

Vylla Solutions, 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
TS#: 25-36942

FILED

OCT 23 2025

KELLEY PRICE
COUNTY CLERK WOOD CO., TX

11:45 am

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 4/25/2017, Charles Cromeans and Sherri Cromeans, 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 beneficiary, as nominee for Carrington Mortgage Services, LLC., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$60,587.00, payable to the order of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Carrington Mortgage Services, LLC., which Deed of Trust is Recorded on 5/4/2017 as Volume 2017-00004036, 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 29 and 63, Village (Section) E, Sunset Shores of Holiday Villages of Fork, as reflected in Volume 9, Pages 189 and 190, Map Records of Wood County, Texas; being situated in the Santiago Calderon Survey, A-98, Wood County, Texas.

Commonly known as: **430 SEMINOLE 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 **Harriett Fletcher, Sheryl LaMont, Christine Wheeless, Phillip Hawkins, Kevin Key, Jay Jacobs, Brian Hooper, Mike Jansta, or Mike Hayward, Auction.com, LLC, Agency Sales and Posting LLC, Xome Inc., Tejas Corporate Services LLC, Dustin George** 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 South 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 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 **1/6/2026 at 1:00 PM**, 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.



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ServiceLink

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 10/21/2025

WITNESS, my hand this October 23, 2025.

Grecia Moreno

By: Grecia Moreno, Trustee Sale Specialist
Vylla Solutions, LLC as
authorized agent for Mortgagee or Mortgage
Servicer
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

Sheryl LaMont

By: Substitute Trustee(s)
Harriett Fletcher, Sheryl LaMont, Christine
Wheless, Phillip Hawkins, Kevin Key, Jay Jacobs,
Brian Hooper, Mike Jansta, or Mike Hayward
,Auction.com, LLC, Agency Sales and Posting
LLC, Xome Inc., Tejas Corporate Services LLC,
Dustin George
C/O Vylla Solutions, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

KELLEY PRICE

~~COUNTY CLERK~~
~~WOOD COUNTY CLERK~~
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.

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated October 23, 2023, executed by **DANIEL THOMAS SHIPP AND STORMY D'ANN KNIGHT, A MARRIED COUPLE**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2023-00009893, Official Public Records of Wood County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesselstine, whose address is listed below, or Harriett Fletcher, Sheryl LaMont, Heather Golden, Jabria Foy, Kara Riley, Christine Wheelless, Phillip Hawkins, Kevin Key or Jay Jacobs, 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, January 6, 2026**, (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 1:00 o'clock p.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 the 2024 Legacy Manufactured Home, Serial No. L119901.

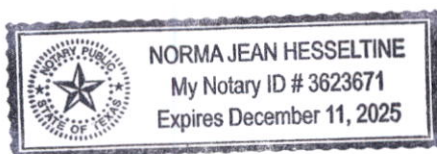
Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the 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 7 day of November, 2025.

K. Littlefield
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

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 7 day of November, 2025, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Being all of that certain lot, tract, or parcel of land situated in the L. Johnson Survey, Abstract No. 331, Wood County, Texas and being part of a called 33.5 acre tract described as First Tract in a Deed from Juddie Alyce Shipp Custis to Bill Jule Shipp, Jr. et al dated May 11, 1990 as shown of record in Volume 1249, Page 19, 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 point for a corner in the West line of said 33.5 acre tract and In or near the centerline of Wood County Road No. 2382, a 1/2 inch iron rod set for a reference bears S 79° 11' 07 E a distance of 25.00 feet, said point of beginning being S 00° 03' 49 E a distance of 198.28 feet from the Northwest corner of said 33.5 acre tract;

THENCE S 79° 11' 07 E a distance of 342.43 feet to a 1/2 inch iron rod set for a corner;

THENCE S 00° 03' 49 E a distance of 259.07 feet to a 1/2 inch iron rod set for a corner;

THENCE N 79° 11' 07 W a distance of 342.43 feet to a point for a corner in the West line of said 33.5 acre tract and in or near the centerline of said County Road, a 1/2 inch iron rod set for a reference bears S 79° 11' 07 E a distance of 25.00 feet, said corner being N 00° 03' 50 W a distance of 1578.08 feet from the Northwest corner of another called 33.5 acre tract described as Tract Three in a Deed from Parris M. Shipp and wife Hattie Lou Shipp to Bill Jule Shipp, Jr. and wife Albina S. Shipp dated August 11, 1993 as shown of record in Volume 1352, Page 457, Real Property Records, Wood County, Texas;

THENCE N 00° 03' 50 W along the West line of said Custis 33.5 acre tract and along the centerline of said County Road, a distance of 259.07 feet to the point of beginning and containing 2.000 acres of land, of which approximately 0.15 acres lie within the limits of said County Road.

526 COUNTY ROAD 3690
BIG SANDY, TX 75755

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: January 06, 2026

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 August 05, 2013 and recorded in Document INSTRUMENT NO. 2013-00010068; AS AFFECTED BY INSTRUMENT NO. 2025-00008789 real property records of WOOD County, Texas, with DAVID A HENKLE, AN UNMARRIED MAN, grantor(s) and BANK OF AMERICA, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DAVID A HENKLE, AN UNMARRIED MAN, securing the payment of the indebtednesses in the original principal amount of \$124,826.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, 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. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP
7105 CORPORATE DRIVE
PLANO, TX 75024

FILED FOR RECORD
2025 NOV 13 AM 10:34
KELLEY PRICE
COUNTY CLERK
WOOD COUNTY, TEXAS



526 COUNTY ROAD 3690
BIG SANDY, TX 75755

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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.

