

FILED

DEC 27 2024

3:21 P.M.

TS No.: 2024-01671-TX
24-001117-673

KELLEY PRICE
COUNTY CLERK WOOD CO., TX

Notice of [Substitute] Trustee 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: 03/04/2025

Time: The sale will begin at 01:00 PM or not later than three hours after that time

Place: Wood County, Texas at the following location: **EAST DOOR (FRONT DOOR) OF THE WOOD COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 604 E CEDAR ST, WINNSBORO, TX 75494

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to 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. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 09/21/2023 and recorded 09/25/2023 in Document 2023-00009020, real property records of Wood County, Texas, with **DARRELL J BRYER AND AIMEE BRYER, HUSBAND AND WIFE** grantor(s) and **ARK-LA-TEX FINANCIAL SERVICES, LLC, DBA BENCHMARK MORTGAGE** as Lender, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **DARRELL J BRYER AND AIMEE BRYER, HUSBAND AND WIFE**, securing the payment of the indebtedness in the original principal amount of **\$304,385.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Ark-La-Tex Financial Services, LLC** is the current mortgagee of the note and deed of trust or contract lien.

Notice of [Substitute] Trustee Sale

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

7. Property to be sold: The property to be sold is described as follows:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING A PART OF THE GRAY B. KING SURVEY, A-3, AND BEING LOTS 2-A AND 7-A OF BLOCK R-2 AND LOT 3, BLOCK A OF THE CITY OF WINNSBORO, WOOD COUNTY, TEXAS ACCORDING TO THE OFFICIAL MAP OR PLAT OF SAID CITY OF WINNSBORO, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHERLY RIGHT- OF-WAY OF CEDAR STREET AND BEING THE NORTHWEST CORNER OF THE LONNIE E. AND LINDA J. BARRETT PARCEL AS RECORDED IN VOLUME 1729, PAGE 711, REAL PROPERTY RECORDS OF WOOD COUNTY, TEXAS; THENCE S 06° 57' 49" E GENERALLY ALONG A FENCE LINE ALONG THE WESTERLY LINE OF SAID BARRETT PARCELA DISTANCE OF 568.84 FEET TO A PIPE FENCE POST IN THE NORTH LINE OF A SECOND LONNIE E. AND LINDA J. BARRETT PARCELA AS RECORDED IN VOLUME 1458, PAGE 450, REAL PROPERTY RECORDS OF WOOD COUNTY, TEXAS; THENCE N 89° 19' 46" W GENERALLY ALONG A FENCE LINE AND THE NORTH LINE OF THE SAID BARRETT SECOND PARCEL AND THE NORTH LINE OF LESLIE L. THARP PARCELA AS RECORDED BY INSTRUMENT NO. 2010-00004336, REAL PROPERTY RECORDS OF WOOD COUNTY, TEXAS, TO A PIPE FENCE POST FOR THE SOUTHEAST CORNER TO THE CECIL E. DANIEL PARCELA AS RECORDED BY INSTRUMENT NO. 2020-00002011, REAL PROPERTY RECORDS OF WOOD COUNTY, TEXAS; THENCE N 01° 01' 26" W GENERALLY ALONG A FENCE LINE ALONG AND THE EAST LINES OF SAID DANIEL PARCEL, THE THOMAS A. AND DEBRA QUINN PARCELA AS RECORDED IN VOLUME 1990, PAGE 474, REAL PROPERTY RECORDS OF WOOD COUNTY, TEXAS, AND THE JOSEPH ALLEN SIMMONS PARCELA AS RECORDED BY INSTRUMENT NO. 2023-00005805, REAL PROPERTY RECORDS OF WOOD COUNTY, TEXAS, A DISTANCE OF 252.84 FEET; THENCE N 01° 05' 35" W GENERALLY ALONG A FENCE LINE ALONG AND THE EAST LINES OF SAID SIMMONS PARCEL AND SUSAN AND JOSEPH WAYNE PARCELA AS RECORDED BY INSTRUMENT NO. 2017-00005805, REAL PROPERTY RECORDS OF WOOD COUNTY, TEXAS, A DISTANCE OF 153.91 FEET TO THE NORTHEAST CORNER OF SAID WAYNE PARCEL; THENCE N 88° 18' 00" W GENERALLY ALONG A FENCE LINE ALONG AND THE NORTH LINE OF SAID WAYNE PARCELA DISTANCE OF 118.35 FEET TO A PIPE FENCE POST AND THE SOUTHEAST CORNER OF THE ZANE G. AND CHRISTINE HARTMAN PARCELA AS RECORDED BY INSTRUMENT NO. 2009-00012892, REAL PROPERTY RECORDS OF WOOD COUNTY, TEXAS; THENCE N 01° 35' 08" W ALONG THE EAST LINE OF SAID HARTMAN PARCELA DISTANCE OF 154.59 FEET TO A PIPE FENCE POST FOR THE NORTHEAST CORNER OF SAID HARTMAN PARCEL AND A POINT IN THE SOUTHERLY RIGHT-OF-WAY OF CEDAR STREET; THENCE S 89° 28' 35" E ALONG SAID RIGHT- OF-WAY A DISTANCE OF 203.41 FEET TO THE POINT - OF - BEGINNING, CONTAINING 1.933 ACRES MORE OR LESS.

