

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
4/16/2018

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

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2018-00003414

Mortgage Servicer:
Cenlar FSB is representing the Current
Beneficiary/Mortgagee under a servicing agreement with
the Current Beneficiary/Mortgagee.

Grantor(s)/Mortgagor(s):
BRIAN PAUL JOHNSON AND ~~UNMARRIED~~ MARY

Current Beneficiary/Mortgagee:
Lakeview Loan Servicing, LLC

Property County:
WOOD

Mortgage Servicer's Address:
425 Phillips Blvd ,
Ewing, NJ 08618

Legal Description: LOT 60, SECTION II, HOLLY LAKE RANCH, A SUBDIVISION IN WOOD COUNTY, TEXAS, ACCORDING TO THE PLAT OF SUBDIVISION FILED IN VOLUME 4, PAGE 40 OF THE PLAT RECORDS OF WOOD COUNTY, TEXAS.

Date of Sale: 2/4/2020

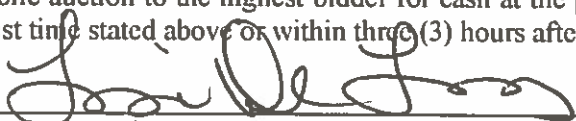
Earliest Time Sale Will Begin: 1:00PM

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.

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


Darla Boettcher, Ramiro Cuevas, Aurora Campos,
Jonathan Harrison, Shawn Schiller, Patrick Zwiars,
Jami Hutton, Dana Kamin, Lisa Bruno, Ronda Tyler,
Sharon St. Pierre, Ronnie Hubbard, Allan Johnston,
Sheryl LaMont, Robert LaMont, Lisa DeLong, Terri
Worley, Carol Hampton, Jeffrey Hampton, Harriett
Fletcher or Allan Johnston
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
McCARTHY & HOLTHUIS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

service to the sender of this notice immediately.

MH File Number: TX-19-75084-POS
Loan Type: FHA

FILED FOR RECORD
2019 MARRIED MAN
NOV 21 AM 11:42
CLERK, WOOD CO TX

NOTICE OF FORECLOSURE SALE

FILED FOR RECORD
2020 JAN -2 PM 12:26
CLERK, WOOD CO TX

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 LYING AND BEING SITUATED IN WOOD COUNTY, TEXAS, BEING A PART OF THE MARY CROTHERS SURVEY, ABSTRACT NO. 97, AND BEING LOT NO. 6, BLOCK 2 OF THE JOHNNIE WELLS ADDITION TO THE CITY OF QUITMAN, TEXAS, AS RECORDED IN VOLUME 2, PAGE 15 OF THE PLAT RECORDS OF WOOD COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 11/22/2017 and recorded in Document 2017-00010821 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: 02/04/2020
Time: 10:00 AM
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 LELAND G. TINSLEY, provides that it secures the payment of the indebtedness in the original principal amount of \$201,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Reverse Mortgage Funding LLC is the current mortgagee of the note and deed of trust and REVERSE MORTGAGE FUNDING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Reverse Mortgage Funding LLC c/o REVERSE MORTGAGE FUNDING, LLC, 3900 Capital City Blvd., Lansing, MI 48906 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *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 TERRI WORLEY OR LISA DELONG, 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
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254


TERRI WORLEY OR LISA DELONG
c/o AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

I am LISA DELONG Certificate of Posting whose address is c/o AVT Title Services, LLC, AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 01 02 20 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 Commissioner's Court.

FILED FOR RECORD
2020 JAN 10 AM 9:34
JELLEY PRICE
COUNTY CLERK WOOD CO TX

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: January 10, 2020

REAL ESTATE DEED OF TRUST (With Future Advance Clause):

Dated: July 06, 2017

Grantor: DOUBLE STAR INVESTMENTS R E LLC
15579 CR 1104
FLINT SMITH COUNTY TX 75762-0000

**Grantor's
County:** Smith County, Texas

Beneficiary: *BancorpSouth Bank*
7600 S. Broadway
Tyler, TX 75713
Smith County

Trustee: LANCE D DUDLEY, SR VICE PRESIDENT
7600 S. Broadway
Tyler, TX 75713
Smith County

Recorded: Wood County Clerk's Instrument Number: 2017-00006051, Official
Public Records of the Wood County Clerk's Office, located in Quitman,
TX, on or about July 10, 2017