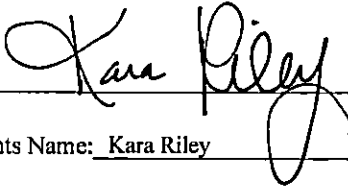
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead AUCTION.COM, LLC OR BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 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 Kara Riley, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on November 13, 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: Kara Riley

Date: November 13, 2025

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WOOD

EXHIBIT "A"

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN WOOD COUNTY, TEXAS, BEING KNOWN AND DESIGNATED AS FOLLOWS:

TRACT ONE

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN WOOD COUNTY, TEXAS BEING LOCATED NEAR THE WOOD AND USHUR COUNTY LINE AND BEING PART OF THE CHARLES DUNCOMBE SURVEY, ABSTRACT NO. 177, BEING ALL OF A CALLED 1.62 ACRE TRACT OF LAND (TRACT ONE) CONVEYED TO ROY ROBINSON AND ALICE ROBINSON BY DEED RECORDED IN VOLUME 1923, PAGE 143 OF THE REAL PROPERTY RECORDS OF WOOD COUNTY, TEXAS AND BEING MORE FULLY PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINING AT A 5/8 INCH-ROD FOUND FOR CORNER NEAR THE CENTER OF WOOD COUNTY ROAD NO. 3690, SAID POINT BEING THE SOUTHEAST CORNER OF SAID ROBINSON TRACT, ALSO BEING THE NORTHEAST CORNER OF A CALLED 5.25 ACRE TRACT OF LAND CONVEYED TO TIMOTHY SHAYNE BURGIN AND WIFE, KIM M. BURGIN BY DEED RECORDED IN VOLUME 1302, PAGE 688 OF THE REAL PROPERTY RECORDS OF WOOD COUNTY, TEXAS.

THENCE SOUTH 89 DEGREES 37 MINUTES 06 SECONDS WEST, ALONG THE COMMON LINE OF SAID ROBINSON AND BURGIN TRACT PASSING AT 26.63 FEET A 5/8 INCH IRON ROD FOUND FOR REFERENCE AND CONTINUING A TOTAL DISTANCE OF 314.43 FEET TO A 1 INCH IRON PIPE FOUND FOR CORNER AT THE SOUTHWEST CORNER OF A CALLED 2.037 ACRE TRACT OF LAND CONVEYED TO JAMES E. BORISKI AND WIFE VICKIE SUE BORISKI BY DEED RECORDED IN VOLUME 1564, PAGE 252 OF THE REAL PROPERTY RECORDS OF WOOD COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 07 MINUTES 00 SECONDS WEST, ALONG THE COMMON LINE OF SAID ROBINSON AND BORISKI TRACTS, A DISTANCE OF 236.27 FEET TO AT-POST FOUND FOR CORNER BEING THE NORTHWEST CORNER OF SAID ROBINSON TRACT, AND BEING THE SOUTHWEST CORNER OF A CALLED 2.3 ACRES TRACT OF LAND (TRACT TWO) CONVEYED TO ROY ROBINSON AND ALICE E. ROBINSON BY DEED RECORDED IN VOLUME 1923, PAGE 143 OF THE REAL PROPERTY RECORDS OF WOOD COUNTY, TEXAS.

THENCE 89 DEGREES 17 MINUTES 38 SECONDS EAST, PASSING AT 282.44 FEET A 1 INCH IRON PIPE FOUND FOR REFERENCE, AND CONTINUING A TOTAL DISTANCE OF 305.45 FEET TO RAILROAD SPIKE SET FOR CORNER OF SAID ROBINSON TRACT (TRACT ONE) AND THE SOUTHEAST CORNER OF SAID ROBINSON TRACT (TRACT TWO);

THENCE IN A SOUTHERLY DIRECTION NEAR THE CENTER SAID COUNTY ROAD NO. 3690 THE FOLLOWING CALLS;

SOUTH 04 DEGREES 02 MINUTES 18 SECONDS WEST A DISTANCE OF 100.96 FEET TO A RAILROAD SPIKE SET;

SOUTH 04 DEGREES 40 MINUTES 00 SECONDS EAST A DISTANCE OF 74.60 FEET TO A RAILROAD SPIKE SET;

THENCE SOUTH 10 DEGREES 45 MINUTES 54 SECONDS EAST, A DISTANCE OF 56.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.6252 ACRES OF LAND MORE OR LESS.

