

**Notice of Substitute Trustee's Sale**

FILED FOR RECORD  
 2021 FEB 25 AM 12:44  
 COUNTY CLERK  
 COUNTY CLERK  
 WOOD COUNTY

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: August 20, 2008	Original Mortgagor/Grantor: RAYMOND C. PATTON AND PATSY PATTON
Original Beneficiary / Mortgagee: SOUTHSIDE BANK.	Current Beneficiary / Mortgagee: SEATTLE BANK
Recorded in: Volume: n/a Page: n/a Instrument No: 2008-00094934	Property County: WOOD
Mortgage Servicer: REVESE MORTGAGE SOLUTIONS, INC.	Mortgage Servicer's Address: 14405 Walters Rd. Suite 200, Houston, TX 77014

\* 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.

**Secures:** Note in the original principal amount of \$169,500.00, executed by PATSY PATTON; RAYMOND PATTON and payable to the order of Lender.

**Property Address/Mailing Address:** 117 OVERLAKE KNOLL, HOLLY LAKE RANCH, TX 75765

**Legal Description of Property to be Sold:** ALL OF LOT 477 OF HOLLY LAKE RANCH, PART V, SECTION IV, A SUBDIVISION OF WOOD COUNTY, TEXAS, ACCORDING TO THE PLAT OF SUBDIVISION FILED IN VOLUME 6, PAGE 15 OF THE PLAT RECORDS OF WOOD COUNTY, TEXAS..

<b>Date of Sale:</b> April 06, 2021	<b>Earliest time Sale will begin:</b> 1:00 PM
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**Place of sale of Property:** EAST DOOR (FRONT DOOR) OF THE WOOD COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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.

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, SEATTLE BANK, the owner and holder of the Note, has requested Harriett Fletcher, Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Terri Worley or Lisa DeLong, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**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 SEATTLE BANK bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.



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, Harriett Fletcher, Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Terri Worley or Lisa DeLong, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, 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 Harriett Fletcher, Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Terri Worley or Lisa DeLong, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

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

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

/s/William Attmore

William Attmore

Attorney for Reverse Mortgage Solutions, Inc

State Bar No.:24064844

wattmore@rascrane.com

Robertson, Anschutz, Schneid, Crane & Partners,

PLLC / Attorney for Mortgagee

5601 Executive Dr, Suite 400

Irving, TX 75038

Telephone: 817-873-3080

Facsimile: (817)796-6079

A handwritten signature in black ink, appearing to read "Harriett Fletcher", is written over a horizontal line.

Posted by Harriett Fletcher 02-25-21

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

FILED FOR RECORD  
2021 MAR 11 AM 10:09  
WOOD COUNTY CLERK, 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: January 18, 1994  
Grantor(s): Ethel K. Hobgood, a single woman  
Original Mortgagee: the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture  
Original Principal: \$42,880.00  
Recording Information: Volume 1370, Page 256  
Property County: Wood  
Property: All that certain lot, tract or parcel of land lying and being situated in Wood County, Texas, and being all of LOT NUMBER THREE (3), BLOCK NO. 1 of the QUITMAN HEIGHTS ADDITION to the City of Quitman, Texas, as reflected by Plat of said Addition filed in the Map and Plat Records of Wood County, Texas.  
Property Address: 705 North Winnsboro Street  
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: United States Department of Agriculture, Rural Housing Service  
Mortgage Servicer: USDA Rural Development  
Mortgage Servicer Address: 4300 Goodfellow Blvd  
Bldg. 105F, FC 215  
St. Louis, MO 63120

**SALE INFORMATION:**

Date of Sale: April 6, 2021  
Time of Sale: 1:00 pm or within three hours thereafter.  
Place of Sale: The east door (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.  
Substitute Trustee: Harriett Fletcher, Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Terri Worley, Lisa DeLong, or Cheyenne Zokaie, any to act  
Substitute Trustee Address: 5501 East LBJ Frwy, Ste. 925  
Trustee Address: Dallas, TX 75240

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 are declared immediately due and payable.

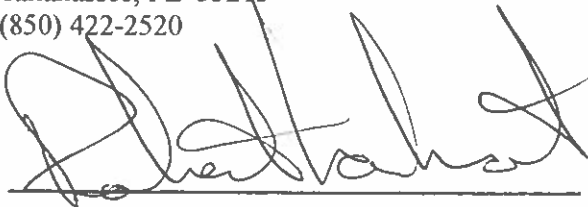
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Harriett Fletcher, Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Terri Worley or Lisa DeLong, or Cheyenne Zokaie, any to act, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; 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 is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. Harriett Fletcher, Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Terri Worley or Lisa DeLong, or Cheyenne Zokaie, 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 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 imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the 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 sold "AS-IS", purchaser's 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 interest 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.
5. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

Padgett Law Group  
6267 Old Water Oak Road  
Suite 203  
Tallahassee, FL 33213  
(850) 422-2520



Posted by Robert LaMont 03-04-21

**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.**

RECORDED  
INDEXED  
MAR 12 2021  
WOOD CO TX

### NOTICE OF TRUSTEE'S SALE

WHEREAS, James R. Oglesby, 659 Indian Gap, Quitman, Texas 75783, heretofore executed and delivered to Lana Cockrell, Trustee, that certain Deed of Trust dated June 22, 2018, recorded in Document Number 2018-00007896, Deed of Trust Records, Wood County, Texas, covering certain real property situated in said County, being Lot (s) 18, Section D, Holiday Villages of Fork Subdivision, as shown by the plat recorded in Volume 9, Page 185-186, Plat 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 sum of \$15,900.00 executed by the person(s) first named hereinabove and payable to the order of FORK HOLIDAY VILLAGES, L.P., 4144 N. Central Expressway, Suite 420, Dallas, Texas 75204 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 6<sup>th</sup> day of April, 2021, 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 11 A. M., and it will begin within three hours of such time.

