

FILED FOR RECORD  
2022 ~~Aug~~ 13 PM 12:34  
SHELLEY PRICE  
COUNTY CLERK, WOOD CO TX

## NOTICE OF FORECLOSURE SALE

- Property:** The Property to be sold is described as follows:  
  
SEE EXHIBIT A
- Security Instrument:** Deed of Trust dated June 26, 2007 and recorded on June 28, 2007 as Instrument Number 00072578 in the real property records of WOOD County, Texas, which contains a power of sale.
- Sale Information:** August 02, 2022, at 10:00 AM, or not later than three hours thereafter, at the east front door of the Wood County Courthouse, or as designated by the County Commissioners Court.
- Terms of Sale:** Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured:** The Deed of Trust executed by BRANDI WHITTEN AND JASON WHITTEN secures the repayment of a Note dated June 26, 2007 in the amount of \$77,500.00. CARRINGTON MORTGAGE SERVICES, LLC, whose address is c/o Carrington Mortgage Services, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806, is the current mortgagee of the Deed of Trust and Note and Carrington Mortgage Services, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

**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.**



**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.**



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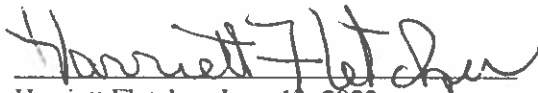
Miller, George & Suggs, PLLC  
Dustin C. George, Attorney at Law  
Tracey Midkiff, Attorney at Law  
Jonathan Andring, Attorney at Law  
5601 Democracy Drive, Suite 265  
Plano, TX 75024

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Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Angie Uselton, Jami Hutton, Tonya Washington, Monica Henderson, Terry Waters, Logan Thomas, Sharon St. Pierre, Harriett Fletcher, Robert LaMont, Sheryl LaMont, Allan Johnston, Ronnie Hubbard, Terri Worley, Lisa DeLong  
c/o Miller, George & Suggs, PLLC  
5601 Democracy Drive, Suite 265  
Plano, TX 75024

Certificate of Posting

I, Harriett Fletcher, declare under penalty of perjury that on the 13th day of June, 2022, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of WOOD County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).



Harriett Fletcher, June 13, 2022



AUG 2022 FC

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

FILED FOR RECORD  
2022 JUL -6 AM 11:05  
KELLEY PRICE  
COUNTY CLERK, WOOD CO TX

State of Texas  
County of Wood

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, KARIN CLEMONS OTWELL (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

A 2% undivided interest as tenant-in-common in Unit No. 0155 (the "Unit"), Holly Lake, Evergreen Lakes Section, Phase 5, a vacation ownership project in Wood County, Texas, according to the Amended and Restated Declaration of Restrictions, Covenants, and Conditions for Holly Lake, Evergreen Lakes Section, Wood County, Texas, recorded in Volume 01756 Page 00496, Real Property Records of Wood County, Texas, and Supplemental Declaration (if any) recorded in Volume N/A Page N/A Deed Records of Wood County, Texas, as supplemented and amended from time to time (the "Declaration"), together with the exclusive right to occupy the Unit during Use Period Number(s) 08, as said Use Period is defined in the Declaration, upon and subject to all of the terms, restrictions, covenants, conditions and provisions in the Declaration (the "Property"); and

WHEREAS, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated February 06, 2016, executed and delivered by Borrower for the benefit of Silverleaf Resorts, Inc., to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$8,259.00, executed by Borrower, and payable to the order of Silverleaf Resorts, Inc., the Deed of Trust being recorded in Volume 20160000 Page 1801, Deed of Trust Records of Wood County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated June 6, 2022, and duly recorded in the Real Property Records of Wood County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Deed of Trust and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

- |                     |   |
|---------------------|---|
| 1. Donella Angenend | 1700 Pacific, Suite 2150, Dallas TX 75201 |
| 2. Denise Gomez     | 9271 S John Young Pkwy, Orlando FL 32819  |

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (e.g. a senior mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Deed of Trust;

WHEREAS, pursuant to Section 51.0075 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 Trustee;

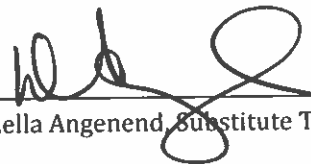
WHEREAS, notice is given that before the Foreclosure Sale, the holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, August 2, 2022, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the front door on the east side of the Wood County Courthouse in Quitman, Wood County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

**Assert and protect your rights as a member of the armed forces of the United States. If you 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.**

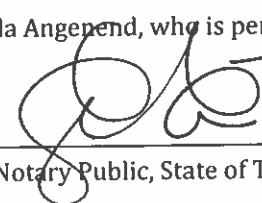
EXECUTED on the 27<sup>th</sup> day of June, 2022.