TRACT TWO

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN WOOD COUNTY, TEXAS, BEING LOCATED NEAR THE WOOD AND UPSHUR COUNTY LINE AND BEING PART OF THE CHARLES DUNCOMBE SURVEY, ABSTRACT NO. 177, BEING ALL OF A CALLED 2.3 ACRE TRACT OF LAND (TRACT TWO) CONVEYED TO ROY ROBINSON AND ALICE E. ROBINSON BY DEED RECORDED IN VOLUME 1923, PAGE 143 OF THE REAL PROPERTY RECORDS OF WOOD COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A RAILROAD SPIKE SET FOR CORNER NEAR THE CENTER OF WOOD COUNTY ROAD NO. 3690, SAID POINT BEING THE NORTHEAST CORNER OF ROBINSON TRACT;

526 COUNTY ROAD 3690
BIG SANDY, TX 75755

00000010565216

THENCE IN A SOUTHERLY DIRECTION, NEAR THE CENTER OF SAID COUNTY ROAD NO. 3690 THE FOLLOWING CALLS:
SOUTH 04 DEGREES 50 MINUTES 00 SECOND EAST, A DISTANCE OF 115.90 FEET TO A RAILROAD SPIKE SET;
SOUTH 06 DEGREES 20 MINUTES 00 SECONDS WEST, A DISTANCE OF 100.23 FEET TO A RAILROAD SPIKE SET;
SOUTH 06 DEGREES 20 MINUTES 00 SECONDS WEST, A DISTANCE OF 99.04 FEET TO A RAILROAD SPIKE SET FOR
CORNER AND BEING THE SOUTHEAST CORNER OF SAID ROBINSON TRACT AND THE NORTHEAST CORNER OF A
CALLED 1.62 ACRE TRACT OF LAND (TRACT ONE) CONVEYED TO ROY ROBINSON BY DEED RECORDED IN VOLUME
1923, PAGE 143 OF THE REAL PROPERTY RECORDS OF WOOD COUNTY, TEXAS.

THENCE NORTH 89 DEGREES 17 MINUTES 38 SECONDS WEST, DEPARTING SAID COUNTY ROAD NO. 3690 PASSING AT
23.01 FEET A 1 INCH IRON PIPE FOUND FOR REFERENCE, AND CONTINUING A TOTAL DISTANCE OF 305.45 FEET TO A
T-POST FOUND FOR CORNER, BEING THE SOUTHWEST CORNER OF SAID ROBINSON TRACT (TRACT TWO) AND THE
NORTHWEST CORNER OF SAID ROBINSON TRACT (TRACT ONE), BEING IN THE EAST LINE OF A CALLED 2.037 ACRE
TRACT OF LAND CONVEYED TO JAMES E. BORISKI AND WIFE VICKIE SUE BORISKI BY DEED RECORDED IN VOLUME
1564, PAGE 252 OF THE REAL PROPERTY RECORDS OF WOOD COUNTY, TEXAS.

THENCE NORTH 00 DEGREES 07 MINUTES 00 SECONDS WEST, A DISTANCE OF 321.29 FEET TO A 1 INCH IRON PIPE
FOUND FOR CORNER, BEING THE NORTHWEST CORNER OF SAID ROBINSON TRACT, LYING IN AN OLD FENCELINE

THENCE SOUTH 87 DEGREES 58 MINUTES 37 SECOND EAST, ALONG THE NORTHERLY LINE OF SAID ROBINSON TRACT
FOLLOWING SAID FENCELINE A DISTANCE OF 313.26 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.3059
ACRES OF LAND MORE OR LESS.

ALSO COMMONLY KNOWN AS: 526 COUNTY ROAD 3690 BIG SANDY TEXAS 75755

25-358827

Notice of Substitute Trustee's Sale

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: October 30, 2001	Original Mortgagor/Grantor: JERRY TUCKER
Original Beneficiary / Mortgagee: ABN AMRO MORTGAGE GROUP, INC.	Current Beneficiary / Mortgagee: U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST
Recorded in: Volume: 01812 Page: 00164 Instrument No: 0076297	Property County: WOOD
Mortgage Servicer: Selene Finance LP	Mortgage Servicer's Address: 3501 OLYMPUS BLVD., SUITE 500 DALLAS, TEXAS 75019

* 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 \$100,700.00, executed by JERRY TUCKER and payable to the order of Lender.

Property Address/Mailing Address: 869 CR 2290, GOLDEN, TX 75444

Legal Description of Property to be Sold:

BEING ALL THAT CERTAIN 15.162 ACRE TRACT OF LAND LOCATED IN THE HELENA NELSON SURVEY, ABSTRACT NO. 431, WOOD COUNTY, TEXAS, AND BEING THE SAME LAND DESCRIBED IN A DEED FROM SHERMAN NEWPORT, JR. AND LILLIE B. NEWPORT, HUSBAND AND WIFE TO WILLIAM M. TUCKER AND CHERYL L. TUCKER, HUSBAND AND WIFE, RECORDED IN VOLUME 1294, PAGE 899, REAL PROPERTY RECORDS OF WOOD COUNTY, TEXAS AND BOUNDED AS FOLLOWS:

BEGINNING AT A FOUND P. K. NAIL SET IN THE CENTER OF COUNTY ROAD NO. 2290 AND ALSO BEING ON THE SOUTH BOUNDARY LINE SAID NELSON SURVEY AND ALSO BEING THE SOUTHERLY SOUTHWEST CORNER OF THE B. E. HALL TRACT, RECORDED IN VOLUME 1557, PAGE 810, REAL PROPERTY RECORDS AND USED FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE S 89 DEG. 54' 00" W, WITH SAID COUNTY ROAD AND SOUTH LINE OF SAID NELSON SURVEY, 732.75 FEET TO A FOUND STEEL SPIKE USED FOR THE SOUTHWEST CORNER OF THIS TRACT. THENCE N 01 DEG. 23' 16" E, WITH SAID COUNTY ROAD NO. 2290, 904.64 FEET TO A FOUND P. K. NAIL LOCATED AT THE WESTERLY SOUTHWEST CORNER OF SAID HALL TRACT AND USED FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE N 89 DEG. 59' 17" E, PASSING A FOUND 1/2" IRON ROD AT 17.70 FEET AND CONTINUING WITH A FENCE LINE, 728.81 FEET TO A FOUND 1/2" IRON ROD LOCATED AT AN ELL CORNER OF SAID HALL TRACT AND USED FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 01 DEG. 08' 23" W, WITH A FENCE LINE, 903.43 FEET TO THE PLACE OF BEGINNING, CONTAINING 15.162 ACRES OF LAND..

