

FILED FOR RECORD
2020 NOV 21 11:52 AM
CLERK OF COUNTY RECORDS
WOOD COUNTY TX

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: August 19, 2016	Original Mortgagor/Grantor: ABDUL RASHEED ALTURKISTANI AND JENNIFER ALTURKISTANI
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN FINANCIAL RESOURCES, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: AMERICAN FINANCIAL RESOURCES, INC., A NEW JERSEY CORPORATION
Recorded in: Volume: N/A Page: N/A Instrument No: 2016-00006528	Property County: WOOD
Mortgage Servicer: LoanCare LLC	Mortgage Servicer's Address: 3637 Sentara Way, Virginia Beach, Virginia 23452

* 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.

Secures: Note in the original principal amount of \$50,065.00, executed by ABDUL RASHEED ALTURKISTANI and payable to the order of Lender.

Property Address/Mailing Address: 743 CR 2950, ALBA, TX 75410

Legal Description of Property to be Sold: SITUATED IN THE COUNTY OF WOOD, STATE OF TEXAS, BEING A PART OF THE HELENE NELSON SURVEY, ABSTRACT NO. 431, AND BEING THE SAME 0.500 ACRE TRACT OF LAND CONVEYED TO JERRY E. GLASSCOCK SR. YVONNE M. GLASSCOCK BY DEED OF RECORD IN WOOD COUNTY CLERK FILE NO. 2015-00012141, OFFICIAL PUBLIC RECORDS, WOOD COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE RAILROAD SPIKE FOUND IN THE CORNER OF COUNTY RAND NO. 2950 MAINTAINING THE NORTHWEST CORNER OF A 0.8381 ACRE TRACT OF FOND CONVEYED TO EDGAR HERNANDEZ BY DEED OF RECORDED IN WCCF# 2014-00001671, OF SAID OFFICIAL PUBLIC RECORDS, SAID ROD ALSO MAINTAINING THE SOUTHWEST CORNER OF SAID 0.500 ACRE TRACT;

THENCE NORTH 02° 11' 46" WEST, ALONG THE CENTER OF SAID CR 2950, A DISTANCE OF 84.57 FEET TO A P/K NAIL SET FOR THE SOUTHWEST CORNER OF A 0.533 ACRE TRACT OF LAND CONVEYED TO ERNEST JIM GLASSCOCK AND BARBARA GLASSCOCK BY DEED OF RECORD IN VOLUME 1234, PAGE 532, DEED RECORDS, WOOD COUNTY, TEXAS;

THENCE NORTH 72° 38' 08" EAST, ALONG THE SOUTH LINE OF SAID 0.533 ACRE TRACT, A DISTANCE OF 312.54 FEET TO A 1/2" STEEL ROD SET IN THE WEST LINE OF A 1.16 ACRE TRACT OF LAND CONVEYED TO TOMMY D. WIGGINS AND BILLIE LOUISE WIGGINS BY DEED OF RECORD IN VOLUME 1698, PAGE 271, OF SAID (DIRECT PUBLIC RECORDS SAID ROD BEING THE SOUTHEAST CORNER OF SAID 0.533 ACRE TRACT);

THENCE SOUTH 02° 11' 53" EAST, ALONG THE WEST LINE OF SAID 1.16 ACRE TRACT, A DISTANCE OF 62.18 FEET TO A 1/2" STEEL ROD SET IN THE NORTH LINE OF 27.711 ACRE TRACT OF LAND CONVEYED TO GEORGE A. FABIAN BY DEED OF RECORD IN WCCF# 2013-00005162, AND SAID OFFICIAL PUBLIC RECORDS, SAID ROD BEING THE SOUTHERLY MOST SOUTHWEST CORNER OF SOLD 1.16 ACRE TRACT;

THENCE SOUTH 68° 45' 08" WEST, ALONG THE NORTH LINE OF SAID 27.711 ACRE TRACT, PASSING THE NORTHEAST CORNER OF A 0.8381 ACRE TRACT TO LAND CONVEYED TO EDGAR HERNANDEZ BY DEED OF RECORDS IN WCCF# 2014-00001671 OF SAID OFFICIAL PUBLIC RECORDS, AND CONTINUING ALONG THE NORTH LINE OF SAID 0.8381 ACRE TRACT FOR A TOTAL DISTANCE OF 319.13 FEET TO THE POINT-OF-BEGINNING AND CONTAINING 0.508 ACRES OF LAND..