  
\_\_\_\_\_  
Donella Angenend, Substitute Trustee

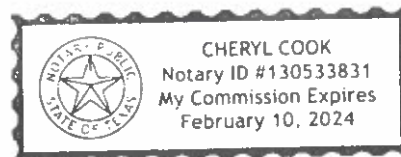
Substitute Trustee's Address:  
1700 Pacific, Suite 2150, Dallas TX 75201

State of Texas  
County of Wood

This instrument was acknowledged before me on 6/27/22 by Donella Angenend, who is personally known to me (or who has produced \_\_\_\_\_ as identification).

  
\_\_\_\_\_  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
Foreclosure Department  
Holiday Inn Club Vacations Incorporated  
9271 South John Young Parkway  
Orlando, FL 32819



AUG 2022 FC

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

FILED FOR RECORD  
2022 JUL -6 AM 11:05  
BELLEY PRICE  
COUNTY CLERK, WOOD CO TX

State of Texas  
County of Wood

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, BRUCE B SUTTON AND SUSAN SUTTON (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

A 2% undivided interest as tenant-in-common in Unit No. 0034 (the "Unit"), Holly Lake, Phase 2, a vacation ownership project in Wood County, Texas, according to the Amended and Restated Declaration of Restrictions, Covenants, and Conditions for Holly Lake, Wood County, Texas, recorded in Volume 01756 Page 00496, Real Property Records of Wood County, Texas, and Supplemental Declaration (if any) recorded in Volume N/A Page N/A Deed Records of Wood County, Texas, as supplemented and amended from time to time (the "Declaration"), together with the exclusive right to occupy the Unit during Use Period Number(s) 28, as said Use Period is defined in the Declaration, upon and subject to all of the terms, restrictions, covenants, conditions and provisions in the Declaration (the "Property"); and

WHEREAS, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated August 04, 2010, executed and delivered by Borrower for the benefit of Silverleaf Resorts, Inc., to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$13,291.14, executed by Borrower, and payable to the order of Silverleaf Resorts, Inc., the Deed of Trust being recorded in Volume 2010000 Page 11126, Deed of Trust Records of Wood County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated June 6, 2022, and duly recorded in the Real Property Records of Wood County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Deed of Trust and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

- |                     |   |
|---------------------|---|
| 1. Donella Angenend | 1700 Pacific, Suite 2150, Dallas TX 75201 |
| 2. Denise Gomez     | 9271 S John Young Pkwy, Orlando FL 32819  |

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (e.g. a senior mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Deed of Trust;

WHEREAS, pursuant to Section 51.0075 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 Trustee;

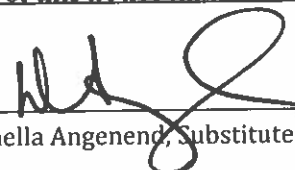
WHEREAS, notice is given that before the Foreclosure Sale, the holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, August 2, 2022, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the front door on the east side of the Wood County Courthouse in Quitman, Wood County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

**Assert and protect your rights as a member of the armed forces of the United States. If you 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.**

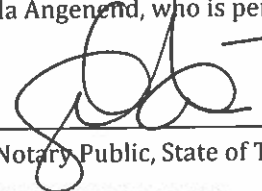
EXECUTED on the 27<sup>th</sup> day of June, 2022.

  
\_\_\_\_\_  
Donella Angenend, Substitute Trustee

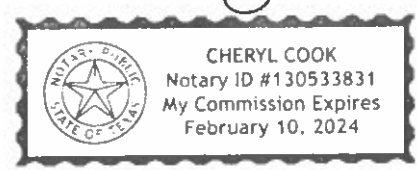
Substitute Trustee's Address:  
1700 Pacific, Suite 2150, Dallas TX 75201

State of Texas  
County of Wood

This instrument was acknowledged before me on 6/27/22, by Donella Angenend, who is personally known to me (or who has produced \_\_\_\_\_ as identification).

