

Notice of Foreclosure Sale

(Trustee Sale)

Date : April 25th, 2025

Deed of Trust Information:

Recording: Instrument No. 2022-00009402
Date: August 1st, 2022
GRANTOR: Luis Alberto Herrera
BENEFICIARY: Pebble Creek Investments, LLC
Original Principle: Thirteen Thousand Eight-Hundred Eighty and 00/100 Dollars (\$13,880.00)

PROPERTY COUNTY: WOOD COUNTY
PROPERTY LOCATION: 801 E ELM WINNSBORO, TX 75494

PROPERTY:

Being all of Lots One (1), Two (2), and Three (3), Block One (1), Cain Addition City of Winnsboro, Wood County, Texas as depicted upon the plat thereof, recorded in Volume 1, Page 29 of the Plat Records of Wood County, Texas.

SALE INFORMATION:

Date of Sale: Tuesday, July 1st, 2025

Time of Sale: 10:00 AM or within Three hours Thereafter

Opening Bid: \$13,576.16 by Pebble Creek Investments, LLC

Place of Sale: INSIDE THE MAIN LOBBY of Wood County Courthouse, Texas, or if the preceding area is no longer in the designated area, at the area most recently designated by the Wood County Commissioner's Court.

Trustee: Shane Amir Ghaemmaghami
Contact: info@pebblecreekco.com, Office: 936-463-8217
Address: 380 Flores Rd. Livingston, TX 77351

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 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. Shane Amir Ghaemmaghami as 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 or within three hours after that time.

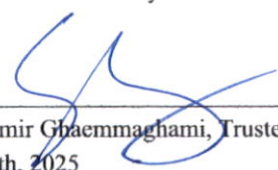
FILED FOR RECORD
2025 MAY 01 AM 11:41
HEILEY PRICE
COUNTY CLERK
WOOD COUNTY, TEXAS

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 or 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.

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.

Signed and Executed By:



Shane Amir Ghaemmaghami, Trustee
April 25th, 2025

CM # 9589 0710 5270 2384 9128 53

FILED

April 28, 2025

MAY 12 2025

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

KELLEY PRICE
COUNTY CLERK WOOD CO., TX

Veronica Alvarez
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 1st day of July, 2025**, not earlier than 1:00 p.m. nor later than 4:00 p.m., in the foyer (2nd floor) of the Wood County Courthouse, Center, County of Wood, State of Texas, or if the preceding area is no longer in the designated area, 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 5, 2024. As of today's date, you now owe the sum of \$578,069.56.

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 28, 2025. As substitute trustee, I am vested with and succeed to all the powers and duties given to the original trustee.

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 IMMEDIATELY

With kindest regards, I am

Very truly yours,



Rick D. Shelton
Substitute Trustee

CMRRR: 9589071052700014540803

CMRRR: 9589071052700014540810

Posted and filed by: _____

Printed Name and Date: _____

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#: 25-33772

FILED FOR RECORD
2025 MAY 15 PM12:08
KELLEY PRICE
COUNTY CLERK
WOOD COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 6/7/2010, Matthew Ybarra and Jennifer Ybarra, husband and wife, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Ruth W. Garner, as Trustee, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for State Bank of Paw Paw, its successors and assigns, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$132,124.00, payable to the order of State Bank of Paw Paw, which Deed of Trust is Recorded on 6/8/2010 as Volume 2010-00007575, 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;

**LOT 181, PART 111, SECTION V, HOLLY LAKE RANCH, A SUBDIVISION OF WOOD COUNTY, TEXAS
ACCORDING TO PLAT OF SUBDIVISION FILED IN VOLUME 5, PAGE 30 OF THE PLAT RECORDS OF
WOOD COUNTY, TEXAS**

Commonly known as: **284 PLEASANT HILL LANE HOLLY LAKE RANCH, TX 75765**

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, 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 S. 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 **7/1/2025 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 Mortgageors 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.



4843021

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 5/12/2025

WITNESS, my hand this May 15, 2025.