Date of Sale: January 06, 2026	Earliest time Sale will begin: 1:00 PM
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FILED FOR RECORD
2025 NOV 20 PM03:31
KELLEY PRICE
COUNTY CLERK
WOOD COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WOOD County

Deed of Trust Dated: April 30, 2012

Amount: \$240,000.00

Grantor(s): JESSIE FRANKLIN NOLEN

Original Mortgagee: REVERSE MORTGAGE USA, INC.

Current Mortgagee: BELTWAY CAPITAL, LLC

Mortgagee Servicer and Address: c/o BSI FINANCIAL SERVICES, 314 S Franklin St., Titusville, PA 16354

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 2012-00005677

Legal Description: LOTS 3 AND 4, BLK 1, OF THE MARINA ESTATES SUBDIVISION, WOOD COUNTY, TEXAS, ACCORDING TO THE PLAT OF SUBDIVISION RECORDED IN VOLUME 9, PAGE 15, PLAT RECORDS, WOOD COUNTY, TEXAS.

WHEREAS JESSIE FRANKLIN NOLEN is deceased.

Date of Sale: January 6, 2026 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: 2025-003783


Printed Name: Heather Golden
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

FILED FOR RECORD
2025 DEC 04 AM 11:09
KELLEY PRICE
COUNTY CLERK
WOOD COUNTY, TEXAS

STATE OF TEXAS

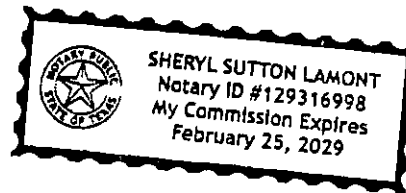
COUNTY OF WOOD

Before me, the undersigned authority, on this 4th. day of December, 2025, personally appeared Heather Golden, known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Sheryl Sutton LaMont

NOTARY PUBLIC, STATE OF TEXAS
Sheryl Sutton LaMont

AFTER RECORDING RETURN TO:
Hughes, Watters & Askanase, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2025-003783



Notice of Foreclosure Sale

December 15, 2025

Deed of Trust ("Deed of Trust"):

Dated: November 1, 2022

Grantor: BRIAN E. WATTS and STACY L. WATTS

Trustee: B. Diane Heindel

Lender: DAE TAWNIA DECKER and MEGAN JOY DECKER n/k/a MEGAN JOY SHAFFER, ("Lender") Co-Trustees of the DONALD G. DECKER TESTAMENTARY TRUST dated February 26, 2019, said Trust being one and the same as the Decker Family Trust established under Paragraph V. of the Last Will and Testament of Donald G. Decker, pursuant to the Estate of Donald G. Decker, Deceased, Cause No. 43235P, County Court, Smith County, Texas

Recorded as: Instrument Number 2024-00000223 of the real property records of Wood County, Texas

Legal Description: See Exhibits "A" and "B" attached hereto

Secures: Promissory ("Note") in the original principal amount of \$125,284.35, executed by BRIAN E. WATTS and STACY L. WATTS ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, January 6, 2026

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 p.m. and not later than three hours thereafter.

Place: Front door on east side of courthouse

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 Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

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

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold **"AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the 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, Substitute 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 Substitute Trustee.

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

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.



Jeffrey P. Cotten
Attorney for Mortgagee



Jeffrey P. Cotten or Robin Heindel
Substitute Trustees
407 E. 4th St.
Tyler, Texas 75701
Telephone (903) 533-9900
Telecopier (903) 533-9989

EXHIBIT "A"

BEING all of that certain lot, tract, or parcel of land situated in the J. A. Booth Survey, Abstract No. 38, Wood County, Texas and being a part of a called 3.000 acre tract of land described in a Deed from K. Lee McDewitt Frazier to Donald George Decker, dated April 22, 2015, as shown of record in Document No. 2013-00004305, Real Records, Wood County, Texas, said 3.000 acre tract being a part of a called 10.591 acre tract of land (72.5 Ac. L&E 61.909 Ac.) described in a Deed from Ardis Mitchell and wife, Kathryn M. Mitchell, to Bettye Y. McDewitt, dated August 10, 1993, as shown of record in Volume 1348, Page 554, 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 Northeast corner of said 3.000 acre tract and at the Northwest corner of a called 3.14 acre tract of land described in a Deed from K. Lee Frazier to Cordell Bradford, dated September 17, 2013, as shown of record in Document No. 2013-00010992, Real Records, Wood County, Texas, and being S 89° 11' 10" W, a distance of 256.94 feet from a 1/2 inch iron rod found at the Northeast corner of said 10.591 acre tract;

THENCE S 00° 47' 32" E, along the East line of said 3.000 acre tract, a distance of 179.60 feet to a 1/2 inch iron rod set for a corner;

THENCE S 89° 23' 53" W, across said 3.000 acre tract, a distance of 150.00 feet to a 1/2 inch iron rod set for a corner;

