wm. Dodson Survey, Abstract No. 170, in Wood County, Texas, and being a part of the 8.264 acres Second Tract conveyed by Cynthia Vivian McLain, et al, to Leonard F. Owen, Sr., et ux, by Deed recorded in Volume 850, Page 537 of the Deed Records of said County and bounded as follows:

BEGINNING at a 1/2 inch iron rod for corner, the NWC of the said 8.264 acres tract;

THENCE S 89° 52' 24" E along the north line of said tract, 310.00 feet to a 1/2 inch iron rod for corner;

THENCE S 01° 11' 14" W, 164.42 feet to a 1/2 inch iron rod for corner in the north line of the 1.024 acres tract conveyed by Leonard F. Owen, Sr., et ux, to Gene S. Holwick, et ux (Volume 863, Page 46);

THENCE N 89° 52' 24" W along said north line, 310.00 feet to a 1/2 inch iron rod for corner, the NWC of said tract in the west line of said 8.264 acres tract;

THENCE N 01° 11' 14" E along said west line 165.42 feet to the PLACE OF BEGINNING and containing 1.177 acres of land.

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

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

7. Conditions of Sale: The sale will be made expressly subject to unpaid ad valorem taxes and any record title matters and any 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 real 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 grantors identified in the Deed of Trust described above.) Any purchaser acquires the Property "at the Purchaser's own risk" Texas Property Code §51.009. Nothing set forth in this Notice is an express or implied representation or warranty regarding the Property, all of which are specifically disclaimed by the undersigned and by the beneficiary of the herein described Deed of Trust.

8. Type of Sale: The sale is a Deed of Trust public foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by Dannie R. Zieber, Laurie L. Zieber, Arthur R. Keeton and Susan B. Jones. The Deed of Trust is dated October 29, 2020 and is recorded in the office of the County Clerk of Wood County, Texas, as Document No. 2020-00012264 in the Official Public Records of Wood County, Texas.

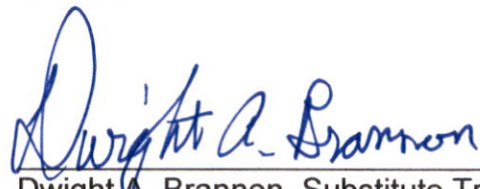
9. Obligations Secured: The Deed of Trust provides that it secures the payment of the indebtedness and obligation therein described (collectively the "Obligations") including, but not limited to, (1) the October 29, 2020 Real Estate Lien Note in the original

principal amount of \$120,000.00 executed by Dannie R. Zieber, Laurie L. Zieber, Arthur R. Keeton and Susan B. Jones and later assumed by Terri L. Stringham, with said note being payable to the order of R. P. Miller and Fay Miller, of Hawkins, Texas; (2) all assumptions, 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. R. P. Miller and Fay Miller of Hawkins, Texas are the current owners and holders of the loan obligations (the note) and also are the beneficiaries under the Deed of Trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiaries, R. P. Miller and Fay Miller, by telephone at 903-769-3093 or to the Substitute Trustee, Dwight A. Brannon, Attorney at Law at 903-843-5253.

10. Default and Request to Act: Default has occurred due to the failure of payment for multiple monthly installments and escrow payments as required by the Deed of Trust and Real Estate Lien Note, and the beneficiaries (R. P. Miller and Fay Miller) have asked me, as Substitute Trustee, to conduct this sale. Notice is hereby given that before the sale the beneficiaries may appoint another person as substitute trustee to conduct the sale.

DATED: October 29, 2025.



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

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

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

I certify that the above Notice of Foreclosure was filed with the Wood County Clerk's Office and Posted by its Bailiff, a Sheriff's Officer Deputy or a Deputy Clerk on the designated posting board on the 29<sup>th</sup> day of October, 2025, at the Wood County Courthouse in Quitman, Texas before 5:00 p.m.

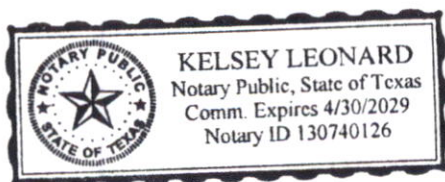
Dwight A. Brannon  
Dwight A. Brannon, Substitute Trustee

I certify that a copy of the foregoing filed and posted notice was delivered or served to Terri L. Stringham at 1743 Holly Trail East, Holly Lake Ranch, Texas 75765, and to Laurie Zieber at 221 Butternut Glen, Holly Lake Ranch, Texas 75765 and at 15330 Sam Reynolds Road, Justin, Texas 76247, by depositing same in the United States Mail with proper postage affixed hereto, regular mail and by certified mail, return receipt requested, on the 29<sup>th</sup> day of October, 2025.