Kavonnah Dobson

By: Kavonnah Dobson, Sr. 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
C/O Vylla Solutions, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

FILED FOR RECORD
2025 MAY 22 PM 12:47
WOOD COUNTY, TEXAS

FILED FOR RECORD
2025 MAY 22 PM 12:47
KELLEY PRICE
COUNTY CLERK
WOOD COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WOOD County

Deed of Trust Dated: March 23, 2010

Amount: \$140,000.00

Grantor(s): ELIZABETH J. GARNER and GARY E. GARNER

Original Mortgagee: WOOD COUNTY NATIONAL BANK

Current Mortgagee: CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP

Mortgagee Servicer and Address: c/o SERVICE MAC, LLC, 9726 OLD BAILES ROAD, SUITE 200, FORT MILL, SC 29707

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. 2010-00004220

Legal Description: ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE COUNTY OF WOOD, STATE OF TEXAS BEING IN THE W.H. SECREST SURVEY, ABSTRACT NO. 523, BEING A PORTION, OF THAT 2.500 ACRE TRACT DESCRIBED IN QUIT CLAIM DEED FROM TINA AMLIN TO GARY E. GARNER, AND RECORDED IN VOLUME 2168, PAGE 738, BEING A PORTION OF THAT 2.31 ACRE TRACT (4.81 ACRES LESS 2.500 ACRES) CONVEYED FROM TINA AMLIN TO GARY E. GARNER ET, AND RECORDED IN VOLUME 2276, PAGE 226, AND BEING A PORTION OF THAT 6.01 ACRE TRACT CONVEYED FROM CARL J. RILEY TO WILDA PETTY, ET VIR, ROBERT PETTY, AND RECORDED IN VOLUME 1117, PAGE 113, ALL OF THE REAL PROPERTY RECORDS OF SAID COUNTY AND BOUNDED AS FOLLOWS: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES

WHEREAS GARY E. GARNER is deceased.

WHEREAS ELIZABETH J. GARNER is deceased.

Date of Sale: July 1, 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, 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 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: 2024-002576



Printed Name: Harriett Fletcher

c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

EXHIBIT "A"

All that certain tract or parcel of land situated in the County of Wood, State of Texas being in the W. H. Secrest Survey, Abstract No. 523, being a portion of that 2.500 acre tract described in Quit Claim Deed from Tina Amlin to Gary E. Garner, and recorded in Volume 2168, page 738, being a portion of that

2.31 acre tract (4.81 acres less 2.500 acres) conveyed from Tina Amlin to Gary E. Garner et, and recorded in Volume 2276, page 226, and being a portion of that 6.01 acre tract conveyed from Carl J. Riley to Wilda Petty, et vir, Robert Petty, and recorded in Volume 1117, page 113, all of the Real Property Records of said county and bounded as follows:

Beginning at a 1/2 inch steel rod found at a fence corner and being the NWC of the abovementioned 6.01 acre Petty tract, same being the NEC of a 1.60 acre tract conveyed to Gary E. Garner and recorded in Volume 1129, page 264 of the Real Property Records of said county, same being in the south line of a 16 1/2 acre Third Tract conveyed from Lee Johnson et ux, to Thelma J. Grider;

Thence North 87 deg. 39 min. 50 sec. East, 222.49 feet to a 1/2 inch steel rod found at the NEC of the Petty tract and being the NWC of an 8.01 acre tract described in Volume 1126, page 735 of the Real Property Records of said county;

Thence South 0 deg. 26 min. 17 sec. East, with the west line of the 8.01 acre tract, 276.86 feet to 1/2 inch steel rod found with Surveyor's cap marked "Saxon" same being the NEC of a 2.00 acre tract conveyed to Robert Lewis Petty and recorded in Volume 2238, page 706 of the Real Property Records of said county;

Thence South 89 deg. 40 min. 31 sec. West, 171.82 feet to a 1/2 inch steel rod found with surveyor's cap marked "Saxon" and being the NWC of the 2.00 acre Petty Tract;

Thence South 0 deg. 25 min. 22 sec. East, at 506.56 feet passing a 1/2 inch steel rod found with surveyor's cap marked "Saxon" at the SWC of the 2.00 acre Petty tract and continuing along same course for a total distance of 532.14 feet to a 1 inch steel pipe set for a corner;

Thence South 89 deg. 40 min. 31 sec. West, 50.40 feet to a 1 inch steel pipe set in the west line of the 6.01 acre tract and being in the east line of the 2.31 acre Garner tract;