THENCE S 00° 47' 32" E, continuing across said 3.000 acre tract, a distance of 153.07 feet to a 1/2 inch iron rod set for a corner;

THENCE S 25° 55' 53" E, a distance of 221.27 feet to a point for corner in the South line of said 3.000 acre tract and being in or near the centerline of Wood County, Road No. 4200, same being in the South line of said Booth Survey and in the North line of the J. E. White Survey, Abstract No. 610, Wood County, Texas, a 1/2 inch iron rod set for a reference marker bears N 25° 55' 53" W, a distance of 33.21 feet;

THENCE S 89° 23' 53" W, along the South line of said 3.000 acre tract, same being generally along and through the centerline of said County Road, a distance of 189.54 feet to the Southwest corner of said 3.000 acre tract, a 1/2 inch iron rod found for a reference marker bears N 00° 47' 32" W, a distance of 30.00 feet;

THENCE N 00° 47' 32" W, along the West line of said 3.000 acre tract, a distance of 531.76 feet to a 1/2 inch iron rod found at the Northwest corner of said 3.000 acre tract and in the South line of a called 17.588 acre tract of land described in a Deed from Dale Orbeck, Trustee to Frank Mills and wife, Jan Mills, dated March 01, 1994, as shown of record in Volume 1382, Page 180, Real Property Records, Wood County, Texas;

THENCE N 89° 11' 10" E, along the North line of said 3.000 acre tract, a distance of 245.54 feet to the POINT OF BEGINNING and containing 2.000 acres of land, of which approximately 0.13 acres lie within said County Road.

EXHIBIT "B"

BEING all of that certain lot, tract, or parcel of land situated in the J. A. Booth Survey, Abstract No. 38, Wood County, Texas and being a part of a called 3.000 acre tract of land described in a Deed from K. Lee McDewitt Frazier to Donald George Decker, dated April 22, 2015, as shown of record in Document No. 2015-00004305, Real Records, Wood County, Texas, said 3.000 acre tract being a part of a called 10.591 acre tract of land (72.5 Ac. L&E 61.909 Ac.) described in a Deed from Ardis Mitchell and wife, Kathryn M. Mitchell, to Bettye Y. McDewitt, dated August 10, 1993, as shown of record in Volume 1348, Page 554, Real Property Records, Wood County, Texas, said lot, tract or parcel of land being more particularly described by notes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set in the East line of said 3.000 acre tract, and being S 00° 47' 32" E, a distance of 179.60 feet from a 1/2 inch iron rod found at the Northeast corner of said 3.000 acre tract and at the Northwest corner of a called 3.14 acre tract of land described in a Deed from K. Lee Frazier to Cordell Bradford, dated September 17, 2013, as shown of record in Document No. 2013-00010992, Real Records, Wood County, Texas;

THENCE S 00° 47' 32" E, along the East line of said 3.000 acre tract, a distance of 353.07 feet to the Southeast corner of said 3.000 acre tract and to the Southwest corner of said 3.14 acre tract and being in or near the centerline of Wood County, Road No. 4200, same being in the South line of said Booth Survey and in the North line of the J. E. White Survey, Abstract No. 610, Wood County, Texas, a 1/2 inch iron rod found for a reference marker bears N 00° 47' 32" W, a distance of 30.00 feet;

THENCE S 89° 23' 53" W, along the South line of said 3.000 acre tract, same being generally along and through the centerline of said County Road, a distance of 56.00 feet to a point for a corner, a 1/2 inch iron rod set for a reference marker bears N 25° 55' 53" W, a distance of 33.21 feet;

THENCE N 25° 55' 53" W, across said 3.000 acre tract, a distance of 221.27 feet to a 1/2 inch iron rod set for a corner;

THENCE N 00° 47' 32" W, continuing across said 3.000 acre tract, a distance of 153.07 feet to a 1/2 inch iron rod set for a corner;

THENCE N 89° 23' 53" E, a distance of 150.00 feet to the POINT OF BEGINNING and containing 1.000 acre of land, of which approximately 0.04 acres lie within said County Road.

**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.

2019-00005432 vickyr
06/10/2019 08:47 AM



Kelley Price, County Clerk
Wood County, Texas

Kelley Price

Eric Smothers, Trustee of the Aquila Consulting Solo 401k Plan Trust Agreement dated July 9, 2021, Noteholder

Provident Loan Servicing, Loan Servicing Company

Ghrist Law Firm PLLC (hereinafter "Attorney")

Absolute Mobile RV, LLC, a Texas Limited Liability Company

Lee Garber

170 Van Zandt County Road 3221 Wills Point Tx 75169

Sent via first class mail and CMRR # 9489 0178 9820 3046 6961 19 on 12.16.2025

Absolute Mobile RV, LLC, a Texas Limited Liability Company

Lee Garber

985 Indian Gap, Quitman, TX 75783

Sent via first class mail and CMRR # 9489 0178 9820 3046 6961 33 on 12.16.2025

NOTICE OF TRUSTEE'S SALE

WHEREAS Absolute Mobile RV, LLC, a Texas Limited Liability Company and Lee Garber executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Wood County, Texas and is recorded under Clerk's File/Instrument Number 2024-00004717, to which reference is made for all purposes.

