

Vylla Solutions, LLC  
P.O. Box 3309  
Anaheim, California 92803  
For Sale Information: (888) 313-1969  
For Reinstatement Requests: 1-866-874-5860  
Pay Off Requests: 1-800-561-4567  
TS#: 23-28320

FILED FOR RECORD  
2025 AUG 21 PM03:13  
KELLEY PRICE  
COUNTY CLERK  
WOOD COUNTY, TEXAS

## **NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS**, on 7/30/2008, Russell Voyles and wife, Stephanie Voyles, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Scott L. Luna, as Trustee, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for SFMC, LP. - DBA Solutions Funding Mortgage Company, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$85,204.00, payable to the order of SFMC, LP. - DBA Solutions Funding Mortgage Company, which Deed of Trust is Recorded on 8/1/2008 as Volume 00093285, Book 02340, Page 00186, Loan Modification recorded on 1/13/2020 as Instrument No. 2020-00000252 in **Wood County, Texas**, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

**That certain lot, tract or parcel of land within the City of Mineola, Wood County, Texas, and being part of Lot 6, Block 38, City of Mineola as shown of record in Volume 7 on Page 47 of the Plat Records and being described as the West 72 feet of Lot 6 in Deed from Donald R. Massey to John Lemmon, dated September 11, 2007 and recorded in Volume 2266 on Page 54 of the Real Property Records of Wood County, Texas, and this 0.149 acre tract being more fully described as follows:**

**Beginning at a 1/2" Iron Rod set for the Southwest corner of Lot 6, the Southwest corner of Block 38 and being at the intersection of the North line of Buchanan Street (80' wide right-of-way) and the East line of Hogg Street (50' wide right-of-way);**

**Thence North 13 deg. 54 min. 58 sec. East, a distance of 90.00 feet, with the West line of Block 38 and the East line of Hogg Street, to a 1/2" Iron Rod set for the Northwest corner of Lot 6 and the Southwest corner of Lot 5;**

**Thence South 76 deg. 05 min. 02 sec. East, a distance of 72.00 feet, with the North line of Lot 6 and the South line of Lot 5, to a 1/2" Iron Rod set for corner;**

**Thence South 13 deg. 54 min. 58 sec. West, a distance of 90.00 feet, across Lot 6, to a 1/2" Iron Rod set in the South line of same and in the North line of Buchanan Street;**

**Thence North 76 deg. 05 min. 02 sec. West, a distance of 72.00 feet, with the South line of Lot 6 and the North line of Buchanan Street, to the Point of Beginning and containing 0.149 of an acre of land, more or less.**

**Commonly known as: 222 W BUCHANAN ST MINEOLA, TX 75773**

**WHEREAS**, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Harriett Fletcher, Sheryl LaMont, Christine Wheeless, Phillip Hawkins, Kevin Key, Jay Jacobs, Brian Hooper, Mike Jansta, or Mike Hayward, Auction.com, LLC, Agency Sales and Posting LLC, Xome Inc., Tejas Corporate Services LLC, Dustin George** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

**WHEREAS**, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 is acting as the mortgage servicer for **JP MORGAN CHASE BANK, NATIONAL ASSOCIATION**, which is the mortgagee of the Note and Deed of Trust or mortgage and



4851124

ServiceLink



the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN**, that on **11/4/2025 at 1:00 PM**, or no later than three (3) hours after such time, in **Wood County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE EAST DOOR OF THE WOOD COUNTY COURTHOUSE(ALSO REFERRED TO AS THE FRONT DOOR) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

**NOTICE IS FURTHER GIVEN** that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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

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

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

WITNESS, my hand this 8/20/2025

WITNESS, my hand this August 21, 2025.

*Kavonnah Dobson*

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

*Sheryl LaMont*

By: Substitute Trustee(s)  
Harriett Fletcher, Sheryl LaMont, Christine  
Wheless, Phillip Hawkins, Kevin Key, Jay Jacobs,  
Brian Hooper, Mike Jansta, or Mike Hayward  
C/O Vylla Solutions, LLC  
1600 South Douglass Road, Suite 140  
Anaheim, CA 92806

*Heather Golden*

Posted by Heather Golden, 8/21/2025.



