

NATIONSTAR MORTGAGE LLC (CXE)  
WORTHAM, JESSICA  
5378 FM 2659, HAWKINS, TX 75765

FHA 511-2402727703  
Firm File Number: 22-038899

FILED FOR RECORD  
2022 OCT 20 PM 3:22  
VALLEY PROPERTY RECORDS  
COUNTY CLERK  
WOOD COUNTY TX

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on December 13, 2019, JESSICA WORTHAM AND HEATH WORTHAM, SPOUSES MARRIED TO EACH OTHER, as Grantor(s), executed a Deed of Trust conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUARANTEED RATE AFFINITY, LLC in payment of a debt therein described. The Deed of Trust was filed in the real property records of WOOD COUNTY, TX and is recorded under Clerk's File/Instrument Number 2019-00012679, to which reference is herein made for all purposes.

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Tuesday, December 6, 2022** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in WOOD COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §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.

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

THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE G. W. GAY SURVEY, ABSTRACT NO. 243, WOOD COUNTY, TEXAS AND BEING PART OF A CALLED 29.5 ACRE TRACT DESCRIBED AS "TRACT THREE" IN A DEED FROM GEORGE TOM HAYES TO LEONARD E. CALDER AND JACKIE CALDER DATED AUGUST 23, 2001 AS SHOWN OF RECORD IN VOLUME 1800, PAGE 295, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS, SAID LOT, TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID 29.5 ACRE TRACT AND IN THE NORTHWEST RIGHT-OF-WAY LINE OF TEXAS FARM ROAD NO. 2659, A 1/2 INCH IRON ROD FOUND BEARS S 00°02' E A DISTANCE OF 13.31 FEET, A CONCRETE RIGHT-OF-WAY MARKET BEARS N 70°44' E A DISTANCE OF 22.8 FEET;

THENCE N 00°02' 20" W ALONG THE WEST LINE OF SAID 29.5 ACRE TRACT AND THE EAST LINE OF A CALLED 1 ACRE TRACT DESCRIBED AS "TRACT NO. 1" IN A DEED FROM EVERETT NEAL SESSUM TO JOSEPH LEON SESSUM DATED APRIL 30, 1984 AS SHOWN OF RECORD IN VOLUME 919, PAGE 844, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS, PASSING THROUGH THE NORTHEAST CORNER OF SAID 1 ACRE TRACT AND THE SOUTHEAST CORNER OF A CALLED 0.5 ACRE TRACT DESCRIBED AS "TRACT NO. 3" IN SAID DEED TO JOSEPH LEON SESSUM, CONTINUING ALONG THE EAST LINE OF SAID 0.5 ACRE TRACT, A DISTANCE OF 184.75 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 0.5 ACRE TRACT AND THE MOST EASTERLY SOUTHEAST CORNER OF A CALLED 21.87 ACRE TRACT DESCRIBED IN A DEED FROM WILLIE SMITH, LINTON KELLY ETAL TO DR. J. O. PERPENER DATED SEPTEMBER 10, 1970 AS SHOWN OF RECORD IN VOLUME 637, PAGE 470, DEED RECORDS, WOOD COUNTY, TEXAS;

THENCE N 00°15'33" W CONTINUING ALONG THE WEST LINE OF SAID 29.5 ACRE TRACT AND THE EAST LINE OF SAID 21.87 ACRE TRACT, A DISTANCE OF 211.07 FEET TO A 1/2 INCH IRON ROD SET FOR A CORNER;

THENCE S 83°19'18" E ACROSS SAID 29.5 ACRE TRACT, A DISTANCE OF 399.27 FEET TO A 1/2 INCH IRON ROD SET FOR A CORNER IN THE SOUTHEAST LINE OF SAID TRACT AND IN SAID NORTHWEST RIGHT-OF-WAY LINE;

THENCE S 46°22'40" W ALONG THE SOUTHEAST LINE OF SAID 29.5 ACRE TRACT AND SAID RIGHT-OF-WAY LINE, SAME BEING PARALLEL WITH AND 50.00 FEET PERPENDICULAR DISTANCE FROM THE CENTERLINE OF SAID FARM ROAD, A DISTANCE OF 85.11 FEET TO A 1/2 INCH IRON ROD FOUND AT A POINT OF RIGHT-OF-WAY CHANGE;

