

112 W Pine St, Winnsboro, TX 75494

FILED FOR RECORD 2105
2022 DEC 21 PM 10:23
KELLEY PRICE
COUNTY CLERK, WOOD COUNTY, TX

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: 02/07/2023

Time: Between 1pm-4 pm and beginning not earlier than 1 pm-4 pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Wood County, pursuant to §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.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 7/30/2014 and recorded in the real property records of Wood County, TX and is recorded under Clerk's File/Instrument No. 2014-00008400, with Justin A. Meade and Dorthea M. Meade (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Guaranty Bank and Trust, N.A. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Justin A. Meade and Dorthea M. Meade, securing the payment of the indebtedness in the original amount of \$80,612.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE GRAY B. KING SURVEY, ABSTRACT NO. 3, CITY OF WINNSBORO, WOOD COUNTY, TEXAS, BEING ALL OF THAT LOT CONVEYED FROM DICK FREEMAN, ET UX TO JIMMIE NELL COKER, RECORDED IN VOLUME 974, PAGE 65 REAL PROPERTY RECORDS OF SAID COUNTY, BEING A PORTION OF LOT 7 OF BLOCK J-1 OF SAID CITY AND BOUNDED AS FOLLOWS:

BEGINNING AT A 1/2 INCH ROD FOUND IN THE EAST RIGHT-OF -WAY LINE OF MULBERRY STREET AT THE NWC THE ABOVEMENTIONED COKER LOT SAME BEING THE SWC OF A LOT CONVEYED TO DREBEN SAMUEL GEARNER III AND RECORDED IN DOCUMENT NUMBER 2010-00008777;

THENCE SOUTH 64 DEG. 51 MIN. 00 SEC. EAST, AT 100 FEET PASSING A 1/2 INCH STEEL ROD FOUND AT THE SEC OF THE GEARNER LOT AND CONTINUING IN ALL 106.00 FEET TO TA 1/2 INCH STEEL ROD SET FOR THE NEC OF THE COKER LOT AND BEING AN INTERIOR CORNER OF A LOT CONVEYED TO M. R. KNIGHT, RECORDED IN VOLUME 231, PAGE 215, DEED RECORDS OF SAID COUNTY;

THENCE SOUTH 20 DEG. 10 MIN. 24 SEC. WEST, AT 28 FEET PASSING THE NWC OF A LOT CONVEYED TO JOE W. WANN, ET UX, RECORDED IN VOLUME 1486, PAGE 421, REAL PROPERTY RECORDS OF SAID COUNTY AND CONTINUING IN ALL, 158.00 FEET TO A 1/2/ INCH STEEL ROD SET IN THE NORTH RIGHT-OF-WAY LINE OF WEST PINE STREET AND BEING THE SWC OF THE ABOVEMENTIONED WANN LOT;



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THENCE NORTH 69 DEG. 57 MIN. 11 SEC. WEST, 140.00 FEET TO A 1/2 INCH STEEL ROD SET AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF WEST PINE STREET WITH THE EAST RIGHT-OF-WAY LINE OF MULBERRY STREET;

THENCE NORTH 31 DEG. 46 MIN. 42 SEC. EAST, 171.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.461 OF AN ACRE OF LAND.

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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Bank, N.A.
3476 Stateview Blvd.
Fort Mill, SC 29715



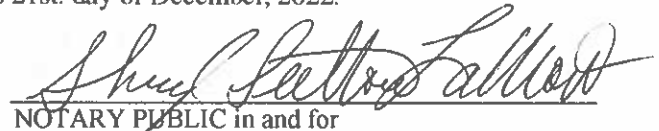
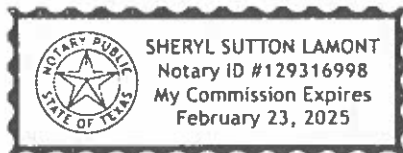
SUBSTITUTE TRUSTEE

Lisa DeLong, Terri Worley, Harriett Fletcher, Robert LaMont, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF TEXAS
COUNTY OF GREGG

Before me, the undersigned authority, on this day personally appeared Robert La Mont, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 21st. day of December, 2022.



NOTARY PUBLIC in and for

GREGG COUNTY
My commission expires: February 23, 2025
Print Name of Notary: Sheryl Sutton La Mont

CERTIFICATE OF POSTING

My name is Robert La Mont, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on December 21, 2022 I filed at the office of the Wood County Clerk and caused to be posted at the Wood County courthouse this notice of sale.