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

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: **Tuesday, the 6th day of January, 2026**

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

Place: 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 Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN WOOD

COUNTY, TEXAS, BEING KNOWN AS LOTS 102, 103 & 104, BLOCK 1, PELICAN BAY, VILLAGE I OF HOLIDAY VILLAGES OF FORK, AN ADDITION TO WOOD COUNTY, RECORDED IN VOLUME 9, PAGE 199-202, PLAT RECORDS, WOOD COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN WOOD COUNTY, TEXAS, BEING KNOWN AS LOTS 102, 103 & 104, BLOCK 1, PELICAN BAY, VILLAGE I OF HOLIDAY VILLAGES OF FORK, AN ADDITION TO WOOD COUNTY, RECORDED IN VOLUME 9, PAGE 199-202, PLAT RECORDS, WOOD COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE INTERSECTION OF THE RECOGNIZED SOUTHWEST RIGHT-OF-WAY LINE OF LITTLE RIVER BEND (60' R.O.W.) AND THE RECOGNIZED NORTHWEST RIGHT-OF-WAY LINE OF INDIAN GAP (60' R.O.W). SAID POINT BEING THE RECOGNIZED EAST CORNER OF SAID LOT 103; BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE INTERSECTION OF THE RECOGNIZED SOUTHWEST RIGHT-OF-WAY LINE OF LITTLE RIVER BEND (60' R.O.W.) AND THE RECOGNIZED NORTHWEST RIGHT-OF-WAY LINE OF INDIAN GAP (60' R.O.W). SAID POINT BEING THE RECOGNIZED EAST CORNER OF SAID LOT 103; THENCE SOUTH 39 DEGREES 19 MINUTES 05 SECONDS WEST, ALONG THE RECOGNIZED NORTHWEST RIGHT-OF-WAY LINE OF SAID INDIAN GAP AND THE RECOGNIZED SOUTHEAST LINE OF SAID LOT 103, A DISTANCE OF 19.62 FEET TO A 1/2 INCH IRON ROD FOUND FOR ANGLE POINT, SAID POINT BEING THE RECOGNIZED COMMON EAST CORNER OF SAID LOTS 103 & 102; THENCE SOUTH 39 DEGREES 19 MINUTES 05 SECONDS WEST, ALONG THE RECOGNIZED NORTHWEST RIGHT-OF-WAY LINE OF SAID INDIAN GAP AND THE RECOGNIZED SOUTHEAST LINE OF SAID LOT 103, A DISTANCE OF 19.62 FEET TO A 1/2 INCH IRON ROD FOUND FOR ANGLE POINT, SAID POINT BEING THE RECOGNIZED COMMON EAST CORNER OF SAID LOTS 103 & 102; THENCE SOUTH 39 DEGREES 35 MINUTES 17 SECONDS WEST, ALONG THE RECOGNIZED NORTHWEST RIGHT-OF-WAY LINE OF SAID INDIAN GAP AND THE RECOGNIZED SOUTHEAST LINE OF SAID LOT 102, A DISTANCE OF 90.31 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED SOUTH CORNER OF SAID LOT 102 AND THE APPARENT EAST CORNER OF LOT 101, BLOCK 1 OF SAID ADDITION, FROM i THENCE SOUTH 39 DEGREES 35 MINUTES 17 SECONDS WEST, ALONG THE RECOGNIZED NORTHWEST RIGHT-OF-WAY LINE OF SAID INDIAN GAP AND THE RECOGNIZED SOUTHEAST LINE OF SAID LOT 102, A DISTANCE OF 90.31 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED SOUTH CORNER OF SAID LOT 102 AND THE APPARENT EAST CORNER OF LOT 101, BLOCK 1 OF SAID ADDITION, FROM i WHICH A 1/2 INCH IRON ROD FOUND FOR REFERENCE, THE APPARENT SOUTH CORNER WHICH A 1/2 INCH IRON ROD FOUND FOR REFERENCE, THE APPARENT SOUTH CORNER ,. . OF SAID LOT 101, BEARS SOUTH 39 DEGREES 00 MINUTES 53 SECONDS WEST- 83.85 FEET; OF SAID LOT 101, BEARS SOUTH 39 DEGREES 00 MINUTES 53 SECONDS WEST- 83.85 FEET; . THENCE NORTH 72 DEGREES 51 MINUTES 28 SECONDS WEST, ALONG THE RECOGNIZED SOUTHWEST LINE

