

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD
2025 APR 10 AM 11:02
KELLEY PRICE
COUNTY CLERK
WOOD COUNTY, TEXAS

Deed of Trust:

Date: February 29, 2024
Grantor: PWKW Management LLC, a Texas limited liability company
Grantor Counties: Wood County
Beneficiary: The American National Bank of Texas
Trustee: Paul R. Penny, III, as Original Trustee, or his successors or substitutes

Recording Information:

The Construction Deed of Trust executed on February 29, 2024, and filed of record on March 1, 2024, as Instrument No. 2024-00001635 in the Official Public Records of Wood County, Texas, executed by PWKW Management LLC, for the benefit of The American National Bank of Texas (the "Deed of Trust").

Promissory Note:

Date: February 29, 2024
Amount: \$304,000.00
Borrower: PWKW Management LLC, a Texas limited liability company
Payee/Holder: The American National Bank of Texas

Obligations Secured:

The Deed of Trust executed by Grantor secures the payment of the indebtedness in the original principal amount of \$304,000.00, and obligations therein described including, but not limited to, (a) the Promissory Note (the "Note"); and (b) all renewals, modifications, and extensions of the Note. Because of default in the performance of the obligations of the Deed of Trust, The American National Bank of Texas, the current owner and holder of the Note and Deed of Trust, has authorized the Substitute Trustee(s) to sell the Property to collect the debt.

Property to be Sold:

The property to be sold is secured by the Deed of Trust that creates liens on, among other things, that certain real property situated in Wood County, Texas, as more particularly described on Exhibit A attached hereto (the "Property"). To the extent that any of the Property has been released from the lien of the Deed of Trust, this notice is not intended to cover such Property, and such Property will not be part of the Property conveyed to the purchaser hereunder.

Date of Sale:

Tuesday, May 6, 2025

Time of Sale:

1:00 p.m. CT, or no later than three (3) hours after such time

Place of Sale:

The east door of the Wood County Courthouse (also referred to as the Front Door), 100 S. Main Street, Quitman, Texas 75783, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to Section 51.002 of the Texas Property Code.

Terms of Sale:

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting The American National Bank of Texas 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 any, to the extent that they remain in full 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 encouraged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, The American National Bank of Texas 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" 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 no representation is made concerning the quality of title to be acquired. The Property will be purchased subject to any and all liens, exceptions to title, easements, restrictions, and encumbrances affecting any of the Property or title thereto which are equal or prior to the liens and security interests created by the Deed of Trust.

Substitute Trustees Appointed to Conduct Sale:

In accordance with Section 51.0076 of the Texas Property Code, The American National Bank of Texas hereby removes the Original Trustee and appoints Kenneth C. Johnston, David M. Clem, Robert W. Gifford, Catherine (Kate) Gaither, Gordon W. Green, Kenna S. Lemon, Jacob Gaslin, or Mendy Meyer as Substitute Trustee to succeed to all of the rights, powers, duties and estates granted and delegated in the Deed of Trust to the Original Trustee. The Substitute Trustee's address is JOHNSTON CLEM GIFFORD PLLC, 1717 Main Street, Suite 3000, Dallas, Texas 75201.

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.

EXECUTED: April 9, 2025.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

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.

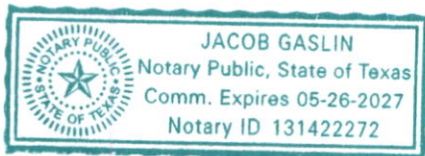
David M. Clem

- ☐ Kenneth C. Johnston
- ☒ David M. Clem
- ☐ Robert W. Gifford
- ☐ Catherine (Kate) Gaither
- ☐ Gordon W. Green
- ☐ Kenna S. Lemon
- ☐ Jacob Gaslin
- ☐ Mendy Meyer

JOHNSTON CLEM GIFFORD PLLC
1717 Main Street, Suite 3000
Dallas, Texas 75201
(214) 974-8000

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned Notary Public, on April 9, 2025, personally appeared David M. Clem, as Substitute Trustee, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me the she/he executed the same for the purposes and consideration expressed therein.



Jacob Gaslin
Notary Public in and for
The State of Texas

EXHIBIT "A"
LEGAL DESCRIPTION

LOT 13, BLOCK 2, GRADY HAYES ADDITION, S. YARBOROUGH SURVEY, ABSTRACT NO. A-658, WOOD COUNTY, TEXAS, ACCORDING TO THE FINAL PLAT RECORDED IN VOLUME 10, PAGE 159, OF THE OFFICIAL PUBLIC RECORDS OF WOOD COUNTY, TEXAS.

The Real Property or its address is commonly known as 1378 County Road 2230, Mineola, TX 75773.

417 EDWARDS STREET
MINEOLA, TX 75773

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.

FILED FOR RECORD
2025 APR 10 PM 04:09
KIDLEY PRICE
COUNTY CLERK
WOOD COUNTY, TEXAS
2009-00012544-16

1. **Date, Time, and Place of Sale.**

Date: May 06, 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 September 30, 2009 and recorded in Document CLERK'S FILE NO. 2009-00012544; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2018-00011430 real property records of WOOD County, Texas, with JAMES BOYDE AND LINDA BOYDE, HUSBAND AND WIFE, grantor(s) and STATE BANK OF PAW PAW, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JAMES BOYDE AND LINDA BOYDE, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$89,286.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF QUERCUS MORTGAGE INVESTMENT TRUST 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. CARRINGTON MORTGAGE SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CARRINGTON MORTGAGE SERVICES, LLC
1600 SOUTH DOUGLASS ROAD
SUITE 200-A
ANAHEIM, CA 92806



417 EDWARDS STREET
MINEOLA, TX 75773

00000008661316

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.

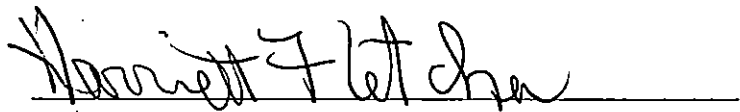
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead LISA DELONG, TERRI WORLEY, ROBERT LAMONT, SHERYL LAMONT, HARRIETT FLETCHER, SHARON ST. PIERRE OR CHRISTINE WHEELLESS whose address 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 April 10, 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: April 10, 2025

417 EDWARDS STREET
MINEOLA, TX 75773

00000008661316

00000008661316

WOOD

EXHIBIT "A"

LOT 4B, MOODY SUBDIVISION, A SUBDIVISION OF WOOD COUNTY, TEXAS, ACCORDING TO THE PLAT OF
SUBDIVISION FILED IN VOLUME 3, PAGE 30, OF THE PLAT RECORDS OF WOOD COUNTY, TEXAS.