Dwight A. Brannon  
Dwight A. Brannon, Substitute Trustee

THE STATE OF TEXAS           §  
COUNTY OF Upshur           §

This instrument was acknowledged before me on the 29<sup>th</sup> day of October, 2025 by Dwight A. Brannon, Substitute Trustee, in the capacity so stated.



Kelsey Leonard  
Notary Public, State of Texas  
My Commission Expires: 4/30/2029



# FILED

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

NOV 10 2025

WOOD County

Deed of Trust Dated: September 12, 2023

Amount: \$93,600.00

Grantor(s): PAMELA STOUT

Original Mortgagee: ROCKET MORTGAGE, LLC.

Current Mortgagee: ROCKET MORTGAGE, LLC

Mortgagee Address: ROCKET MORTGAGE, LLC, 635 Woodward Ave, Detroit, MI 48226

Recording Information: Document No. 2023-00008621

Legal Description: LOT 12, IN BLOCK 8, OF THE DOWD ADDITION, TO THE CITY OF HAWKINS, WOOD COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 107, PLAT RECORDS, WOOD COUNTY, TEXAS.

KELLEY PRICE  
COUNTY CLERK WOOD CO., TX

11:50 am

Date of Sale: December 2, 2025 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

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

TERRI WORLEY OR LISA DELONG, HARRIETT FLETCHER, ROBERT LAMONT, SHARON ST. PIERRE, CAROL HAMPTON, PATRICK ZWIERS, DARLA BOETTCHER, SHERYL LAMONT, ALLAN JOHNSTON, RONNIE HUBBARD, DANA KAMIN, LISA BRUNO, ANGIE USELTON, CONRAD WALLACE, TONYA WASHINGTON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, TIONNA HADNOT, PHILLIP HAWKINS, DAVID RAY, AURORA CAMPOS, JONATHAN HARRISON, LISA DELONG, CHISTINE WHEELLESS OR RAMIRO CUEVAS, BRIAN HOOPER, MIKE JANSTA, MIKE HAYWARD, AND ANGELA ANDERSON, SHAWN SCHILLER, JACKIE PERKINS, AUCTION.COM LLC, TEJAS CORPORATE SERVICES, LLC, XOME INC., HEATHER GOLDEN, JABRIA FOY AND KARA RILEY have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

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



Anthony Adam Garcia, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2025-003651



Printed Name: Sheryl LaMont, 11.10.2025

c/o Auction.com, LLC  
1 Mauchly  
Irvine, California 92618

# FILED

NOV 10 2025

11:50 am

## Notice of Substitute Trustee Sale

KELLEY PRICE

COUNTY CLERK WOOD CO., TX

T.S. #: 25-16602

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

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

Date: **12/2/2025**  
Time: The sale will begin no earlier than **1:00 PM** or no later than three hours thereafter.  
The sale will be completed by no later than **4:00 PM**  
Place: **Wood County Courthouse in QUITMAN, Texas, at the following location: 1 Main St, Quitman, TX 75783 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE**

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

**LOTS 1, 2 AND 3 OF THE Eastridge Addition, Wood County, Texas, according to the plat thereof recorded in Volume 9, Page 122, of the Plat Records of Wood County, Texas, being out of the Hannah Payne Survey, A-450.**

**Instrument to be Foreclosed** - The instrument to be foreclosed is the Deed of Trust is dated 5/14/2013 and is recorded in the office of the County Clerk of Wood County, Texas, under County Clerk's File No 2013-00005937, recorded on 5/22/2013, of the Real Property Records of Wood County, Texas.  
Property Address: 798 COUNTY ROAD 3810 HAWKINS, TX 75765

|             |                                          |                       |                                                                                                                                                      |
|-------------|------------------------------------------|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Trustor(s): | <b>KENNETH E. WEST AND MARY ANN WEST</b> | Original Beneficiary: | <b>MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR ONE REVERSE MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS</b> |
|-------------|------------------------------------------|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|

|                      |                                                                                                                                |                |                              |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------|----------------|------------------------------|
| Current Beneficiary: | <b>GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GV Trust 2025-1</b> | Loan Servicer: | <b>GITSIT Solutions, LLC</b> |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------|----------------|------------------------------|

|                               |                                                                                                                                                                                                                                              |
|-------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Current Substituted Trustees: | <b>Auction.com, LLC, Sharon St. Pierre, Kendal Farmer, Harriet Fletcher, Robert La Mont, David Sims, Ronnie Hubbard, Sheryl LaMont, Jabria Foy, Heather Golden, Rick Snoke, Prestige Default Services, LLC, Agency Sales and Posting LLC</b> |
|-------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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.