Date of Sale: January 05, 2021	Earliest time Sale will begin: 10:00 AM
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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.

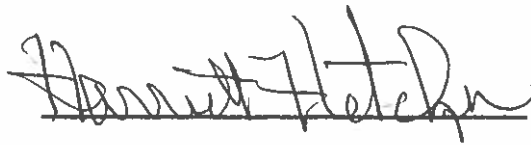
Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *AMERICAN FINANCIAL RESOURCES, INC., A NEW JERSEY CORPORATION*, the owner and holder of the Note, has requested Lisa DeLong, Terri Worley, Carol Hampton, Jeffrey Hampton, Robert LaMont, Sheryl LaMont, Ronnie Hubbard, Harriett Fletcher or Allan Johnston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *AMERICAN FINANCIAL RESOURCES, INC., A NEW JERSEY CORPORATION* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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 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, Lisa DeLong, Terri Worley, Carol Hampton, Jeffrey Hampton, Robert LaMont, Sheryl LaMont, Ronnie Hubbard, Harriett Fletcher or Allan Johnston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, 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 Lisa DeLong, Terri Worley, Carol Hampton, Jeffrey Hampton, Robert LaMont, Sheryl LaMont, Ronnie Hubbard, Harriett Fletcher or Allan Johnston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

11-24-2020

Lisa DeLong, Terri Worley, Carol Hampton, Jeffrey
Hampton, Robert LaMont, Sheryl LaMont, Ronnie
Hubbard, Harriett Fletcher or Allan Johnston, Trustee

c/o Robertson, Anschutz, Schneid & Crane LLC,
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia
30097; PH: (470)321-7112

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, David Kindred, 832 Patricia Street, Irving, Texas 75060, heretofore executed and delivered to Lana Cockrell, Trustee, that certain Deed of Trust dated June 27, 2016, recorded in Document Number 2016-00008144, Deed of Trust Records, Wood County, Texas, covering certain real property situated in said County, being Lot (s) 322 and 323, Section D, Holiday Villages of Fork Subdivision, as shown by the plat recorded in Volume 9, Page 185-186, Plat Records of said County, said Deed of Trust having been given to secure payment of that certain Promissory Note of even date therewith in the principal amount of \$17,500.00 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 5th day of January, 2021**, the above described property will be sold by auction at a public sale to be held at the County Courthouse in said County within the area designated for such sales by the Commissioners Court of said County. The earliest time at which such sale will occur is 11 A. M., and it will begin within three hours of such time.

EXECUTED this 8th day of December, 2020.



PATTON C. CHAPMAN, TRUSTEE

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COUNTY CLERK
20 DEC 10 11:22

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, Amber Rowell, 259 Caddo, Quitman, Texas 75783, heretofore executed and delivered to Patton C. Chapman, Trustee, that certain Deed of Trust dated November 4, 2019, recorded in Document Number 2020-00001958, Deed of Trust Records, Wood County, Texas, covering certain real property situated in said County, being Lot(s) 365, Section E and Lot No.(s) 17, 18, 19, 20, 21 and 22, Section F, Holiday Villages of Fork Subdivision, as shown by the plat recorded in (E) Volume 9, Page 187-190 and (F) Volume 9, Page 191-192, Plat Records of said County, said Deed of Trust having been given to secure payment of that certain Promissory Note of even date therewith in the principal amount of \$58,000.00 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 5th day of January, 2021**, the above described property will be sold by auction at a public sale to be held at the County Courthouse in said County within the area designated for such sales by the Commissioners Court of said County. The earliest time at which such sale will occur is 11 A. M., and it will begin within three hours of such time.

