

Notice of Substitute Trustee's Sale

FILED FOR RECORD
2021 JUN 23 PM 12:52
SHELLEY PRICE
COUNTY CLERK, WOOD CO TX

Date: June 21, 2021

Trustee: R. T. Hosek

Substitute Trustee: James W. Litzler

Substitute Trustee's Address: 1133 Mockingbird Lane
Sulphur Springs, Texas 75482

Lender: City National Bank of Sulphur Springs as successor by merger to The First National Bank of Mineola

Lender's Address: 1133 Mockingbird Lane, Sulphur Springs, TX 75482

Note: Note dated December 17, 2017 in the amount of \$60,000.00.

Deed of Trust

Date: December 17, 2001

Grantor: Ray Wofford and wife, Virginia Cummins

Lender: The First National Bank of Mineola

Recording information:

Vol. 02288, Pg. 00438 of the Official Public Records of Wood County, Texas.

Property:

See Exhibit "A" attached hereto and incorporated herein

County: Wood

Date of Sale (first Tuesday of month): August 3, 2021

Time of Sale: 10:00 a.m.

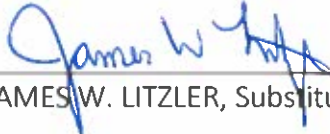
Place of Sale: Front door on the east side of the Wood County Courthouse in Quitman, Texas, or as the Commissioner's Court rules.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE

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

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

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



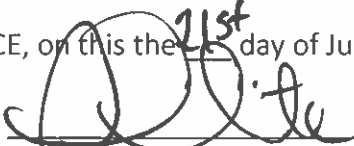
JAMES W. LITZLER, Substitute Trustee

ACKNOWLEDGMENT

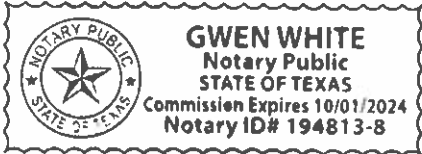
STATE OF TEXAS §
COUNTY OF HOPKINS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the ^{21st} day of June, 2021.



Notary Public, State of Texas





That certain lot, tract, or parcel of land situated in the G. W. Teirell Survey, Abstract No. 583, Wood County, Texas, and being all of that certain tract described in a Deed from W. H. Reep to Victor P. Adrian and wife Mignon L. Adrian dated April 7, 1986 as shown of record in Volume 1015, Page 542, Real Property Records, Wood County, Texas, said Adrian tract being a part of Lot 5 of Block 248, City of Mineola, Texas, said lot, tract, or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set for the Northeast corner of said Adrian tract and in the South line of Molly Lane, said POINT OF BEGINNING being N 87° 41' 15" W a distance of 126.58 feet from a 1 1/2 inch iron pipe found at the Northeast corner of Lot 7 of said Block 248 and at the intersection of the South line of Molly Lane and the West line of Newsome Street;

THENCE S 02° 24' 51" W along the West line of that certain tract described as "Tract Two" in a Deed from Chester Ingram and wife Renomia Ingram to Thurman Brickey and Sophie S. Cantu dated February 27, 2003 as shown of record in Volume 1907, Page 397, Real Property Records, Wood County, Texas, a distance of 132.08 feet to a 1 1/2 inch iron pipe found at the Southeast corner of said Adrian tract and the Southwest corner of said Ingram tract;

THENCE N 84° 25' 02" W along the South line of said Block 248, a distance of 121.57 feet to a 1 1/2 inch iron pipe found at the Southwest corner of said Adrian tract and the Southeast corner of a called 0.325 acre tract described in a Deed from Patricia O'Regan Henry to Michael T. Adolph and wife Cynthia L. Adolph dated July 15, 1997 as shown of record in Volume 1564, Page 185, Real Property Records, Wood County, Texas;

THENCE N 02° 37' 53" E along the East line of said 0.325 acre tract, a distance of 124.58 feet to a 1 1/2 inch iron pipe found at the Northeast corner of said 0.325 acre tract and the Northwest corner of said Adrian tract and in the South line of Molly Lane;

THENCE S 87° 41' 15" E along the South line of Molly Lane, a distance of 130.90 feet to the POINT OF BEGINNING and containing 0.386 acres of land, more or less.