Notes/Secured Debt(s): UNIVERSAL NOTE dated July 06, 2017, in the original
principal sum of \$177,100.00 executed by DOUBLE STAR
INVESTMENTS R E LLC and made payable to
BANCORPSOUTH BANK as more fully described therein

Property (including any improvements):

Physical address of Property:

502 County Road 3264, Quitman, Wood County, Texas 75783

Legal Description of Property:

SEE EXHIBIT "A" attached hereto and incorporated herein for all purposes and
to which reference is hereby made for any and all purposes; and

Together with all rights, easements, appurtenances, royalties, mineral rights, oil
and gas rights, crops, timber, all diversion payments or third party payments made

to crop producers, all water and riparian rights, wells, ditches, reservoirs, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described; and

ASSIGNMENT OF LEASES AND RENTS as described more fully in paragraph 13. of the Deed of Trust referenced herein and incorporated herein for all purposes.

(Collectively, referred to herein as "Property")

Date of Sale

of Property: First Tuesday in February, 2020, being Tuesday, **FEBRUARY 04, 2020**

Time of Sale

of Property: Between the hours of 1:00 p.m. and 4:00 p.m. and to commence at a time no earlier than 1:00 p.m. or within 3 hours thereafter.

Place of Sale

of Property: **At the east (front) door of the Wood County Courthouse, 100 S. Main Street, Quitman, Texas 75783; OR, if the preceding area is no longer the designated foreclosure sale area, at the area most recently designated by the Wood County Commissioner's Court**

Because of default in performance of the obligations of the Deed of Trust (including any and all subsequent extensions, renewals, modifications or substitutions of the secured note/debt), described herein, the undersigned Substitute Trustee or Joshua P. Searcy or Callan C. Searcy, as Substitute Trustee(s) will sell the Property described hereinabove and on Exhibit "A", attached hereto and incorporated herein for all purposes, by public auction to the highest bidder for cash at the place, date and time specified above to satisfy the debt secured by the Deed of Trust, pursuant to authority conferred on said Substitute Trustee in said Deed of Trust.

If the above named Beneficiary passes the foreclosure sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the *Texas Property Code*.

The foreclosure sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the foreclosure sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in full force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the foreclosure sale will not cover any part of the Property that has been released of public record from the lien and or security interest of the Deed of Trust by the above named Beneficiary. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to Section 51.009 of the *Texas Property Code*, the Property will be sold "As Is," without any express or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

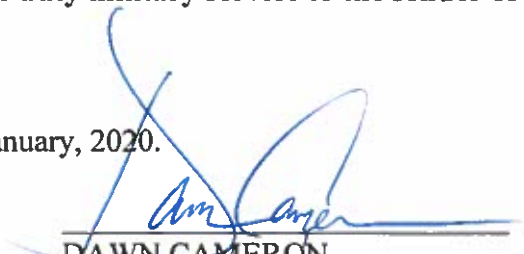
Pursuant to Section 51.0075(a) of the *Texas Property Code* the undersigned Substitute Trustee or Joshua P. Searcy or Callan C. Searcy, as additional Substitute Trustees, reserves the right to set further reasonable conditions for conducting the foreclosure sale. Any such further conditions shall be announced before bidding is opened for the 1st sale of the day held by the undersigned Substitute Trustee or Joshua P. Searcy or Callan C. Searcy, additional Substitute Trustees.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Beneficiary's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Beneficiary's rights and remedies under the Deed of Trust and Section 9.604(a) of the *Texas Business and Commerce*

Code.

Notice: 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.

EXECUTED this 10TH day of January, 2020.



DAWN CAMERON,
Substitute Trustee
c/o Searcy & Searcy, P.C.
P.O. Box 3929
Longview, TX 75606
Tel (903) 757 3399
Fax (903) 757 9559
Email: dawns@jrsearcylaw.com

OR

JOSHUA P. SEARCY,
Substitute Trustee
Searcy & Searcy, P.C.
P.O. Box 3929
Longview, TX 75606
Tel (903) 757 3399
Fax (903) 757 9559
Email: joshsearcy@jrsearcylaw.com

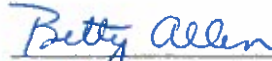
OR

CALLAN C. SEARCY,
Substitute Trustee
Searcy & Searcy, P.C.
P.O. Box 3929
Longview, TX 75606
Tel (903) 757 3399

Fax (903) 757 9559
Email: ccsearcy@jrsearcy.com

CERTIFICATE OF POSTING

My name is BETTY ALLEN. I am employed by *Searcy & Searcy, P.C.*, P.O. Box 3929, Longview, TX 75606. I declare under penalty of perjury that on January 10, 2020, I FILED this Notice with the Wood County Clerk's office **AND POSTED or caused to be POSTED** a file-marked copy of such Notice at the designated location where such Notices are to be posted for foreclosure sales in WOOD COUNTY, Quitman, Texas.