EXECUTED this 8th day of December, 2020.



PATTON C. CHAPMAN, TRUSTEE

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COUNTY CLERK, WOOD COUNTY, TX

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COUNTY CLERK, WOOD CO. TX

Notice of Foreclosure Sale

1. *Property to Be Sold.* The property to be sold is described as follows:

North one-half of the West one-half of LOT NUMBER 22, in BLOCK NUMBER SIX (6) of the HAM ADDITION, City of Mineola, and being a plot of land sixty (60) feet in width East and West fronting West McDonald Street, by 100 feet in depth.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded under County Clerk's File Number 2018-00010704 in the 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: **January 5, 2021**

Time: The sale will occur between the hours of 10:00 A.M. and 4:00 P.M. The sale will begin no earlier than 10:00 A.M. or no later than three hours thereafter.

Place: East Door (front door) of the Wood County Courthouse or as designated by the County Commissioner's office, or as designated by the Commissioner's Court.

The deed of trust permits the beneficiary to abandon the 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 Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

4. *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.

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 nature and extent of such matters, if any.

Pursuant to the 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.

5. *Type of Sale.* The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by James H. Casey and Deborah Casey.

The real property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust.

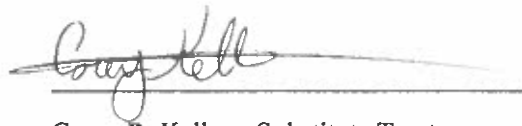
6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note dated November 13, 2018, in the original principal amount of \$66,000.00, executed by James H. Casey and Deborah Casey, payable to the order of First National Bank of East Texas, f/k/a Wood County National Bank, a branch of First National Bank of Gilmer; and (b) all renewals and extensions of the note. First National Bank of East Texas is the current owner and holder of the Obligations and are the beneficiaries under the deed of trust.

Questions concerning the sale may be directed to the undersigned.

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

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

Date: December 11, 2020.



Corey R. Kellam, Substitute Trustee
1021 ESE Loop 323, Suite 200
Tyler, Texas 75701
P: (903) 534-8063

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD, 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 SALE BY SUBSTITUTE TRUSTEE

STATE OF TEXAS
COUNTY OF WOOD

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KNOW ALL MEN BY THESE PRESENTS:

Note: Sale Contract dated August 23, 2013 executed and delivered by Bobby Reep and Sherrie Reep to Green Tree Servicing LLC

Security Instrument: Purchase Money Deed of Trust, dated August 23, 2013, executed and delivered by Bobby Reep and Sherrie Reep to Green Tree Servicing LLC, to secure payment of that certain Sale Contract, recorded as Document Number 2013-00010843, in Wood County, Texas.

Original Creditor: Green Tree Servicing LLC

Current Holder: The Bank of New York Mellon, as Indenture Trustee, for Mid-State Capital Corporation 2004-1 Trust

Current Owner: The Bank of New York Mellon, as Indenture Trustee, for Mid-State Capital Corporation 2004-1 Trust

Mortgage Servicer: New Rez LLC d/b/a Shellpoint Mortgage Servicing ("Servicer"), 75 Beattie Pl. #300, Greenville, SC 29601

Appointed Substitute Trustees: JIM MILLS, SUSAN MILLS, EMILY NORTHERN, RUSSELL SLATON, BOB GIDEON, ED HENDERSON, JAMEY PARSONS, JOE HALLONQUIST, KRISTEN ALDREDGE, LAURIE BLACKWELL, MARY MCCAULY, TOM SWEARINGEN

Note: Each substitute trustee is authorized individually, to act alone without the joinder of the other trustees.

AND

The Substitute Trustees are authorized to sell the Premises at public venue to the highest bidder or bidders, for cash.

