

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
4/16/2004

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE
FOR ALETHES, LLC, ITS SUCCESSORS AND
ASSIGNS

Recorded in:
Volume: 02000
Page: 00774
Instrument No: 00019359

Mortgage Servicer:
M&T Bank is representing the Current
Beneficiary/Mortgagee under a servicing agreement with
the Current Beneficiary/Mortgagee.

Grantor(s)/Mortgagor(s):
ROBERT E. RUSSELL AND SHARYN RUSSELL,
HUSBAND AND WIFE
Current Beneficiary/Mortgagee:
Lakeview Loan Servicing, LLC

Property County:
WOOD

Mortgage Servicer's Address:
1 Fountain Plaza,
Buffalo, NY 14203

FILED FOR RECORD
2021 SEP -9 PM 2:23
KELLEY PRICE
COUNTY CLERK, WOOD CO TX

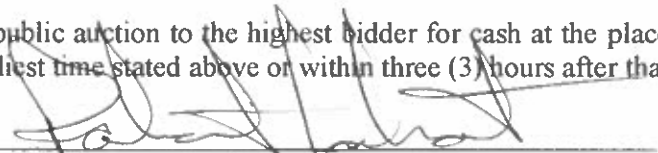
Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Date of Sale: 12/7/2021 **Earliest Time Sale Will Begin:** 1:00 PM

Place of Sale of Property: At the east (front) door of the Wood County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court 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.

Notice Pursuant to Tex. Prop. Code § 51.002(i):
Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please *Send* written notice of the active duty military service to the sender of this notice immediately.



Lisa DeLong, Terri Worley, Carol Hampton, Jeffrey Hampton, Robert LaMont, Sheryl LaMont, Ronnie Hubbard, Harriett Fletcher or Allan Johnston
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

Posted September 09, 2021

MH File Number: TX-20-76982-POS
Loan Type: FHA

EXHIBIT "A"

All that certain tract or parcel of land situated in the J. CRAWFORD SURVEY, ABSTRACT NO. 108, Wood County, Texas; being a part of that certain 21.207 acre tract described in Deed to L.K. Gwaltney, dated 1996, recorded in Volume 1500, Page 35, Real Property Records of said County; and being more particularly described as follows:

BEGINNING at a 5/8 inch iron pipe found for corner situated on the Northwest corner of Lot 13 - 0.500 acre tract (unrecorded), and being S 40° 20' W - 109.0 feet from the Northernmost Northwest corner of a 9.520 acre tract shown on the plat of The Park Addition as shown by Plat recorded in Volume 9, Page 155, Plat Records of said County;

THENCE S 49° 40' W along the West line of said 0.500 acre tract - 200.0 feet to a 5/8 inch iron pipe found on the Southwest corner of said 0.500 acre tract;

THENCE S 40° 20' W along the North right-of-way line of County Road No. 1541 (being 30 feet from the centerline) - 109.0 feet to a 5/8 inch iron pipe found on the Southeast corner of Lot 15 - 0.500 acre tract (unrecorded);

THENCE N 49° 40' E along the East line of last said 0.500 acre tract - 200.0 feet to a 5/8 inch iron pipe found on the Northeast corner of last said 0.500 acre tract;

THENCE N 40° 20' E - 109.0 feet to the PLACE OF BEGINNING containing 0.500 acres, more or less.

NOTE: Bearings based on the North line of a 9.520 acre tract described in Volume 9, page 155, Plat Records of Wood County, Texas.

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
8/29/2007

Grantor(s)/Mortgagor(s):
WILBUR JOHNSON AND MOLLY JOHNSON

Original Beneficiary/Mortgagee:
JPMORGAN CHASE BANK, N.A.