T.S. #: 25-16602

**Terms of Sale** - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

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

**Obligations Secured** - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$210,000.00, executed by KENNETH E. WEST AND WIFE, MARY ANN WEST, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR ONE REVERSE MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of KENNETH E. WEST AND WIFE, MARY ANN WEST to KENNETH E. WEST AND MARY ANN WEST. GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GV Trust 2025-1 is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. All checks must be made payable to Prestige Default Services, LLC

Questions concerning the sale may be directed to the undersigned or to the beneficiary:  
GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GV Trust 2025-1 c/o GITSIT Solutions, LLC  
333 S. Anita Drive, Suite 400,  
Orange, CA 92868  
888) 566-3287

Dated: November 10, 2025

Auction.com, LLC, Sharon St. Pierre, Kendal Farmer, Harriet Fletcher, Robert La Mont, David Sims, Ronnie Hubbard, Sheryl LaMont, Jabria Foy, Heather Golden, Rick Snoke, Prestige Default Services, LLC, Agency Sales and Posting LLC,

  
Prestige Default Services, LLC  
16801 Addison Road, Suite 350  
Addison, Texas 75001  
Phone: (972) 893-3096 ext. 1035  
Fax: (949) 427-2732

T.S. #: 25-16602

AFTER RECORDING, PLEASE RETURN TO:  
Prestige Default Services, LLC  
16801 Addison Road, Suite 350  
Addison, Texas 75001  
Attn: Trustee Department



# FILED

NOV 10 2025

## Notice of Substitute Trustee Sale

KELLEY PRICE  
COUNTY CLERK WOOD CO., TX

T.S. #: 25-16580

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

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

Date: **12/2/2025**  
Time: The sale will begin no earlier than **1:00 PM** or no later than three hours thereafter.  
The sale will be completed by no later than **4:00 PM**  
Place: **Wood County Courthouse in Quitman, Texas, at the following location: 1 Main St, Quitman, TX 75783 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE**

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

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"**

**Instrument to be Foreclosed** – The instrument to be foreclosed is the Deed of Trust is dated 8/29/2008 and is recorded in the office of the County Clerk of Wood County, Texas, under County Clerk's File No 2008-00095536, recorded on 9/8/2008, of the Real Property Records of Wood County, Texas.  
Property Address: 2707 FM 69 QUITMAN TX 75783

|                               |                                                                                                                                                                                                                                              |                       |                                                     |
|-------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-----------------------------------------------------|
| Trustor(s):                   | <b>HARRY T. DICKENSON</b>                                                                                                                                                                                                                    | Original Beneficiary: | <b>FINANCIAL FREEDOM SENIOR FUNDING CORPORATION</b> |
| Current Beneficiary:          | <b>GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GV Trust 2025-1</b>                                                                                                               | Loan Servicer:        | <b>GITSIT Solutions, LLC</b>                        |
| Current Substituted Trustees: | <b>Auction.com, LLC, Sharon St. Pierre, Kendal Farmer, Harriet Fletcher, Robert La Mont, David Sims, Ronnie Hubbard, Sheryl LaMont, Jabria Foy, Heather Golden, Rick Snoke, Prestige Default Services, LLC, Agency Sales and Posting LLC</b> |                       |                                                     |

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

**Terms of Sale** - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section

T.S. #: 25-16580

51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

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

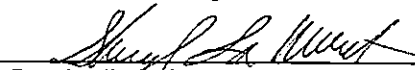
**Obligations Secured** - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$181,500.00, executed by HARRY T. DICKENSON, UNMARRIED, and payable to the order of FINANCIAL FREEDOM SENIOR FUNDING CORPORATION; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of HARRY T. DICKENSON, UNMARRIED to HARRY T. DICKENSON. GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GV Trust 2025-1 is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. **All checks must be made payable to Prestige Default Services, LLC**