Declarants Name: Robert La Mont
Date: December 21, 2022

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
6/16/2006

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR FIRST
FRANKLIN A DIVISION OF NAT. CITY BANK OF IN , ITS
SUCCESSORS AND ASSIGNS

Recorded in:
Volume: 02169
Page: 00273
Instrument No: 00055728

Mortgage Servicer:
Specialized Loan Servicing, LLC is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.

Grantor(s)/Mortgagor(s):
DANIEL LEE BARNCORD AND ANGELO
BARNCORD, HUSBAND AND WIFE
Current Beneficiary/Mortgagee:
Wells Fargo Bank, N.A., as Trustee for First Franklin
Mortgage Loan Trust 2006-5FA

Property County:
WOOD

Mortgage Servicer's Address:
6200 S. Quebec St.,
Greenwood Village, CO 80111

Legal Description: LOT 40, SECTION VIII, HOLLY LAKE RANCH, A SUBDIVISION OF WOOD COUNTY, TEXAS,
ACCORDING TO THE PLAT OF SUBDIVISION FILED IN VOLUME 7, PAGE 9, AMENDED IN VOLUME 7, PAGE 10
OF THE PLAT RECORDS OF WOOD COUNTY, TEXAS.

Date of Sale: 2/7/2023

Earliest Time Sale Will Begin: 1pm

Place of Sale of Property: EAST DOOR (FRONT DOOR) OF THE WOOD COUNTY COURTHOUSE OR AS
DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE
COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

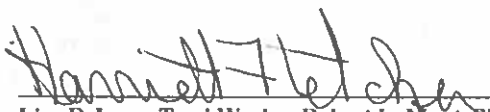
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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

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

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

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



Lisa DeLong, Terri Worley, Robert LaMont, Sheryl LaMont,
Ronnie Hubbard, Harriett Fletcher, Allan Johnston
or Thuy Frazier Posted January 05, 2023
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-21-79188-POS
Loan Type: Conventional Residential

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD
2023 JAN 12 PM 12:48
KELLEY PAUL
COUNTY CLERK, WOOD CO TX

WOOD County

Deed of Trust Dated: November 28, 2007

Amount: \$94,000.00

Grantor(s): ALICIA P MILLER and DANIEL LEE MILLER

Original Mortgagee: NATIONAL CITY MORTGAGE A DIVISION OF NATIONAL CITY BANK

Current Mortgagee: PNC BANK, NATIONAL ASSOCIATION

Mortgagee Address: PNC BANK, NATIONAL ASSOCIATION, 3232 Newmark Drive, Miamisburg, OH 45342

Recording Information: Document No. 00079807

Legal Description: LOT 9, OF THE ALAN ADDITION, WOOD COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 29, PLAT RECORDS, WOOD COUNTY, TEXAS.

Date of Sale: February 7, 2023 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the WOOD County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

TERRI WORLEY OR 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, DANA KAMIN, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, MONICA HENDERSON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, DAVID RAY, AURORA CAMPOS, JONATHAN HARRISON, LISA DELONG OR RAMIRO CUEVAS have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. 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 or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.

Anthony Alan Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2022-005326

Printed Name: Harriett Fletcher, January 12, 2023

c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

Notice of Substitute Trustee's Sale

FILED FOR RECORD
2023 JAN 12 PM 1:32
COUNTY CLERK, WOOD CO TX

Date: January 12, 2023

Substitute Trustee: Mark W. Breeding

Substitute Trustee's Address: P. O. Box 239
Quitman, Texas 75783

Beneficiary: Wilbert Lee Coston, Jr.

Note: Note dated March 15, 2001, in the amount of \$50,220.00

Deed of Trust

Date: March 10, 2010

Grantor: Jo Ruth Coston

Beneficiary: Wilbert Lee Coston, Jr.

Recording information: Instrument No. 2010-00010590, Real Property Records of Wood County, Texas

Property:

All of that Lot 115, Zone 2, Section 2, Clear Lakes Subdivision to Wood County, Texas, as shown by Plat recorded in Volume 5, Page 69, Plat Records, Wood County, Texas.

County: Wood

Date of Sale (first Tuesday of month): February 7, 2023

Time of Sale: 10:00 a.m.

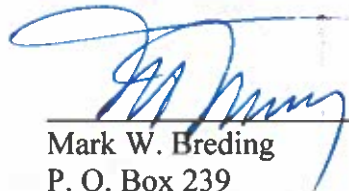
Place of Sale: East side door of the Wood County Courthouse in Quitman, Texas

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.

Mark W. Breeding is Substitute Trustee under the Deed of Trust. Beneficiary 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". The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



Mark W. Breeding
P. O. Box 239
Quitman, Texas 75783