Thence South 0 deg. 26 min. 17 sec. East, with the west line of the 6.01 acre tract, 203.32 feet to a 1/2 inch steel rod found at the NEC of a 1.60 acre tract conveyed to Edgar Wayne Garner, et ux, and recorded in Volume 1124, page 274 of the Real Property Records of said county;

Thence North 82 deg. 20 min. 35 sec. West, with the north line of the last said 1.60 acre tract, 165.00 feet to a 1/2 inch steel rod found at the SEC of a 2 acre tract conveyed to Suzanne McClintick, and recorded in Volume 964, page 537 of the Real Property Records of said county, same being the lower SWC of the 4.81 acre tract;

Thence North 0 deg. 44 min. 59 sec. West, 417.23 feet to a 1/2 inch steel rod found at the NEC of the 2 acre tract McClintick tract, same being in the south boundary line of the abovementioned 2.500 acre Garner tract;

Thence North 89 deg. 45 min. 01 sec. West, at 184.45 feet passing at a 1/2 inch steel rod found for a witness corner and at 208.72 feet to a point in the centerline of Wood County Road No. 4930, same being the NWC of the McClintick tract, and also being the SWC of the 2.500 acre tract;

Thence North 0 deg. 15 min. 41 sec. West with said county road, 323.46 feet to a railroad spike set for a corner;

Thence North 89 deg. 33 min. 43 sec. East, 373.33 feet to a 1 inch steel pipe set in the West line of the 6.01 acre tract and being in the east line of the 2.31 acre Garner tract;

Thence North 0 deg. 26 min. 17 sec. West at 46.71 feet passing a ½ inch steel rod found at the NEC of the 2.31 acre tract, same being the SEC of the 1.60 acre Gary Garner tract, and continuing along same course for a total distance of 238.09 feet to the place of beginning and containing 6.42 acres of land.

WOOD COUNTY, TEXAS
COUNTY CLERK
KATHLEEN PRICE
2025 MAY 22 PM12:45
FILED FOR RECORD

101 MEMORY LN
WINNSBORO, TX 75494

00000010306306

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: July 01, 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



NTSS00000010306306

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.

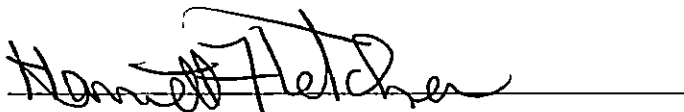
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, 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 Harriett Fletcher, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on May 22, 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: Harriett Fletcher

Date: May 22, 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.

2235 N Pacific, Mineola, TX 75773

WOOD COUNTY, TEXAS
COUNTY CLERK
JUDITH PRICE
25-003875
2025 MAY 29 PM 04:44
FILED FOR RECORD

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: 07/01/2025

Time: Between 1:00 PM – 4:00 PM and beginning not earlier than 1:00 PM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Wood County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 10/30/2020 and recorded in the real property records of Wood County, TX and is recorded under Clerk's File/Instrument Number, 2020-00011517 with Jimmie Dwain Hallonquist and Shirley Hallonquist (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Guild Mortgage Company LLC mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Jimmie Dwain Hallonquist and Shirley Hallonquist, securing the payment of the indebtedness in the original amount of \$198,768.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Guild Mortgage Company, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT 24, ANGEL PINES ADDITION, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 35, OF THE PLAT RECORDS OF WOOD COUNTY, TEXAS.

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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Guild Mortgage Company, LLC, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Guild Mortgage Company, LLC
5887 Copley Dr.
San Diego, CA 92111

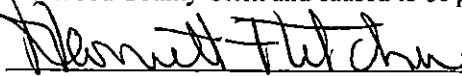


SUBSTITUTE TRUSTEE

Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre,
OR Christine Wheeless, Phillip Hawkins, Kevin Key
or Jay Jacobs OR AUCTION.COM OR Kirk
Schwartz, Esq. or Carson Emmons, Esq. or Justin
Ritchie, Esq. c/o Albertelli Law
6565 N MacArthur Blvd, Suite 470
Irving, TX 75039

CERTIFICATE OF POSTING

My name is Harriett Fletcher, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on May 29, 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: Harriett Fletcher

Date: May 29, 2025

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE JUN - 3 2025

Notice Required By Texas Property Code Section 51.002(i): Asserted that your rights as a member of the armed forces of the United States 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.