(Signature)
BETTY ALLEN
01/10/2020

TO BE FILE-MARKED AND POSTED—
THIS NOTICE WAS SUBMITTED AND PREPARED BY:

Joshua P. Searcy
Searcy & Searcy, P.C.
Attorneys for Lender/Beneficiary, *BancorpSouth Bank*
P.O. Box 3929
Longview, TX 75606
Tel 903.757.3399
fax 903.757.9559
email: joshsearcy@jrsearcy.com



BEING ALL OF THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE GEO WATSON SURVEY ABSTRACT NO. 608, WOOD COUNTY, TEXAS, AND BEING THE RESIDUE OF A CALLED 4.024 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM ANNIE WEBB AND H. G. WEBB TO BILLY G. BRIDGES, DATED APRIL 15, 1981, AS SHOWN OF RECORD IN VOLUME 1675, PAGE 471, 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 A 1/2 INCH IRON ROD FOUND AT A FENCE CORNER AT THE NORTHWEST CORNER OF SAID 4.024 ACRE TRACT, SAME BEING THE WESTERLY SOUTHWEST CORNER OF A CALLED 5.500 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM BILL BRIDGES TO KENNETH PAUL BRIDGES, DATED DECEMBER 15, 2006 AS SHOWN OF RECORD IN VOLUME 2208, PAGE 628, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS AND BEING A RE-ENTRANT CORNER OF A CALLED 8.000 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM BILLY G. BRIDGES AND WIFE, VERA M. BRIDGES, TO JAMES J. NELSONEY AND WIFE, GERALDINE J. NELSONEY, DATED APRIL 30, 1984, AS SHOWN OF RECORD IN VOLUME 918, PAGE 622, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS:

THENCE N 89° 35' 00" E. ALONG THE NORTH LINE OF SAID 4.024 ACRE TRACT, A DISTANCE OF 467.72 FEET TO A 1/2 INCH IRON ROD FOUND AT A RE-ENTRANT CORNER OF SAID 5.500 ACRE TRACT:

THENCE S 04° 21' 00" E, ALONG THE SOUTHERLY WEST LINE OF SAID 5.500 ACRE TRACT, A DISTANCE OF 203.67 FEET TO THE SOUTHERLY SOUTHWEST CORNER OF SAID 5.500 ACRE TRACT, SAME BEING IN THE EASTERLY SOUTH LINE OF SAID 4.024 ACRE TRACT AND BEING IN OR NEAR THE CENTERLINE OF WOOD COUNTY ROAD NO. 3264. A 1/2 INCH IRON ROD SET FOR A REFERENCE MATTER BEARS N 04° 21' W. A DISTANCE OF 34.94 FEET;

THENCE S 54° 49' 27" W, ALONG THE EASTERLY SOUTH LINE OF SAID 4.024 ACRE TRACT, SAME BEING GENERALLY ALONG AND THROUGH THE CENTERLINE OF SAID COUNTY ROAD. A DISTANCE OF 253.73 FEET TO A COTTON SPINDLE SET AT AN ANGLE POINT IN THE SOUTH LINE OF SAID 4.024 ACRE TRACT,

THENCE S 39° 56' 57" W. ALONG THE WESTERLY SOUTH LINE OF SAID 4.024 ACRE TRACT, SANTA BEING GENERALLY ALONG AND THROUGH THE CENTERLINE OF SAID COUNTY ROAD, A DISTANCE OF 314.40 FEET TO THE SOUTHWEST CORNER OF SAID 4.024 ACRE TRACT AND TO THE SOUTHEAST CORNER OF SAID 8.000 ACRE TRACT, A 1/2 INCH IRON PIPE FOUND FOR A REFERENCE MARKER BEARS N 07° 10' 32" W, A DISTANCE OF 29.13 FEET;

THENCE N 07° 10' 32" W, ALONG THE WEST LINE OF SAID 4.024 ACRE TRACT, A DISTANCE OF 591.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.940 ACRES OF LAND, OF WHICH APPROXIMATELY 0.33 ACRES LIE WITHIN SAID COUNTY ROAD.