Notice of Foreclosure Sale
June 28, 2021

FILED FOR RECORD
2021 JUN 28 PM 2:25
KELLEY PRICE
COUNTY CLERK, WOOD CO TX

Angela Conti Harding to Austin Bank, Texas N.A. ("Deed of Trust"):

Dated: January 30, 2014, being in renewal of Deed of Trust dated March 14, 2008, once previously renewed by document dated November 28, 2012.

Grantor: Angela Conti-Harding

Trustee: Larry Bolton

Lender: Austin Bank, Texas N.A.

Recorded in: Deed of trust recorded February 19, 2014, dated January 30, 2014 and effective December 8, 2013, as Instrument Number 2014-00001585 of the real property records of Wood County, Texas, being in renewal and extension of Real Estate Deed of Trust dated March 14, 2008 recorded in Volume 2309, Page 648 of the real property records of Wood County, Texas. Such Real Estate Deed of Trust being renewed and extended once previously by that certain Renewal, Extension, and Modification Agreement – Promissory Note and Deed of Trust, dated November 28, 2012, and effective on November 28, 2012, recorded in Instrument Number 2012-00014498 of the real property records of Wood County, Texas.

Legal Description: As described in the attached Exhibit A

Secures: Promissory Note #2108011231, dated March 14, 2008 ("Note") in the original principal amount of \$92,480.00, executed by Angela Conti-Harding ("Borrower") and payable to the order of Lender, as well as all renewals and extensions thereof, as referenced above.

Modifications and Renewals: As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as so modified, renewed, and/or extended

Assignment: The Note and the liens and security interests of the Deed of Trust were transferred and assigned to Charles Speck and LaDonya Speck ("Beneficiary") by an instrument dated May 7, 2021, and filed on May 10, 2021, recorded in Instrument number 2021-00004927 of the real property records of Wood County, Texas

Substitute Trustee: Bradley S. Campbell

Substitute Trustee's Address: 228 W. Broad Street, Mineola, TX, 75773

Foreclosure Sale:

Date: Tuesday, August 3, 2021

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 10:00 a.m. and not later than three hours thereafter.

Place: Wood County Courthouse, Quitman Texas.

100 S. Main Street
(Intersection of SH 154 and SH 37)
Quitman, Texas 75783

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 Charles Speck and LaDonya Speck'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, Charles Speck and LaDonya Speck, 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 Charles Speck and LaDonya Speck's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Charles Speck and LaDonya Speck'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 Charles Speck and LaDonya Speck 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 Charles Speck and LaDonya Speck. 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.



Campbell Law Firm, PC
Bradley S. Campbell
228 W. Broad Street
Mineola, TX 75773
Telephone (903) 569-0000
Telecopier (903) 569-1122



TRANSFER OF LIEN

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

STATE OF TEXAS

COUNTY OF WOOD

THAT the undersigned, the present legal and equitable owner and holder of that one certain Promissory Note in the original, principal sum of \$92,480.00, dated March 14, 2008, executed by ANGELA CONTI-HARDING, payable to the order of AUSTIN BANK, TEXAS N.A., more fully described in and secured by a Deed of Trust of even date therewith to LARRY BOLTON, Trustee for the benefit of AUSTIN BANK, TEXAS N.A., and duly recorded on March 27, 2008, in Volume 2309, Page 648, Official Public Records of Wood County, Texas; said note being modified by that Renewal, Extension, and Modification Agreement (Promissory Note and Deed of Trust) effective March 7, 2014, and duly recorded on March 30, 2014, Document No. 2014-00002613, Official Public Records of Wood County, Texas, and said Deed of Trust being subject to that certain Partial Release of Lien dated November 16, 2012, and duly recorded on April 24, 2013, Document No. 2013-00004757, with said modified Note being secured by said Deed of Trust Lien, as modified by said Partial Release of Lien, against the following described property, to-wit:

TRACT ONE:

All that certain lot or parcel of land situated in the town of Alba, in Wood County, Texas, being a part of the Jos Simpkins survey and being Lot No. 24, in Block No. Two (2) of the Hopkins Addition to said town according to the map or plat of same and on the east side of Broadway street, said map being of record in Vol. 5, Page 112, of the Deed Records of Wood County, Texas, together with adjoining wall-rights and privileges.