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.

NOTICE OF TRUSTEE'S SALE

WHEREAS, Theodore Finly, Jr. and Darlene Finly, P. O. Box 751, Quitman, Texas 75783, heretofore executed and delivered to Patton C. Chapman, Trustee, that certain Deed of Trust dated March 20, 2021, recorded in Document 2021-00005052, Deed of Trust Records, Wood County, Texas, covering certain real property situated in said County, being Lot(s) 112 and 113, Section A, Holiday Villages of Fork Subdivision, according to the most recently heretofore recorded plat covering such property recorded in the plat or map records of said county, said Deed of Trust having been given to secure payment of that certain Promissory Note of even date therewith in the principal amount of \$22,000.00 executed by the person(s) first named hereinabove and payable to the order of TEXAS HOLIDAY VILLAGES, L.P., a Texas limited partnership. Said Deed of Trust and Note were subsequently transferred to BXM Funding, LLC, a Texas limited liability company (the "Payee") in Assignment dated June 7, 2023, recorded in Document Number 2023-00009090, in the real property records of Wood County; and

WHEREAS, default has been made in the payment of the indebtedness evidenced by said Note secured by said Deed of Trust, and all of the indebtedness evidenced by said Note is now due and payable; and

WHEREAS, the hereinabove named Payee of said Note, also being the present holder thereof, has requested the undersigned to sell the real property hereinabove described in accordance with the terms of the Deed of Trust; NOW, THEREFORE, notice is hereby given that on Tuesday, the 6th day of May, 2025, the above described property will be sold by auction at a public sale to be held at the County Courthouse in said County within the area designated for such sales by the Commissioners Court of said County. The earliest time at which such sale will occur is 10 A. M., and it will begin within three hours of such time.

EXECUTED this 8th day of April, 2025.

2025 APR 11 AM 11:44

KELLEY PRICE
COUNTY CLERK

WOOD COUNTY, TEXAS


SHAWN COKER, 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.

NOTICE OF TRUSTEE'S SALE

WHEREAS, Raymond Henderson, 209 Midway Drive, Euless, Texas 76039, heretofore executed and delivered to Lana Cockrell, Trustee, that certain Deed of Trust dated June 25, 2016, recorded in Document 2016-00008150, Deed of Trust Records, Wood County, Texas, covering certain real property situated in said County, being Lot(s) 256, Section A, Holiday Villages of Fork Subdivision, according to the most recently heretofore recorded plat covering such property recorded in the plat or map records of said county, said Deed of Trust having been given to secure payment of that certain Promissory Note of even date therewith in the principal amount of \$12,000.00 executed by the person(s) first named hereinabove and payable to the order of FORK HOLIDAY VILLAGES, L.P., a Texas limited partnership. Said Deed of Trust and Note were subsequently transferred to Texas Holiday Villages, LLC, a Texas limited liability company in Assignment dated October 30, 2020, recorded in Document Number 2020-00011652, in the real property records of Wood County, Texas and subsequently transferred to BXM Funding, LLC, a Texas limited liability company (the "Payee") in Assignment dated June 7, 2023, recorded in Document Number 2023-00009090, in the real property records of Wood County, Texas; and


WHEREAS, default has been made in the payment of the indebtedness evidenced by said Note secured by said Deed of Trust, and all of the indebtedness evidenced by said Note is now due and payable; and

WHEREAS, the hereinabove named Payee of said Note, also being the present holder thereof, has requested the undersigned to sell the real property hereinabove described in accordance with the terms of the Deed of Trust; NOW, THEREFORE, notice is hereby given that on Tuesday, the 6th day of May, 2025, the above described property will be sold by auction at a public sale to be held at the County Courthouse in said County within the area designated for such sales by the Commissioners Court of said County. The earliest time at which such sale will occur is 10 A. M., and it will begin within three hours of such time.

EXECUTED this 8th day of April, 2025.

FILED FOR RECORD
2025 APR 11 AM 11:47

KELLEY PRICE
COUNTY CLERK
WOOD COUNTY, TEXAS


SHAWN COKER, 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.

NOTICE OF TRUSTEE'S SALE


WHEREAS, Walter Williams, 2902 S. Beltline Road, #C216, Grand Prairie, Texas 75052, heretofore executed and delivered to Patton C. Chapman, Trustee, that certain Deed of Trust dated December 3, 2022, recorded in Document 2022-00013443, Deed of Trust Records, Wood County, Texas, covering certain real property situated in said County, being Lot(s) 115, Section D, Holiday Villages of Fork Subdivision, according to the most recently heretofore recorded plat covering such property recorded in the plat or map records of said county, said Deed of Trust having been given to secure payment of that certain Promissory Note of even date therewith in the principal amount of \$18,000.00 executed by the person(s) first named hereinabove and payable to the order of TEXAS HOLIDAY VILLAGES, L.P., a Texas limited partnership. Said Deed of Trust and Note were subsequently transferred to BXM Funding, LLC, a Texas limited liability company (the "Payee") in Assignment dated June 7, 2023, recorded in Document Number 2023-00009090, in the real property records of Wood County; and

WHEREAS, default has been made in the payment of the indebtedness evidenced by said Note secured by said Deed of Trust, and all of the indebtedness evidenced by said Note is now due and payable; and

WHEREAS, the hereinabove named Payee of said Note, also being the present holder thereof, has requested the undersigned to sell the real property hereinabove described in accordance with the terms of the Deed of Trust; NOW, THEREFORE, notice is hereby given that on Tuesday, the 6th day of May, 2025, the above described property will be sold by auction at a public sale to be held at the County Courthouse in said County within the area designated for such sales by the Commissioners Court of said County. The earliest time at which such sale will occur is 10 A. M., and it will begin within three hours of such time.