FILED FOR RECORD
2020 JAN 13 AM 11:36
KELLEY PRICE
COUNTY CLERK, WOOD CO TX

NOTICE OF FORECLOSURE SALE

1. **Foreclosure Sale.**

Date of Sale: February 4, 2020
Time of Sale: The sale shall begin no earlier than 1:00 p.m. and shall end no later than three hours after, or by 4:00 p.m.
Place of Sale: At the front door on the East side of the Wood County Courthouse at 100 S. Main Street, Quitman, TX 75783

2. **Lien Instrument:**

Date of Instrument: July 23, 2010
Name of Instrument: Builder's and Mechanic's Lien Contract
Grantor(s): William A. Parker and Sherry R. Parker, husband and wife
Substitute Trustees: Jim Mills, Susan Mills, Emily Northern, Russell Slaton, Bob Gideon, Bill Gibson, Ed Henderson, Joe Hallonquist, Kristen Aldridge, Laurie Blackwell, Mary McCauly, and Tom Swearingen
Address: 9065 Jollyville Rd., Suite 203A, Austin, TX 78759
Lender & Holder: United Built Homes, L.L.C.
Recording location: Document No. 201000010641 of the real property records of Wood County, Texas.
Legal Description: Being all of Lots 11, 12 & 13, of the Mallard Cove Estates that is recorded in Volume 9, Page 42-A of the plat records of Wood County, Texas

3. **Debt Secured.**

Date of Instrument: July 23, 2010
Name of Instrument: Retail Installment Contract
Debtor(s): William A. Parker and Sherry R. Parker, husband and wife
Lender & Holder: United Built Homes, L.L.C.
Original amount: \$97,660.00

4. **Default and Request to Act:** Default has occurred in the payment of the Retail Installment Contract and in the performance of the obligations of the Builder's and Mechanic's Lien Contract.

Because of that default, United Built Homes, L.L.C., the owner and holder of the Builder's and Mechanic's Lien Contract, has requested Substitute Trustees to sell the Property. Therefore, notice is given that on and at the Date, Time and Place for Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described below, the Builder's and Mechanic's Lien Contract, and the Texas Property Code.

5. **Postponement, Withdrawing, or Rescheduling of the Sale** - The Builder's and Mechanic's Lien Contract permits the Holder to postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute Trustee need not appear at the scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of any rescheduled foreclosure sale will be re-posted and re-filed, and may be after the date originally scheduled for this sale.
6. **Terms of Sale**. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Builder's and Mechanic's Lien Contract permitting the Holder to have the bid credited up to the amount of the unpaid debt secured by the Builder's and Mechanic's Lien Contract. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. The sale will be made expressly subject to any title matters set forth in the Builder's and Mechanic's Lien Contract. Prospective bidders are reminded that, by law, the sale will be subject to all prior matters of record affecting the property. Prospective bidders are strongly urged to examine the property records to determine the nature and extent of such matters, if any.
7. **Property Sold "AS IS."** Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Builder's and Mechanic's Lien Contract. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.
8. **Conditions**. Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustees reserve the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.
9. **Inquiries**. Questions concerning the sale may be directed to the undersigned Agent and Attorney for the Lender
10. **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.**
11. **THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEES IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY AND AUTHORIZED AGENT OF THE LENDER AND HOLDER.**

DATED January 3, 2020.



C. ALAN GAULDIN
Attorney at Law and Agent for Holder
Texas Bar No. 00785507
2790 S. Thompson St., Suite 102
Springdale, AR 72764
Phone: 479.872.3841
Fax: 479.872.3841
legal@ubh.com

2/5

FILED FOR RECORD
2020 JAN 13 AM 11:14
KELLEY PRICE
COUNTY CLERK, WOOD CO TX

185 CR 2130, QUITMAN , TX, 75783
10565.0238

**APPOINTMENT OF SUBSTITUTE TRUSTEE AND
NOTICE OF SUBSTITUTE TRUSTEE SALE**

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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

**APPOINTMENT OF
SUBSTITUTE TRUSTEE:**

WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate Terri Worley, Lisa DeLong, Harriett Fletcher, Robert LaMont, David Sims, Sharon St. Pierre, Carol Hampton, Patrick Zwiers, Shawn Schiller, Darla Boettcher, Sheryl LaMont, Allan Johnston, Ronnie Hubbard, Rhonda Hawkins, Sue Spasic, Lisa Delong, Kelly Goddard, Vanessa McHaney, Ramiro Cuevas, Irene Lindsay, Ronda Tyler, Meryl Olsen, Jeffrey Hampton, Aurora Campos, Jonathan Harrison, Jami Hutton, Dana Kamin, Lisa Bruno, Travis Gray, Chris Ferguson, or Jack O'Boyle, each as Substitute Trustee, to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of the Note.