LISA DELONG, TERRI WORLEY, HARRIETT FLETCHER, ROBERT LAMONT, SHERYL LAMONT, ALLAN JOHNSTON. SHARON ST. PIERRE, RONNIE HUBBARD, LISA DELONG, TERRI WORLEY, HARRIETT FLETCHER, ROBERT LAMONT, SHERYL LAMONT, ALLAN JOHNSTON. SHARON ST. PIERRE, RONNIE HUBBARD, SERVICE LINK, 3220 EL CAMINO REAL, IRVINE, CA 92602

PROPERTY ADDRESS: 174 Private Rd 8569 Winnsboro, TX 75494	RP FILE NO. SHELL02-22	BORROWER: Reep, Bobby & Sherrie
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AND

DARLA BOETTCHER, RAMIRO CUEVAS, AURORA CAMPOS,
JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS,
JAMI HUTTON, DANA KAMIN, LISA BRUNO, RONDA TYLER,
SHARON ST. PIERRE, RONNIE HUBBARD, ALLAN JOHNSTON,
SHERYL LAMONT, ROBERT LAMONT
AUCTION.COM, 1 MAUCHLY, IRVINE, CA 92618

AND

JOSE A. BAZALDUA OR ANTONIO BAZALDUA OR SUSAN
BOWERS
XOME, 750 TX-121, SUITE 100, LEWISVILLE, TX 75067

AND

TERRI WORLEY, HARRIETT FLETCHER, ROBERT LAMONT,
SHERYL LAMONT, ALLAN JOHNSTON, SHARON ST. PIERRE,
RONNIE HUBBARD, LISA DELONG
COVIS REALTY BID, 3225 RAINBOW DRIVE, SUITE 248-B,
RAINBOW CITY, AL 35906

AND

T. J. RINEY, H. HOOPER, S.G. HARVEY, B.K. PACKARD, M.
SANTOYO
5420 LBJ FREEWAY, SUITE 220, DALLAS, TX 75225

Property to be sold: 174 Private Rd 8569, Winnsboro, TX 75494, and as further described in Exhibit A attached hereto, along with the improvements on such real property and any after acquired permanent improvements or title to such improvements and/or real property (the "Premises" as described in §9.604 of the Texas Uniform Commercial Code).

Date of Sale: **Tuesday, January 5, 2021.**

Time of Sale: The sale will begin no earlier than **10:00 AM** and no later than three (3) hours thereafter.

Location of Sale: At the **County Courthouse in Wood County**, Texas, at the front door on the East side of the courthouse, unless the location of the sale has been otherwise designated to a specific location by the Commissioner's Court of Wood County, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

Terms of Sale: The sale will be conducted as a public auction to the highest bidder for

PROPERTY ADDRESS: 174 Private Rd 8569 Winnsboro, TX 75494	RP FILE NO. SHEL1.02-22	BORROWER: Reep, Bobby & Sherrie
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cash, subject to the provisions of the Purchase Money 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 Purchase Money 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 Security Instrument, 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 Security Instrument. The sale shall not cover any part of the property that has been released of public record from the lien of the Security Instrument. 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 Security Instrument, 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 Purchase Money 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 sale being conducted pursuant to the power of sale granted by the Security Instrument executed by Bobby Reep and Sherrie Reep.

Default and Notice:

Default has been made in payment of the Note and Security Instrument and the Note is now unpaid, delinquent and in default. All required notices have been given to Bobby Reep and Sherrie Reep and any and all other necessary parties with regard to the defaulted indebtedness. Servicer has requested the undersigned, substitute trustee, to post, file and give notice of foreclosure of the Security Instrument and the lien thereof in accordance with applicable Texas law and the terms and provisions of the Security Instrument.

PROPERTY ADDRESS:
174 Private Rd 8569
Winnsboro, TX 75494

RP FILE NO. SHELL02-22

BORROWER: Reep, Bobby & Sherrie

Dated: December 3, 2020.