Vylla Solutions, LLC  
P.O. Box 3309  
Anaheim, California 92803  
For Sale Information: (888) 313-1969  
For Reinstatement Requests: 1-866-874-5860  
Pay Off Requests: 1-800-561-4567  
TS#: 25-33772

FILED FOR RECORD  
2025 SEP 09 PM02:48  
KELLEY PRICE  
COUNTY CLERK  
WOOD COUNTY, TEXAS

## **NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS**, on 6/7/2010, Matthew Ybarra and Jennifer Ybarra, husband and wife , as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Ruth W. Garner, as Trustee, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for State Bank of Paw Paw, its successors and assigns, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$132,124.00, payable to the order of State Bank of Paw Paw, which Deed of Trust is Recorded on 6/8/2010 as Volume 2010-00007575, Book , Page , in Wood County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

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

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

**WHEREAS**, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Harriett Fletcher, Sheryl LaMont, Christine Wheeless, Phillip Hawkins, Kevin Key, Jay Jacobs, Brian Hooper, Mike Jansta, or Mike Hayward, Auction.com, LLC, Agency Sales and Posting LLC, Xome Inc., Tejas Corporate Services LLC, Dustin George** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

**WHEREAS**, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN**, that on **11/4/2025 at 1:00 PM**, or no later than three (3) hours after such time, in **Wood County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE EAST DOOR OF THE WOOD COUNTY COURTHOUSE(ALSO REFERRED TO AS THE FRONT DOOR) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

**NOTICE IS FURTHER GIVEN** that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.



4852386

ServiceLink

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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

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

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

WITNESS, my hand this 9/5/2025

WITNESS, my hand this September 9, 2025.

*Kavonnah Dobson*

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

*Sheryl LaMont*

By: Substitute Trustee(s)  
Harriett Fletcher, Sheryl LaMont, Christine  
Wheless, Phillip Hawkins, Kevin Key, Jay Jacobs,  
Brian Hooper, Mike Jansta, or Mike Hayward  
C/O Vylla Solutions, LLC  
1600 South Douglass Road, Suite 140  
Anaheim, CA 92806



## **NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**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 FOR RECORD  
2025 SEP 11 PM02:58  
KELLEY PRICE  
COUNTY CLERK  
WOOD COUNTY, TEXAS

Matter No.: 139604-TX

Date: September 8, 2025

County where Real Property is Located: Wood

ORIGINAL MORTGAGOR: LONNIE TURNER, UNMARRIED MAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS  
BENEFICIARY, AS NOMINEE FOR MORTGAGE RESEARCH CENTER,  
LLC DBA VETERANS UNITED HOME LOANS, ITS SUCCESSORS  
AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 12/20/2023, RECORDING INFORMATION: Recorded on 12/28/2023, as Instrument  
No. 2023-00011727

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): A 0.383-ACRE LOT, TRACT OR PARCEL OF  
LAND SITUATED IN THE M DIAL SURVEY, ABSTRACT NO. 146 WOOD COUNTY, TEXAS, MORE  
COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 11/4/2025, the foreclosure sale will be conducted in  
Wood County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property  
Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners  
Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be  
conducted no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of the Substitute Trustees  
who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness  
superior to the Deed of Trust.

PennyMac Loan Services, LLC is acting as the Mortgage Servicer for PennyMac Loan Services, LLC who is the  
Mortgagee of the Note and Deed of Trust associated with the above referenced loan. PennyMac Loan Services,  
LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

PennyMac Loan Services, LLC  
3043 Townsgate Rd, Suite 200  
Westlake Village, CA 91361

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

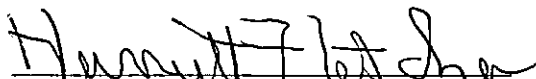


**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I **HEREBY APPOINT AND DESIGNATE HARRIETT FLETCHER, SHERYL LAMONT, SHARON ST. PIERRE, JABRIA FOY, HEATHER GOLDEN, ALDRIDGE PITE, LLP** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

**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.**

By: Hollis Hamilton  
Hollis Rose Hamilton, Attorney  
Aldridge Pite, LLP  
3333 Camino Del Rio South, Suite 225  
San Diego, California 92108

**Return to:**  
ALDRIDGE PITE, LLP  
3333 Camino Del Rio South, Suite 225  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
Phone: (866) 931-0036

  
Posted by Harriett Fletcher, September 11, 2025.