THENCE N 48°14'21" W CONTAINING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 20.01 FEET TO A CONCRETE RIGHT-OF-WAY MARKER;

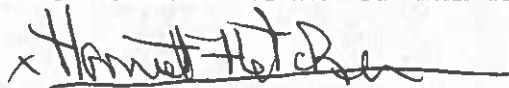
*Blair Trust*

THENCE S 46'22'40" W CONTAINING ALONG SAID SOUTHEAST LINE AND SAID NORTHWEST RIGHT-OF-WAY LINE; SAME BEING PARALLEL WITH AND 70.00 FEET PERPENDICULAR DISTANCE FROM THE CENTERLINE OF SAID FARM ROAD, A DISTANCE OF 440.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.718 ACRES OF LAND.

Property Address: 5378 FM 2659  
HAWKINS, TX 75765  
Mortgage Servicer: NATIONSTAR MORTGAGE LLC  
Mortgagee: NATIONSTAR MORTGAGE LLC  
8950 CYPRESS WATERS BLVD  
COPPELL, TX 75019

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.

**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**



**SUBSTITUTE TRUSTEE**

Harriett Fletcher, Robert LaMont, Sheryl LaMont, Sharon St. Pierre, Ronnie Hubbard, Lisa DeLong, Carol Hampton, Jeffrey Hampton  
3225 Rainbow Drive, Suite 248-B  
Rainbow City, AL 35906

WITNESS MY HAND this day October 20, 2022.



By: \_\_\_\_\_  
H. Gray Burks IV  
Texas Bar # 03418320  
**Ronny George**  
Texas Bar # 24123104  
Grant Tabor  
Texas Bar # 24027905  
gburks@logs.com  
rgeorge@logs.com  
gtabor@logs.com  
13105 Northwest Freeway, Suite 960  
Houston, TX 77040  
Telephone No: (713) 462-2565  
Facsimile No: (847) 879-4823  
Attorneys for Nationstar Mortgage LLC

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

**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, Ashley Taylor and Nancy Phillips, 515 Waterfront Row, Quitman, Texas 75783, heretofore executed and delivered to Patton C. Chapman, Trustee, that certain Deed of Trust dated March 24, 2022, recorded in Document Number 2022-00004127, Deed of Trust Records, Wood County, Texas, covering certain real property situated in said County, being Lot(s) 277, Section A, Holiday Villages of Fork Subdivision, according to the most recently heretofore recorded plat covering such property recorded in the plat or map records of said county, said Deed of Trust having been given to secure payment of that certain Promissory Note of even date therewith in the principal sum of \$31,500.00 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 6<sup>th</sup> day of December, 2022**, 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 8<sup>th</sup> day of November, 2022.

  
\_\_\_\_\_  
PATTON C. CHAPMAN, TRUSTEE

CLERK - WOOD COUNTY  
NOV 9 AM 11:20  
RECORDED

**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, 11091 Tumbleweed Drive, Dallas, Texas 75217, heretofore executed and delivered to Patton C. Chapman, Trustee, that certain Deed of Trust dated September 5, 2020, recorded in Document Number 2020-00009910, Deed of Trust Records, Wood County, Texas, covering certain real property situated in said County, being Lot(s) 96, Section E, Holiday Villages of Fork Subdivision, according to the most recently heretofore recorded plat covering such property recorded in the plat or map records of said county, said Deed of Trust having been given to secure payment of that certain Promissory Note of even date therewith in the principal sum of \$7,500.00 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 6<sup>th</sup> day of December, 2022**, 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 8<sup>th</sup> day of November, 2022.