T.J. Riney, Substitute Trustee

AFTER RECORDING, PLEASE RETURN TO:

Riney Packard, PLLC
Attn: T.J. Riney
Two Lincoln Centre
5420 LBJ Freeway, Suite 220
Dallas, Texas 75240

PROPERTY ADDRESS:
174 Private Rd 8569
Winnsboro, TX 75494

RP FILE NO. SHELL02-22

BORROWER: Reep, Bobby & Sherrie

EXHIBIT "A"

All that certain tract or parcel of land situated in the Mary Ward Survey, Abstract No. 603, Wood County, Texas; being a part of that certain 20.67 acre tract described in Deed to Larry Weems and wife, Carolyn Weems, recorded in Volume 1407, Page 235, Real Property Records of said County; and being more particularly described as follows:

BEGINNING at a capped 1/2 inch iron rod marked "Swanner" set for corner situated N 76° 51' 26" W - 771.33 feet from the Southeast corner of said 20.67 acre tract;

THENCE N 89° 09' 00" W, at 20.75 feet passing a nail set on the end of an Access Easement, and at a total distance of 295.50 feet to a capped 1/2 inch iron rod marked "Swanner" set for corner;

THENCE N 0° 51' 00" E - 295.50 feet to a capped 1/2 inch iron rod marked "Swanner" set for corner;

THENCE S 89° 09' 00" E - 295.50 feet to a capped 1/2 inch iron rod marked "Swanner" set for corner;

THENCE S 0° 51' 00" W - 295.50 feet to the **PLACE OF BEGINNING** containing 2.005 acres.

NOTE: All 1/2 inch iron rods set with surveyor's cap marked "SWANNER".

NOTE: Bearings based on the South fence line of a 20.67 acre tract described in Volume 1407, Page 235, Real Property Records of Wood County, Texas.

PROPERTY ADDRESS: 174 Private Rd 8569 Winnsboro, TX 75494	RP FILE NO. SHELL02-22	BORROWER: Reep, Bobby & Sherrie
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**FIELD NOTES FOR A 30 FOOT WIDE ACCESS EASEMENT
WARD SURVEY - WOOD COUNTY, TEXAS**

All that certain tract or parcel of land situated in the Mary Ward Survey, Abstract No. 603, Wood County, Texas; being a part of that certain 20.67 acre tract described in Deed to Larry Weems and wife, Carolyn Weems, recorded in Volume 1407, Page 235, Real Property Records of said County; and the centerline of a 30 foot wide Access Easement being more particularly described as follows:

BEGINNING at a nail set on the centerline of County Road No. 4430 and being N 35° 53' 12" E - 40.37 feet from the Southeast corner of said 20.67 acre tract;

THENCE in a Westerly direction along first said centerline as follows: N 79° 13' 23" W - 244.90 feet, S 88° 36' 10" W - 168.18 feet, S 89° 23' 12" W - 187.46 feet, N 77° 24' 22" W - 143.06 feet, N 45° 16' 06" W - 50.28 feet, and N 33° 12' 58" W - 43.89 feet to a nail set on the South line of a 2.005 acre tract surveyed out of said Weems tract, being N 89° 09' 00" W - 20.75 feet from the Southeast corner of said 2.005 acre tract, and being the end of said Access Easement.

NOTE: Bearings based on the South fence line of a 20.67 acre tract described in Volume 1407, Page 235, Real Property Records of Wood County, Texas.

PROPERTY ADDRESS: 174 Private Rd 8569 Winnsboro, TX 75494	RP FILE NO. SHELL02-22	BORROWER: Reep, Bobby & Sherrie
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NOTICE OF SALE BY TRUSTEE AND SUBSTITUTE TRUSTEE

THE STATE OF TEXAS §
COUNTY OF WOOD §

KNOW ALL MEN BY THESE PRESENTS:

FILED FOR RECORD
DEC 14 PM 12:53
COUNTY CLERK, WOOD COUNTY, TEXAS

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, BERCLAIR FUNDING, LLC (“Beneficiary”) is the current holder and owner of the Deed of Trust and the note secured thereby, by instrument dated March 24, 2020, recorded under Clerk’s Document No. 2020-00002938, 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, DAVID SIMS, 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.