Current Beneficiary/Mortgagee:
JPMorgan Chase Bank, National Association

Recorded in:
Volume: 02269
Page: 00404
Instrument No: 00076616

Property County:
WOOD

RECORDED FOR RECORD
2021 NOV -4 PM 1:49
COUNTY CLERK, WOOD CO TX

Mortgage Servicer:
JP Morgan Chase Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1111 Polaris Parkway,
Columbus, OH 43240

Legal Description: SEE ATTACHED

Date of Sale: 12/7/2021

Earliest Time Sale Will Begin: 1:00:00 PM

Place of Sale of Property: Wood County Courthouse, 100 Main Street, Quitman, TX 75783 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.


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

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

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

Notice Pursuant to Tex. Prop. Code § 51.002(i):

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



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, Tiffney Bruton, Auction.com, David Ray, Lisa DeLong, Terri Worley, Robert LaMont, Sheryl LaMont, Ronnie Hubbard, Harriett Fletcher or Allan Johnston or Thuy Frazier
Posted November 04, 2021
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-19-70638-HIE
Loan Type: Conventional Residential

TX-19-70638-FC

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN WOOD COUNTY, TEXAS. BEING 2.000 ACRES IN THE WM. BARNHILL SURVEY, ABSTRACT NO. 1 AND BEING PART OF A CALLED 23.375 ACRE TRACT DESCRIBED IN A DEED TO WILBUR JOHNSON, ET UX MOLLY JOHNSON FROM JAMES E. TINKLE, ET UX VIRGINIA D. TINKLE, DATED MAY 10, 2001 AND RECORDED IN VOLUME 1784, PAGE 100, REAL PROPERTY RECORDS OF WOOD COUNTY, TEXAS. SAID 2.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2" IRON ROD SET FOR CORNER IN THE EAST RIGHT OF WAY LINE OF FARM ROAD NO. 69. SAID POINT BEING IN THE WEST LINE OF 23.375 ACRE TRACT AND BEING N. 02 DEG. 09 MIN. 00 SEC. E. 150.00 FEET FROM THE SOUTHWEST CORNER OF SAID TRACT; THENCE N. 02 DEG. 09 MIN. 00 SEC. E. WITH SAID LINES, 194.71 FEET TO A 1/2" IRON ROD SET FOR CORNER; THENCE N. 86 DEG. 01 MIN. 53 SEC. E. 439.65 FEET TO A 1/2" IRON ROD SET FOR CORNER; ✓ THENCE S. 03 DEG. 58 MIN. 07 SEC. E. 193.60 FEET TO A 1/2" IRON ROD SET FOR CORNER; THENCE S. 86 DEG. 01 MIN. 53 SEC. W. 460.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.000 ACRES OF LAND, ACCORDING TO MY SURVEY AND CALCULATIONS.

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, Russell Floyd, III, 528 PR 1515, Bandera, Texas 78003, heretofore executed and delivered to Patton C. Chapman, Trustee, that certain Deed of Trust dated March 15, 2021, recorded in Document Number 2021-00005054, Deed of Trust Records, Wood County, Texas, covering certain real property situated in said County, being Lot(s) 252, 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 \$9,9000.00 executed by the person(s) first named hereinabove and payable to the order of TEXAS HOLIDAY VILLAGES, LLC, 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 7th day of December, 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 9th day of November, 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, Theodore Finly, Jr. and Debora Darlene Finly, P. O. Box 751, Quitman, Texas 75783, heretofore executed and delivered to Patton C. Chapman, Trustee, that certain Deed of Trust dated March 20, 2021, recorded in Document Number 2021-00005052, Deed of Trust Records, Wood County, Texas, covering certain real property situated in said County, being Lot(s) 112 and 113, 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 \$22,000.00 executed by the person(s) first named hereinabove and payable to the order of TEXAS HOLIDAY VILLAGES, LLC, 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 7th day of December, 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 9th day of November, 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, Jimmy Finley, Alicia Beal, Jevon Finley and Damion Finley, 11021 Tumbleweed Drive, Dallas, Texas 75217, heretofore executed and delivered to Patton C. Chapman, Trustee, that certain Deed of Trust dated March 20, 2021, recorded in Document Number 2020-00008723, Deed of Trust Records, Wood County, Texas, covering certain real property situated in said County, being Lot(s) 93, Section AE, 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 principal sum of \$16,000.00 executed by the person(s) first named hereinabove and payable to the order of FORK HOLIDAY VILLAGS, 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 7th day of December, 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 9th day of November, 2021.



