

NOTICE OF TRUSTEE'S SALE

WHEREAS, on the 30th day of May, 2023, AMY FAIR, A MARRIED WOMAN executed a Deed of Trust conveying to JAMES D. VANDEVENTER, Trustee, the Real Estate hereinafter described, to secure SOUTHSIDE BANK in the payment of a debt therein described, said Deed of Trust being recorded in County Clerk's File No. 2023-00004788, in the Official Public Records of Wood County, Texas; and


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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 7th day of October, 2025, between 10:00 o'clock a.m. and 1:00 p.m., I will sell said Real Estate at the front door or east door of the Courthouse in Wood County, Texas, or if the preceding area is no longer the designated area, then in the area designated by the Commissioners Court of Wood County, Texas for real property foreclosures under Section 51.002 of the Texas Property Code, to the highest bidder for cash.

Said Real Estate is described as follows: In the County of Wood, State of Texas:

Property described in Exhibit "A" attached hereto and made a part hereof.

WITNESS MY HAND this 14th day of August, 2025.



JAMES D. VANDEVENTER, Trustee
909 ESE Loop 323, Suite 400
Tyler, TX 75701

FILED FOR RECORD
2025 AUG 15 PM 12:22
KELLEY PRICE
COUNTY CLERK
WOOD COUNTY, TEXAS

EXHIBIT "A"

Field Note description for a 9.992 acre tract being located in the G. BLACKBURN Survey, Abstract No. 36, Wood County, Texas, and being all of a called 3.000 acre tract (Tract 1) conveyed to Eliseo Oviedo and Maria D Oviedo as described and recorded in Document Number 2020-00007853 of the Real Property Records Wood County, Texas, and being all of a called 4.719 acre tract (Tract 2) conveyed to Eliseo Oviedo and Maria D Oviedo as described and recorded in Document Number 2020-00007853 of the Real Property Records Wood County, Texas, and being all of a called 2.140 acre tract (Tract 3) conveyed to Eliseo Oviedo and Maria D Oviedo as described and recorded in Document Number 2020-00007853 of the Real Property Records Wood County, Texas. Said 9.992 acre tract to be more particularly described as follows.

Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, N.A.D. 1983.

BEGINNING at a Point for Corner found for the Southwest corner of herein described tract, same being the Northwest corner of a called 3.063 acre tract conveyed to Kenneth P. Smith and Rebecca Ann Smith as described and recorded in Volume 827, Page 150, from which a 1/2" Iron Rod found for reference bears North 88 deg. 23 min. 15 sec. East 20.00 feet, being near the centerline of County Road No. 2768;

THENCE North 02 deg. 17 min. 08 sec. West with the centerline of said County Road a distance of 399.23 feet to a Point for Corner found for the Northeast corner of herein described tract, same being the Westerly Southwest corner of a called 49.403 acre tract conveyed to Patricia A Coulman-Hayes as described and recorded in Volume 2298, Page 527, from which a 1/2" Iron Rod found for reference bears North 88 deg. 03 min. 10 sec. East 26.86 feet;

THENCE North 88 deg. 03 min. 10 sec. East with the South line of said 49.403 acre tract a distance of 1082.07 feet to a 2" Angle Iron found for the Northeast corner of herein described tract, same being an ell corner of said 49.403 acre tract;

THENCE South 02 deg. 10 min. 31 sec. East with the West line of said 49.403 acre tract a distance of 405.54 feet to a 1/2" Iron Rod found for the Southeast corner of herein described tract, same being the Southerly Southwest corner of said 49.403 acre tract;

THENCE South 88 deg. 23 min. 15 sec. West along with a fence a distance of 1081.34 feet to the **POINT OF BEGINNING AND CONTAINING 9.992 ACRES OF LAND** of which 0.108 acres lie within the boundaries of County Road No. 2768.

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.

SEP 10 2025 11:45 am

NOTICE OF SALE

KELLEY PRICE

PURSUANT TO AUTHORITY conferred upon the Trustee by the Deed of Trust dated June 3, 2019, executed by **BOBBY LEE WILLIAMS AND JESSICA JAYNE WILLIAMS-BARNES A/K/A JESSICA JAYNE WILLIAMS, A MARRIED COUPLE**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2019-00005324, 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, Christine Wheeless, 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, October 7, 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 2019 CMH Manufactured Home, Serial No. BEL011420TXAB.

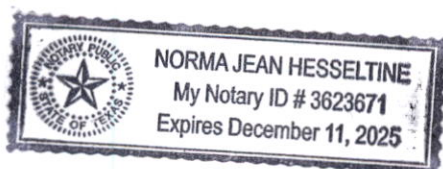
Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the 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 8 day of September, 2025.