KELLEY PRICE
COUNTY CLERK WOOD CO., TX

Date: May 23, 2025

Deed of Trust:

Date: August 14, 2019

Grantor: Christopher Fischer

Grantor's County: Wood

Beneficiary: Steven A. Rose and Rhona Lee Rose

Trustee: J. Brad McCampbell

Substitute Trustee: JASON A. HOLT

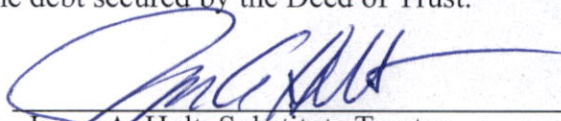
Recorded in: Clerk's File No. 2019-00008629, Real Property Records, Wood County, Texas

Property: Lot 4, Block 49, Quitman Townsite, Wood County, Texas

Date of Sale of Property: Tuesday, July 1, 2025, at or within three hours after 10:00 a.m.

Place of Sale of Property (including County): At the second floor entrance on the East side of the Wood County Courthouse in Quitman, Texas or as the Commissioner's Court rules.

Because of default in performance of the obligations under the Deed of Trust, Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

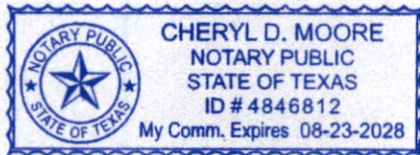


Jason A. Holt, Substitute Trustee
215 E. Goode
Quitman, Texas 75783

STATE OF TEXAS

COUNTY OF WOOD

This instrument was acknowledged before me on May 23, 2025, by JASON
A. HOLT.



Cheryl D. Moore
Notary Public, State of Texas

Notary's Name (Printed)

NOTICE OF SUBSTITUTE TRUSTEE SALE

FILED

Deed of Trust Date: 8/18/2021	Grantor(s)/Mortgagor(s): WILLIAM L BROWN, UNARRID 2025 JUN 5 2025 11:45 AM L
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company KELLEY PRICE COUNTY CLERK WOOD CO., TX
Recorded in: Volume: N/A Page: N/A Instrument No: 2021-00009213	Property County: WOOD
Mortgage Servicer: Nationstar Mortgage LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 8950 Cypress Waters Blvd., Coppell, TX 75019
Date of Sale: 7/1/2025	Earliest Time Sale Will Begin: 1pm
Place of Sale of Property: EAST DOOR (FRONT DOOR) OF THE WOOD COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Harriett Fletcher, Sheryl LaMont, Christine Wheelless, Phillip Hawkins, Kevin Key or Jay Jacobs, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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

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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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 PURSUANT TO TEX. PROP. CODE § 51.002(i): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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.

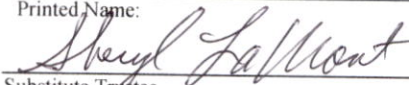
Dated: 6/2/2025



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Nationstar Mortgage LLC

Dated: June 5, 2025

Sheryl LaMont
Printed Name:



Substitute Trustee
c/o Tejas Trustee
1255 West 15th Street, Suite 1060
Plano, TX 75075

MH File Number: TX-25-109016-POS

Loan Type: VA

EXHIBIT "A"

LEGAL DESCRIPTION

BEING 0.248 OF AN ACRE OF LAND, SITUATED IN THE WILLIS PARKER SURVEY, ABSTRACT NO. 451, WOOD COUNTY, TEXAS AND BEING PART OF THAT CALLED LOT 24 OF THE L. R. YATES SUBDIVISION, AN UN-RECORDED SUBDIVISION IN THE CITY OF HAWKINS, WOOD COUNTY, TEXAS, ALSO BEING ALL THAT CALLED 0.249 ACRE TRACT, SHOWN ON PLAT OF SURVEY BY HOMER C. TURNER, JR., DATED NOVEMBER 10, 1983, PROVIDED BY HAWKINS CITY HALL AND BEIN FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 0.249 ACRE TRACT, THE SOUTHWEST CORNER OF CALLED LOT 25 AND BEING IN THE NORTH MARGIN OF ESTELLE STREET, A 40' WIDE RIGHT-OF-WAY;