PATTON C. CHAPMAN, TRUSTEE

FOR RECORD  
22 NOV -9 04 11:20  
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.**

### NOTICE OF TRUSTEE'S SALE

WHEREAS, Ed Finley and Jimmy Finley, 1518 Grinnell Street, Dallas, Texas 75216, heretofore executed and delivered to Patton C. Chapman, Trustee, that certain Deed of Trust dated August 8, 2020, recorded in Document Number 2020-00008727, Deed of Trust Records, Wood County, Texas, covering certain real property situated in said County, being Lot(s) 94 and 95, Section E, Holiday Villages of Fork Subdivision, according to the most recently heretofore recorded plat covering such property recorded in the plat or map records of said county, said Deed of Trust having been given to secure payment of that certain Promissory Note of even date therewith in the principal 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 December, 2022, 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 8<sup>th</sup> day of November, 2022.

  
\_\_\_\_\_  
PATTON C. CHAPMAN, TRUSTEE

**NOTICE OF SALE BY TRUSTEE AND SUBSTITUTE TRUSTEE**

FILED FOR RECORD  
2022 NOV 17 PM 1:08  
KELLEY PRICE  
COUNTY CLERK WOOD CO TX

THE STATE OF TEXAS

§  
§  
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WOOD

THAT, WHEREAS, CHRISTOPHER R. FISCHER AND MICHELLE FISCHER ("Borrower") became indebted to INVESTORS NOTE SERVICING, INC. ("Lender"), as evidenced by that certain real estate lien note (the "Note"), dated October 4, 2019, in the original principal amount of **THREE HUNDRED TEN THOUSAND AND NO/100 DOLLARS (\$310,000.00)**, executed and delivered by Borrower to the order of INVESTORS NOTE SERVICING, INC., as payee, bearing interest and being due and payable as therein provided; and

WHEREAS, the indebtedness evidenced by the Note (the "Indebtedness") is secured by, among other items, that certain Deed of Trust (the "Deed of Trust") dated of even date with the Note, executed by Borrower, to SARA E. DYSART, Trustee, for the benefit of Lender, said Deed of Trust being filed for record and recorded under Clerk's Document No. 2019-00010338, of the Official Public Records of Wood County, Texas, covering the Real Property described as follows, to-wit:

**TRACT ONE: 23.477 acres of land, more or less, situated in the D. FULLER SURVEY, ABSTRACT NO. 207, Wood County, Texas, being more fully described on Exhibit "A" attached hereto and incorporated herein by reference.**

**TRACT TWO: LOT NUMBER FOUR (4) and part of LOT NUMBER THREE (3) in BLOCK NO. TEN (10), City of Quitman, Wood County, Texas, more fully described on Exhibit "A" attached hereto and incorporated herein by reference.**

along with any and all appurtenances, improvements, fixtures and personal property of any kind located thereon or pertaining thereto, including, without limitation, any and all rights to the present or future use of wastewater, wastewater capacity, drainage, water or other facilities to the extent same pertain to or benefit all or any portion of the Property, including, without limitation, all reservations of or commitments or letters covering any such use in the future, whether now owned or hereafter acquired, and any leases and rents relating thereto, which are described therein (all of which is hereinafter referred to as the "Premises")

WHEREAS, to the full extent the Deed of Trust or any other security agreement held by Lender covers both real and personal property, including, without limitation, any and all rights to the present or future use of wastewater, wastewater capacity, drainage, water or other utility facilities to the extent same pertain to or benefit all or any portion of the Property, including, without limitation, all reservations of or commitments or letters covering any such use in the future, any of said personal property which is part of the Premises or which is otherwise covered by a lien or security interest in favor of Lender will be hereinafter included in the definition of Premises as used herein and sold at public sale, hereinafter described, pursuant to Section 9.501(d) of the Texas Uniform Commercial Code;

WHEREAS, GREAT CENTRAL MORTGAGE ACCEPTANCE COMPANY, LTD. ("Beneficiary") is the current holder and owner of the Deed of Trust and the note secured thereby, by instrument dated July 29, 2021, recorded under Clerk's Document No. 2021-00008954, Official Public Records of Wood County, Texas;

WHEREAS, there may be certain leases, rental agreements, easements and/or other matters (collectively, the "Other Matters") covering and/or affecting the Premises currently in existence;

WHEREAS, the liens securing the payment of the Indebtedness may be senior and superior to one or more of the Other Matters and junior and inferior to one or more of the Other Matters;