139604-TX

**EXHIBIT "A"**

**A 0.383-ACRE LOT, TRACT OR PARCEL OF LAND SITUATED IN THE M DIAL SURVEY, ABSTRACT NO. 146 WOOD COUNTY, TEXAS, AND A TRACT OF LAND CONVEYED TO JERRY W. COFER, ET AL , AND RECORDED IN CLERK FILE NO. 2010-00004618 AND BEING MORE FULLY DESCRIBED AS FOLLOWS:**

**The bearings shown herein are related to Grid North of the Texas Coordinate System of 1983, North Central Zone (as derived by GPS observation)**

**Beginning at a 1/2-inch iron rod set in the curving northerly right-of-way line of FM Hwy No. 515, same being the southeast corner of the Rita Byrnes 4.628-acre tract of land set out in Clerk File No. 2020-00013250, same being the most southerly corner hereof and being N 23°28'23"W a distance of 6.76 feet from a fence post and being N 57°25'55"E a distance of 146.58 feet from a 1/2-inch iron rod found for the southwest corner of said Rita Byrnes 4.628-acre tract;**

**Thence along the east line of Rita Byrnes 4.628-acre tract as fence on the ground the following (2) two course and distances:**

**N 23°28'23"W a distance of 99.30 feet to a 1/2-inch iron rod set; N 19°32'23"W a distance of 132.00 feet to a fence corner in the south line of the Gary R Ducan, et ux 0.679-acre tract of land set out in Volume 1269 Page 415, same being the northeast corner of said Rita Byrnes 4.628-acre tract, same being the northwest corner hereof and being N 84°33'02"E a distance of 95.59 feet from a 1/2- inch iron rod found for the northwest corner of said Rita Byrnes 4.628-acre tract;**

**Thence along the west line of Gary R Ducan, et ux 0.679-acre tract the following (2) two course and distances N 79°56'38"E a distance of 67.23 feet to a fence corner at the northeast corner hereof; S 26°59'48"E a distance of 196.02 feet to a 1/2-inch iron rod set in the curving northerly right-of-way line of FM Hwy No. 515;**

**Thence with a curve turning to the right with an arc length of 88.73', with a radius of 1500.00', with a chord bearing of S 53°40'16"W, with a chord length of 88.72', to the Point of Beginning, having an area of 16692.10 square feet, 0.383-acres.**



**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 4/27/2001	<b>Grantor(s)/Mortgagor(s):</b> ROBERT J MILLER, MARRIED PERSON AND SHIRLEY MILLER, A MARRIED PERSON
<b>Original Beneficiary/Mortgagee:</b> CENDANT MORTGAGE CORPORATION	<b>Current Beneficiary/Mortgagee:</b> Nationstar Mortgage LLC
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 0068048	<b>Property County:</b> WOOD
<b>Mortgage Servicer:</b> Nationstar Mortgage LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 8950 Cypress Waters Boulevard, Coppell, TX 75019
<b>Date of Sale:</b> 11/4/2025	<b>Earliest Time Sale Will Begin:</b> 1pm
<b>Place of Sale of Property:</b> Wood County Courthouse, 100 Main Street, Quitman, TX 75783 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** LOT 5, PINE CREST LANDING, A SUBDIVISION OF WOOD COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9, PAGE 208 OF THE PLAT RECORDS OF WOOD COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Ramiro Cuevas, Patrick Zwiers, Darla Boettcher, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Tionna Hadnot, Misty McMillan, Shawn Schiller, Jackie Perkins, Auction.com LLC, Harriett Fletcher, Sheryl LaMont, Christine Wheelless, Phillip Hawkins, Kevin Key or Jay Jacobs, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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

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

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

**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Dated: 9/17/2025



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

Dated: September 19, 2025

Sheryl LaMont  
Printed Name:



Substitute Trustee  
c/o Auction.com  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
<https://sales.mccarthymcclintock.com/>

FILED FOR RECORD  
2025 SEP 19 AM 08:59  
KELLEY PRICE  
COUNTY CLERK  
WOOD COUNTY, TEXAS

**MH File Number:** TX-25-110109-POS  
**Loan Type:** Conventional Residential



**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 SEP 19 AM 09:00  
KELLEY PRICE  
COUNTY CLERK  
WOOD COUNTY, TEXAS

**DATE, TIME, PLACE OF SALE:**

**Date:** Tuesday, the 4th day of November, 2025  
**Time:** 1:00 PM or not later than three hours after that time  
**Place:** AT "At the east (front) door of the Wood County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court" in Wood County, Texas.

**TERMS OF SALE:** CASH

**DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:**

**Date:** March 14, 2005  
**Grantor(s):** R.L. Hancock and Lucille F. Hancock  
**Original Mortgagee:** CitiMortgage, Inc.  
**Original Principal:** \$75,720.00  
**Recording Information:** Deed Inst.# 00036358, Deed Book 2081, Deed Page 415  
**Current Mortgagee/Beneficiary:** NewRez LLC d/b/a Shellpoint Mortgage Servicing  
**Secures:** The Promissory Note (the "Note") in the original principal amount of \$75,720.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

**MODIFICATIONS AND RENEWALS:**

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

**PROPERTY TO BE SOLD:**

**Property County:** Wood  
**Property Description:** (See Attached Exhibit "A")  
**Property Address:** 278 Choctaw, Quitman, TX 75783  
**Condition and Important Recitals:** Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

**Mortgage Servicer:** Shellpoint Mortgage Servicing  
**Mortgage Servicer Address:** 75 Beattie Place, Suite 300 Greenville, SC 29601

**SUBSTITUTE TRUSTEE(S):**

File No.: 24-01801TX

McCalla Raymer Leibert Pierce, LLP, Auction.com LLC

**SUBSTITUTE TRUSTEE ADDRESS:** 1320 Greenway Drive, Suite 780 Irving, TX 75038

**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.**

/s/ Coury Jacocks

Coury Jacocks - Bar #: 24014306

Attorney for NewRez LLC d/b/a Shellpoint Mortgage Servicing

Coury.Jacocks@mccalla.com

1320 Greenway Drive, Suite 780

Irving, TX 75038

(469) 942-7141 Office

(469) 469-6670 Fax

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLP

1320 Greenway Drive, Suite 780 Irving, TX 75038


AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

**Certificate of Posting**

I am Sheryl LaMont whose address is 1604 N 10th. St, Longview, TX 75601. I declare

under penalty perjury that September 19, 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.

**Return to: McCalla Raymer Leibert Pierce, LLP, 1320 Greenway Drive, Suite 780 Irving, TX 75038**

  
Sheryl LaMont



**EXHIBIT "A"**

**LOTS 282 AND 283, SUNSET SHORES VILLAGE "E" OF HOLIDAY VILLAGES OF FORK, SECTION "E", SUBDIVISION  
PLAT OF RECORD AT VOLUME 9, PAGE 187-190, PLAT RECORDS OF WOOD COUNTY, TEXAS.**

# FILED

## NOTICE OF FORECLOSURE SALE

SEP 29 2025

2:50 pm

Notice is hereby given of a **Public Non-Judicial Foreclosure sale** KELLEY PRICE

COUNTY CLERK WOOD CO., TX

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

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

and

15330 Sam Reynolds Road  
Justin, Texas 76247

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

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

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

Date: **November 4, 2025**

Time: The sale shall begin no earlier than 11:00 a.m. and no later than three (3) hours thereafter. The sale shall be completed by no later than 2:00 p.m. of the same day.

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

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



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

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

**TRACT ONE:**

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

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

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

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

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

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

**TRACT TWO:**

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

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

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

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

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

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

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

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

7. Conditions of Sale: The sale will be made expressly subject to unpaid ad valorem taxes and any record title matters and any set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. Prospective bidders are strongly urged to examine the applicable real property records to determine the nature and extent of such matters, if any.