PATTON C. CHAPMAN, TRUSTEE

FILED FOR RECORD
2021 NOV -5 PM 3:33
COUNTY CLERK, WOOD CO TX

NOTICE OF TRUSTEE'S SALE

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

Date: November 5, 2021

Deed of Trust:

Date: April 17, 2019

Grantor: Wes Lee Gib Maynard, an Unmarried Man

Beneficiary: Mineola Community Bank, SSB

Trustee: J. H. Herlocker, III

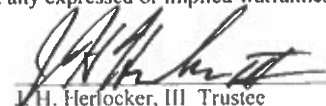
Recorded in: Document Number 2019-00003270 of the Real Records of Wood County, Texas

Property: See Exhibit "A" attached hereto and made a part thereof

Date of Sale of Property: Tuesday, December 7, 2021, at or within three hours after 10 a.m.

Place of Sale of Property (including County): At the East Door of the Wood County Courthouse (Wood County), or as designated by County Commissioner's Court rules.

Because of default in performance of the obligations under the Deed of Trust, Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. Any sale will be subject to unpaid ad valorem taxes and any title matters set forth in the deed of trust. A purchaser at the sale of the Property acquires the Property "AS IS" without any expressed or implied warranties.



J. H. Herlocker, III Trustee
215 W Broad
Mineola TX 75773

STATE OF TEXAS

COUNTY OF WOOD

This instrument was acknowledged before me on November 5, 2021, by J. H. Herlocker, III.



Notary Public, State of Texas

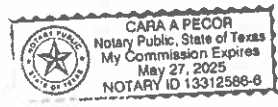


Exhibit A

That certain 5.0000 acre tract of land situated in the M.J. Nunez Survey, Abstract No. 430, Wood County, Texas, being part of Tract 1 and Tract 2 of Golden Acres Subdivision, according to the plat thereof recorded in Volume 5, Page 50 of the Plat Records of Wood County, Texas, said Tract 1 and Tract 2 being conveyed to Jimmy D. Maynard and Angela D. Maynard, by deed recorded in Doc. No. 2017-00002604 of the Official Public Records of Wood County, Texas, said 5.0000 acres being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod set for corner in the easterly line of said Tract 1 and the westerly line of U.S. Highway No. 69, said point being South 51 degrees 06 minutes 41 seconds East, a distance of 588.43 feet, from a 3/8-inch iron rod found for the northeast corner of said Tract 1;

THENCE South 51 degrees 06 minutes 41 seconds East, along the easterly lines of said Tract 1 and Tract 2 and the westerly line of U.S. Highway No. 69, a distance of 439.81 feet, to a 1/2-inch iron rod set for corner near a fence corner;

THENCE South 39 degrees 19 minutes 49 seconds West, crossing said Tract 2 and generally along a fence, a distance of 138.10 feet, to a 1/2-inch iron rod set for corner;

THENCE South 89 degrees 38 minutes 52 seconds West, a distance of 715.59 feet, to a 1/2-inch iron rod set for corner;

THENCE North 00 degrees 21 minutes 08 seconds West, a distance of 292.43 feet, to a 1/2-inch iron rod set for corner, said point being in the North line of said Tract 2 and the South line of said Tract 1;

THENCE North 89 degrees 38 minutes 52 seconds East, along the North line of said Tract 2 and the South line of said Tract 1, a distance of 387.94 feet, to a 1/2-inch iron rod set for corner;

THENCE North 38 degrees 53 minutes 19 seconds East, crossing said Tract 1, a distance of 118.87 feet, to the **POINT OF BEGINNING** and containing 5.0000 acres of land, more or less.

The above field notes were prepared from an actual on the ground survey made under the direction and supervision of DAVID HOOKER, R.P.L.S. No. 5767, dated November 9, 2018.