WHEREAS, with respect to the liens securing the payment of the Indebtedness, which are senior to the Other Matters and may not so subordinate liens to one or more of the Other Matters;

WHEREAS, in the event Lender/Beneficiary chooses to subordinate its liens securing the Indebtedness of any Other Matters, such decision will be announced at the foreclosure sale;

WHEREAS, default has been made in the payment of the Note and the Indebtedness, and the Note is now unpaid, delinquent and in default;

WHEREAS, Lender/Beneficiary has given all required notices to Borrower and any and all other necessary parties with regard to the defaulted Indebtedness or such notices to such other necessary parties have been waived;

WHEREAS, pursuant to the authority granted in the Deed of Trust, Lender/Beneficiary has appointed **HARRIETT FLETCHER, ROBERT LAMONT, ALLAN JOHNSTON, RONNIE HUBBARD AND KELLY GODDARD**, to act jointly or separately as Substitute Trustee along with **SARA E. DYSART**, Trustee, under the Deed of Trust pursuant to a duly authorized and executed appointment document;

WHEREAS, Lender/Beneficiary has requested the undersigned to enforce the liens of the Deed of Trust by sale of the Premises in the manner set forth under the terms of the Deed of Trust and pursuant to the laws of the State of Texas and has instructed the undersigned to offer the Property for sale toward the satisfaction of the Note; and

WHEREAS, the undersigned Trustee and/or Substitute Trustee, acting upon the request of said Lender/Beneficiary, by these presents is hereby posting, filing, and giving notice of foreclosure of the Deed of Trust and the lien thereto in accordance with applicable Texas law and the terms and provisions of the Deed of Trust.

**NOW, THEREFORE, I, the undersigned, SARA E. DYSART and/or HARRIETT FLETCHER, ROBERT LAMONT, ALLAN JOHNSTON, RONNIE HUBBARD AND KELLY GODDARD, acting jointly or separately as Trustee or Substitute Trustee, do hereby give notice that after due publication of this notice as required by law and the Deed of Trust, I will sell the Premises at public venue, to the highest bidder or bidders, for cash, which sale will begin no earlier than 1:00 p.m. and not later than 4:00 p.m. on the first Tuesday in December next, the same being December 6, 2022 at the County Courthouse in Wood County, Texas, in the area where foreclosure sales are to take place as designated by the Commissioner's Court of said county, said designation having been recorded in the Official Public records of said county.**




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.

THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

THE ADDRESS OF SARA E. DYSART, TRUSTEE AND HARRIETT FLETCHER, ROBERT LAMONT, ALLAN JOHNSTON, RONNIE HUBBARD AND KELLY GODDARD, SUBSTITUTE TRUSTEE, IS 206 PRIMERA DRIVE, SAN ANTONIO, TEXAS 78212. ALL INQUIRIES SHOULD BE SENT TO THIS ADDRESS.

EXECUTED on this the 14th day of November 2022.



Substitute Trustee: Harriett Fletcher  
Robert LaMont  
Allan Johnston  
Ronnie Hubbard  
Kelly Goddard

AFTER FILING RETURN TO:  
SARA E. DYSART  
Attorney at Law  
206 Primera Drive  
San Antonio, Texas 78212

# EXHIBIT A

PAGE 1 OF 2

## TRACT ONE:

All that certain tract or parcel of land, a part of the Daniel Fuller Survey A-287, Wood County, Texas, and also being all of the Residue of that certain called 44.00 acre tract of land that is described in a Deed dated January 1, 1913 from Barbara A. Lantz, Accountix, to Alma Ruth Scott Estate, et al, that is recorded under Instrument No. 2013-0000823 of the Official Public Records of Wood County, Texas, and being more completely described as follows to wit:

Beginning at a 1/2" Iron Rod found for corner at the S.W.C. of a called 0.105 acres (Tract No. 1A Vol. 1851 Pg. 461) from which a 1/2" Iron Rod found for the S.E.C. of said called 0.105 acres and the E.E.C. of a called 2.1137 acres (Vol. 1062 Pg. 481) bears South 66 degrees 13 minutes 16 seconds West, 32.28 feet, same being the N.B.L. of Loop #564;