8. 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. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O PHH Mortgage Corporation

TS No.: 2024-01671-TX
24-001117-673

PO BOX 24605
West Palm Beach, FL 33416-4605
Phone: 877-744-2506

TS No.: 2024-01671-TX
24-001117-673

Notice of [Substitute] Trustee Sale

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

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

Date: 12/26/2024



Mark Bombick – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

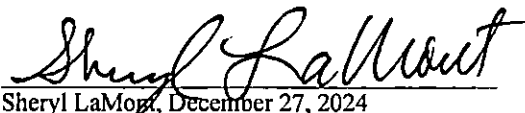
C/O Power Default Services, Inc.
7730 Market Center Ave, Suite 100
El Paso, TX 79912
Telephone: 855-427-2204
Fax: 866-960-8298

For additional sale information visit: www.hubzu.com or (855) 882-1314

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

Certificate of Posting

I am Sheryl LaMont whose address is c/o AVT Title Services, L.L.C. 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on December 27, 2024 I filed this Notice of Foreclosure Sale at the office of the Wood County Clerk and caused it to be posted at the location directed by the Wood County Commissioners Court.



Sheryl LaMont, December 27, 2024

FILED

24TX577-0154
1703 HERITAGE DR, MINEOLA, TX 75773

JAN 14 2025

NOTICE OF FORECLOSURE SALE

KELLEY PRICE
COUNTY CLERK WOOD CO., TX
1:45 PM

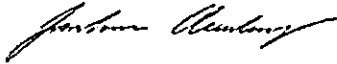
- Property: The Property to be sold is described as follows:

SEE EXHIBIT A
- Security Instrument: Deed of Trust dated August 3, 2022 and recorded on August 15, 2022 as Instrument Number 2022-00009230 in the real property records of WOOD County, Texas, which contains a power of sale.
- Sale Information: March 04, 2025, at 1:00 PM, or not later than three hours thereafter, at the east front door of the Wood County Courthouse, or as designated by the County Commissioners Court.
- Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured: The Deed of Trust executed by TONY MERRITT AND TONYA MERRITT secures the repayment of a Note dated August 3, 2022 in the amount of \$189,150.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o Lakeview Loan Servicing, LLC, 9726 Old Bailes Road, Suite 200, Fort Mill, SC 29707, is the current mortgagee of the Deed of Trust and Note and Lakeview Loan Servicing, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

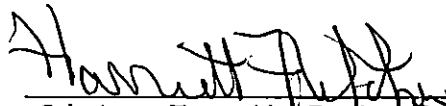
Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, David Ray, Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Lisa De-Long, Terri Worley, Harriett Fletcher, Dustin George

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.

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.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): 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, David Ray, Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Lisa DeLong, Terri Worley, Harriett Fletcher, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Harriett Fletcher, declare under penalty of perjury that on the 14th day of January, 2025, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of WOOD County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

Harriett Fletcher, January 14, 2025

Exhibit A

Field Note description for a 0.102 acre tract being located in the A. Hamilton Survey, Abstract No. 286, Wood County, Texas, and being all of a called 0.103 acre tract of land conveyed to Thurman L. Boyd and Jo Nell Boyd as recorded in Document Number 2017-00010775 of the Official Public Records of Wood County, Texas. Being a part of Lot 5, Block one of the Heritage Square Subdivision as recorded in Volume 9, Page 160 of the Plat records of Wood County, Texas. Said 1.02 acre tract to be more particularly described as follows.