Being the same land as described in Warranty Deed dated March 8, 1976 and recorded in Volume 716, Page 134 of the Deed Records of Wood County, Texas.

TRACT TWO:

All that certain tract, lot or parcel of land described as follows to wit.

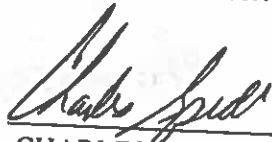
BEING Lot No. 23 in Block No. 2 and situated in Alba, Wood County, on the east side of Main Street, said lot being 30x100 feet in the F.N. Hopkins Addition to the town of Alba, Texas and a part of the Joseph Simpkins Survey in Wood County, Texas. Building on said Lot being Two Story Brick Structure, more particular description see Deed Records, Wood County, Texas, Vol. 5, Page 112, this being the same lot conveyed to C.D. Dewitt by C.C. Higginbotham and wife Emma Higginbotham on March 6, 1907, said conveyance being of Record in Volume 18, Page 263, Deed Records of Wood County, Texas; and conveyed to J C Ray C.D. Dewitt and wife, D. B. Dewitt by J. C. Ray and wife, Annie Ray on the 15th day of October 1915 as of record in Deed Records of Wood County, in Book 39, Page 150. This also being the same lot and building conveyed by C D Dewitt and wife, Mrs. D. B. Dewitt by Deed dated the 23rd day of October 1944 to C. H. Hill and F.F. Hill as of record in Vol. 282, Page 263 Deed Records of Wood County, Texas. C. D. Hill and wife Dovie Hill conveyed their interest to F.F. Hill by Deed dated 26th day of October, 1946.

Being the same land in Warranty Deed dated May 26, 1972, and recorded in Volume 665, Page 571 of the Deed Records of Wood County, Texas.

For a good and valuable consideration paid to the undersigned, the receipt and sufficiency of which is hereby acknowledged, AUSTIN BANK, TEXAS N.A. has TRANSFERRED and ASSIGNED, GRANTED and CONVEYED and by these presents TRANSFERS, ASSIGNS, GRANTS AND CONVEYS to CHARLES SPECK and LADONYA SPECK, 2414 RCR 2610, ALBA, TX 75410, the above described note, as modified, together with all liens presently held against the above-described property, and any superior title, held by the undersigned securing the payment thereof, without recourse on AUSTIN BANK, TEXAS N.A.

IT IS AGREED AND UNDERSTOOD, that this Transfer is made without warranty of title and without recourse on AUSTIN BANK, TEXAS N.A.

CHARLES SPECK accepts the transfer of the lien as described and set forth above.

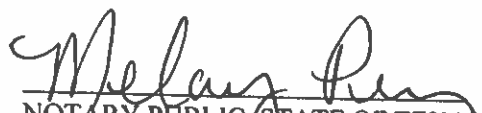


CHARLES SPECK

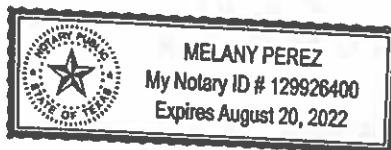
STATE OF TEXAS

COUNTY OF ~~WOOD~~ Smith

Signed this 7 day of May, 2021, by CHARLES SPECK, known to me to be the person whose name is subscribed above.



NOTARY PUBLIC, STATE OF TEXAS



EXECUTED this 7 day of ^{May}~~April~~, 2021.

AUSTIN BANK, TEXAS N.A.

By: *Shannon Seay*
SHANNON SEAY

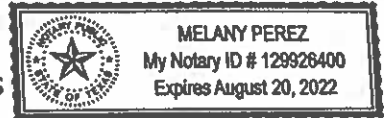
Its: Vice-President

STATE OF TEXAS

COUNTY OF ~~GREG~~ ^{Smith}

Signed this 7 day of ^{May}~~April~~, 2021, by SHANNON SEAY, Vice President of AUSTIN BANK, TEXAS N.A., a National Banking institution, on behalf of said Bank.