  
\_\_\_\_\_  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
Foreclosure Department  
Holiday Inn Club Vacations Incorporated  
9271 South John Young Parkway  
Orlando, FL 32819



FILED FOR RECORD  
2022 JUL -6 AM 11:05  
KELLEY PRICE  
COUNTY CLERK, WOOD CO TX

AUG 2022 FC

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

State of Texas  
County of Wood

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, MATTHEW THOMPSON JR AND KATHRYN CLARK THOMPSON (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

A 2% undivided interest as tenant-in-common in Unit No. 0147 (the "Unit"), Holly Lake, Evergreen Lakes Section, Phase 5, a vacation ownership project in Wood County, Texas, according to the Amended and Restated Declaration of Restrictions, Covenants, and Conditions for Holly Lake, Evergreen Lakes Section, Wood County, Texas, recorded in Volume 01756 Page 00496, Real Property Records of Wood County, Texas, and Supplemental Declaration (if any) recorded in Volume N/A Page N/A Deed Records of Wood County, Texas, as supplemented and amended from time to time (the "Declaration"), together with the exclusive right to occupy the Unit during Use Period Number(s) 49, as said Use Period is defined in the Declaration, upon and subject to all of the terms, restrictions, covenants, conditions and provisions in the Declaration (the "Property"); and

WHEREAS, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated November 23, 2015, executed and delivered by Borrower for the benefit of Silverleaf Resorts, Inc., to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$6,610.00, executed by Borrower, and payable to the order of Silverleaf Resorts, Inc., the Deed of Trust being recorded in Volume 2015000 Page 14384, Deed of Trust Records of Wood County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated June 6, 2022, and duly recorded in the Real Property Records of Wood County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Deed of Trust and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

- |                     |   |
|---------------------|---|
| 1. Donella Angenend | 1700 Pacific, Suite 2150, Dallas TX 75201 |
| 2. Denise Gomez     | 9271 S John Young Pkwy, Orlando FL 32819  |

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (e.g. a senior mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;



WHEREAS, 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Deed of Trust;

WHEREAS, pursuant to Section 51.0075 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 Trustee;

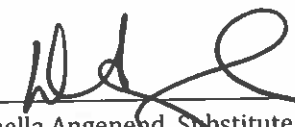
WHEREAS, notice is given that before the Foreclosure Sale, the holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, August 2, 2022, between 10:00 A.M. and 4:00 P.M., I will sell the Property at public auction at the front door on the east side of the Wood County Courthouse in Quitman, Wood County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

**Assert and protect your rights as a member of the armed forces of the United States. If you 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.**

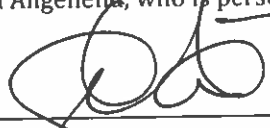
EXECUTED on the 27<sup>th</sup> day of June, 2022.

  
\_\_\_\_\_  
Donella Angenend, Substitute Trustee

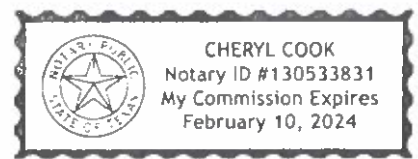
Substitute Trustee's Address:  
1700 Pacific, Suite 2150, Dallas TX 75201

State of Texas  
County of Wood

This instrument was acknowledged before me on 6/27/22, by Donella Angenend, who is personally known to me (or who has produced \_\_\_\_\_ as identification).

  
\_\_\_\_\_  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
Foreclosure Department  
Holiday Inn Club Vacations Incorporated  
9271 South John Young Parkway  
Orlando, FL 32819



228 COUNTY ROAD 2118  
QUITMAN, TX 75783

FILED FOR RECORD  
2022 JUL -7 PM 2:06  
KELLEY PRICE  
COUNTY CLERK, WOOD CO TX

0000009511445

**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: August 02, 2022

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE EAST DOOR OF THE WOOD COUNTY COURTHOUSE (ALSO REFERRED TO AS THE FRONT DOOR) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 10, 2017 and recorded in Document INSTRUMENT NO. 2017-00001306 real property records of WOOD County, Texas, with FIDENCIO O. TIJERINA AND MELANIE N. TIJERINA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by FIDENCIO O. TIJERINA AND MELANIE N. TIJERINA, securing the payment of the indebtednesses in the original principal amount of \$103,920.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. ROCKET MORTGAGE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o ROCKET MORTGAGE, LLC  
635 WOODWARD AVE.  
DETROIT, MI 48226