K. CLIFFORD LITTLEFIELD, Mortgage 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 8 day of September, 2025, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

BEING all of that certain lot, tract or parcel of land situated in the H. SANCHEZ SURVEY, ABSTRACT NO. 539, Wood County, Texas and being all of a called 5.027 acre tract (10.027 acres less and except 5.000 acres) described in a Deed from Sharon Elaine Watkins Robertson to Charles Glen Benedict dated February 3, 1998 as shown of record in Volume 1596, Page 614, Real Property Records, Wood County, Texas, said 5.027 acre tract being a part of a called 5.014 acre tract described as "Tract One" and a called 5.013 acre tract described as "Tract Two" in a Deed from Charles Glen Benedict to Sharon Elaine Watkins dated July 18, 1994 as shown of record in Volume 1397, Page 514, Real Property Records, Wood County, Texas, said lot, or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron pipe found at the NE corner of said 5.027 acre tract and said 5.013 acre tract and in the North line of a called 174.5 acre tract described in a Deed from James M. Skelton et al to W. L. Reep dated February 10, 1967 as shown of record in Volume 574, Page 527, Deed Records, Wood County, Texas, said POINT OF BEGINNING being N 89 deg. 24 min. W, a distance of 630.7 feet and N 89 deg. 57 min. W, a distance of 40.9 feet from the NE corner of said 174.5 acre tract and also being in the South line of Wood County Road No. 2749;

THENCE S 00 deg. 25 min. 10 sec. W, along the East line of said 5.013 acre tract and the West line of a called 5.012 acre tract described in a Deed from Hartsell Hill Haws and wife, Delaner Ann Haws to James B. Whitten and wife Joyce Whitten dated January 11, 1981 as shown of record in Volume 840, Page 525, Deed Records, Wood County, Texas, a distance of 299.30 feet to a W iron rod found at a 12" post fence intersection and at the SE corner of said 5.027 acre tract and at the NE corner of a called 5.000 acre tract described in Deed from Sharon Elaine Watkins and Charles Glen Benedict to Johnnie M. Sutton and wife, Kathryn D. Sutton dated August 16, 1995 as shown of record in Volume 1452, Page 364, Real Property Records, Wood County, Texas;

THENCE N 89 deg. 47 min. 35 sec. W, along the North line of said 5.000 acre tract, at 326.3 feet passing through the West line of said 5.013 acre tract and the East line of said 5.014 acre tract, in all, a total distance of 679.99 feet to a W iron rod found at the SW corner of said 5.027 acre tract and the NW corner of said 5.000 acre tract and in the centerline of Wood County Road No. 2745, a ½" iron rod found for a reference marker bears S 89 deg. 48 min. E, a distance of 24.84 feet

THENCE Northerly along the centerline of said County Road No. 2745; same being the West line of said 5.014 acre tract, as follows:

N 25 deg. 30 min. 09 sec. W, a distance of 76.45 feet to an angle point;
N 18 deg. 41 min. 09 sec. W, a distance of 68.50 feet to an angle point;
N 08 deg. 36 min. 09 sec. W, a distance of 70.20 feet to an angle point;
N 00 deg. 38 min. 51 sec. E, a distance of 96.20 feet to a railroad spike set for the NW corner of said 5.027 acre tract and said 5.014 acre tract, a ½" iron rod set for a reference marker bears S 89 deg. 46 min. E, a distance of 25.00 feet,

THENCE S 89 deg. 47 min. 45 sec. E. along the North line of said 5.014 acre tract and the North line of said 174.5 acre tract and the South line of Wood County Road No. 2749 at 419.5 feet passing through the NE corner of said 5.014 acre tract and the NW corner of said 5.013 acre tract, in all, a total distance of 746.45 feet to the POINT OF BEGINNING and containing 5.010 acres of land, of which approximately 0.18 acres lie within the limits of said County Road No. 2745.

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 12 AM 11:20
KELLEY PRICE
COUNTY CLERK
WOOD COUNTY, TEXAS


NOTICE OF TRUSTEE'S SALE

WHEREAS, Aaron Strickland, 951 Concho, Quitman, Texas 75783, heretofore executed and delivered to Patton C. Chapman, Trustee, that certain Deed of Trust dated March 17, 2023, recorded in Document 2023-00003088, Deed of Trust Records, Wood County, Texas, covering certain real property situated in said County, being Lot(s) 170, 171 and 172, Section F, 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 \$32,426.96 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, recording 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 7th day of October, 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 9th day of September, 2025.