Melany Perez
NOTARY PUBLIC, STATE OF TEXAS



ACCEPTANCE:

LAYDONA SPECK accepts the transfer of the lien as described and set forth above.

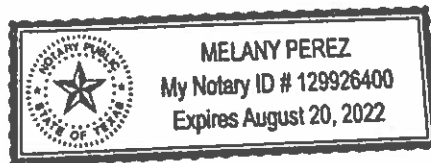
Ladonya Speck
LADONYA SPECK

STATE OF TEXAS

COUNTY OF ~~WOOD~~ ^{Smith}

Signed this 7 day of May, 2021, by LADONYA SPECK, known to me to be the person whose name is subscribed above.

Melany Perez
NOTARY PUBLIC, STATE OF TEXAS



ASSIGNMENT OF NOTE

WHEREAS, ANGELA CONTI-HARDING executed a Promissory Note payable to AUSTIN BANK, TEXAS N.A. dated March 14, 2008, in the original, principal sum of \$92,480.00; and

WHEREAS, said Promissory Note was modified by that certain Renewal, Extension, and Modification Agreement (Promissory Note and Deed of Trust) effective March 7, 2014, and duly recorded on March 30, 2014, Document No. 2014-00002613, Official Public Records of Wood County, Texas; and

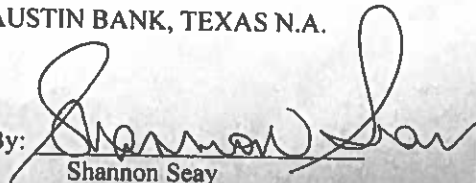
WHEREAS, AUSTIN BANK, TEXAS N.A. desires to transfer the above referenced Promissory Note, as modified, to CHARLES SPECK and LADONYA SPECK, 2414 RCR 2610, ALBA, TX 75410.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT AUSTIN BANK, TEXAS N.A. does hereby transfer the aforesaid Promissory Note, as modified, which is attached hereto, to CHARLES SPECK and LADONYA SPECK without warranty and without recourse on it.

EXECUTED this 7 day of ^{MAY} ~~April~~, 2021.

AUSTIN BANK, TEXAS N.A.

By:



Shannon Seay

Its: Vice-President

ACCEPTANCE:

CHARLES SPECK and LADONYA SPECK accept the transfer of the Promissory Note, as modified, and acknowledges that AUSTIN BANK, TEXAS N.A., has made no representation in regard to the use or condition of the Property secured by the Deed of Trust duly recorded on March 27, 2008, in Volume 2309, Page 648, Official Public Records of Wood County, Texas, said Deed of Trust being subject to that certain Partial Release of Lien dated November 16, 2012, and duly recorded on April 24, 2013, Document No. 2013-00004757, which Deed of Trust, as modified by said Partial Release of Lien, is also being transferred to CHARLES SPECK and LADONYA SPECK this date. Specifically, CHARLES SPECK and LADONYA SPECK release AUSTIN BANK, TEXAS N.A., from any and all claims and liability related to any defect in the Property or relating to the Property, including, but not limited to, any environmental issue related to the Property.


LADONYA SPECK


CHARLES SPECK

THE STATE OF TEXAS
COUNTY OF WOOD

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the OPR Records of Wood County, Texas.

2021-00004927 c Robinson
05/10/2021 08:29 AM





Kelley Price, County Clerk
Wood County, Texas

1207 Highland Drive, Quitman, TX 75783

FILED FOR RECORD
2021 JUL -1 PM 12:42
COUNTY CLERK, WOOD CO TX

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.

1. Date, Time, and Place of Sale.

Date: 08/03/2021

Time: Between 1:00pm – 4:00 pm and beginning not earlier than 1:00 pm – 4:00 pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Wood County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 04/30/2007 and recorded in the real property records of Wood County, TX and is recorded under Clerk's File/Instrument Number, 02236, Page 00814, with James Lowell Johnson II and Judy Jo Johnson (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Shelter Mortgage Company, L.L.C mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by James Lowell Johnson II and Judy Jo Johnson, securing the payment of the indebtedness in the original amount of \$64,980.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. Bank Trust National Association, as trustee of TPMFT 2021-PM1 is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. BEING ALL OF LOT 6, BLOCK 1, OF THE QUITMAN HEIGHTS ADDITION TO THE CITY OF QUITMAN, WOOD COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 129, PLAT RECORDS OF WOOD COUNTY, TEXAS.



