

409 SYCAMORE ST  
MINEOLA, TX 75773

FILED 500-1000  
2022 OCT 13 PM 2:19  
00000009428509  
COUNTY CLERK, WOOD CO 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: January 03, 2023

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 INSTRUMENT 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.**

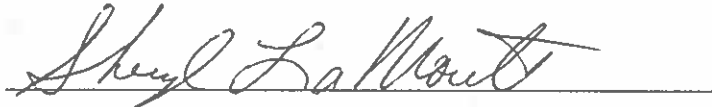
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE 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 Sheryl 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 October 13, 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: Sheryl La Mont

Date: October 13, 2022

409 SYCAMORE ST  
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 SALE**

**Deed of Trust Date:**  
6/30/2017

**Grantor(s)/Mortgagor(s):**  
JAMES KEITH HUTCHINS, A MARRIED MAN AND  
WHITNEY HUTCHINS, HIS WIFE  
**Current Beneficiary/Mortgagee:**  
Guild Mortgage Company LLC

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

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 2017-00005961

**Property County:**  
**WOOD**

**Mortgage Servicer:**  
Guild Mortgage Company LLC is representing the Current  
Beneficiary/Mortgagee under a servicing agreement with the  
Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
5887 Copley Drive,  
San Diego, CA 92111

**Legal Description:** LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

**Date of Sale:** 1/3/2023 **Earliest Time Sale Will Begin:** 1:00:00 PM

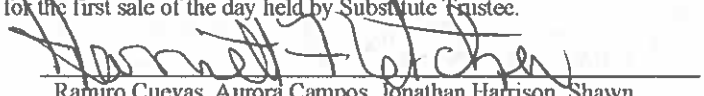
**Place of Sale of Property:** 100 Main St., Quitman, Wood, TX, 75783 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.

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.**

  
\_\_\_\_\_  
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, Lisa DeLong, Terri Worley, Robert LaMont, Sheryl LaMont, Ronnie Hubbard, Harriett Fletcher or Allan Johnston or Thuy Frazier Posted October 27, 2022  
or Cindy Mendoza  
or Catherine Allen-Rea  
or Cole Patton, Substitute Trustee  
McCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

FILED FOR RECORD  
2022 OCT 27 AM 11:26  
COUNTY CLERK, WOOD CO TX

**MH File Number:** TX-22-93094-POS  
**Loan Type:** FHA

EXHIBIT "A"

THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE W. BARNHILL SURVEY, ABSTRACT NO. 1 AND IN THE J. MANNING SURVEY, ABSTRACT NO. 381, WOOD COUNTY, TEXAS, BEING THAT TRACT OF LAND KNOWN TO BE DESCRIBED IN A DEED TO CODY JAY HUNT AND BAILEE NICOLE HUNT, RECORDED IN DOCUMENT NO. 2008-00095723 OFFICIAL PUBLIC RECORDS, WOOD COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 1 INCH IRON PIPE FOUND FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF F. M. HIGHWAY 69, SAID POINT BEING THE RECOGNIZED SOUTHEAST CORNER OF SAID HUNT TRACT AND THE APPARENT NORTHEAST CORNER OF THE RESIDUE OF A TRACT OF LAND DESCRIBED IN A DEED TO SHERMAN MCNOWN AND ANNIE MCNOWN, RECORDED IN VOLUME 2236, PAGE 509, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS; THENCE SOUTH 89 DEGREES 40 MINUTES 58 SECONDS WEST, WITH THE RECOGNIZED SOUTH LINE OF SAID HUNT TRACT, A DISTANCE OF 158.19 FEET TO A 1 INCH IRON PIPE FOUND FOR ANGLE POINT IN SAID LINE, SAID POINT THE APPARENT NORTHWEST CORNER OF SAID MCNOWN RESIDUE TRACT (VOLUME 2236, PAGE 593) AND THE APPARENT MOST NORTHERLY NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO SHERMAN W MCNOWN AND WIFE, ANNIE R. MCNOWN, RECORDED IN VOLUME 1796, PAGE 122, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS; THENCE SOUTH 89 DEGREES 26 MINUTES 52 SECONDS WEST, WITH THE RECOGNIZED SOUTH LINE OF SAID HUNT TRACT, A DISTANCE OF 1040.99 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE APPARENT NORTH LINE OF SAID MCNOWN TRACT (VOLUME 1796, PAGE 122) SAID POINT BEING THE RECOGNIZED SOUTHWEST CORNER OF SAID HUNT TRACT AND THE APPARENT MOST SOUTHERLY SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO SHERMAN W. MCNOWN AND ANNIE R. MCNOWN, RECORDED IN VOLUME 2003, PAGE 462, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS; THENCE NORTH 06 DEGREES 58 MINUTES 00 SECONDS EAST, WITH THE RECOGNIZED WEST LINE OF SAID HUNT TRACT, A DISTANCE OF 26.16 FEET TO A 1 INCH IRON PIPE FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED MOST WESTERLY NORTHWEST CORNER OF SAID HUNT TRACT AND AN APPARENT INNER BELL CORNER OF SAID MCNOWN TRACT (VOLUME 2003, PAGE 462); THENCE NORTH 88 DEGREES 23 MINUTES 13 SECONDS EAST, WITH THE RECOGNIZED MOST WESTERLY NORTH LINE OF SAID HUNT TRACT, DISTANCE OF 74.65 FEET TO A 1 INCH IRON PIPE FOUND FOR AN ANGLE POINT IN SAID LINE AND AN APPARENT ANGLE POINT IN A