Thence North 01 degrees 41 minutes 30 seconds West, along the occupied W.B.L. of said Residue and along the E.B.L. of said 0.105 acres for a distance of 87.08 feet to a 1/2" Iron Rod found for corner;

Thence North 02 degrees 46 minutes 53 seconds West, continuing along the occupied W.B.L. of said Residue and pass the N.E.C. of said called 0.185 acre tract and continue along the E.B.L. of a called 0.295 acres for a distance of 302.24 feet to a 1/2" Iron Rod found for corner;

Thence North 28 degrees 51 minutes 53 seconds West, continuing along the occupied W.B.L. of said Residue and continuing along the E.B.L. of said 0.295 acres for a distance of 67.94 feet to a 1/2" Iron Rod found for corner, being the N.E.C. of said called 0.295 acres and the S.E.C. of a called 0.142 acres (Tract No. 2 Vol. 1351 Pg. 451);

Thence North 02 degrees 36 minutes 44 seconds West, continuing along the W.B.L. of said Residue and the E.B.L. of said called 0.142 acres for a distance of 131.19 feet to a 1/2" Iron Rod found for corner, being the N.E.C. of said called 0.142 acre tract and the S.E.C. of a called 0.264 acres (Tract No. 3 Vol. 1331 Pg. 446);

Thence North 23 degrees 27 minutes 44 seconds East, continuing along the W.B.L. of said Residue and the E.B.L. of said called 0.264 acres for a distance of 67.46 feet to a 1/2" Iron Rod found for corner;

Thence North 02 degrees 40 minutes 41 seconds West, continuing along the W.B.L. of said Residue and the E.B.L. of said called 0.264 acres for a distance of 352.89 feet to a 1/2" Iron Rod found for corner, being on the S.B.L. of a called 22.00 acres for a Paul & Desire Ronyak (Vol. 1658 Pg. 565);

Thence South 30 degrees 13 minutes 46 seconds East, along the N.B.L. of said tract and the S.B.L. of said called 22.00 acres (Vol. 1658 Pg. 565) for a distance of 710.76 feet to a 1/2" Iron Rod found for corner at the S.E.C. of said called 22.00 acres (Vol. 1658 Pg. 565) and the S.W.C. of a called 10.317 acres (Vol. 1311 Pg. 495);

Thence North 89 degrees 17 minutes 31 seconds East, along the occupied N.B.L. of said Residue and the S.B.L. of said called 10.317 acres for a distance of 445.68 feet to a Fence Corner for corner, at the occupied N.E.C. of said Residue;

Thence South 06 degrees 55 minutes 20 seconds East, along the occupied E.B.L. of said Residue and the occupied W.B.L. of a tract to the Lake Country Land Company for a distance of 846.13 feet to a 1/2" Iron Rod found for corner at the S.E.C. of said tract, from which a Concrete Marker found for reference bears North 83 degrees 01 minutes 15 seconds East, 7.97 feet;

Thence South 82 degrees 46 minutes 21 seconds West, along the N.B.L. of Loop # 564 for a distance of 92.56 feet to a Concrete R.O.W. Monument;

Thence South 88 degrees 39 minutes 16 seconds West; continuing along said line for a distance of 361.24 feet to a Concrete R.O.W. Monument at the P.C. of a Curve to the left;

# EXHIBIT A

## PAGE 2 OF 2

Thence with said curve which has a Delta Angle of 14 degrees 15 minutes 23 seconds, a Radius of 1822.95 feet, for a Chord Bearing of South 31 degrees 32 minutes 07 seconds West, for a chord distance of 452.51 feet to a Concrete R.O.W. Monument found at the P.T.;

Thence South 76 degrees 23 minutes 43 seconds West, continuing along said line for a distance of 202.22 feet to a Concrete R.O.W. Monument found for corner;

Thence South 67 degrees 59 minutes 41 seconds West, continuing along said for a distance of 23.04 feet to the place of beginning, containing 23.4728 acres

## TRACT TWO:

All that certain tract lot or parcel of land, a pt of Lot 3 and all of Lot 4, Block 10 Quittman Townships and all of that certain tract of land that is described in a Deed of Trust from Christopher Fischer, et ux, Michelle, to A Dwyan Bell that is recorded in 2016-0000485 of the Real Property Records of Wood County, Texas, and being more completely described as follows to wit:

Beginning in a Building Corner, for corner, at the S.W.C. of a called save and except 2325.24 Acre (Boj 966 Pg 558) an "X" put for reference, bears North 03 degrees 15 minutes 57 seconds West, 29.21 feet;

Thence North 89 Degrees 41 Minutes 07 Seconds East, more or less along a building seam and the S.B.L. of said save and except tract for a distance of 80.46 feet to a Point for Corner (not accessible) at the S.E.C. of said save and except tract;

Thence South 00 Degrees 33 Minutes 15 Seconds West, along a building line and the E.B.L. of said Lots for a distance of 51.69 feet to a Point for Corner at the S.E.C. of said Lot 4 (not accessible);

Thence South 89 Degrees 41 Minutes 07 Seconds West, along the S.B.L. of said Lot 4 and the N.E.L. of said Lot 5 for a distance of 80.36 feet to a Building Corner, for corner at the S.W.C. of said tract, from which an "X" put for reference, bears South 03 degrees 07 minutes and 33 seconds West, 40.81 feet;

Thence North 00 Degrees 26 Minutes 31 Seconds East, along the W.B.L. of said Lots and the E.B.L. of Main Street for a distance of 51.69 feet to the place of beginning containing 0.0254 Acres.

DEC 2022 FC

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

RECORDED

2022 NOV 14 PM 3:03

State of Texas  
County of Wood

KNOW ALL MEN BY THESE PRESENTS:

ELLEY PRICE  
COUNTY CLERK, WOOD CO TX

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;

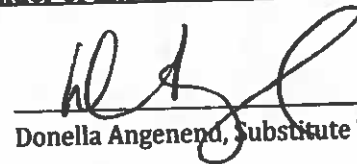
WHEREAS, notice is given that before the Foreclosure Sale, the holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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, December 6, 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.**

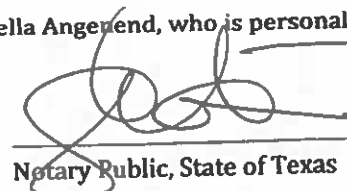
EXECUTED on the 11-7<sup>th</sup> day of Nov, 2022.  
OA

  
Donella Angenend, Substitute Trustee

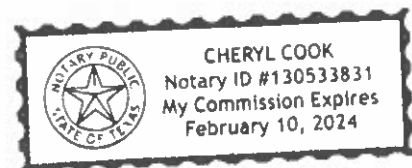
Substitute Trustee's Address:  
1700 Pacific, Suite 2150, Dallas TX 75201

State of Texas  
County of Wood

This instrument was acknowledged before me on 11/7/22 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



DEC 2022 FC

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

RECORDED  
2022 NOV 14 PM 3:03

State of Texas  
County of Wood

KNOW ALL MEN BY THESE PRESENTS:

RECEIVED  
COUNTY CLERK, WOOD CO TX

WHEREAS, JOHN M STEGALL AND CINDY STEGALL (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. 0096 (the "Unit"), Holly Lake, Phase 03, 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) 31, 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 June 28, 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 \$15,347.43, executed by Borrower, and payable to the order of Silverleaf Resorts, Inc., the Deed of Trust being recorded in Volume 2015000 Page 7622, Deed of Trust Records of Wood County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated October 14, 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;

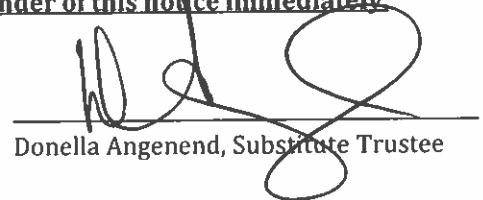
WHEREAS, notice is given that before the Foreclosure Sale, the holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

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, December 6, 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.**

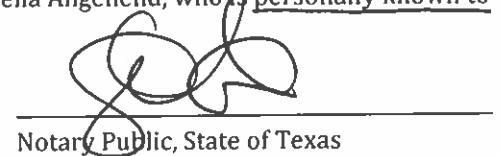
EXECUTED on the 28<sup>th</sup> day of Oct., 2022.