SHAWN COKER, SUBSTITUTE TRUSTEE

Notice of Foreclosure Sale

FILED

SEP 16 2025

KELLEY PRICE
COUNTY CLERK WOOD CO., TX

9:40 am

Deed of Trust ("Deed of Trust"):

Dated: July 23, 2024

Grantor: PWKW Management, LLC

Trustee: Milton W. Colegrove

Lender: Mustang Lending High Yield Fund I, LLC.

Current Holder: Mustang Lending High Yield Fund I, LLC.

Recorded in: Deed of Trust, Wood County, Texas as instrument number 2024-00006106.

Legal Description: TRACT 1: Lots 3, 4, 5, 6, 7 and 8, Block 1, Grady Hayes Addition, S. Yarborough Survey, Abstract No. 658, Wood County, Texas, according to the Final Plat recorded in County Clerk's File No. 2022-00001376, of the Official Public Records of Wood County, Texas.

TRACT 2: Lots 4, 5, 6 and 7, Block 2, Grady Hayes Addition, S. Yarborough Survey, Abstract No. 658, Wood County, Texas, according to the Final Plat recorded in County Clerk's File No. 2022-00001376, of the Official Public Records of Wood County, Texas.

TRACT 3: Lots 1 through 5, Block 1, according to the Final Plat for Hartley Grace Addition, S. Yarborough Survey, A-658, recorded in Volume 10, Page 160, Wood County, Texas.

TRACT 4: Lots 1, 2, 3, 5, 7, 10 and 12, Block 2, according to the Final Plat for Hartley Grace Addition, S. Yarborough Survey, A-658, recorded in Volume 10, Page 160, Wood County, Texas.

Secures: Secured Promissory Note ("Note") in the original principal amount of \$755,000.00, executed by PWKW Management, LLC, ("Borrower") and payable to the order of Lender, now held by Mustang Lending High Yield Fund I, LLC..

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust.

Substitute Trustee: David L. Pritchard, Michael P. Gomez, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Kelly Goddard, David Garvin, or any

of them acting alone.

Substitute Trustee's
Addresses:

Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Kelly Goddard
and David Garvin
8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179

David L. Pritchard
1244 Southridge Court, Suite 102
Hurst, Texas 76053

Michael P. Gomez
1244 SOUTHRIDGE CT, STE 102
HURST, TX 76053

Foreclosure Sale:

Date:

October 7, 2025

Time:

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

Place:

Wood County Courthouse, in Wood County, Texas, at the following location: PLACE DESIGNATED BY THE COMMISSIONERS COURT

Terms of Sale:

The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

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

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

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

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

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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

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

Date: September 16, 2025



Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Kelly Goddard, or David Garvin
Substitute Trustee

David L. Pritchard
Michael P. Gomez
Attorney for Mortgagee
1244 SOUTHRIDGE CT, STE 102

HURST, TX 76053
Telephone (817) 285-8017
Telecopier (817) 285-0224

Trustee Address
8101 Boat Club Road Suite 320
Fort Worth, Texas 76179

Eric Smothers, Trustee of the Aquila Consulting Solo 401k Plan Trust Agreement dated July 9, 2021, Noteholder
Provident Loan Servicing, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

Absolute Mobile RV, LLC, a Texas Limited Liability Company
Lee Garber
170 Van Zandt County Road 3221 Wills Point Tx 75169
Sent via first class mail and CMRR # 9489 0178 9820 3039 9580 71 on 09.16.2025

Absolute Mobile RV, LLC, a Texas Limited Liability Company
Lee Garber
985 Indian Gap, Quitman, TX 75783
Sent via first class mail and CMRR # 9489 0178 9820 3039 9580 88 on 09.16.2025

FILED FOR RECORD
2025 SEP 16 PM03:06
KELLEY PRICE
COUNTY CLERK
WOOD COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

WHEREAS Absolute Mobile RV, LLC, a Texas Limited Liability Company and Lee Garber executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Wood County, Texas and is recorded under Clerk's File/Instrument Number 2022-00002486, to which reference is made for all purposes.

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

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

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

1. Date, Place, and Time of Sale:

Date: Tuesday, the 7th day of October, 2025

Time: The sale shall begin no earlier than 11:00 A.M. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Wood County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

LOTS 102, 103 AND 104 SECTION I, HOLIDAY VILLAGES OF FORK

SUBDIVISION, AS SHOWN BY THE PLAT THEREOF RECORDED IN VOLUME 9,
PAGE 199-202, PLAT RECORDS, WOOD COUNTY, TEXAS

3. Name and Address of Sender of Notice:

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

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

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Bidders may be required to pay in cash immediately and without any delay. The foregoing is a bidding condition.

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

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

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

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



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