A purchaser at the sale of the Property "acquires the Property "AS IS" without any expressed or implied warranties" (except as to the warranties of title from the grantors identified in the Deed of Trust described above.) Any purchaser acquires the Property "at the Purchaser's own risk" Texas Property Code §51.009. Nothing set forth in this Notice is an express or implied representation or warranty regarding the Property, all of which are specifically disclaimed by the undersigned and by the beneficiary of the herein described Deed of Trust.

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

9. Obligations Secured: The Deed of Trust provides that it secures the payment of the indebtedness and obligation therein described (collectively the "Obligations") including, but not limited to, (1) the October 29, 2020 Real Estate Lien Note in the original principal amount of \$120,000.00 executed by Dannie R. Zieber, Laurie L. Zieber, Arthur

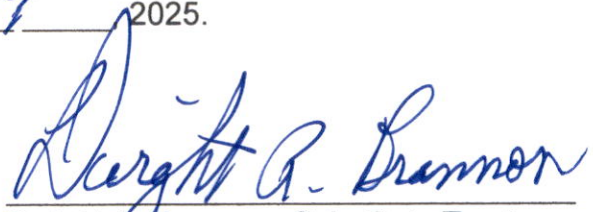


R. Keeton and Susan B. Jones and later assumed by Terri L. Stringham, with said note being payable to the order of R. P. Miller and Fay Miller, of Hawkins, Texas; (2) all assumptions, renewals and extensions of the note; (3) all interest, late charges, fees and other expenses payable under said note on the herein described Deed of Trust; and (4) all other debts and obligations described in the Deed of Trust. R. P. Miller and Fay Miller of Hawkins, Texas are the current owners and holders of the loan obligations (the note) and also are the beneficiaries under the Deed of Trust.

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

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

DATED: September 29 2025.



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

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

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

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

Dwight A. Brannon  
Dwight A. Brannon, Substitute Trustee

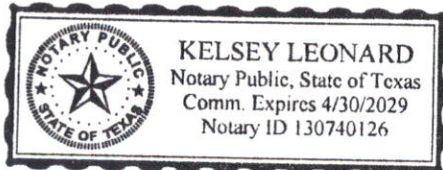
I certify that a copy of the foregoing filed and posted notice was delivered or served to Terri L. Stringham at 1743 Holly Trail East, Holly Lake Ranch, Texas 75765, and to Laurie Zieber at 221 Butternut Glen, Holly Lake Ranch, Texas 75765 and at 15330 Sam Reynolds Road, Justin, Texas 76247, by depositing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

Dwight A. Brannon  
Dwight A. Brannon, Substitute Trustee

THE STATE OF TEXAS §

COUNTY OF Upshur §

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



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



# FILED

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

OCT 02 2025

12:33pm

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 KELLEY PRICE 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.

COUNTY CLERK WOOD CO., TX

### DATE, TIME, PLACE OF SALE:

**Date:** Tuesday, the 4th day of November, 2025  
**Time:** 1:00 PM or not later than three hours after that time  
**Place:** AT "At the east (front) door of the Wood County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court" in Wood County, Texas.

### TERMS OF SALE: CASH

### DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

**Date:** May 29, 2024  
**Grantor(s):** Jaclyn Paige Skinner, Single Woman  
**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Southwest Funding, LP., its successors and assigns.  
**Original Principal:** \$214,541.00  
**Recording Information:** Deed Inst.# 2024-00004420,  
**Current Mortgagee/Beneficiary:** NewRez LLC d/b/a Shellpoint Mortgage Servicing  
**Secures:** The Promissory Note (the "Note") in the original principal amount of \$214,541.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

### MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

### PROPERTY TO BE SOLD:

**Property County:** Wood  
**Property Description:** (See Attached Exhibit "A")  
**Property Address:** 190 Minwood St, Mineola, TX 75773  
**Condition and Important Recitals:** Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

### MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

**Mortgage Servicer:** Shellpoint Mortgage Servicing  
**Mortgage Servicer Address:** 75 Beattie Place, Suite 300 Greenville, SC 29601