  
Donella Angenend, Substitute Trustee

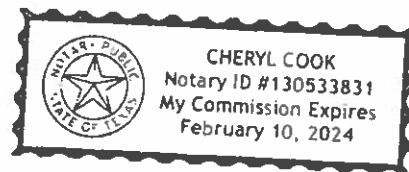
Substitute Trustee's Address:  
1700 Pacific, Suite 2150, Dallas TX 75201

State of Texas  
County of Wood

This instrument was acknowledged before me on 10/28/22, 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  
2022 OCT 11 PM 12:49

### NOTICE OF FORECLOSURE 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 OR 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. *Property to Be Sold.* The property to be sold is described as follows: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, A PART OF THE G. BLACKBURN SURVEY, ABSTRACT NO. 36, WOOD COUNTY, TEXAS, AND BEING A PART OF THE "FIRST" TRACT AS DESCRIBED IN DEED OF TRUST FROM T. A. PEEL AND WIFE, PAULINE PEEL, TO J. L. GILLIAM AND WIFE, IMA LOVE GILLIAM, DATED SEPTEMBER 17, 1964, AND RECORDED IN VOLUME 68, PAGE 689 OF THE DEED OF TRUST RECORDS OF WOOD COUNTY, TEXAS, AND THIS PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET AT THE SOUTHWEST CORNER OF THIS TRACT WHICH IS SOUTH 88 DEGREES 01 MINUTES 27 SECONDS EAST ALONG THE SOUTH FENCE LINE OF SAID TRACT 809.35 FEET FROM A 60D NAIL SET IN THE CENTER OF A COMMUNITY OILED ROAD AND NORTH 2 DEGREES 07 MINUTES 40 SECONDS EAST ALONG THE CENTER OF SAID ROAD, SAME BEING THE EAST LINE OF THE L. HENRIQUEZ SURVEY, A-310, 244.45 FEET FROM THE SOUTHEAST CORNER OF SAID L. HENRIQUEZ SURVEY;

THENCE NORTH 1 DEGREE 47 MINUTES 10 SECONDS EAST, 505.68 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS;

THENCE SOUTH 88 DEGREES 13 MINUTES 06 SECONDS EAST ALONG THE SOUTH LINE OF A COMMUNITY OILED ROAD, 206.36 FEET TO A 1/2 INCH IRON ROD,

THENCE SOUTH 1 DEGREE 47 MINUTES 10 SECONDS WEST 506.54 FEET TO A 1/2 INCH IRON ROD SET IN THE OCCUPIED SOUTH FENCELINE OF SAID "FIRST" TRACT FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE NORTH 88 DEGREES 01 MINUTES 27 SECONDS WEST ALONG SAID FENCE 206.35 FEET TO THE PLACE OF BEGINNING, CONTAINING 3.025 ACRES OF LAND.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 08/04/2003 and recorded in Book 2300 Page 555 real property records of Wood County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: 12/06/2022

Time: 01:00 PM

Place: Wood County, Texas at the following location: EAST DOOR (FRONT DOOR) OF THE WOOD COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. *Obligations Secured.* The Deed of Trust executed by LEX K. YARBER AND JEANNE YARBER, provides that it secures the payment of the indebtedness in the original principal amount of \$171,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series 1 Trust is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series 1 Trust c/o PHH MORTGAGE CORPORATION, 14405 Walters Road, Suite 200, Houston, TX 77014 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Order to Foreclose.* Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series 1 Trust obtained a Order from the 402nd District Court of Wood County on 10/21/2021 under Cause No. 2021-409. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1210, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

**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.**



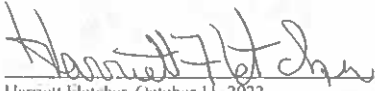




Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Michael Zientz, Attorney at Law  
Lori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Karla Balli, Attorney at Law  
Parkway Office Center, Suite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

Certificate of Posting

I am Harriet Fletcher whose address is AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230,  
Houston, TX 77056 I declare under penalty of perjury that on October 11, 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.



Harriet Fletcher, October 11, 2022