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

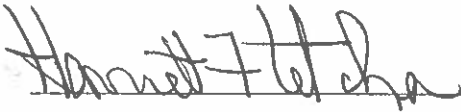
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, MONICA HENDERSON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, AUCTION.COM, DAVID RAY, HARRIETT FLETCHER, SHERYL LAMONT, ROBERT LAMONT, RONNIE HUBBARD, ALLAN JOHNSTON, TERRI WORLEY OR LISA DELONG whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is Harriett Fletcher, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on July 07, 2022 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 07, 2022

228 COUNTY ROAD 2118  
QUITMAN, TX 75783

0000009511445

0000009511445

WOOD

**EXHIBIT "A"**

LOT 178 AND LOT 179, ZONE 1, SECTION 4 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 50 OF THE PLAT RECORDS OF WOOD COUNTY, TEXAS.

8-3-22

FORECLOSURE SALE / AUCTION

DATE : AUGUST 2, 2022

TIME 10 AM TO 1 PM

LOCATION : WOOD COUNTY COURTHOUSE

FILED FOR RECORD  
2022 JUL -7 PM 2:59  
KELLEY PRICE  
COUNTY CLERK, WOOD CO TX

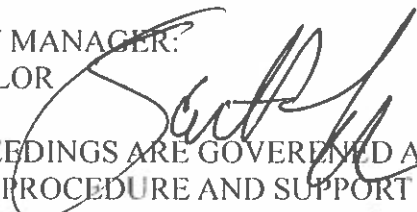
PROPERTY TO BE AUCTIONED: LOTS # 182,183,184  
SECTION 1 SUN EAGLE BAY SUBDIVISION

OUTSTANDING DEBT : \$ 6874.00

BORROWER : PATSY CAPLEY  
320 HIGHLAND PARK DR.  
IRVING, TEXAS 75061-6740

LENDER : SUN EAGLE BAY  
550 CR 1977  
P.O. BOX 359  
YANTIS , TX. 75497

PROPERTY RECOVERY MANAGER:  
SCOTT TAYLOR



FORECLOSURE PROCEEDINGS ARE GOVERNED AND PURSANT TO RULE 736 OF THE TEXAS RULES OF CIVIL PROCEDURE AND SUPPORT ALL ACTIONS TAKEN. ALL REQUISITE NOTICES HAVE BEEN PROVIDED REQUIRED UNDER SECTION 209.0064 OF THE TEXAS PROPERTY CODE.

NOTICE HAS ALSO BEEN GIVEN TO ALL PARTIES THAT IF THERE IS A MILITARY SERVICE MEMBER THAT THEY SHOULD NOTIFY THE SENDER OF THIS NOTICE ABOUT THEIR MILITARY STATUS WHICH IS GOVERNED BY THE SERVICE MEMBERS CIVIL RELIEF ACT PROTECTING THE AMERICAN MILITARY SERVICE MEMBERS FACING FORECLOSURE.

THANK YOU,  
SCOTT TAYLOR

SWORN AND SUBSCRIBED BEFORE ME THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_ 2021

SEAL

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

8-3-22

FORECLOSURE SALE / AUCTION

DATE : AUGUST 2 .2022

TIME 10 AM TO 1 PM

LOCATION : WOOD COUNTY COURTHOUSE

FILED FOR RECORD  
2022 JUL -7 PM 2:59  
KELLEY PRICE  
COUNTY CLERK, WOOD CO TX

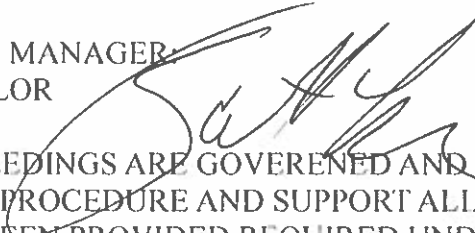
PROPERTY TO BE AUCTIONED: LOTS # 697  
SECTION 1 SUN EAGLE BAY SUBDIVISION

OUTSTANDING DEBT : \$ 5914.00

BORROWER : PHILLIP POWELL  
801 BLUERIDGE  
BURLESON, TEXAS 76028

LENDER : SUN EAGLE BAY  
550 CR 1977  
P.O. BOX 359  
YANTIS , TX. 75497

PROPERTY RECOVERY MANAGER:  
SCOTT TAYLOR



FORECLOSURE PROCEEDINGS ARE GOVERNED AND PURSANT TO RULE 736 OF THE TEXAS RULES OF CIVIL PROCEDURE AND SUPPORT ALL ACTIONS TAKEN. ALL REQUISITE NOTICES HAVE BEEN PROVIDED REQUIRED UNDER SECTION 209.0064 OF THE TEXAS PROPERTY CODE.