4732387

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Carrington Mortgage Services, as Mortgage Servicer, is representing the current Mortgagee whose address is:

U.S. Bank Trust National Association, as trustee of TPMFT 2021-PM1
1600 South Douglass Road Suite 200-A
Anaheim, CA 92806

SUBSTITUTE TRUSTEE

Lisa DeLong, Terri Worley, Harriett Fletcher, Robert LaMont, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard
1320 Greenway Drive, Suite 300
Irving, TX 75038

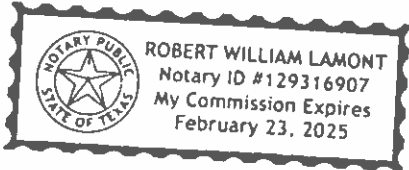
7-1-21

STATE OF TEXAS
COUNTY OF GREGG

Before me, the undersigned authority, on this day personally appeared Harriett Fletcher, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 01st day of July, 2021.

NOTARY PUBLIC in and for



GREGG COUNTY

My commission expires: February 23, 2025

Print Name of Notary:

Robert William La Mont

CERTIFICATE OF POSTING

My name is Harriett Fletcher, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on July 01, 2021, I filed at the office of the Wood County Clerk and caused to be posted at the Wood County courthouse this notice of sale.

Declarants Name: Harriett Fletcher

Date: July 01, 2021

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
-7 AM 11:2
CLERK, WOOD

NOTICE OF TRUSTEE'S SALE

WHEREAS, Cory Poole, 2300 Live Oak Street, #1, Commerce, Texas 75428, heretofore executed and delivered to Patton C. Chapman, Trustee, that certain Deed of Trust dated September 28, 2019, recorded in Document Number 2020-00000282, Deed of Trust Records, Wood County, Texas, covering- certain real property situated in said County, being Lot (s) 108, Section A, Holiday Villages of Fork Subdivision, as shown by the plat recorded in Volume 9, Page 181-182, 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 \$15,000.00 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 3rd day of August, 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 6th day of July, 2021.



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.

FILED FOR RECORD
AM 11:53
KEY PRICE
FORK, WOOD CO TEX

NOTICE OF TRUSTEE'S SALE

WHEREAS, Edmond R. Hall and Vicki Hall, 264 Whitefoot, Quitman, Texas 75783, heretofore executed and delivered to Patton C. Chapman, Trustee, that certain Deed of Trust dated January 15, 2020, recorded in Document Number 2020-00001954, Deed of Trust Records, Wood County, Texas, covering- certain real property situated in said County, being Lot (s) 14, 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 \$19,500.00 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 3rd day of August, 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 6th day of July, 2021.



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.

FILED
2021 JUL -
KELLE
COUNTY CLERK

NOTICE OF TRUSTEE'S SALE

WHEREAS, Thomas J. Wolf and Delores Wolf, 571 Sioux, Quitman, Texas 75783, heretofore executed and delivered to Lana Cockrell, Trustee, that certain Deed of Trust dated April 28, 2018, recorded in Document Number 2018-00005790, Deed of Trust Records, Wood County, Texas, covering- certain real property situated in said County, being Lot (s) 133, 134 and 135, 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 \$30,000.00 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 3rd day of August, 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 6th day of July, 2021.



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, Orlando F. Hithe and Kendra P. Bruce, 924 Winning Colors Drive, Wilmer, Texas 75172, heretofore executed and delivered to Patton C. Chapman, Trustee, that certain Deed of Trust dated April 14, 2019, recorded in Document Number 2019-00006643, Deed of Trust Records, Wood County, Texas, covering- certain real property situated in said County, being Lot (s) 31 and 32, 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 \$35,000.00 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 3rd day of August, 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 6th day of July, 2021.



PATTON C. CHAPMAN, TRUSTEE

FOR RECORD
AUG 11 11:52 AM
VALLEY PRICE
CLERK, WOOD COUNTY