THENCE NORTH 89 DEGREES 51 MINUTES 37 SECONDS WEST, (BEARING BASIS) WITH THE SOUTH LINE OF SAID 0.249 ACRE TRACT AND THE NORTH MARGIN OF ESTELLE STREET, A DISTANCE OF 93.95 FEET, TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 0.249 ACRE TRACT AND THE SOUTHEAST CORNER OF CALLED LOT 23;

THENCE NORTH 00 DEGREES 00 MINUTES 18 SECONDS WEST, WITH THE WEST LINE OF SAID 0.249 ACRE TRACT AND THE EAST LINE OF SAID LOT 23, DISTANCE OF 115.16 FEET, TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 0.249 ACRE TRACT, THE NORTHEAST CORNER OF SAID LOT 23 AND BEING IN THE SOUTH LINE OF THAT TRACT OF LAND, DESCRIBED IN A DEED TO TRACY EDWARDS PARKER, RECORDED AS INSTRUMENT NO. 2010-00001034 OF THE REAL PROPERTY RECORDS OF WOOD COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 56 MINUTES 18 SECONDS EAST, WITH THE NORTH LINE OF SAID 0.249 ACRE TRACT, A DISTANCE OF 94.00 FEET, TO A 1/2" IRON ROD SET FOR THE NORTHEAST CORNER OF SAID 0.249 ACRE TRACT, THE SOUTHEAST CORNER OF SAID TRACY EDWARDS PARKER TRACT AND BEING IN THE WEST, CONTAINING 0.248 ACRE OF LAND AND BEING KNOWN AS LOT 24 OF SAID UN-RECORDED SUBDIVISION.

FILED

10:45am
JUN - 5 2025

NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 15, 2018, ADAM GALAZ AND WIFE, BRITTANY GALAZ executed a Deed of Trust/Security Instrument conveying to GREGORY GRAHAM, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR NTFN, INC ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2018-00010597 in the DEED OF TRUST OR REAL PROPERTY RECORDS OF **WOOD COUNTY, TEXAS**; and

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JULY 1, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter, I will sell said Real Estate at 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 Commissioners Court in **WOOD COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows: BEING ALL THAT LOT, TRACT OR PARCEL OF LAND SITUATED IN THE GEORGE BREWER SURVEY, ABSTRACT NO. 41, WOOD COUNTY, TEXAS AND BEING ALL OF LOT 3, BLOCK 1 OF THE MURPHY ADDITION, CITY OF HAWKINS, TEXAS AS SHOWN BY PLAT OF RECORD IN VOLUME 1, PAGE 85, PLAT RECORDS, WOOD COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD AT THE NORTHEAST CORNER OF SAID LOT 3;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF LOT 3, A DISTANCE OF 110.00 FEET TO A FOUND CHAIN LINK FENCE CORNER POST AT THE SOUTHEAST CORNER OF SAID LOT 3;

THENCE SOUTH 59 DEGREES 57 MINUTES 33 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 200.00 FEET TO A SET 1/2" IRON ROD AT THE SOUTHWEST CORNER OF SAID LOT 3 AND BEING IN THE EAST RIGHT OF WAY LINE OF FRANCIS STREET;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 3 AND ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 110.00 FEET TO A SET 1/2" IRON ROD AT THE NORTHWEST CORNER OF SAID LOT 3;

THENCE NORTH 89 DEGREES 57 MINUTES 33 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 3 A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.505 ACRES OF LAND.

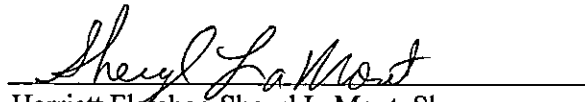
Property Address: 330 FRANCIS STREET, HAWKINS, TX 75765
Mortgage Servicer: NATIONSTAR
Noteholder: NATIONSTAR MORTGAGE LLC
8950 CYPRESS WATERS BLVD., COPPELL, TX 75019

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

ACTIVE MILITARY SERVICE NOTICE

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

WITNESS MY HAND this 5th. day of June, 2025.


Harriett Fletcher, Sheryl LaMont, Sharon
St. Pierre, Allan Johnston, David Sims,
Kendal Farmer, Robert La Mont, Ronnie
Hubbard, Marinosci Law Group PC

Substitute Trustee Address:

Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300