**SUBSTITUTE TRUSTEE(S):** McCalla Raymer Leibert Pierce, LLP, Auction.com LLC

**SUBSTITUTE TRUSTEE ADDRESS:** 1320 Greenway Drive, Suite 780 Irving, TX 75038

**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.**

/s/ Coury Jacocks

Coury Jacocks - Bar #: 24014306

Attorney for NewRez LLC d/b/a Shellpoint Mortgage Servicing

Coury.Jacocks@mccalla.com

1320 Greenway Drive, Suite 780

Irving, TX 75038

(469) 942-7141 Office

(469) 469-6670 Fax

**DOCUMENT PREPARED BY:**

McCalla Raymer Leibert Pierce, LLP  
1320 Greenway Drive, Suite 780 Irving, TX 75038  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

**Certificate of Posting**

I am Jabria Foy whose address is 1604 N Tenth St, Longview, TX 75601. I declare

under penalty perjury that on October 2, 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.

  
Jabria Foy

**Return to:** McCalla Raymer Leibert Pierce, LLP, 1320 Greenway Drive, Suite 780 Irving, TX 75038

EXHIBIT "A"

All that lot, tract, or parcel of land being out of the A, Hamilton Survey A-285, Wood County, Texas further described as Lot 4, Amended Plat Minwood Section Two, recorded in Vol. 7, Page 40, of the Plat Records of 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.

### NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated January 18, 2024, executed by **CODY ALAN HUGHES AND ASHLIE WINDLE HUGHES A/K/A ASHLIE DENISE HUGHES, A MARRIED COUPLE**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21<sup>ST</sup> MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2024-00000717, Official Public Records of Wood County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesselstine, whose address is listed below, or Harriett Fletcher, Sheryl LaMont, Heather Golden, Jabria Foy, Kara Riley, Christine Wheelless, Phillip Hawkins, Kevin Key or Jay Jacobs, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, November 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, including but not limited to the 2024 Jessup Manufactured Home, Serial No. JH2W0976TX24AB.

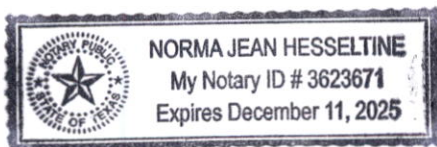
Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the 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 30 day of September, 2025.

*K. Littlefield*  
**K. CLIFFORD LITTLEFIELD**, Mortgagee Attorney  
UPTON, MICKITS & HEYMANN, L.L.P.  
802 N. Carancahua, Suite 450  
Corpus Christi, Texas 78401  
Telephone: (361) 884-0612  
Facsimile: (361) 884-5291  
Email: [clittlefield@umhlaw.com](mailto: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 30 day of September, 2025, to certify which witness my hand and official seal.



*Norma Jean Hesselstine*  
NOTARY PUBLIC, STATE OF TEXAS



## EXHIBIT "A"

BEING all that certain lot, tract, or parcel of land situated in the H.Nelson Survey A-431, Wood County, Texas, and being all of a called 2.69 acre tract of land described in a Deed from Open Sky Land Company LLC to Karla Denise Windle, dated January 13, 2017, as shown of record in Document No. 2017-00000812, Real 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 pipe found at the Northeast corner of said 2.69 acre tract, same being the Southwest corner of a called 7.149 acre tract of land described in a Deed from Mattie Faye Bullard to Jerry Don Hackler and wife, Darlene Hackler, dated October 15, 1981, as shown of record in Volume 834, Page 506, Deed Records, Wood County, Texas, and being in the West line of a called 38.924 acre tract of land described as "First Tract" in a Deed from the Veterans Land Board of Texas to Jerry D Hackler, dated January 30, 2002, as shown of record in Volume 1839, Page 571, Real Property Records, Wood County, Texas;

THENCE S 01° 24' 57" E, along the East line of said 2.69 acre tract, same being generally along and through a fence, a distance of 216.76 feet to a 1/2 inch iron pipe found at the Southwest corner of said 2.69 acre tract and the Northeast corner of a called 2.70 acre tract of land described as "Tract Four" in a Deed from Glenda G. Wood and Elizabeth Ann Sistrunk, Co-Trustees, to Elizabeth Ann Sistrunk, dated September 23, 2008, as shown of record in Document No. 2008-00096480, Real Records, Wood County, Texas;