OF SAID LOT 102 AND THE APPARENT NORTHEAST LINE OF SAID LOT 101, A DISTANCE OF 128.05 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE SABINE RIVER AUTHORITY TAKE LINE, SAID POINT BEING THE RECOGNIZED WEST CORNER OF SAID LOT 102 AND THE APPARENT NORTH CORNER OF SAID LOT 101, BLOCK THENCE NORTH 72 DEGREES 51 MINUTES 28 SECONDS WEST, ALONG THE RECOGNIZED SOUTHWEST LINE OF SAID LOT 102 AND THE APPARENT NORTHEAST LINE OF SAID LOT 101, A DISTANCE OF 128.05 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE SABINE RIVER AUTHORITY TAKE LINE, SAID POINT BEING THE RECOGNIZED WEST CORNER OF SAID LOT 102 AND THE APPARENT NORTH CORNER OF SAID LOT 101, BLOCK 1; 1; THENCE NORTH 40 DEGREES 48 MINUTES 33 SECONDS EAST, ALONG THE RECOGNIZED NORTHWEST LINE OF SAID LOT 102 AND SAID SABINE RIVER AUTHORITY TAKE LINE, A DISTANCE OF 7.50 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING A RECOGNIZED INNER CORNER OF SAID LOT 102; THENCE NORTH 40 DEGREES 48 MINUTES 33 SECONDS EAST, ALONG THE RECOGNIZED NORTHWEST LINE OF SAID LOT 102 AND SAID SABINE RIVER AUTHORITY TAKE LINE, A DISTANCE OF 7.50 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING A RECOGNIZED INNER CORNER OF SAID LOT 102; THENCE NORTH 17 DEGREES 56 MINUTES 26 SECONDS WEST, ALONG THE RECOGNIZED SOUTHWEST LINE OF SAID LOT 102 AND SAID SABINE RIVER AUTHORITY TAKE LINE, A DISTANCE OF 23.84 FEET TO A 1/2 INCH IRON ROD FOUND FOR ANGLE POINT, SAID POINT BEING THE RECOGNIZED COMMON WEST CORNER OF SAID LOTS 102 & 103; THENCE NORTH 17 DEGREES 56 MINUTES 26 SECONDS WEST, ALONG THE RECOGNIZED SOUTHWEST LINE OF SAID LOT 102 AND SAID SABINE RIVER AUTHORITY TAKE LINE, A DISTANCE OF 23.84 FEET TO A 1/2 INCH IRON ROD FOUND FOR ANGLE POINT, SAID POINT BEING THE RECOGNIZED COMMON WEST CORNER OF SAID LOTS 102 & 103; THENCE NORTH 09 DEGREES 37 MINUTES 10 SECONDS WEST, ALONG THE RECOGNIZED WEST LINE OF SAID LOT 103 AND SAID SABINE RIVER AUTHORITY TAKE LINE, A DISTANCE OF 39.76 FEET TO A 1/2 INCH IRON ROD FOUND FOR ANGLE POINT, SAID POINT BEING THE RECOGNIZED COMMON CORNER OF SAID LOTS 103 & 104; THENCE NORTH 09 DEGREES 37 MINUTES 10 SECONDS WEST, ALONG THE RECOGNIZED WEST LINE OF SAID LOT 103 AND SAID SABINE RIVER AUTHORITY TAKE LINE, A DISTANCE OF 39.76 FEET TO A 1/2 INCH IRON ROD FOUND FOR ANGLE POINT, SAID POINT BEING THE RECOGNIZED COMMON CORNER OF SAID LOTS 103 & 104; THENCE NORTH 10 DEGREES 27 MINUTES 25 SECONDS WEST, ALONG THE RECOGNIZED WEST LINE OF SAID LOT 104 AND SAID SABINE RIVER AUTHORITY TAKE LINE, A DISTANCE OF 35.52 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED NORTHWEST CORNER OF SAID LOT 104 AND THE APPARENT SOUTHWEST CORNER OF LOT 105, BLOCK 1 OF SAID ADDITION, FROM WHICH A 1/2 INCH IRON ROD FOUND WITH ALUMINUM SRA CAP FOR REFERENCE, BEARS NORTH 11 DEGREES 51 MINUTES 09 SECONDS WEST -- 30.64 FEET; DISTANCE OF 35.52 FEET TO A 1/2 INCH IRON ROD FOUND FOR

CORNER, SAID POINT BEING THE RECOGNIZED NORTHWEST CORNER OF SAID LOT 104 AND THE APPARENT SOUTHWEST CORNER OF LOT 105, BLOCK 1 OF SAID ADDITION, FROM WHICH A 1/2 INCH IRON ROD FOUND WITH ALUMINUM SRA CAP FOR REFERENCE, BEARS NORTH 11 DEGREES 51 MINUTES 09 SECONDS WEST --30.64 FEET; THENCE NORTH 68 DEGREES 12 MINUTES 30 SECONDS EAST, ALONG THE RECOGNIZED NORTH LINE OF SAID LOT 104 AND THE APPARENT SOUTH LINE OF SAID LOT 105, A DISTANCE OF 138.12 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE RECOGNIZED SOUTHWEST RIGHT-OF-WAY LINE OF SAID LITTLE RIVER BEND, SAID POINT BEING THE RECOGNIZED NORTHEAST CORNER OF SAID LOT 104 AND THE APPARENT SOUTHEAST CORNER OF SAID LOT 105; THENCE NORTH 68 DEGREES 12 MINUTES 30 SECONDS EAST, ALONG THE RECOGNIZED NORTH LINE OF SAID LOT 104 AND THE APPARENT SOUTH LINE OF SAID LOT 105, A DISTANCE OF 138.12 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE RECOGNIZED SOUTHWEST RIGHT-OF-WAY LINE OF SAID LITTLE RIVER BEND, SAID POINT BEING THE RECOGNIZED NORTHEAST CORNER OF SAID LOT 104 AND THE APPARENT SOUTHEAST CORNER OF SAID LOT 105; THENCE SOUTH 36 DEGREES 43 MINUTES 32 SECONDS EAST, ALONG THE RECOGNIZED SOUTHWEST RIGHT-OF-WAY LINE OF SAID LITTLE RIVER BEND AND THE RECOGNIZED NORTHEAST LINE OF SAID LOT 104, PASSING A 1/2 INCH IRON ROD FOUND FOR WITNESS AT 69.34 FEET, THE RECOGNIZED COMMON EAST CORNER OF SAID LOTS 104 & 103, AND CONTINUING FOR A TOTAL DISTANCE OF 133.17 FEET TO THE PLACE OF BEGINNING AND CONTAINING 25,437.92 SQ. FT. OR 0.584 ACRES OF LAND. THENCE SOUTH 36 DEGREES 43 MINUTES 32 SECONDS EAST, ALONG THE RECOGNIZED SOUTHWEST RIGHT-OF-WAY LINE OF SAID LITTLE RIVER BEND AND THE RECOGNIZED NORTHEAST LINE OF SAID LOT 104, PASSING A 1/2 INCH IRON ROD FOUND FOR WITNESS AT 69.34 FEET, THE RECOGNIZED COMMON EAST CORNER OF SAID LOTS 104 & 103, AND CONTINUING FOR A TOTAL DISTANCE OF 133.17 FEET T

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.