Questions concerning the sale may be directed to the undersigned or to the beneficiary:  
**GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GV Trust 2025-1 c/o GITSIT Solutions, LLC**  
333 S. Anita Drive,  
Suite 400,  
Orange, CA 92868  
888) 566-3287

Dated: November 10, 2025

Auction.com, LLC, Sharon St. Pierre, Kendal Farmer, Harriet Fletcher, Robert La Mont, David Sims, Ronnie Hubbard, Sheryl LaMont, Jabria Foy, Heather Golden, Rick Snoke, Prestige Default Services, LLC, Agency Sales and Posting LLC,



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Prestige Default Services, LLC  
16801 Addison Road, Suite 350  
Addison, Texas 75001  
Phone: (972) 893-3096 ext. 1035  
Fax: (949) 427-2732

**AFTER RECORDING, PLEASE RETURN TO:**  
Prestige Default Services, LLC  
16801 Addison Road, Suite 350  
Addison, Texas 75001  
Attn: Trustee Department

**EXHIBIT 'A'**

**That certain tract lot or parcel of land, a part of the Samuel Burch Survey A-27, Wood County, TX, and also being all of that certain called 2.6650 acre tract of land that is described in a Deed dated July 26, 1996 from H.V. Puckett, Jr., et ux, Palmer Ruth, to Harry T. Dickenson, et ux, Lorraine, that is recorded in Volume 1501 Page 463 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 North corner of said tract, same being the S.E.C. of the Residue of a called 64.6 acres ( Vol. 229 Pg. 83 ) same being the S.W.B.L. of F.M. # 69;**

**Thence South 57 degrees 42 minutes 24 seconds East, along the E.B.L. of said tract, same being the S.W.B.L. of said F.M. # 69 for a distance of 163.91 feet to a ½ Inch Iron Rod set for corner at the P.C. of a Curve to the right;**

**Thence along said Curve, which has a Radius of 716.20 feet, a Delta Angle of 24 degrees 19 minutes 52 seconds, for a Chord Bearing of South 43 degrees 34 minutes 01 seconds East, for a distance of 301.86 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 a called 3.417 acres ( Vol. 1810 Pg. 129 );**

**Thence South 89 degrees 12 minutes 42 seconds West, along the S.B.L. of said tract and the N.B.L. of said called 3.417 acres for a distance of 544.50 feet to a ½ Inch Iron Rod found for corner at the S.W.C. of said tract, same being the S.E.C. of a called 0.305 acres, ( Vol. 1510 Pg. 121 );**

**Thence North 30 degrees 42 minutes 39 seconds West, along the E.B.L. of said called 0.305 acres for a distance of 134.20 feet to a ½ Inch Iron Rod found for corner at the North corner of said called 0.305 acres;**

**Thence North 53 degrees 19 minutes 16 seconds East, along the N.B.L. of said tract, same being the S.B.L. of the Residue of said called 64.6 acres for a distance of 332.15 feet to the place of beginning containing 2.6660 acres more or less.**



FILED

NOV 10 2025

11:50 am

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

**Date:** 02/10/2023  
**Grantor(s):** JOHN QUINCY BONHAM, A MARRIED MAN AND LINDA BONHAM, HIS WIFE  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR GUILD MORTGAGE COMPANY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$186,000.00  
**Recording Information:** Instrument 2023-00001216  
**Property County:** Wood  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 1307 COUNTY ROAD 2140, QUITMAN, TX 75783

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** Idaho Housing and Finance Association  
**Mortgage Servicer:** Idaho Housing and Finance Association  
**Current Beneficiary:** Idaho Housing and Finance Association  
**Mortgage Servicer Address:** 565 W. Myrtle, Boise, ID 83702

SALE INFORMATION:

**Date of Sale:** Tuesday, the 2nd day of December, 2025  
**Time of Sale:** 01:00 PM or within three hours thereafter.  
**Place of Sale:** AT THE FRONT DOOR ON THE EAST SIDE OF THE COURTHOUSE in Wood County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Wood County Commissioner's Court, at the area most recently designated by the Wood County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Harriett Fletcher, Sheryl LaMont, Christine Wheelless, Phillip Hawkins, Kevin Key or Jay Jacobs, Tejas Corporate Services, LLC, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Harriett Fletcher, Sheryl LaMont, Christine Wheelless, Phillip Hawkins, Kevin Key or Jay Jacobs, Tejas Corporate Services, LLC, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**Substitute Trustee(s):** Harriett Fletcher, Sheryl LaMont, Christine Wheelless, Phillip Hawkins, Kevin Key or Jay Jacobs, Tejas Corporate Services, LLC, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 350, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER



**Certificate of Posting**

I am Sheryl LaMont whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on November 10, 2025 I filed and / or recorded 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.