EXECUTED this 8th day of April, 2025.

FILED FOR RECORD
2025 APR 11 AM 11:48
KELLEY PRICE
COUNTY CLERK
WOOD COUNTY, TEXAS


SHAWN COKER, 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.

NOTICE OF TRUSTEE'S SALE

WHEREAS, Martin Strickland and Antonette Strickland, 982 Cheyenne, Quitman, Texas 75783, heretofore executed and delivered to Patton C. Chapman, Trustee, that certain Deed of Trust dated September 21, 2021, recorded in Document 2021-00011566, Deed of Trust Records, Wood County, Texas, covering certain real property situated in said County, being Lot(s) 223, Section D, Holiday Villages of Fork Subdivision, according to the most recently heretofore recorded plat covering such property recorded in the plat or map records of said county, said Deed of Trust having been given to secure payment of that certain Promissory Note of even date therewith in the principal amount of \$10,350.00 executed by the person(s) first named hereinabove and payable to the order of TEXAS HOLIDAY VILLAGES, L.P., a Texas limited partnership. Said Deed of Trust and Note were subsequently transferred to BXM Funding, LLC, a Texas limited liability company (the "Payee") in Assignment dated June 7, 2023, recorded in Document Number 2023-00009090, in the real property records of Wood County; and


WHEREAS, default has been made in the payment of the indebtedness evidenced by said Note secured by said Deed of Trust, and all of the indebtedness evidenced by said Note is now due and payable; and

WHEREAS, the hereinabove named Payee of said Note, also being the present holder thereof, has requested the undersigned to sell the real property hereinabove described in accordance with the terms of the Deed of Trust; NOW, THEREFORE, notice is hereby given that on Tuesday, the 6th day of May, 2025, the above described property will be sold by auction at a public sale to be held at the County Courthouse in said County within the area designated for such sales by the Commissioners Court of said County. The earliest time at which such sale will occur is 10 A. M., and it will begin within three hours of such time.

EXECUTED this 8th day of April, 2025.

2025 APR 11 AM 11:49

KELLEY PRICE
COUNTY CLERK
WOOD COUNTY, TEXAS


SHAWN COKER, 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.


NOTICE OF TRUSTEE'S SALE

WHEREAS, Tammy Thompson, 610 Geronimo, Quitman, Texas 75783, heretofore executed and delivered to Lana Cockrell, Trustee, that certain Deed of Trust dated May 21, 2015, recorded in Document 2015-00009141, Deed of Trust Records, Wood County, Texas, covering certain real property situated in said County, being Lot(s) 338 and 339, Section I, Holiday Villages of Fork Subdivision, according to the most recently heretofore recorded plat covering such property recorded in the plat or map records of said county, said Deed of Trust having been given to secure payment of that certain Promissory Note of even date therewith in the principal amount of \$27,000.00 executed by the person(s) first named hereinabove and payable to the order of FORK HOLIDAY VILLAGES, L.P., a Texas limited partnership. Said Deed of Trust and Note were subsequently transferred to Texas Holiday Villages, LLC, a Texas limited liability company in Assignment dated October 30, 2020, recorded in Document Number 2020-00011652, in the real property records of Wood County, Texas and subsequently transferred to BXM Funding, LLC, a Texas limited liability company (the "Payee") in Assignment dated June 7, 2023, recorded in Document Number 2023-00009090, in the real property records of Wood County, Texas; and WHEREAS, default has been made in the payment of the indebtedness evidenced by said Note secured by said Deed of Trust, and all of the indebtedness evidenced by said Note is now due and payable; and

WHEREAS, the hereinabove named Payee of said Note, also being the present holder thereof, has requested the undersigned to sell the real property hereinabove described in accordance with the terms of the Deed of Trust; NOW, THEREFORE, notice is hereby given that on Tuesday, the 6th day of May, 2025, the above described property will be sold by auction at a public sale to be held at the County Courthouse in said County within the area designated for such sales by the Commissioners Court of said County. The earliest time at which such sale will occur is 10 A. M., and it will begin within three hours of such time.

EXECUTED this 8th day of April, 2025.

FILED FOR RECORD
2025 APR 11 AM 11:50
KELLEY PRICE
COUNTY CLERK
WOOD COUNTY, TEXAS


SHAWN COKER, SUBSTITUTE TRUSTEE

FILED FOR RECORD
2025 APR 14 PM02:49
KELLEY PRICE
COUNTY CLERK
WOOD COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

T.S. #: 24-72228

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

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

Date: **5/6/2025**
Time: **The earliest time the sale will begin is 1:00 PM**, or within three (3) hours after that time.
Place: **Wood County** Courthouse, Texas, at the following location: 1 Main St, Quitman, TX 75783; or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

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

SEE EXHIBIT "A" ATTACHED

Commonly known as: 1215 E COKE ROAD WINNSBORO, TX 75494

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust dated **3/31/2021** and recorded in the office of the County Clerk of Wood County, Texas, recorded on **4/5/2021** under County Clerk's File No **2021-00003538**, of the Real Property Records of Wood County, Texas.

Grantor(s):	HOMELAND TRANSPORT, INC.
Original Trustee:	JAMES WIRZ, ESQ.
Substitute Trustee:	HARRIET FLETCHER, KENDAL FARMER, RONNIE HUBBARD, SHERYL LA MONT
Original Mortgagee:	LIVE OAK BANKING COMPANY
Current Mortgagee:	Live Oak Banking Company
Mortgage Servicer:	Live Oak Banking Company

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 referenced property securing the above referenced loan.

