

409 SYCAMORE ST
MINEOLA, TX 75773

FILED FOR RECORD
2021 DEC -2 PM 2:54
VALLEY PRICE
COUNTY CLERK, WOOD CO TX
0000009346735

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: February 01, 2022

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 14, 2018 and recorded in Document CLERK'S FILE NO. 2018-00004345 real property records of WOOD County, Texas, with ROBERT FITZGERALD AND LOREN PIPPINS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ROBERT FITZGERALD AND LOREN PIPPINS, securing the payment of the indebtednesses in the original principal amount of \$206,196.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD
STE 110
OKLAHOMA CITY, OK 73118-6077



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

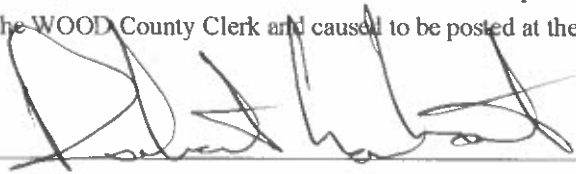
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE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



Israel Saucedo

Certificate of Posting

My name is _____ Robert La Mont, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on December 02, 2021 I filed at the office of the WOOD County Clerk and caused to be posted at the WOOD County courthouse this notice of sale.



Declarants Name: Robert La Mont

Date: December 02, 2021

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MINEOLA, TX 75773

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WOOD

EXHIBIT "A"

LOT ONE (1), IN BLOCK EIGHT (8), HAM ADDITION, AN ADDITION TO THE CITY OF MINEOLA, WOOD COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 102, PAGE 392 OF THE DEED RECORDS OF WOOD COUNTY, TEXAS.

Notice of Substitute Trustee's Sale

FILED FOR RECORD
2022 JAN -5 PM 11:58
COUNTY CLERK, WOOD CO TX

Date: January 3, 2022

Trustee: Richard Reynolds

Substitute Trustee: James W. Litzler

Substitute Trustee's Address: 201 Connally St.
Sulphur Springs, Texas 75482

Lender: City National Bank of Sulphur Springs

Lender's Address: 201 Connally St., Sulphur Springs, TX 75482

Note: Note dated April 2, 2020 in the amount of \$127,920.00.

Deed of Trust

Date: April 2, 2020

Grantor: Roger Keith Williams

Lender: City National Bank of Sulphur Springs

Recording information:

Document No. 2020-00002971 Official Public Records of Wood County, Texas.

Property:

See Exhibit "A" attached hereto and incorporated herein

County: Wood

Date of Sale (first Tuesday of month): February 1, 2022

Time of Sale: 10:00 a.m.

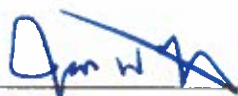
Place of Sale: Front door on the east side of the Wood County Courthouse in Quitman, Texas, or as the Commissioner's Court rules.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY,

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

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

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



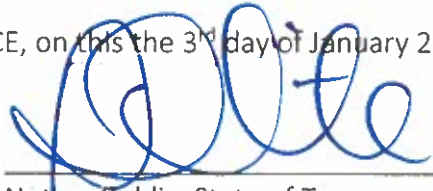
JAMES W. LITZLER, Substitute Trustee

ACKNOWLEDGMENT

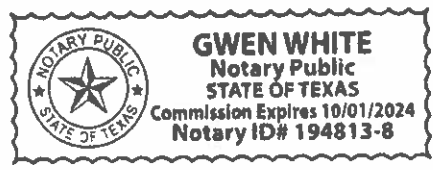
STATE OF TEXAS §
COUNTY OF HOPKINS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 3rd day of January 2022



Notary Public, State of Texas



"EXHIBIT A"

FIELD NOTE DESCRIPTION for all that certain lot, tract or parcel of land situated in the W.L. Connally Survey, Abstract No. 134, Wood County, Texas and being part of a called 37.55 acre tract (Tract One) and part of a called 42.45 (Tract Two) acre tract conveyed to Arvinell McClaren as described and recorded in Volume 1177 on Page 461 of the Wood County Official Public Records, Wood County, Texas, and this 3.000 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at point for corner for the Northwest corner of herein described tract and being in the right of way of F.M. Road No. 312, from which a 1/2" Iron Rod found for reference of the Northwest corner of said Tract Two bears North 02 deg. 25 min. 59 sec. East - 727.43 feet and from which a 1/2" Iron Rod set for reference of the Northwest corner of herein described tract bears North 89 deg. 08 min. 57 sec. East - 17.33 feet;