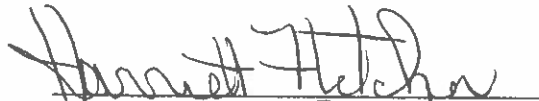
NOW, THEREFORE, I, the undersigned, SARA E. DYSART and/or HARRIETT FLETCHER, ROBERT LAMONT, DAVID SIMS, ALLAN JOHNSTON, RONNIE HUBBARD AND KELLY GODDARD, acting jointly or separately as Trustee or Substitute Trustee, do hereby give notice that after due publication of this notice as required by law and 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 January** next, the same being **January 5, 2021** 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, DAVID SIMS, 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 December 2020.


Substitute Trustee: Harriett Fletcher
Robert LaMont
David Sims
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 lot or parcel of land, a part of the Daniel Fuller Survey A-207, 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, 2018 from Barbara A. Lewis, Executive, to Alma Ruth Scott Esmit, et al, that is recorded under Instrument No. 2013-0090822 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. 1551 Pg. 451) from which a 1/2" Iron Rod found for the S.E.C. of said called 0.105 acres and the S.E.C. of a called 2.1157 acres (Vol. 1052 Pg. 481) bears South 66 degrees 13 minutes 16 seconds West, 52.28 feet, same being the N.E.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 57.06 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 0.105 acre tract and continue along the E.B.L. of a called 0.295 acres for a distance of 502.24 feet to a 1/2" Iron Rod found for corner;

Thence North 28 degrees 51 minutes 55 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 67.34 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. 1551 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 151.19 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. 1551 Pg. 446);

Thence North 23 degrees 20 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 67.66 feet to a 1/2" Iron Rod found for corner;

Thence North 02 degrees 49 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 352.80 feet to a 1/2" Iron Rod set for corner, being on the S.E.L. of a called 22.00 acres for a Paul & Daidro Rouyak (Vol. 1658 Pg. 565);

Thence South 89 degrees 13 minutes 46 seconds East, along the N.E.L. of said tract and the S.E.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 10.517 acres (Vol. 1511 Pg. 495);

Thence North 89 degrees 17 minutes 51 seconds East, along the occupied N.E.L. of said Residue and the S.B.L. of said called 10.517 acres for a distance of 445.63 feet to a Fence Corner for corner, at the occupied N.E.C. of said Residue;

Thence South 00 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 846.15 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, 797 feet;

Thence South 82 degrees 46 minutes 11 seconds West, along the N.E.L. of Loop # 564 for a distance of 92.36 feet to a Concrete R.O.W. Monument;

Thence South 83 degrees 39 minutes 16 seconds West, continuing along said loop for a distance of 561.24 feet to a Concrete R.O.W. Monument at the E.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 33 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 35 minutes 43 seconds West, continuing along said line for a distance of 208.22 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 73.04 feet to the place of beginning, containing 29.478 acres

TRACT TWO:

All that certain tract lot or parcel of land, a pt of Lot 3 and all of Lot 4, Block 16 Quinman Townsites and all of that certain tract of land that is described in a Deed of Trust from Christopher Fisher, et ux, Michelle, to A. Dwyan Bell that is recorded in 2016-00005485 of the Real Property Records of Wood County, Texas, and being more completely described as follows to wit:

Beginning at a Building Corner, for corner, at the S.W.C. of a vailed save and except 2325.23 feet (Bol 866 Pg 558) an "X" cut 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.B.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" cut 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 0.0954 Acres.