T.S. #: 24-72228

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

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

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. 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 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$5,000,000.00, executed by HOMELAND TRANSPORT, INC., and payable to the order of LIVE OAK BANKING COMPANY; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

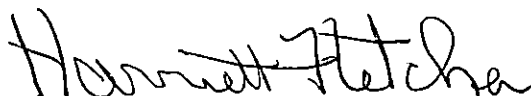
The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the Mortgagee:

Live Oak Banking Company
1741 Tiburon Drive
Wilmington, NC 28403
Phone: (910) 218-7935

Default and Request to Act - Default has occurred under the deed of trust, and the mortgagee has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

Dated: April 14, 2025



**HARRIETT FLETCHER, KENDAL FARMER, RONNIE HUBBARD,
SHERYL LA MONT**

T.S. #: 24-72228

EXHIBIT "A"

TRACT ONE:

Being a part of a 0.845 acres tract of land conveyed to Wayne Redding by deed recorded in Volume 1069, Page 685, Official Public Records of Wood County, Texas (OPR). This property is situated in the G.B. King Survey, Abstract No. 3, Wood County, Texas, and is more specifically described by METES AND BOUNDS, to wit:

Point of Beginning (POB): Being a Capped (1/2" rebar "RPLS 6020") Steel Rod Set (CSRS) for the southwest corner of this tract, called Second Tract per the associated plat, same being the southeast corner of the remainder of said 0.845 acres tract, this day surveyed out and called First Tract per the associated plat. This POB is in the north line of Farm to Market 515 (120' ROW).

THENCE: North 04 degrees 04 minutes 38 seconds West (division line) for a distance of 116.38 feet to a CSRS for an angle point in the west line of this tract.

THENCE: North 37 degrees 10 minutes 59 seconds East (division line) for a distance of 108.64 feet to a CSRS for the north corner of this tract, same being the most easterly southeast corner of a tract of land conveyed to Valley Feed Mills, Inc. by deed recorded in Volume 1126, Page 743, OPR, same being an angle point in the west line of the L & A Railroad Spur property (variable width).

THENCE: With the east line of said 0.845 acres tract and the west line of said railroad property the following calls: South 22 degrees 51 minutes 48 seconds East, 19.83 feet to a CSRS.

South 22 degrees 28 minutes 00 seconds East, 108.08 feet to CSRS.

THENCE: South 21 degrees 25 minutes 07 seconds East, 83.61 feet to a CSRS for the southeast corner of this tract, same being the southwest corner of said railroad property, same also being in the north line of said Farm to Market 515. From the corner a 1/2" Capped Steel Rod (Saxon) found for the southeast corner of said railroad property and the southwest corner of a tract of land called, Tract Two, conveyed to Nathan Pennington by deed recorded in Volume 2052, Page 494, OPR, bears North 87 degrees 13 minutes 00 seconds East, 50.00 feet.

THENCE: South 87 degrees 13 minutes 00 seconds West for a distance of 137.07 feet to the POINT OF BEGINNING. Containing 0.412 acres of land.

TRACT TWO:

That certain tract or parcel of land situated in the G.B. King Survey, A-3, Wood County, Texas; being out of that certain 23.212 acre tract described in Deed to The Winnsboro Industrial Foundation, Inc., dated March 18, 1983, recorded in Volume 874, Page 537, Deed Records of Wood County, Texas; and being more particularly described as follows:

BEGINNING at a 5/8" iron pipe found at a fence corner situated on the SW corner of said 23.212 acre tract and being on the North ROW Line of FM 515 and being on the SE corner of a 2.9 acre tract;

THENCE N 24 degrees 34 minutes W with a fence along the WBL of said 23.212 acre tract - 602.0' to a 5/8" iron pipe found for corner situated on the NW corner of said 23.212 acre tract and the NE corner of said 2.9 acre tract;

THENCE in a Northerly direction with the South ROW line of the L & A Railroad; N 42 degrees 05 minutes E

- 81.0' and N 41 degrees 10' E - 87.49' to a 1/2" iron pipe set for corner;

THENCE S 23 degrees 33 minutes 37 seconds E - 719.99' to a 1/2 " iron pipe set for corner situated on said North ROW Line;

THENCE S 84 degrees 50 minutes W with last said ROW Line - 150.0' to the place of beginning containing 2.240 acres, more or less.

T.S. #: 24-72228

TRACT THREE:

That certain lot, tract or parcel of land located in the Gray B. King Survey, A-3, Wood County, Texas, situated approximately N. 45 degrees E. 15 miles from the town of Quitman, being a portion of a tract of land described in a Warranty Deed from J.T. Gibson to J.F. Galloway dated March 10, 1960, recorded in Volume 465, Page 406, Deed Records of Wood County, Texas, and being more particularly described as follows:

BEGINNING at an iron stake set in the East right-of-way of the L&A.R.R. spur line and the North right-of-way of F.M. Hwy. 515, 60.0 feet perpendicular distance from the engineers centerline and for the Southwest corner of this tract of land;

THENCE in a Northeasterly direction, along and with the East right-of-way of the said railroad as follows: N. 19 degrees 57 minutes W. 131.5 feet; N. 9 degrees 01 minutes W. 94.1 feet; N. 4 degrees 29 minutes E.

94.5 feet; N. 16 degrees 55 minutes E. 95.1 feet; N. 27 degrees 28 minutes E. 94.3 feet; N. 39 degrees 42 minutes E. 91.5 feet; N. 44 degrees 24 minutes E. 19.5 feet to an iron stake set for the North corner of this tract of land;

THENCE S. 21 degrees 41 minutes E. in all a total distance of 597.2 feet to an iron stake set in the North right-of-way of said Hwy. 515, 60.0 feet perpendicular distance from the engineers centerline and being the Southeast corner of this tract of land;

THENCE S. 87 degrees 87 minutes 13 seconds W. along and with the North right-of-way of said Hwy. 515, 60.0 feet perpendicular distance from and parallel to the engineers centerline, in all a total distance of 313.0 feet to the place of beginning, containing 2.9 acres of land, more or less.

NOTICE OF FORECLOSURE 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 OR 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. Property to Be Sold. The property to be sold is described as follows: BEING ALL THAT CERTAIN LOT, TRACT OR PARCELS OF LAND SITUATED IN THE GEORGE BREWER SURVEY, ABSTRACT NO. 41, WOOD COUNTY, TEXAS, AND BEING ALL OF LOT 1 OF BLOCK 5 OF THE MURPHY ADDITION TO THE CITY OF HAWKINS, TEXAS, A PLAT OF SAID ADDITION BEING OF RECORD IN VOLUME 1, PAGE 86, PLAT RECORDS, WOOD COUNTY, TEXAS

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 04/11/2008 and recorded in Book 02315 Page 00829 Document 00087358 real property records of Wood County, Texas. Re-filed in Document 2019-00011105 real property records of Wood County, Texas.