SOUTH LINE OF SAID MCNOWN TRACT (VOLUME 2003, PAGE 462); THENCE NORTH 47 DEGREES 13 MINUTES 13 SECONDS EAST, WITH THE RECOGNIZED MOST WESTERLY NORTH LINE OF SAID HUNT TRACT, A DISTANCE OF 138.03 FEET TO A 1 INCH IRON PIPE FOUND FOR CORNER, SAID POINT BEING TIES RECOGNIZED MOST NORTHERLY NORTHWEST CORNER OF SAID HUNT TRACT AND AN APPARENT MOST EASTERLY SOUTHWEST CORNER OF SAID MCNOWN TRACT (VOLUME 2003, PAGE 462); THENCE 89 DEGREES 36 MINUTES 47 SECONDS EAST, WITH THE RECOGNIZED MOST EASTERLY NORTH LINE OF SAID HUNT TRACT, A DISTANCE OF 1019.94 FEET TO A 60D NAIL SET IN A TREE STUMP FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF F. M. HIGHWAY 69, SAID POINT BEING THE RECOGNIZED NORTHEAST CORNER OF SAID HUNT TRACT AND THE APPARENT MOST EASTERLY SOUTHEAST CORNER OF SAID MCNOWN TRACT (VOLUME 2003, PAGE 462); THENCE SOUTH 00 DEGREES 03 MINUTES 00 SECONDS EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID HIGHWAY, A DISTANCE OF 117.80 FEET TO THE PLACE OF BEGINNING AND CONTAINING 130,539.42 SQUARE FEET OR 2.997 ACRES OF LAND.

Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803  
For Sale Information: (888) 313-1969  
For Reinstatement Requests: 1-866-874-5860  
Pay Off Requests: 1-800-561-4567  
TS#: 22-27581

FILED FOR RECORD  
2022 NOV 20 PM 1:51  
KELLEY PRICE  
COUNTY CLERK, WOOD CO TX

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**WHEREAS**, on 6/27/2003, Kelli M Hagan and Christopher Hagan, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Ted Leitch, as Trustee, The CIT Group/Consumer Finance, Inc., a Delaware Corporation, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$94,500.00, payable to the order of The CIT Group/Consumer Finance, Inc., a Delaware Corporation, which Deed of Trust is Recorded on 6/30/2003 as Volume 2003-00003923, Book 1930, Page 252, in Wood County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