THENCE North 89 deg. 08 min. 57 sec. East across said Tract Two a distance of 545.09 feet to a 1/2" Iron Rod set for the Northeast corner of herein described tract;

THENCE South 12 deg. 09 min. 09 sec. West across said Tract Two and Tract One a distance of 260.28 feet to a 1/2" Iron Rod set for the Southeast corner of herein described tract;

THENCE South 89 deg. 08 min. 58 sec. West across said Tract One a distance of 485.49 feet to a point for corner for the Southwest corner of herein described tract and being in the right of way of F.M. Road No. 312, from which a 1/2" Iron Rod set for reference bears, North 89 deg. 08 min. 58 sec. East - 14.07 feet;

THENCE North 01 deg. 04 min. 58 sec. West along and in the right of way of F.M. Road No. 312 a distance of 253.61 feet to the **POINT OF BEGINNING AND CONTAINING 3.000 ACRES OF LAND.**

Notice of Substitute Trustee Sale

FILED FOR RECORD
2022 JAN -6 PM 1:51

COUNTY CLERK, WOOD COUNTY

T.S. #: 21-5279

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

Date: **2/1/2022**

Time: The sale will begin no earlier than **1:00 PM** or no later than three hours thereafter.
The sale will be completed by no later than **4:00 PM**

Place: **Wood County Courthouse in Quitman, Texas, at the following location: 1 Main St, Quitman, TX 75783 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE**

Property To Be Sold - The property to be sold is described as follows:

LOTS 12 AND 13 HICKORY SHORES SUBDIVISION, A SUBDIVISION OF WOOD COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID SUBDIVISION FILED IN VOLUME 9, PAGE 13, PLAT RECORDS OF WOOD COUNTY, TEXAS.

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust is dated 8/20/2003 and is recorded in the office of the County Clerk of Wood County, Texas, under County Clerk's File No 00007303 recorded on 8/26/2003 in Book 1945 Page 115 of the Real Property Records of Wood County, Texas.

198 CR 1948
YANTIS, TX 75497

Trustor(s):	BRIAN F ROSPIDE and CAROL M ROSPIDE	Original Beneficiary:	LOAN AMERICA, INC.
Current Beneficiary:	U.S. Bank Trust National Association, as Trustee of the LB-Cabana Series IV Trust	Loan Servicer:	Rushmore Loan Management Services
Current Substituted Trustees:	Auction.com, Sharon St. Pierre, Kendal Farmer, Harriet Fletcher, Robert La Mont, David Sims, Allan Johnston, Ronnie Hubbard, Terri Worley, Sheryl LaMont, Rick Snoko, Prestige Default Services, LLC		

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.

Terms of Sale - 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 beneficiary 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the

T.S. #: 21-5279

Deed of Trust, the beneficiary 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by BRIAN F ROSPIDE AND CAROL M ROSPIDE. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

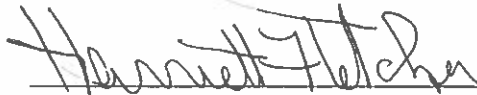
Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$98,500.00, executed by BRIAN F ROSPIDE AND CAROL M ROSPIDE, and payable to the order of LOAN AMERICA, INC.; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of BRIAN F ROSPIDE AND CAROL M ROSPIDE to BRIAN F ROSPIDE and CAROL M ROSPIDE. U.S. Bank Trust National Association, as Trustee of the LB-Cabana Series IV Trust is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:
U.S. Bank Trust National Association, as Trustee of the LB-Cabana Series IV Trust
c/o Rushmore Loan Management Services
15480 Laguna Canyon Road Suite 100
Irvine, CA 92618

Dated: January 06, 2022

Auction.com, Sharon St. Pierre, Kendal Farmer, Harriett Fletcher, Robert La Mont, David Sims, Allan Johnston, Ronnie Hubbard, Terri Worley, Sheryl LaMont, Rick Snoke, Prestige Default Services, LLC,



Prestige Default Services, LLC
9720 Coit Road, Suite 220-228
Plano, Texas 75025
Phone: (972) 893-3096 ext. 1019
Fax: (949) 427-2732

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services, LLC
9720 Coit Road, Suite 220-228
Plano, Texas 75025

Attn: Trustee Department