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

Date: 05/06/2025

Time: 01:00 PM

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 or as designated by the County Commissioners Court.

4. 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.

5. Obligations Secured. The Deed of Trust executed by CHARLES R KING, provides that it secures the payment of the indebtedness in the original principal amount of \$112,077.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust F is the current mortgagee of the note and deed of trust and CARRINGTON MORTGAGE SERVICES LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust F c/o CARRINGTON MORTGAGE SERVICES LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney 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.

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.

Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: www.xome.com or (844) 400-9663

Certificate of Posting

I am Harriett Fletcher whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on April 10, 2025 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.


Harriett Fletcher, April

FILED

MAR - 6 2025

1:54 PM

KELLEY PRICE

CLERK

NOTICE OF FORECLOSURE 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 OR 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. *Property to Be Sold.* The property to be sold is described as follows: TRACT I:

BEING ALL OF THAT CERTAIN LOT TRACT, OR PARCEL OF LAND SITUATED IN THE S. MCDONALD SURVEY, ABSTRACT NO. 382, WOOD COUNTY, TEXAS, AND BEING ALL OF A CALLED 2.275 ACRE TRACT OF LAND DESCRIBED AS "TRACT ONE" IN A DEED FROM JAMES Z. PARKER AND WIFE, KIMBERLY PARKER, TO BOBBY HOUSER, DATED MAY 31, 2018, AS SHOWN OF RECORD IN INSTRUMENT NO. 2018-00004927, 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 2.275 ACRE TRACT, SAME BEING THE EASTERLY SOUTHEAST CORNER OF A CALLED 2.106 ACRE TRACT OF LAND (4.381 AC. L&E 2.275 AC.) DESCRIBED IN A DEED FROM RICKEY E. LOOMIS, DBA L2K INDUSTRIES, LLC, AND WIFE, MARY PRUETT LOOMIS, TO ALEL HOLDINGS, LLC, DATED JUNE 15, 2020, AS SHOWN OF RECORD IN INSTRUMENT NO. 2020-00005264, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS, AND BEING IN THE WEST LINE OF A CALLED 1.5043 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM JUAN ANTONIO LOPEZ TO LUIS E. LOPEZ, DATED JULY 09, 2008, AS SHOWN OF RECORD IN INSTRUMENT NO. 2008-00002732, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS;

THENCE SOUTH 01 DEGREES 27 MINUTES 15 SECONDS EAST, ALONG THE NORTHERLY EAST LINE OF SAID 2.275 ACRE TRACT, A DISTANCE OF 205.33 FEET TO A 1/2 INCH IRON FOUND AT THE EASTERLY SOUTHEAST CORNER OF SAID 2.275 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID 1.5043 ACRE TRACT AND BEING IN THE EASTERLY NORTH LINE OF A CALLED 1.70 ACRE TRACT OF LAND DESCRIBED IN DEED FROM ROBERT L. POU, III TO H & A BROTHERS, L.P., DATED SEPTEMBER 06, 2006, AS SHOWN OF RECORD IN VOLUME 2191, PAGE 468, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 16 MINUTES 58 SECONDS WEST, ALONG THE EASTERLY SOUTH LINE OF SAID 2.275 ACRE TRACT, A DISTANCE OF 152.04 FEET TO A 1/2 INCH IRON ROD FOUND AT A RE-ENTRANT CORNER OF SAID 2.275 ACRE TRACT AND AT THE NORTHERLY NORTHWEST CORNER OF SAID 1.70 ACRE TRACT;

THENCE SOUTH 00 DEGREES 35 MINUTES 02 SECONDS EAST ALONG THE SOUTHERLY EAST LINE OF SAID 2.275 ACRE TRACT; A DISTANCE OF 45.85 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHERLY SOUTHEAST CORNER OF SAID 2.275 ACRE TRACT AND AT A RE - ENTRANT CORNER OF SAID 1.70 ACRE TRACT;

THENCE SOUTH 88 DEGREES 35 MINUTES 11 SECONDS WEST, ALONG THE WESTERLY SOUTH LINE OF SAID 2.275 ACRE TRACT, AT 50.51 FEET PASSING THROUGH THE WESTERLY NORTHWEST CORNER OF SAID 1.70 ACRE TRACT AND THROUGH THE NORTHEAST CORNER OF A CALLED 2.000 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM ROBERT L. POU, III TO H & A BROTHERS, L.P., DATED SEPTEMBER 06, 2006, AS SHOWN OF RECORD IN VOLUME 2191, PAGE 468, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS, CONTINUING ALONG SAME BEARING, IN ALL, A TOTAL DISTANCE OF 272.94 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 2.275 ACRE TRACT AND AT THE SOUTHERLY SOUTHEAST CORNER OF SAID 2.106 ACRE TRACT;

THENCE NORTH 00 DEGREES 36 MINUTES 52 SECONDS WEST, ALONG THE WEST LINE OF SAID 2.275 ACRE TRACT, A DISTANCE OF 249.36 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 2.275 ACRE TRACT AND AT A RE-ENTRANT CORNER OF SAID 2.106 ACRE TRACT;

THENCE NORTH 88 DEGREES 35 MINUTES 14 SECONDS EAST, ALONG THE NORTH LINE OF SAID 2.275 ACRE TRACT, A DISTANCE OF 422.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.269 ACRE OF LAND.