Beginning at a 1/2" Iron Rod Found for the Northeast corner of herein described tract, same being the Northeast corner of said lot 5, same being the Southeast corner of Lot 4, same being the Southeast corner of a called 0.111 acre tract conveyed to Joyce E. Campbell and Nancy L. Brooks as recorded in Document Number 2021-00005932 of the Official Public Records of Wood County, Texas;

Thence South 00°36'20 West, a distance of 46.47 feet, to a 1/2" Iron Rod Found for the Southeast corner of herein described tract, same being the Northeast corner of a called 0.117 acre tract conveyed to Myra Jackson as recorded in Volume 1806, Page 261 of the Deed Records of Wood County, Texas;

Thence North 89°19'02 West, with the North line of said 0.117 acre tract, a distance of 97.45 feet to a 1/2" Iron Rod Found for the Southwest corner of here in described tract, same being the Northwest corner of said 0.117 acre tract, said point being on the East line of a called 2.538 acre tract conveyed to East Texas Townhomes, I.L.C, as recorded in Document Number 2021-00002537 of the Official Public Records of Wood County, Texas;

Thence North 00°42'59 East, with the East line of said 2.538 acre tract, a distance of 45.12 feet to a 1/2" Iron Rod Found for the Northwest corner of herein described tract, same being the Northwest corner of Lot 5, same being the Southwest corner of Lot 4;

Thence North 89°53'22 East, with the South line of said Lot 4, a distance of 97.37 feet, BACK TO THE POINT OF BEGINNING AND CONTAINING 0.102 ACRES.

NOTICE OF TRUSTEE'S SALE

FILED

JAN 30 2025
KELLEY PRICE
COUNTY CLERK
WOOD CO., TX

DEED OF TRUST INFORMATION:

Grantor(s)	Helen Jane Jackson and Tommy Gene Jackson	Deed of Trust Date	September 18, 2008
Original Mortgagee	Financial Freedom Senior Funding Corporation, a subsidiary of Indy Mac Bank, F.S.B.	Original Principal	\$165,750.00
Recording Information	Instrument #: 00077102 Book #: 02271 Page #: 00586 in Wood County, Texas	Original Trustee	Robert K. Fowler, Brown, Fowler & Alsup
Property Address	717 N. Newsom, Mineola, TX 75773	Property County	Wood

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Seattle Bank	Mortgage Servicer	PHH Mortgage Corporation
Current Beneficiary	Seattle Bank	Mortgage Servicer Address	1661 Worthington Road, Suite 100, West Palm Beach, FL 33409

SALE INFORMATION:

Date of Sale	03/04/2025
Time of Sale	01:00 PM or no later than 3 hours thereafter
Place of Sale	EAST DOOR (FRONT DOOR) OF THE WOOD COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in Wood County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Wood County Commissioner's Court.
Substitute Trustees	Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Monica Henderson, Meryl Olsen, Misty McMillan, Tiffiney Bruton, David Ray, Auction.com, Harriett Fletcher, Sheryl LaMont, Robert LaMont, Christine Wheelless, Terri Worley, Lisa DeLong, Selim Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:
LOT 3, BLOCK 49, CITY OF MINEOLA, WOOD COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THERE-SUBDIVISION OF BLOCK 49 OF SAID CITY, RECORDED IN VOLUME 1, PAGE 13, PLAT RECORDS, WOOD COUNTY, TEXAS, SAID LOT HAVING A WIDTH NORTH AND SOUTH OF 65-FEET FRONTING NORTH NEWSOM STREET AND A DEPTH OF 140-FEET EAST AND WEST.

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

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.

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

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the property, if

NOTICE OF TRUSTEE'S SALE

any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to 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. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Sale. Any such further conditions shall be announced before bidding is opened for the first Sale of the day held by the Trustee or any Substitute Trustee.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

Interested parties 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 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.

Dated January 27, 2025.

/s/ Selim H. Taherzadeh
Selim H. Taherzadeh
15851 N. Dallas Parkway, Suite 410
Addison, TX 75001
(469) 729-6800

Return to: TAHERZADEH, PLLC
15851 N. Dallas Parkway, Suite 410, Addison, TX 75001


Posted by Harriett Fletcher, January 30, 2025.

(b) The obligation secured by the lien sought to be foreclosed is in default.

(c) The requisite notice to cure the default has been mailed to each person as required under applicable law and the loan agreement, contract, or lien sought to be foreclosed and the opportunity to cure has expired. Before the Application was filed, any other action required under applicable law and the loan agreement, contract, or lien sought to be foreclosed was performed.