**SUBSTITUTE TRUSTEE'S
ADDRESS:**

c/o JACK O'BOYLE & ASSOCIATES, Mailing Address: P.O. Box 815369, Dallas, Texas 75381; Physical Address: 12300 Ford Road, Suite 212, Dallas, TX 75234.

**NOTICE OF SUBSTITUTE
TRUSTEE SALE:**

WHEREAS, default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on February 04, 2020 between the hours of 10am - 1pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

LOCATION OF SALE:

The place of the sale shall be: At the east (front) door of the Wood County Courthouse in WOOD County, Texas or as designated by the County Commissioners.

**INSTRUMENT TO BE
FORECLOSED:**

Deed of Trust or Contract Lien dated 04/17/2008 and recorded under Volume, Page or Clerk's File No. doc# 2008-00097496 in the real property records of Wood County Texas, with John M. Cook and Connie C. Cook as Grantor(s) and Wood County National Bank as Original Mortgagee.

OBLIGATIONS SECURED:

Deed of Trust or Contract Lien executed by John M. Cook and Connie C. Cook securing the payment of the indebtedness in the original principal amount of \$31,000.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by JOHN M. COOK. CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

**MORTGAGE SERVICING
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 property securing the above referenced loan. Cardinal Financial Company, Limited Partnership is acting as the Mortgage Servicer for CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Cardinal Financial Company, Limited Partnership, as Mortgage Servicer, is representing the Mortgagee, whose address is:



4714515

CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP
c/o Cardinal Financial Company, Limited Partnership
1 Corporate Drive, Suite 360, Lake Zurich, IL 60047

**LEGAL DESCRIPTION OF
PROPERTY TO BE SOLD:**

BEING ALL OF LOT 35 OF THE EXTENSION OF SECTION ONE, CLEAR LAKES SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 48 OF THE PLAT RECORDS OF WOOD COUNTY, TEXAS. (the "Property")

**REPORTED PROPERTY
ADDRESS:**

185 CR 2130, QUITMAN , TX 75783

TERMS OF SALE:

The Substitute Trustee will sell the Property by public auction at the place and date specified herein.

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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property and the priority of the lien being foreclosed.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Mortgagee and/or Mortgage Servicer thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the priority, nature and extent of such matters, if any.

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagee and/or Mortgage Servicer, or its attorney(s).

The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this 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.

Signed on the 26 day of December, 2019.

Jack O'Boyle
LISA DELOPHO

Respectfully,

JACK O'BOYLE & ASSOCIATES

Travis H. Gray

Jack O'Boyle | SBN: 15165300
jack@jackoboyle.com

Travis H. Gray | SBN: 24004965
travis@jackoboyle.com

Chris S. Ferguson | SBN: 24069714
chris@jackoboyle.com

P.O. Box 815369
Dallas, Texas 75381

P: 972.247.0653 | F: 972.247.0642
ATTORNEYS FOR MORTGAGEE AND/OR ITS MORTGAGE
SERVICER

NOTICE OF ACCELERATION AND 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.

DEED OF TRUST INFORMATION:

Date: June 18, 2014
Grantor(s): Shawn L. Large and Hali Griffin, husband and wife
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for Southwest Stage Funding, LLC DBA Cascade Financial Services
Original Principal: \$125,190.00
Recording Information: Document Number 2014-00006617
Property County: Wood
Property: ALL THOSE CERTAIN LOTS, TRACTS OR PARCELS OF LAND BEING LOTS 33 AND 34 OF GOLDEN HILLS ESTATES SUBDIVISION, A SUBDIVISION OF WOOD COUNTY, TEXAS, BEING RECORDED IN VOLUME 8, PAGE 179-180, PLAT RECORDS OF WOOD COUNTY, TEXAS. TOGETHER WITH THAT CERTAIN 2013 CMH MANUFACTURED HOME, SERIAL NOS. CSS014381TXA AND CSS014381TXB.
Property Address: 254 Private Road 6964
Alba, TX 75410

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Southwest Stage Funding, LLC dba Cascade Financial Services
Mortgage Servicer: Cascade Financial Services
Mortgage Servicer Address: P.O. Box 15035
Suite 150
Chandler, AZ 85244