TRACT 2:

BEING ALL OF THAT CERTAIN LOT TRACT, OR PARCEL OF LAND SITUATED IN THE S. MCDONALD SURVEY, ABSTRACT NO. 382, WOOD COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.046 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM ALEL HOLDINGS, LLC TO BOBBY HOUSER, DATED JULY 26, 2021, AS SHOWN OF RECORD IN INSTRUMENT NO. 2021-00008664, 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 0.046 ACRE TRACT AND AT THE NORTHWEST CORNER OF A CALLED 2.275 ACRE TRACT OF LAND DESCRIBED AS "TRACT ONE" IN A DEED FROM JAMES Z. PARKER AND WIFE, KIMBERLY PARKER, TO BOBBY HOUSER, DATED MAY 31, 2018, AS SHOWN OF RECORD IN INSTRUMENT NO. 2018-00004927, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 36 MINUTES 52 SECONDS EAST, ALONG THE EAST LINE OF SAID 0.046 ACRE TRACT AND THE ALONG WEST LINE OF SAID 2.275 ACRE TRACT, A DISTANCE OF 249.36 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTH CORNER OF SAID 0.046 ACRE TRACT AND AT THE SOUTHWEST CORNER OF SAID 2.275 ACRE TRACT;

THENCE NORTH 04 DEGREES 17 MINUTES 19 SECONDS WEST, ALONG THE WEST LINE OF SAID 0.046 ACRE TRACT AND ALONG THE SOUTHERLY EAST LINE OF THE RESIDUE OF A CALLED 2.106 ACRE TRACT OF LAND (4.381 ACRE, L&E 2.275 ACRE) DESCRIBED IN A DEED FROM RICKEY E. LOOMIS, DBA L2K INDUSTRIES, LLC, AND WIFE, MARY PRUETT LOOMIS, TO ALEL HOLDINGS LLC, DATED JUNE 15, 2020, AS SHOWN OF RECORD IN INSTRUMENT NO. 2020-00005264, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS, A DISTANCE OF 249.65 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 0.046 ACRE TRACT;

THENCE NORTH 88 DEGREES 35 MINUTES 14 SECONDS EAST, ALONG THE NORTH LINE OF SAID 0.046 ACRE TRACT, A DISTANCE OF 16.00 FEET WEST THE POINT OF BEGINNING AND CONTAINING 0.046 ACRES OF LAND.

EASEMENT TRACT:

BEING ALL OF THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE S. MCDONALD SURVEY, ABSTRACT NO. 382, WOOD COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.313 ACRE TRACT OF LAND DESCRIBED AS "TRACT TWO, EASEMENT" IN A DEED FROM JAMES Z. PARKER AND WIFE, KIMBERLY PARKER, TO BOBBY HOUSER, DATED MAY 31, 2018, AS SHOWN OF RECORD IN INSTRUMENT NO. 2018-00004927, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS, SAID 0.313 ACRE TRACT OF LAND BEING A PART OF A CALLED 2.106 ACRE TRACT OF LAND (4.381 AC. L&E 2.275 AC.) DESCRIBED IN A DEED FROM RICKEY E. LOOMIS, DBA L2K INDUSTRIES, LLC, AND WIFE, MARY PRUETT LOOMIS, TO ALEL HOLDINGS, LLC, DATED JUNE 15, 2020, AS SHOWN OF RECORD IN INSTRUMENT NO. 2020-00005264, 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 AT THE NORTHEAST CORNER OF SAID 0.313 ACRE EASEMENT TRACT, AND BEING SOUTH 00 DEGREES 36 MINUTES 52 SECONDS EAST, A DISTANCE OF 11.52 FEET FROM A 1/2 INCH IRON ROD FOUND AT A RE-ENTRANT CORNER OF SAID 2.106 ACRE TRACT AND AT THE NORTHWEST CORNER OF A CALLED 2.275 ACRE TRACT OF LAND DESCRIBED AS "TRACT ONE" IN A DEED FROM JAMES Z. PARKER AND WIFE, KIMBERLY PARKER, TO BOBBY HOUSER, DATED MAY 31, 2018, AS SHOWN OF RECORD IN INSTRUMENT NO. 2018-00004927, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 36 MINUTES 52 SECONDS EAST, ALONG THE EAST LINE OF SAID 0.313 ACRE EASEMENT TRACT, SAME BEING THE SOUTHERLY EAST LINE OF SAID 2.106 ACRE TRACT AND THE WEST LINE OF SAID 2.275 ACRE TRACT, A DISTANCE OF 30.88 FEET TO A 1/2 INCH IRON ROD SET FOR A CORNER;

THENCE SOUTHWESTERLY, ACROSS SAID 2.106 ACRE TRACT AND ALONG THE SOUTH LINE OF SAID 0.313 ACRE TRACT AS FOLLOWS:

SOUTH 78 DEGREES 04 MINUTES 28 SECONDS WEST, A DISTANCE OF 230.66 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER;

SOUTH 67 DEGREES 26 MINUTES 54 SECONDS WEST, A DISTANCE OF 49.95 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER;

SOUTH 73 DEGREES 15 MINUTES 05 SECONDS WEST, A DISTANCE OF 101.14 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 0.313 ACRE EASEMENT TRACT, SAME BEING IN THE WEST LINE OF SAID 2.106 ACRE TRACT AND IN THE EAST RIGHT-OF-WAY LINE OF TEXAS STATE HIGHWAY NO. 154;

THENCE NORTH 23 DEGREES 01 SECONDS 17 SECONDS WEST, ALONG THE WEST LINE OF SAID 0.313 ACRE EASEMENT TRACT, AND ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 30.31 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 0.313 ACRE EASEMENT TRACT;

THENCE NORTHEASTERLY, ACROSS SAID 2.106 ACRE TRACT AND ALONG THE NORTH LINE OF SAID 0.313 ACRE TRACT AS FOLLOWS:

NORTH 73 DEGREES 23 MINUTES 59 SECONDS EAST, A DISTANCE OF 102.98 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER.

NORTH 67 DEGREES 16 MINUTES 12 SECONDS EAST, A DISTANCE OF 52.61 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER.

NORTH 78 DEGREES 04 MINUTES 28 SECONDS EAST, A DISTANCE OF 238.11 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.268 ACRES OF LAND.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 05/06/2022 and recorded in Document 2022-00005349 real property records of Wood County, Texas.

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

Date: 05/06/2025

Time: 01:00 PM

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 or as designated by the County Commissioners Court.

4. 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.

5. Obligations Secured. The Deed of Trust executed by PATRICK R. MAHAFFEY AND TARA L. MAHAFFEY, provides that it secures the payment of the indebtedness in the original principal amount of \$274,090.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NewRez LLC d/b/a Shellpoint Mortgage Servicing is the current mortgagee of the note and deed of trust and SHELLPOINT MORTGAGE SERVICING is mortgage servicer. A servicing agreement between the mortgagee, whose address is NewRez LLC d/b/a Shellpoint Mortgage Servicing c/o SHELLPOINT MORTGAGE SERVICING, 17000 Katy Freeway, Suite 300, Houston, TX 77094 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney 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.