EXECUTED this 9<sup>th</sup> day of March, 2021.

  
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PATTON C. CHAPMAN, 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, James R. Oglesby, 659 Indian Gap, Quitman, Texas 75783, heretofore executed and delivered to Lana Cockrell, Trustee, that certain Deed of Trust dated December 7, 2012, recorded in Document Number 2014-00001109, Deed of Trust Records, Wood County, Texas, covering- certain real property situated in said County, being Lot (s) 302, 303, 304, 305 and 306, Section E, Holiday Villages of Fork Subdivision, as shown by the plat recorded in Volume 9, Page 187-190, Plat 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 sum of \$60,042.82 executed by the person(s) first named hereinabove and payable to the order of FORK HOLIDAY VILLAGES, L.P., 4144 N. Central Expressway, Suite 420, Dallas, Texas 75204 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 6<sup>th</sup> day of April, 2021, 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 11 A. M., and it will begin within three hours of such time.

EXECUTED this 9<sup>th</sup> day of March, 2021.

  
PATTON C. CHAPMAN, TRUSTEE

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### NOTICE OF TRUSTEE'S SALE

WHEREAS, Oliver Perry, P. O. Box 2143, Red Oak, Texas 75154, heretofore executed and delivered to Lana Cockrell, Trustee, that certain Deed of Trust dated September 27, 2018, recorded in Document Number 2018-00011277, Deed of Trust Records, Wood County, Texas, covering- certain real property situated in said County, being Lot (s) 60, 61 and 62, Section H, Holiday Villages of Fork Subdivision, as shown by the plat recorded in Volume 9, Page 195-198, Plat 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 sum of \$45,000.00 executed by the person(s) first named hereinabove and payable to the order of FORK HOLIDAY VILLAGES, L.P., 4144 N. Central Expressway, Suite 420, Dallas, Texas 75204 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 6<sup>th</sup> day of April, 2021**, 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 11 A. M., and it will begin within three hours of such time.

EXECUTED this 9<sup>th</sup> day of March, 2021.



PATTON C. CHAPMAN, TRUSTEE

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### NOTICE OF TRUSTEE'S SALE

WHEREAS, Sequcoiyah Sarai Africa Hithe, 5936 N.W. Drive, #101, Mesquite, Texas 75150, heretofore executed and delivered to Patton C. Chapman, Trustee, that certain Deed of Trust dated April 18, 2020, recorded in Document Number 2020-00004424, Deed of Trust Records, Wood County, Texas, covering- certain real property situated in said County, being Lot (s) 121 and 122, Section H, Holiday Villages of Fork Subdivision, as shown by the plat recorded in Volume 9, Page 195-198, Plat 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 sum of \$29,000.00 executed by the person(s) first named hereinabove and payable to the order of FORK HOLIDAY VILLAGES, L.P., 4144 N. Central Expressway, Suite 420, Dallas, Texas 75204 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 6<sup>th</sup> day of April, 2021, 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 11 A. M., and it will begin within three hours of such time.

EXECUTED this 9<sup>th</sup> day of March, 2021.

  
PATTON C. CHAPMAN, TRUSTEE



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## NOTICE OF TRUSTEE'S SALE


WHEREAS, James R. Oglesby, 659 Indian Gap, Quitman, Texas 75783, heretofore executed and delivered to Lana Cockrell, Trustee, that certain Deed of Trust dated March 3, 2011, recorded in Document Number 2018-00003270, Deed of Trust Records, Wood County, Texas, covering- certain real property situated in said County, being Lot (s) 187 and 188, Section H, Holiday Villages of Fork Subdivision, as shown by the plat recorded in Volume 9, Page 195-198, Plat Records of said County, together with a one twelve-hundredth (1/1200) undivided interest in Section C of said Subdivision, as shown by the plat thereof recorded in Volume 9, Page 184, Plat 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 amount of \$37,313.17 executed by the person(s) first named hereinabove and payable to the order of FORK HOLIDAY VILLAGES, L. P., 4144 N. Central Expressway, Suite 420, Dallas, Texas 75204 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 6<sup>th</sup> day of April, 2021, 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 11 A. M., and it will begin within three hours of such time.

EXECUTED this 9<sup>th</sup> day of March, 2021.

Interest Number C-0507

  
PATTON C. CHAPMAN, TRUSTEE

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RECORD  
M 12:36  
WOOD CO TX

### NOTICE OF TRUSTEE'S SALE

WHEREAS, James R. Oglesby, 659 Indian Gap, Quitman, Texas 75783, heretofore executed and delivered to Lana Cockrell, Trustee, that certain Deed of Trust dated September 23, 2018, recorded in Document Number 2018-00010173, Deed of Trust Records, Wood County, Texas, covering- certain real property situated in said County, being Lot (s) 68 and 69, Section I, Holiday Villages of Fork Subdivision, as shown by the plat recorded in Volume 9, Page 199-202, Plat 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 sum of \$45,000.00 executed by the person(s) first named hereinabove and payable to the order of FORK HOLIDAY VILLAGES, L.P., 4144 N. Central Expressway, Suite 420, Dallas, Texas 75204 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 6<sup>th</sup> day of April, 2021**, 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 11 A. M., and it will begin within three hours of such time.

EXECUTED this 9<sup>th</sup> day of March, 2021.

  
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PATTON C. CHAPMAN, TRUSTEE