All that certain tract or parcel of land situated in the Willis Parker Survey, A-451, Wood County, Texas, being all of that certain Tract One and Tract Two described in Deed to James Alton Foster and wife, Retta dated 1979 recorded in Volume 791, Page 529, Deed Records of Wood County, Texas; and being more particularly described as follows:

Beginning at a 2" iron pipe found on the SW corner of said Tract Two and on the SE corner of a tract described in Deed to Donald White dated 1976, recorded in Volume 716, Page 542, of said Deed Records: thence N0 deg. 25' 28" W with the West boundary line of said Foster tract and the East boundary line said White tract-305.00' to a 5/8" iron pipe set on the NW corner of said Tract Two and the NE corner of said White Tract;

thence East with the South ROW line of Scenic Loop-209.00' to 5/8" iron pipe set on the NE corner of said Tract One and the NW corner of the Diana Graves Tract;

thence S0 deg. 25' 28" E with the East boundary line of said Tract Two and the West boundary line of said Graves Tract - 305.00' to a 5/8" iron pipe set on the SE corner of said Tract Two and the SW corner of said Graves Tract;

thence West with the South boundary line of said Tracts Two and One and the North boundary line of a 6.35 acre tract described in Deed to Oscar Saye, dated 1956, recorded in Volume 419, Page 277, of said Deed Records - 209.00' to the place of beginning containing 1.463 acres.

Commonly known as: 496 SCENIC LOOP HAWKINS, TX 75765

**WHEREAS**, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Harriett Fletcher, Robert LaMont, Sheryl LaMont, Sharon St. Pierre,, Dustin George or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

**WHEREAS**, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for Wilmington Savings Fund Society, FSB, as trustee for Upland Mortgage Loan Trust B, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.



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NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **1/3/2023 at 1:00 PM**, or no later than three (3) hours after such time, in Wood County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **At the east (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**

NOTICE IS FURTHER GIVEN that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

**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.**

**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.**

WITNESS, my hand this 11/8/2022

WITNESS, my hand this November 10, 2022.

*Monica Sandoval*

By: Monica Sandoval, Trustee Sale Specialist,  
Team Lead

Carrington Foreclosure Services, LLC as  
authorized agent for Mortgagee or Mortgage  
Servicer

1600 South Douglass Road, Suite 140  
Anaheim, CA 92806

*Harriett Fletcher*

By: Substitute Trustee(s)

Harriett Fletcher, Robert LaMont, Sheryl LaMont,  
Sharon St. Pierre,

C/O Carrington Foreclosure Services, LLC  
1600 South Douglass Road, Suite 140  
Anaheim, CA 92806

FILED FOR RECORD  
2022 NOV 10 PM 1:50  
KELLEY PRICE  
COUNTY CLERK, WOOD COUNTY, TEXAS

## NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. *Property to Be Sold.* The property to be sold is described as follows: LOTS 304 AND 305, SECTION I, PELICAN BAY, HOLIDAY VILLAGES OF FORK, RECORDED IN VOLUME 9, PAGE 197-198 OF THE PLAT RECORDS OF WOOD COUNTY, TEXAS.

AN ACTUAL ON THE GROUND SURVEY WAS MADE UNDER THE DIRECTION AND SUPERVISION OF MARK V. MATTHEWS, R.P.L.S.NO. 5483, DATED JUNE 21, 2021.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 08/19/2021 and recorded in Document 2021-00009530 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: 01/03/2023

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 RONALD WARREN RIEGEL, II, provides that it secures the payment of the indebtedness in the original principal amount of \$132,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. CLICK N CLOSE, INC. is the current mortgagee of the note and deed of trust and CLICK N CLOSE, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is CLICK N CLOSE, INC. c/o CLICK N CLOSE, INC., PO Box 2229, Addison, TX 75001 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, L.L.C. 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  
Karla Balli, Attorney at Law  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

### Certificate of Posting

I am Harriett Fletcher whose address is c/o AVT Title Services, L.L.C. 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on November 10, 2022 I filed this Notice of Foreclosure Sale at the office of the Wood County Clerk and caused it to be posted at the location directed by the Wood County Commissioners Court.



Harriett Fletcher, November 10, 2022