IT IS THEREFORE ORDERED that:

1. Seattle Bank, together with its successors and assigns, is hereby authorized to serve Notice of Sale on each Respondent and may proceed with a foreclosure sale in accordance with the security agreement and Texas Property Code Section 51.002 concerning the property with a commonly known mailing address of 717 N. Newsom, Mineola, TX 75773 and legal description as described in the Real Property Records of Wood County, Texas as follows:

LOT 3, BLOCK 49, CITY OF MINEOLA, WOOD COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THERE-SUBDIVISION OF BLOCK 49
OF SAID CITY, RECORDED IN VOLUME 1, PAGE 13, PLAT RECORDS, WOOD
COUNTY, TEXAS, SAID LOT HAVING A WIDTH NORTH AND SOUTH OF 65-
FEET FRONTING NORTH NEWSOM STREET AND A DEPTH OF 140-FEET
EAST AND WEST.

2. The name and last known address of each respondent subject to the order are:

Helen Jane Jackson, Deceased
717 N. Newsom
Mineola, TX 75773

Tommy Gene Jackson
808 E. Lamar St.
Palestine, TX 75801

3. The recording or indexing information of each lien to be foreclosed is as follows:


Instrument #: 00077102 Book #: 02271 Page #: 00586 in the Real Property
Records of Wood County, Texas.

4. A conformed copy of an Order Allowing Foreclosure must be attached to the Trustee or
Substitute Trustee's Foreclosure Deed in accordance with TRCP 736.12.

5. Petitioner may communicate with each Respondent and all third parties as reasonably
necessary to conduct a foreclosure sale.

6. Notice of Foreclosure Sale must be mailed to Respondent's counsel by certified mail if a
Respondent is represented by counsel.

Signed, this 13th day of January, 2025.



Judge Presiding

Approved as to form by:

/s/ **Scott H. Crist**

- Selim H. Taherzadeh
Texas Bar No. 24046944
st@taherzlaw.com
- Jeremiah B. Hayes
Texas Bar No. 24048532
jh@taherzlaw.com
- Scott H. Crist
Texas Bar No. 24057814
sc@taherzlaw.com
15851 N. Dallas Parkway, Suite 410
Addison, TX 75001
Telephone: (469) 729-6800
Facsimile: (469) 828-2772
ATTORNEYS FOR PETITIONER

Notice of Substitute Trustee's Sale

FILED

FEB - 6 2025

KELLEY PRICE
COUNTY CLERK WOOD CO., TX

11:40 am

Date: February 3, 2025

Trustee: Richard Reynolds

Substitute Trustee: James W. Litzler

Substitute Trustee's Address: 201 Connally
Sulphur Springs, Texas 75482

Lender: City National Bank of Sulphur Springs

Lender's Address: 201 Connally, Sulphur Springs, TX 75482

Note: Note dated December 5, 2016, in the amount of \$40,000.00.

Deed of Trust

Date: December 5, 2016

Grantor: Annie R. Jobe AKA Annie R. Lane, a single woman

Lender: City National Bank of Sulphur Springs

Recording information:

Instrument No. 2016-00012264 of the Official Public Records of Wood County, Texas.

Property:

See Exhibit "A" attached hereto and incorporated herein.

County: Wood

Date of Sale (first Tuesday of month): March 4, 2025

Time of Sale: 10:00 a.m.


Place of Sale: Front door on the east side of the Wood County Courthouse in Quitman, Texas, or as the Commissioner's Court rules.

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.

Richard Reynolds is Trustee under the Deed of Trust. Lender has appointed James W. Litzler as Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter.



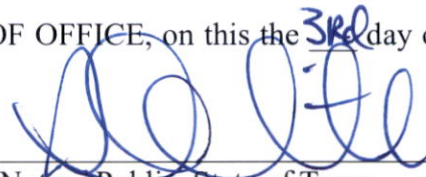
JAMES W. LITZLER, Substitute Trustee

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF HOPKINS §

BEFORE ME, the undersigned authority, on this day personally appeared JAMES W. LITZLER, Substitute Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 3rd day of February 2025.