The senders of the notice also include those names listed below.

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. Bidders may be required to pay in cash immediately and without any delay. The foregoing is a bidding condition.

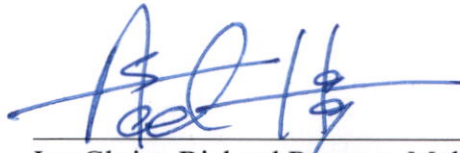
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE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

STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

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.

NOTICE OF ACCELERATION. If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.



Ian Ghrist, Richard Ramsey, Muhammad Asad Haq,
Catherine Chesley Goodgion
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136

FILED FOR RECORD
2025 DEC 11 AM 10:04
KELLEY PRICE
COUNTY CLERK
WOOD COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE

December 04, 2025

Deed of Trust ("Deed of Trust"):

Dated: November 25, 2024

Grantor: 519 W BUCHANAN, LLC

Trustee: Sowell, Alvares & Walls, PLLC

Lender: TEXAS REAL ESTATE FUND I, LP

Property: All that certain lot, tract, or parcel of land being situated on the W.H. CRAWFORD SURVEY, ABSTRACT NO. 120, WOOD COUNTY, TEXAS, and being those Tract One and Tract Two less Save and Except described in Cash Warranty Deed recorded in Vol. 1571, Page 749 of the Official Public Records and conveyed to Christopher Beck et al by Warranty Deed recorded by Clerk's Instrument No. 2013-00009928 Official Public Records of said county and called to be in Lots 41 and 42, Block 11 of the Ham Addition and being recorded in Vol. M, Page 190 of the Deed Records cited in Deed recorded in #2010-00004424 of the Official Public Records.. Said lot, tract, or parcel of land being more particularly described as follows:

BEGINNING at a 60d nail found for the Northwest corner of this tract being the Northeast corner of that 0.232 acre tract described in Warranty Deed conveyed to Keith Dimock recorded by Clerk's Instrument No. 2017-00011282 O.P.R. being the Northeast corner of said Save and Except being in the South R.O.W. line of Buchanan Street and bears N 87 deg. 42 min. 09 sec. E 100.82 ft. from a ½" rebar found for the Northwest corner of said Dimock tract and being the intersection of said South line and the East R.O.W. line of University Street;

THENCE N 87 deg. 42 min. 09 sec. E 74.00 ft. following said South R.O.W. line to a ½" rebar set for the Northeast corner of this tract and being the Northwest corner of that 55'x100' tract described in General Warranty Deed conveyed to Trey Tucker recorded by Clerk's Instrument No. 2023-00007895 O.P.R.;

THENCE S 00 deg. 14 min. 18 sec. E 98.75 ft. pass a ½" rebar set for reference, continuing at a total of 99.90 ft. a point for the Southeast corner of this tract being the Southwest corner of said Tucker tract and being atop a 5" concrete retaining wall;

THENCE S 87 deg. 37 min. 27 sec. W 74.00 ft. following said South line and atop said wall to a ½" rebar found for the Southwest corner of this tract and being the Southeast corner of said Dimock tract;

THENCE N 00 deg. 14 min. 18 sec. W 100.00 ft. to the point of beginning, containing 1.538 acre of land as surveyed by George Taylor, R.P.L.S. No. 5246.

Address: 519 W Buchanan St, Mineola, Texas, 75773



4860496

ServiceLink

Recorded: November 27, 2024, file number 2024-00009635 in the Official Public Records of Wood County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of ONE HUNDRED FORTY SIX THOUSAND ONE HUNDRED AND 00/100 DOLLARS (US \$146,100.00), executed by 519 W BUCHANAN, LLC and payable to the order of Lender.

Guaranty: The Note and all other indebtedness of Borrower to Lender is guaranteed by a Guaranty Agreement dated November 25, 2024 and executed by Tiffani Meagan Beck.

Substitute Trustee: Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Jabria Foy, Heather Golden, Kara Riley

Substitute Trustee's Address: 10406 Rockley, Houston, Texas 77099

Foreclosure Sale:

Date: Tuesday, January 06, 2026

Time: The sale of the Property will be held between the hours of 1pm-4pm. local time

Place: At the east (front) door of the Wood County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

Term 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 TEXAS REAL ESTATE FUND I, LP's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, TEXAS REAL ESTATE FUND I, LP, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of TEXAS REAL ESTATE FUND I, LP's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with TEXAS REAL ESTATE FUND I, LP's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

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

If TEXAS REAL ESTATE FUND I, LP passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by TEXAS REAL ESTATE FUND I, LP. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the 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, Substitute 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 Substitute Trustee.

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

THIS INSTRUMENT NOTES 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.

PETERKA & ASSOCIATES, PLLC.

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