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.


Mackie Wolf Zientz & Mann, P.C.

Brandon Wolf, Attorney at Law

✓ L. Keller Mackie, Attorney at Law

Michael Zientz, Attorney at Law

Lori Liane Long, Attorney at Law

Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law

Karla Balli, Attorney at Law

Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

For additional sale information visit: servicelinkauction.com/texas or (866) 539-4173

Certificate of Posting

I am Harriett Fletcher whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on March 6, 2025 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.

KELLEY PRICE

COUNTY CLERK NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

WOOD COUNTY, TEXAS

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

DEED OF TRUST INFORMATION:

Date: 11/14/2022
Grantor(s): JO-EL A. SALINAS, A SINGLE MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR GARDNER FINANCIAL SERVICES LTD, DBA LEGACY MUTUAL MORTGAGE, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$181,649.00
Recording Information: Instrument 2022-00012590 ; re-recorded under Instrument 2023-00000280
Property County: Wood
Property: (See Attached Exhibit "A")
Reported Address: 204 ROBBINS STREET, QUITMAN, TX 75783-2343

MORTGAGE SERVICING INFORMATION:

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

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

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of May, 2025
Time of Sale: 01:00 PM or within three hours thereafter.
Place of Sale: AT THE FRONT DOOR ON THE EAST SIDE OF THE COURTHOUSE in Wood County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Wood County Commissioner's Court, at the area most recently designated by the Wood County Commissioner's Court.

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, David Ray, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, David Ray, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, David Ray, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

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

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

Certificate of Posting

I am Harriett Fletcher whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on April 3, 2025 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Wood County Clerk and caused it to be posted at the location directed by the Wood County Commissioners Court.

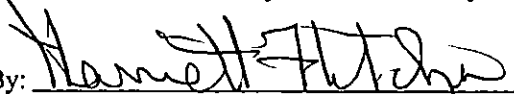
By: 
Harriett Fletcher

Exhibit "A"

PART OF LOT 4, BLOCK 46, OF THE CITY OF QUITMAN, SITUATED IN MARY CROTHERS SURVEY, ABSTRACT NO. 97, WOOD COUNTY, TEXAS, BEING MORE FULLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

BEING ALL OF THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE M. CROTHERS SURVEY, ABSTRACT NO. 97, WOOD COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED FROM ROBERT WEEMS AND WIFE, RUTH WEEMS, TO MAGNOLIA GC, LLC, DATED DECEMBER 14, 2021, AS SHOWN OF RECORD IN INSTRUMENT NO. 2021-00014185, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS, AND BEING A PART OF LOT 4, BLOCK 46, CITY OF QUITMAN, TEXAS, SAID LOT, TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID MAGNOLIA GC, LLC TRACT AND AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED FROM GORDON P. ALTMAN AND WIFE, THERESA L. ALTMAN, TO HENRY C. MILLER AND WIFE, MARY J. MILLER, DATED AUGUST 11, 2009, AS SHOWN OF RECORD IN INSTRUMENT NO. 2009-00010535, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS, SAME BEING IN OR NEAR THE CENTERLINE OF ROBBINS STREET (20' ASSUMED) AND BEING N 00 DEGREES 29' 58" E, A DISTANCE OF 90.00 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 4, A 1/2 INCH IRON ROD FOUND FOR A REFERENCE MARKER BEARS EAST, A DISTANCE OF 10.00 FEET;

THENCE N 00 DEGREES 29' 58" E, ALONG THE WEST LINE OF SAID MAGNOLIA GC, LLC TRACT, SAME BEING ALONG THE WEST LINE OF SAID LOT 4 AND BLOCK 46 AND GENERALLY ALONG AND THROUGH THE CENTERLINE OF ROBBINS STREET, A DISTANCE OF 104.68 FEET TO THE OCCUPIED NORTHWEST CORNER OF SAID MAGNOLIA GC, LLC TRACT AND TO THE WESTERLY SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED FROM JANE ROBINSON AND CATHY ROBERTS, TRUSTEES, TO THE FIRST UNITED METHODIST CHURCH, QUITMAN, DATED JANUARY 03, 2008, AS SHOWN OF RECORD IN VOLUME 2291, PAGE 150, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS, A 1/2 INCH IRON ROD FOUND FOR A REFERENCE MARKER BEARS S 89 DEGREES 51' 12" E, A DISTANCE OF 10.20 FEET;

THENCE S 89 DEGREES 51' 12" E, ALONG THE NORTH LINE OF SAID MAGNOLIA GC, LLC TRACT, A DISTANCE OF 125.34 FEET TO A 1/2 INCH IRON ROD FOUND AT THE OCCUPIED NORTHEAST CORNER OF SAID MAGNOLIA GC, LLC TRACT AND AT A REENTRANT CORNER OF SAID FIRST UNITED METHODIST CHURCH, QUITMAN TRACT;

THENCE S 00 DEGREES 41' 15" W, ALONG THE EAST LINE OF SAID MAGNOLIA GC, LLC TRACT, A DISTANCE OF 104.36 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID MAGNOLIA GC, LLC AND AT THE NORTHEAST CORNER OF SAID MILLER TRACT;

THENCE WEST, ALONG THE SOUTH LINE OF SAID MAGNOLIA GC, LLC TRACT, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.275 ACRES OF LAND.