THENCE S 89° 57' 00" W, along the South line of said 2.69 acre tract, a distance of 493.82 feet to a 1/2 inch iron pipe found at the Southwest corner of said 2.69 acre tract same being the Northwest Corner of said 2.70 acre tract and being in the West right-of-way of Texas Farm Road No. 1799;

THENCE N 23° 57' 24" W, along the West line of said 2.69 acre tract and along said right-of-way line, same being along a line that is parallel to and 50 feet perpendicular distance from the centerline of said Farm Road, a distance of 237.84 feet to a 1/2 inch iron rod found at the Northwest corner of said 2.69 acre tract and the Northwest corner of said 2.69 acre tract and the Southwest corner of said 7.149 acre tract;

THENCE S 89° 58' 39" E, along the North line of said 2.69 acre tract, a distance of 585.04 feet to the POINT OF BEGINNING and containing 2.688 acres of land.

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

### NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated August 14, 2024, executed by **ELZIE HERMAN TURNER, JR. AND LEIGH ANDE TURNER, A MARRIED COUPLE**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21<sup>ST</sup> MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2024-00006702, Official Public Records of Wood County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesselstine, whose address is listed below, or Harriett Fletcher, Sheryl LaMont, Heather Golden, Jabria Foy, Kara Riley, Christine Wheelless, Phillip Hawkins, Kevin Key or Jay Jacobs, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, November 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, including but not limited to the 2025 Palm Harbor Manufactured Home, Serial No. PHH330TX2426546AB.

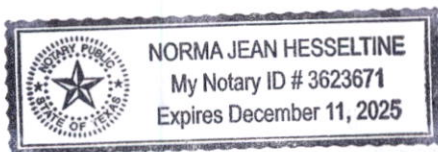
Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the 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 6 day of October, 2025.

K. CLIFFORD LITTLEFIELD, Mortgagee Attorney  
UPTON, MICKITS & HEYMANN, L.L.P.  
802 N. Carancahua, Suite 450  
Corpus Christi, Texas 78401  
Telephone: (361) 884-0612  
Facsimile: (361) 884-5291  
Email: clittlefield@umhlaw.com

THE STATE OF TEXAS §  
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 6 day of October, 2025, to certify which witness my hand and official seal.



[Signature]  
NOTARY PUBLIC, STATE OF TEXAS

**EXHIBIT "A"**

That certain tract, lot or parcel of land, a part of the Jonathan Swift Survey A-542, Wood County, Texas, and also being a part of that certain called 11,534 acre tract of land that is described in a Deed dated November 3, 1992 from Alan R. Vickery to Pat N. Vickery that is recorded in Volume 1309 Page 606 and also being a part of that certain called 44.00 acres tract of land that is described in a Deed dated May 29, 1987 from Effie M. Vickery to Pat N. Vickery that is recorded in Volume 1072 Page 404 (Tract Two) of the Real Property Records of Wood County, Texas, and being more completely described as follows to wit;

Beginning at a Railroad Spike found for corner in the centerline of County Road #2351 and at the N.W.C. of said called 11.534 acres and at the S.W.C. of the Emmitt Dixon called 24.6 acres (Vol. 1636 Pg. 285);

Thence North 85 degrees 50 minutes 54 seconds East, along the N.B.L. of said called 11.534 acres and the S.B.L. of said called 24.6 acres, at 26.34 feet pass a 1/2 Inch Iron Rod found for reference, at 598.39 feet pass a 1/2 Inch Iron Rod found for corner at the S.E.C. of said called 24.6 acres and at the S.W.C. of the Cathey called 26.536 acres (Vol. 1194 Pg. 718) and continue for a total distance of 664.15 feet to a 1/2 Inch Iron Rod found for corner at the N.E.C. of said called 11.534 acres and at the N. W. C. of the Lawrence Robedeau called 9.92 acres (Vol. 1508 Pg. 564);