The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

NOTICE OF FORECLOSURE SALE

FILED FOR RECORD
2007 DEC -3 11:00 AM
CLERK OF COUNTY CLERK

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: FIELD NOTE DESCRIPTION 1.550 ACRE TRACT, M. CROTHERS SURVEY, ABSTRACT NO. 97, WOOD COUNTY, TEXAS
ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN WOOD COUNTY, TEXAS. BEING 1.550 ACRES IN THE M. CROTHERS SURVEY, ABSTRACT NO. 97 AND BEING ALL OF LOTS 392 AND 393 OF SECTION 5, CLEAR LAKES SUBDIVISION (PLAT RECORDED IN BOOK 3, PAGE 68, PLAT RECORDS OF WOOD COUNTY, TEXAS) DEEDED TO EUGENE R. CARTER, ET UX MARY L. CARTER IN VOLUME 639, PAGE 711, AND VOLUME 663, PAGE 45, DEED RECORDS OF WOOD COUNTY, TEXAS, AND PART OF A CALLED 30 ACRE TRACT DEEDED TO EUGENE R. CARTER, ET UX MARY L. CARTER FROM WELLS LAND AND CATTLE COMPANY, INC., DATED JULY 24, 1971 AND RECORDED IN VOLUME 639, PAGE 708, DEED RECORDS OF WOOD COUNTY, TEXAS. SAID 1.550 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 1 INCH IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 392 AND BEING IN THE NORTHWEST RIGHT OF WAY LINE OF WOOD COUNTY ROAD NO. 2140 (MABEL S DRIVE);
THENCE NORTH 56 DEGREES 04 MINUTES 26 SECONDS WEST WITH THE SOUTHWEST LINE OF SAID LOT. 125.00 FEET TO A 1 INCH IRON PIPE FOUND AT FENCE CORNER FOR THE NORTHWEST CORNER OF SAID LOT NO. 392. SAID POINT BEING IN THE SOUTH LINE OF THE ABOVE SAID 30 ACRE TRACT AND BEING NORTH 49 DEGREES 15 MINUTES 01 SECOND EAST 120.99 FEET FROM THE SOUTHERNMOST CORNER OF SAID 30 ACRE TRACT;
THENCE NORTH 35 DEGREES 37 MINUTES 45 SECONDS WEST WITH FENCE, 179.16 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER AT FENCE CORNER,
THENCE NORTH 52 DEGREES 33 MINUTES 33 SECONDS EAST, PART WAY WITH FENCE, 253.63 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;
THENCE SOUTH 34 DEGREES 03 MINUTES 57 SECONDS EAST, PASSING THE NORTHEAST CORNER OF LOT 393 AT 164.92 FEET, CONTINUING WITH THE EAST LINE OF LOT 393 A TOTAL DISTANCE OF 289.42 FEET TO A 1/2 INCHES IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID LOT AND BEING IN THE NORTH LINE OF SAID COUNTY ROAD. A 1 1/2 INCH IRON PIPE FOUND BEARS SOUTH 39 DEGREES 41 MINUTES 39 SECONDS EAST 9.65 FEET FOR REFERENCE.
THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF LOTS 393 AND 392. AND THE NORTHERLY LINE OF SAID ROAD, AS FOLLOWS:
SOUTH 66 DEGREES 57 MINUTES 42 SECONDS WEST 50.00 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER,
SOUTH 59 DEGREES 06 MINUTES 26 SECONDS WEST 52.00 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER,
SOUTH 57 DEGREES 21 MINUTES 35 SECONDS WEST 45.11 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;
SOUTH 24 DEGREES 20 MINUTES 39 SECONDS WEST 65.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.550 ACRES OF LAND, ACCORDING TO MY SURVEY AND CALCULATIONS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 05/06/2004 and recorded in Book 2001 Page 587 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: 01-05-2021
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 RICHARD H. HAGGARD AND GAIL HAGGARD, provides that it secures the payment of the indebtedness in the original principal amount of \$81,200.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. PHH MORTGAGE CORPORATION is the current mortgagee of the note and deed of trust and SHELLPOINT MORTGAGE SERVICING is mortgage servicer. A servicing agreement between the mortgagee, whose address is PHH MORTGAGE CORPORATION c/o SHELLPOINT MORTGAGE SERVICING, 2020 S. Dairy Ashford #200, Houston, TX 77077 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 AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, 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
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

THIS FORECLOSURE SALE IS BEING CONDUCTED
UNDER THE EXCEPTION REFERENCED IN GOVERNOR
ABBOTT'S EXECUTIVE ORDER GA-28(1)(A)

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230,
Houston, TX 77056 I declare under penalty of perjury that on _____ 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.



Posted by Harriett Fletcher 12-03-2020