Notary Public, State of Texas

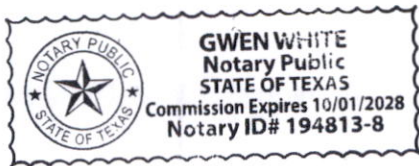


EXHIBIT A

BEING a 2.000 acre tract of land situated in the William Clark Survey, Abstract No. 99, Wood County, Texas and being a part of a called 25 acre tract described in a Deed from B. H. Hall to Robert Richard dated October 20, 1919, as shown of record in Volume 60, Page 206, Deed Records of Wood County, Texas, said 2.000 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set for a corner in the East boundary fence and occupation line of said 25 acre tract and being N 01 degrees 18' 26" West, a distance of 453.90 feet from the Southeast corner of said 25 acre tract;

THENCE South 84 degrees 54' 40" West, a distance of 300.00 feet to a 1/2 inch iron rod set for a corner;

THENCE North 01 degrees 18' 26" West, a distance of 291.02 feet to a 1/2 inch iron rod set for a corner in the South right-of-way line of Texas Farm Road No. 2869;

THENCE North 84 degrees 54' 40" East along said right-of-way line, same being parallel with and 50.00 feet from the centerline of said Farm Road, a distance of 300.00 feet to a 1/2 inch iron rod set for a corner in the East boundary fence and occupation line of said 25 acre tract;

THENCE South 01 degrees 18' 26" East along said fence, a distance of 291.02 feet to the POINT OF BEGINNING and containing 2.000 acres of land, more or less.

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 GPR Records of Wood County, Texas

2016-00012264 vickyr
12/14/2016 11:03 AM



Kelley Price
Kelley Price, County Clerk
Wood County, Texas

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.

FILED

FEB - 6 2025

11:58 A.M.

NOTICE OF SALE

KELLEY PRICE
COUNTY CLERK WOOD CO., TX

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Contract for Deed dated December 19, 2022, executed by OSCAR VALLE, ("Mortgagor") for the benefit of 21ST MORTGAGE CORPORATION ("Mortgagee"), filed for record under Instrument No. 2023-00000750, Official Public Records of Wood County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany or Norma Jean Hesseltine, whose address is listed below, or Harriett Fletcher, Sheryl LaMont, Robert LaMont, Christine Wheelless, Terri Worley or Lisa DeLong, 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, March 4, 2025**, (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.

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.

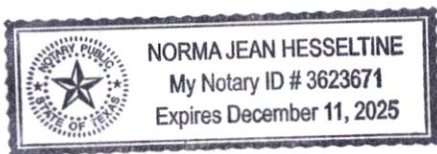
EXECUTED this S day of February, 2025.

K. Littlefield

K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
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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 S day of February, 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 H. M. N. McKnight Survey, Abstract No. 394, Wood County, Texas and being a part of a called 15.165 acre tract described as "Tract One" in a Deed from Ericka G. Dean and husband Murriel E. Dean to Truex Land Corporation dated August, 1994 as shown of record in Volume 1407, Page 201, Real Property Records, Wood County, Texas, said 15.165 acre tract being a part of a called 64.284 acre tract described in a Deed from James Edwin Yates, etal to Truex Land Corporation dated March 12, 1993 as shown of record in Volume 1326, Page 158, 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 set for a corner in the North line of said 15.165 acre tract and said 64.284 acre tract, and being S 89° 15' 02" E a distance of 459.09 feet from a 1/2 inch iron rod found at the Northwest corner of said 15.165 acre tract and being S 89° 15' 02" E a distance of 643.49 feet, and S 89° 14' 57" E a distance of 659.67 feet from a 5/8 inch iron rod found at the Northwest corner of said 64.284 acre tract;

THENCE S 89° 15' 02" E along the North line of said 15.165 acre tract and said 64.284 acre tract, a distance of 305.79 feet to a 1/2 inch iron rod found at the Northeast corner of said 15.165 acre tract and the Northwest corner of a called 5.000 acre tract described in a Deed from Truex Land Corporation to Fidencio Jaramillo dated February 27, 1995 as shown of record in Volume 1437, Page 286, Real Property Records, Wood County, Texas;

THENCE S 00° 42' 38" W along the East line of said 15.165 acre tract and the West line of said 5.000 acre tract, a distance of 219.56 feet to a 1/2 inch iron rod set for a corner;

THENCE N 89° 15' 02" W a distance of 305.79 feet to a 1/2 inch iron rod set for a corner;

THENCE N 00° 42' 38" E a distance of 219.56 feet to the POINT OF BEGINNING and containing 1.541 acres of land.