Thence South 00 degrees 05 minutes 55 seconds West, along the E.B.L. of said tract and the W.B.L. of said called 9.92 acres, for a distance of 412.91 feet to a 1/2 Inch Iron Rod set for corner, from which a 1/2 Inch Iron Rod found for corner at the S. W. C. of said called 9.92 acres tract, bears South 00 degrees 05 minutes 55 seconds West, 150.00 feet,

Thence North 89 degrees 54 minutes 05 seconds West, across said tract, for a distance of 257.16 feet to a 1/2 Inch Iron Rod set for corner;

Thence South 02 degrees 55 minutes 57 seconds West, across said tract and across said called 44.00 acres tract for a distance of 227.96 feet to a 1/2 Inch Iron Rod set for corner;

Thence North 84 degrees 33 minutes 00 seconds West, at 676.45 feet pass a 1/2 Inch Iron Rod set for reference and continue for a total distance of 706.45 feet to a 60d Nail set for corner in the centerline of said Road;

Thence North 24 degrees 41 minutes 07 seconds East, along said Road, at 52.63 feet pass a 60d Nail set for corner at the S.W.C. of said called 11.534 acres and continue for a total distance of 366.91 feet to a 60d Nail set for corner at an angle point;

Thence North 33 degrees 09 minutes 16 seconds East, continuing along said Road and the W.B.L. of said called 11.534 acres, for a distance of 284.15 feet to the place of beginning containing 10.5000 Acres of which 0.4128 acres lies in the Occupied R.O.W. of said County Road # 2351.



**LESS AND EXCEPT:**

**Field Note description for a 3.667 acre tract being located in the J. SWIFT Survey, Abstract No. 542, Wood County, Texas, and being part of a called 10.5000 acre tract conveyed to Elzie Herman Turner, Jr. and Leigh Ande Turner as described and recorded in Document No. 2019-00010760 of the Official Public Records of Wood County Texas. Said 3.667 acre tract to be more particularly described as follows.**

**BEGINNING at a 1/2" iron Rod found for the Southeast corner of herein described tract, same being the Southerly Southeast corner of said 10.5000 acre tract, same being an Ell corner of a called 20.6649 acre tract conveyed to Luke David Buzil and Juanita Bazil as described and recorded in Document No. 2017-00008444;**

**THENCE North 86 deg. 43 min. 15 sec. West with the North line of said 20.6649 acre tract a distance of 708.84 feet to a Cotton Spindle set for the Southwest corner of herein described tract, same being the Northwest corner of said 20.6649, being near the centerline of County Road No. 2351, from which a 1/2" Iron Rod found for reference bears South 86 deg. 43 min. 15 sec. West-30.00 feet;**

**THENCE North 23 deg. 02 min. 28 sec. East with said County Road a distance of 271.76 feet to a Cotton Spindle set for the Northwest corner of herein described tract, being near the West edge of said County Road, from which a 1/2" Iron Rod set for reference bears South 84 deg. 03 min. 52 sec. East- 41.03 feet;**

**THENCE South 84 deg. 03 min. 52 sec. East across said 10.5000 acre tract a distance of 609.12 feet to a 1/2" Iron Rod found for the Northeast corner of herein described tract, same being the an Ell corner of said 10.5000 acre tract, same being a North corner of said 20.6649 acre tract;**

**THENCE South 01 deg. 08 min. 28 sec. West with the West line of said 20.6649 acre tract a distance of 227.68 feet to the POINT OF BEGINNING AND CONTAINING 3.667 ACRES OF LAND of which 0.229 acres lie within the boundaries of County Road No. 2351.**

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

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

**DEED OF TRUST INFORMATION:**

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

**MORTGAGE SERVICING INFORMATION:**

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

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

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 4th day of November, 2025  
**Time of Sale:** 01:00 PM or within three hours thereafter.  
**Place of Sale:** AT THE FRONT DOOR ON THE EAST SIDE OF THE COURTHOUSE in Wood County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Wood County Commissioner's Court, at the area most recently designated by the Wood County Commissioner's Court.

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

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

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

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

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

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

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

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

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

**Certificate of Posting**

I am Sheryl LaMont whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on September 19, 2025 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Wood County Clerk and caused it to be posted at the location directed by the Wood County Commissioners Court.

By:   
Sheryl LaMont

**Exhibit "A"**

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

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