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SCOTT TAYLOR

SWORN AND SUBSCRIBED BEFORE ME THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_ 2021

SEAL

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

8-3-22

FORECLOSURE SALE / AUCTION

FILED FOR RECORD

DATE : AUGUST 2 ,2022

2022 JUL -7 PM 3:00

TIME 10 AM TO 1 PM

KELLEY PRIDE  
COUNTY CLERK, WOOD CO TX

LOCATION : WOOD COUNTY COURTHOUSE

PROPERTY TO BE AUCTIONED: LOTS # 015,016  
SECTION 1 SUN EAGLE BAY SUBDIVISION

OUTSTANDING DEBT : \$ 5423.00

BORROWER : MIKE COLLINS  
2701 VINSON RD.  
WYLIE, TEXAS 75098

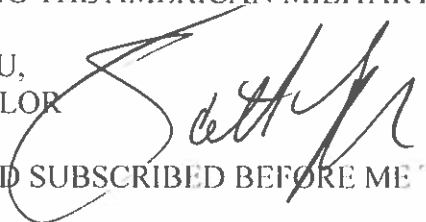
LENDER : SUN EAGLE BAY  
550 CR 1977  
P.O. BOX 359  
YANTIS , TX. 75497

PROPERTY RECOVERY MANAGER:  
SCOTT TAYLOR

FORECLOSURE PROCEEDINGS ARE GOVERNED AND PURSANT TO RULE 736 OF THE TEXAS RULES OF CIVIL PROCEDURE AND SUPPORT ALL ACTIONS TAKEN. ALL REQUISITE NOTICES HAVE BEEN PROVIDED REQUIRED UNDER SECTION 209.0064 OF THE TEXAS PROPERTY CODE.

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THANK YOU,  
SCOTT TAYLOR



SWORN AND SUBSCRIBED BEFORE ME THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_ 2021

SEAL

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

8-3-22

FORECLOSURE SALE / AUCTION

FILED FOR RECORD

DATE : AUGUST 2, 2022

2022 JUL -7 PM 5:00

TIME 10 AM TO 1 PM

KELLEY PRICE  
COUNTY CLERK, WOOD CO TX

LOCATION : WOOD COUNTY COURTHOUSE

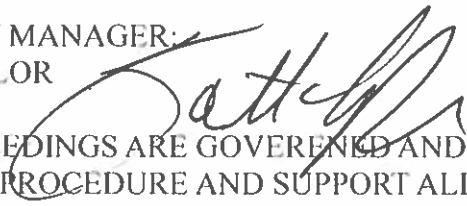
PROPERTY TO BE AUCTIONED: LOTS # 49  
SECTION 2 SUN EAGLE BAY SUBDIVISION

OUTSTANDING DEBT : \$ 6786.00

BORROWER : GARY WHITT  
1000 E. BURNETT ST.  
ENNIS, TEXAS 75119

LENDER : SUN EAGLE BAY  
550 CR 1977  
P.O. BOX 359  
YANTIS , TX. 75497

PROPERTY RECOVERY MANAGER:  
SCOTT TAYLOR



FORECLOSURE PROCEEDINGS ARE GOVERNED AND PURSUANT TO RULE 736 OF THE TEXAS RULES OF CIVIL PROCEDURE AND SUPPORT ALL ACTIONS TAKEN. ALL REQUISITE NOTICES HAVE BEEN PROVIDED REQUIRED UNDER SECTION 209.0064 OF THE TEXAS PROPERTY CODE.

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SCOTT TAYLOR

SWORN AND SUBSCRIBED BEFORE ME THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_ 2021

SEAL

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







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

Certificate of Posting

I am Harriett Fletcher whose address is c/o AVT Title Services, L.L.C. 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on June 23, 2022 I filed this Notice of Foreclosure Sale at the office of the Wood County Clerk and caused it to be posted at the location directed by the Wood County Commissioners Court.



Harriett Fletcher, June 23, 2022