By:   
Sheryl LaMont

**Exhibit "A"**

LOT 416, ZONE 1, SECTION 5 OF CLEAR LAKES, A SUBDIVISION OF A PORTION OF THE WELLS LAND AND CATTLE COMPANY, INC., LANDS IN THE MARY CROTHERS SURVEY, ABSTRACT NO. 97, AND G. F. MARTIN SURVEY, ABSTRACT NO. 387, OF SAID WOOD COUNTY, TEXAS, AS SHOWN BY PLAT OF SAID SUBDIVISION FILED IN VOLUME 3, PAGE 68 OF THE PLAT RECORDS OF WOOD COUNTY, TEXAS

**Return to:** Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

FILED

OCT 23 2025 11:43 am

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.

108059-0019

NOTICE OF FORECLOSURE SALE

- 1 THE PROPERTY TO BE SOLD

COMMONLY KNOWN AS173 COUNTY ROAD 3144, QUITMAN, TEXAS 75783

LEGAL DESCRIPTIONSEE EXHIBIT A.
- 2 THE DEED OF TRUST TO BE FORECLOSED UPON

RECORDED IN REAL PROPERTY RECORDS OFWOOD COUNTY

RECORDED ONMAY 2, 2022

UNDER DOCUMENT#2022-00004929
- 3 THE SALE IS SCHEDULED TO BE HELD

PLACE

EAST DOOR (FRONT DOOR) OF THE WOOD COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

DATE

DECEMBER 2, 2025

TIME

1:00 PM – 4:00 PM

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 § 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.

OBLIGATIONS SECURED

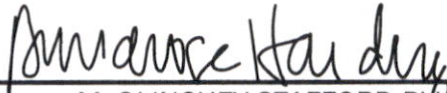
The Deed of Trust executed by ARYAN Z. TRACY and TERESSA N. THOMPSON, provides that it secures the payment of the indebtedness in the original principal amount of \$56,192.04, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. FARM CREDIT MID-AMERICA, FLCA is the current mortgagee and mortgage servicer, whose address is PO Box 34390, Louisville, Kentucky 40299. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.

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.

In accordance with Texas Property Code § 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust:

HARRIETT FLETCHER, SHERYL LaMONT, HEATHER GOLDEN, JABRIA FOY, KARA RILEY, CHRISTINE WHEELLESS, PHILLIP HAWKINS, KEVIN KEY, JAY JACOBS, ANNAROSE M. HARDING, SARA A. MORTON, HALEY SHEPPARD, and/or BRANCH M. SHEPPARD.

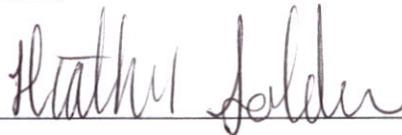
ATTORNEYS AT LAW  
Branch M. Sheppard  
Annarose M. Harding  
Sara A. Morton

  
McGLINCHEY STAFFORD PLLC  
1001 McKinney Street, Suite 1500  
Houston, Texas 77002  
(713) 335-2150

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED October 23, 2025  
NAME Heather Golden

 TRUSTEE

Tejas Trustee Services

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

That certain 10.865 acres being out of a called 70 acres conveyed to Dany Baker and Cindi Baker, husband and wife by Mary Williams and husband Ben D. Williams described in a WARRANTY DEED WITH VENDOR'S LIEN dated May 12, 2004, and recorded in Volume 2000 Page 850 of the Real Property Records of Wood County, Texas (RPRWC), situated in the Hazard Anderson Survey A-9 on Wood County Road No. 3144 (CR 3144), and being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod, set, (all iron rods set w/cap "DDMBOUNDARY"), to mark the Northwest corner of a 10.321 acres surveyed this date being in the East boundary line of a 10.085 acres surveyed this date, whence bears an existing ½ inch iron pipe, found marking the Northeast corner of a called 9.132 acres tract recorded in Volume 897 Page 443 DRWC North 15° 08' 52" West a distance of 117.22 feet, said ½ inch iron pipe having a Texas State Plane NCZ NAD83 value of Northing 6,995,989.44' and Easting 2,931,961.61 ';