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

NOTICE OF FORECLOSURE 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 OR 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. Property to Be Sold. The property to be sold is described as follows: BEING ALL OF THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE N.P. DODSON SURVEY, ABSTRACT NO. 163, WOOD COUNTY, TEXAS, AND IN THE T.T. BROWN SURVEY, ABSTRACT NO. 40, WOOD COUNTY, TEXAS, AND BEING THE RESIDUE OF A CALLED 49.404 ACRE TRACT OF LAND (60.210 AC. LAND E 10.806 AC) DESCRIBED IN A DEED FROM CHERYL FORD TO KARL FORD, DATED JUNE 02, 2011, AS SHOWN OF RECORD IN INSTRUMENT NO. 2011-00006945, 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 NORTHWEST CORNER OF SAID 49.404 ACRE TRACT, AND AT THE SOUTHWEST CORNER OF A CALLED 35.60 ACRE TRACT OF LAND (37.60 AC. LAND E 2 AC.) DESCRIBED IN A DEED FROM GALEN BIRDSONG TO LILLIA ELENA BIRDSONG, DATED MARCH 15, 2007, AS SHOWN OF RECORD IN VOLUME 2228, PAGE 823, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS, A 1/2 INCH IRON ROD FOUND FOR A REFERENCE MAKER BEARS SOUTH 04 DEGREES 56 MINUTES 47 SECONDS WEST, A DISTANCE OF 8.19 FEET;

THENCE NORTH 76 DEGREES 21 MINUTES 54 SECONDS EAST, ALONG THE WESTERLY NORTH LINE OF SAID 49.404 ACRE TRACT, A DISTANCE OF 674.25 FEET TO A 5/8 INCH IRON PIPE FOUND AT THE SOUTHEAST CORNER OF SAID 35.60 ACRE TRACT AND AT THE SOUTHWEST CORNER OF A CALLED 35.922 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM KENNETH W. THOMAS TO JAMES RAY WHITTAKER AND WIFE, TONYA M. WHITTAKER, DATED NOVEMBER 17, 1994, AS SHOWN OF RECORD IN VOLUME 1413, PAGE 25, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS;

THENCE NORTH 76 DEGREES 35 MINUTES 49 SECONDS EAST, CONTINUING ALONG THE WESTERLY NORTH LINE OF SAID 49.404 ACRE TRACT, A DISTANCE OF 646.17 FEET TO A 1/2 INCH IRON ROD SET FOR A CORNER AT A FENCE INTERSECTION POST FOUND AT THE OCCUPIED SOUTHEAST CORNER OF SAID 35.922 ACRE TRACT AND AT THE OCCUPIED SOUTHWEST CORNER OF A CALLED 10.806 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM KARL FORD AND WIFE, CHERYL FORD, TO KEVIN R. FORD AND WIFE, GAYLYNN FORD, DATED APRIL 24, 2007, AS SHOWN OF RECORD IN VOLUME 2235, PAGE 338, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS;

THENCE NORTH 84 DEGREES 59 MINUTES 20 SECONDS EAST, ALONG THE EASTERLY NORTH LINE OF SAID 49.404 ACRE TRACT, A DISTANCE OF 523.33 FEET TO THE NORTHEAST CORNER OF SAID 49.404 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID 10.806 ACRE TRACT AND BEING IN OR NEAR THE CENTERLINE OF WOOD COUNTY ROAD NUMBER 4200, A 1/2 INCH IRON ROD FOUND FOR A REFERENCE MARKER BEARS SOUTH 84 DEGREES 59 MINUTES 20 SECONDS WEST, A DISTANCE OF 22.81 FEET;

THENCE SOUTH 21 DEGREES 05 MINUTES 38 SECONDS WEST, ALONG THE EAST LINE OF SAID 49.404 ACRE TRACT, AND GENERALLY ALONG AND THROUGH THE CENTERLINE OF SAID COUNTY ROAD, A DISTANCE OF 988.98 FEET TO THE SOUTHEAST CORNER OF THE RESIDUE OF SAID 49.404 ACRE TRACT AND TO THE NORTHEAST CORNER OF A CALLED 6.379 ACRE TRACT OF LAND DESCRIBED AS "TRACT TWO" IN A DEED FROM KARL FORD TO KEVIN G. LINDLY, DATED OCTOBER 29, 2014, AS SHOWN OF RECORD IN INSTRUMENT NO. 2014-00012324, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS, A 1/2 INCH IRON ROD FOUND FOR REFERENCE MARKER BEARS NORTH 89 DEGREES 17 MINUTES 59 SECONDS WEST, A DISTANCE OF 16.40 FEET;

THENCE NORTH 89 DEGREES 17 MINUTES 59 SECONDS WEST, ALONG THE SOUTH LINE OF THE RESIDUE OF SAID 49.404 ACRE TRACT, A DISTANCE OF 1456.01 FEET TO A 1/2 INCH IRON ROD SET AT THE OCCUPIED SOUTHWEST CORNER OF THE RESIDUE OF SAID 49.404 ACRE TRACT AND AT THE OCCUPIED NORTHWEST CORNER OF A CALLED 15.000 ACRE TRACT OF LAND DESCRIBED AS "TRACT ONE" IN SAID DEED OF RECORD AT INSTRUMENT NO. 2014-00012324, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 41 MINUTES 44 SECONDS EAST, ALONG THE WEST LINE OF THE RESIDUE OF SAID 49.404 ACRE TRACT, A DISTANCE OF 550.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 28.065 ACRES OF LAND, OF WHICH APPROXIMATELY 26.65 ACRES LIE WITHIN SAID DODSON SURVEY, APPROXIMATELY 1.42 ACRES LIE WITH SAID BROWN SURVEY, AND APPROXIMATELY 0.46 ACRES LIE WITHIN SAID COUNTY ROAD.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 03/05/2021 and recorded in Document 2021-00002426 real property records of Wood County, Texas.

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

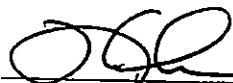
Date: 05/06/2025
Time: 01:00 PM
Place: Wood County, Texas at the following location: EAST DOOR (FRONT DOOR) OF THE WOOD COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. 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.

5. Obligations Secured. The Deed of Trust executed by WESLEY E. HAYS, provides that it secures the payment of the indebtedness in the original principal amount of \$300,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Fifth Third Bank, National Association is the current mortgagee of the note and deed of trust and FIFTH THIRD BANK, NATIONAL ASSOCIATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is Fifth Third Bank, National Association c/o FIFTH THIRD BANK, NATIONAL ASSOCIATION, 5001 Kingsley Drive, MD MOBBW, Cincinnati, OH 45227 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney 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.

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.

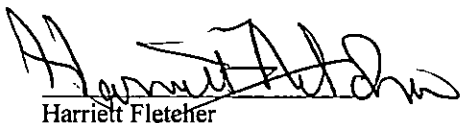


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
✓ L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: www.auction.com or (800) 280-2832

Certificate of Posting

I am Harriett Fletcher whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on April 3, 2025 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.


Harriett Fletcher