SALE INFORMATION:

Date of Sale: February 4, 2020
Time of Sale: 10:00 am or within three hours thereafter.
Place of Sale: The east door (front door) of the Wood County Courthouse or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.
Substitute Trustee: Lisa DeLong, Terri Worley, Carol Hampton, Jeffrey Hampton, Robert LaMont, Sheryl LaMont, Ronnie Hubbard, Harriett Fletcher or Allan Johnston, any to act
Substitute Trustee Address: 5501 East LBJ Frwy, Ste. 925
Dallas, TX 75240

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

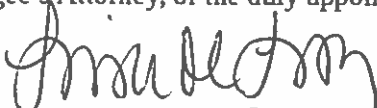
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Lisa DeLong, Terri Worley, Carol Hampton, Jeffrey Hampton, Robert LaMont, Sheryl LaMont, Ronnie Hubbard, Harriett Fletcher or Allan Johnston, any to act, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. Lisa DeLong, Terri Worley, Carol Hampton, Jeffrey Hampton, Robert LaMont, Sheryl LaMont, Ronnie Hubbard, Harriett Fletcher or Allan Johnston, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

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


LISA DELONG

SELECT PORTFOLIO SERVICING, INC. (SPS)
DAVLIN, TOMMY AND STACY
2048 COUNTY ROAD 3540, HAWKINS, TX 75765

CONVENTIONAL
Firm File Number: 13-012170

FILED FOR RECORD
2020 JAN 13 AM 11:16
WOOD COUNTY TX

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 23, 2003, TOMMY D. DAVLIN AND WIFE, STACY L. DAVLIN, as Grantor(s), executed a Deed of Trust conveying to TROY GOTSCHALL, as Trustee, the Real Estate hereinafter described, to LONG BEACH MORTGAGE COMPANY, A CORPORATION 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 00099886 Volume 01913, Page 00859, 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, February 4, 2020** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of **Wood 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:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE S.B. HUNTER SURVEY, ABSTRACT NO. 315, WOOD COUNTY, TEXAS; BEING ALL OF THAT CERTAIN 2.384 ACRE TRACT DESCRIBED IN DEED TO TOMMY D. DAVLIN AND WIFE, STACY L., DATED 2002, RECORDED IN VOLUME 1878, PAGE 167, REAL PROPERTY RECORDS OF SAID COUNTY; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: 2048 COUNTY ROAD 3540
HAWKINS, TX 75765
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Mortgagee: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR
REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2003-4, ASSET-
BACKED CERTIFICATES, SERIES 2003-4
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UT 84119

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.


SUBSTITUTE TRUSTEE
Robert LaMont, Sheryl LaMont, Ronnie Hubbard, Harriett
Fletcher, Allan Johnston, Jeffrey Hampton, Terri Worley,
Carol Hampton or Lisa DeLong
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713) 462-2565

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.

Loan No: 5230578
Borrower: TOMMY D. DAVLIN

Data ID: 830

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LEGAL DESCRIPTION

All that certain tract or parcel of land situated in the S.B. HUNTER SURVEY, ABSTRACT NO. 315, Wood County, Texas; being all of that certain 2.384 acre tract described in Deed to Tommy D. Davlin and wife, Stacy L., dated 2002, recorded in Volume 1878, Page 167, Real Property Records of said County; and being more particularly described as follows:

BEGINNING at a nail found on the Southwest corner of said 2.384 acre tract and on the centerline of County Road No. 3540;

THENCE in a Northerly direction along said centerline; N 21° 03' 26" E - 86.55 feet and N 23° 54' 05" E -130.69 feet to a nail found on the Northwest corner of said 2.384 acre tract;

THENCE N 89° 49' 55" E along the North line of said 2.384 acre tract, at 27.0 feet passing a 1/2 inch iron rod found on the East right-of-way line of said County Road, and at a total distance of 475.97 feet to a 1/2 inch iron rod found on the Northeast corner of said 2.384 acre tract;

THENCE S 0° 04' 44" W along the East line of said 2.384 acre tract - 200.00 feet to a 1/2 inch iron rod found on the Southeast corner of said 2.384 acre tract;

THENCE S 89° 49' 55" W along the South line of said 2.384 acre tract and the North right-of-way line of a 60.0 foot wide Access Road, at 538.28 feet passing a 1/2 inch iron rod found on said East right-of-way line, and at a total distance of 559.74 feet to the Place of Beginning containing 2.384 acres.