THENCE across said 70 acres tract as follows:

common with the East boundary line of said 10.085 acres North 01° 24' 01" West a distance of 424.94 feet to a ½ inch iron rod, set, to mark the Southeast corner of a 11.667 acres, surveyed this date; and

common with the South boundary line of said 11.667 acres North 87° 13' 17" East a distance of 1097.71 feet to a PK Nail set in the East boundary line of said 70 acres, being at the Southeast corner of said 11.667 acres and being in said CR 3144, whence bears a ½ inch iron rod, set, South 87° 13' 17" West a distance of 25 0 feet;

THENCE with the East boundary line of said 70 acres tract along said CR 3144 South 01° 14' 55" East a distance of 438.09 feet to a ½ inch PK Nail set in the East boundary line of said 70 acres, being at the Northeast corner of said 10.321 acres and being in said CR 3144, whence bears a ½ inch iron rod, set, South 87° 54' 25" West a distance of 25.9 feet;

THENCE with the North boundary line of said 10.321 acres South 87° 54' 25" West a distance of 1096.31 feet to the PLACE OF BEGINNING and containing 10.865 acre of land, more or less.

SAVE AND EXCEPT THE FOLLOWING ON PAGE 3 HEREOF:

THE PROPERTY BEING FORECLOSED DOES NOT INCLUDE THE FOLLOWING THREE (3) ACRES OUT THIS 10.865 ACRE TRACT AS SET FORTH ON PAGE 3 HEREOF. FOR CLARIFICATION, MORTGAGEE PREVIOUSLY EXECUTED AND RECORDED A PARTIAL RELEASE OF LIEN RELATED TO THIS THREE (3) ACRE TRACT IN THE WOOD COUNTY REAL PROPERTY RECORDS UNDER INSTRUMENT NO. 202300002898.

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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.

FIELD NOTES 3.000 ACRES  
H. ANDERSON SURVEY, A-9  
WOOD COUNTY, TEXAS  
(PATTERSON W138575)

BEING all of that certain lot, tract, or parcel of land situated in the H. Anderson Survey, Abstract No. 9, Wood County, Texas, and being a part of a called 10.865 acre tract of land described in a Deed from Daniel E. Baker and wife, Cindi Baker, to Aryan Tracy and Teressa Thompson, dated September 16, 2021 as shown of record in Instrument No. 2021-00010541, Real Property Records, Wood County, Texas, said lot, tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the Southwest corner of said 10.865 acre tract, same being the Northwest corner of a called 10.321 acre tract of land described in a Deed from Danny Baker and wife, Cindi Baker, to Clarence Patterson and wife, Teresa Patterson, dated September 16, 2021, as shown of record in Instrument No. 2021-00010540, Real Property Records, Wood County, Texas, and being in the East line of a called 11.127 acre tract of land described as "Tract One" in a Deed from Danny Baker and wife, Cindi Baker, to Robert Edward Elliott, II and wife, Krystle Ann Elliott, dated September 23, 2021, as shown of record in Instrument No. 2021-00010831, Real Property Records, Wood County, Texas;

THENCE N 01° 24' 01" W, along the West line of said 10.865 acre tract, a distance of 424.68 feet to a 1/2 inch iron rod found at the Northwest corner of said 10.865 acre tract and the Southwest corner of a called 11.667 acre tract of land described in a Deed from Laura Kelly Myers and husband, Michael Myers, to Clarence W. Patterson and wife, Teresa W. Patterson, dated June 21, 2022, as shown of record in Instrument No. 2022-00007395, Real Property Records, Wood County, Texas;

THENCE N 87° 11' 13" E, along the North line of said 10.865 acre tract and the South line of said 11.667 acre tract, a distance of 306.47 feet to a 1/2 inch iron rod set for a corner, and being S 87° 11' 13" W, a distance of 766.16 feet from a 1/2 inch iron rod found for a reference marker;

THENCE S 01° 24' 01" E, across said 10.865 acre tract, a distance of 428.44 feet to a 1/2 inch iron rod set for a corner in the South line of said 10.865 acre tract and the North line of said 10.321 acre tract, and being S 87° 53' 55" W, a distance of 764.06 feet from a 1/2 inch iron rod found for a reference marker;

THENCE S 87° 53' 55" W along the South line of said 10.865 acre tract and the North line of said 10.321 acre tract, a distance of 306.38 feet to the POINT OF BEGINNING and containing 3.000 acres of land

