

391 CR 1530
ALBA, TX 75410

FILED FOR RECORD
2022 APR 28 PM 12:31
SHELLEY PRICE
COUNTY CLERK, WOOD CO TX

00000009484205

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: July 05, 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 September 11, 2019 and recorded in Document CLERK'S FILE NO. 2019-00009488 real property records of WOOD County, Texas, with WAYLON NICEWARNER AND AMANDA NICEWARNER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by WAYLON NICEWARNER AND AMANDA NICEWARNER, securing the payment of the indebtednesses in the original principal amount of \$63,822.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC 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. FLAGSTAR BANK, F.S.B., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FLAGSTAR BANK, F.S.B.
5151 CORPORATE DRIVE
TROY, MI 48098



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.

April 28, 2022

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 Harriett Fletcher, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on April 28, 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: Harriett Fletcher

Date: April 28, 2022

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, BEING 0.635 OF AN ACRE SITUATED IN THE H.M.C. HALL SURVEY, ABSTRACT NO. 284, WOOD COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 0.6336 OF AN ACRE TRACT DESCRIBED IN A DEED FROM BILLY RAY SEARS ET AL TO BILLY RAY SEARS ET AL, DATED AUGUST 15, 2012 AND RECORDED UNDER CLERK'S FILE NO. 2012-00009896 OF THE REAL PROPERTY RECORDS OF WOOD COUNTY, TEXAS. SAID 0.635 OF AN ACRE BEING MORE COMPLETELY DESCRIBED AS FOLLOWS, TO-WIT:

BEARINGS ARE BASED ON THE NORTH LINE OF THAT CERTAIN CALLED 0.6336 OF AN ACRE TRACT RECORDED UNDER CLERK'S FILE NO. 2012-00009896 OF THE REAL PROPERTY RECORDS OF WOOD COUNTY, TEXAS.

BEGINNING AT POINT FOR CORNER, BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE ABOVE MENTIONED 0.6336 OF AN ACRE TRACT, AND THE NORTHEAST CORNER OF A CALLED 11.380 ACRE TRACT DESCRIBED IN A DEED TO CURTIS HARRIS AND SILVIA HARRIS, RECORDED UNDER CLERK'S FILE NO. 2017-00006159 OF THE REAL PROPERTY RECORDS OF WOOD COUNTY, TEXAS, SAME BEING NEAR THE WEST EDGE OF THE SURFACE OF COUNTY ROAD NO. 1530. A 1/2" IRON ROD (FOUND) FOR REFERENCE BEARS NORTH 89 DEGREES 55 MINUTES 24 SECONDS WEST, 12.21 FEET;

THENCE NORTH 89 DEGREES 55 MINUTES 24 SECONDS WEST, 250.00 FEET TO A 1/2" IRON ROD (SET) FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE SOUTHEAST CORNER OF A CALLED 3.5115 ACRE TRACT DESCRIBED IN A DEED TO JOHN D. DEARMORE AND WIFE, BETTY L. DEARMORE, RECORDED IN VOLUME 1335, PAGE 489 OF THE REAL PROPERTY RECORDS OF WOOD COUNTY, TEXAS;

THENCE NORTH, GENERALLY WITH A FENCE, BEING THE EAST LINE OF THE ABOVE MENTIONED 3.5115 ACRE TRACT AND WEST LINE OF THE BEFORE MENTIONED 0.6336 OF AN ACRE TRACT. A DISTANCE OF 110.40 FEET TO A POINT FOR CORNER IN A 12" TREE FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, ALSO BEING THE SOUTHWEST CORNER OF A CALLED 0.6336 OF AN ACRE TRACT DESCRIBED IN A DEED TO MICHEAL D. GIBSON RECORDED UNDER CLERK'S FILE NO. 2010-00011590 OF SAID REAL PROPERTY RECORDS:

THENCE EAST, WITH THE SOUTH LINE OF THE ABOVE MENTIONED GIBSON TRACT AND NORTH LINE OF SAID SEARS TRACT. AT 236.39 FEET PASSING A 1/2" IRON ROD (SET) FOR REFERENCE, CONTINUE A TOTAL DISTANCE OF 250.00 FEET TO A POINT FOR CORNER BEING THE SOUTHEAST CORNER OF SAID GIBSON TRACT AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT. ALSO BEING NEAR THE WEST EDGE OF THE SURFACE OF SAID COUNTY ROAD,

THENCE SOUTH, A DISTANCE OF 110.73 FEET TO THE PLACE OF BEGINNING. CONTAINING 0.635 OF AN ACRE LAND.

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
6/14/2019

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR
MORTGAGE RESEARCH CENTER, LLC DBA VETERANS
UNITED HOME LOANS, ITS SUCCESSORS AND
ASSIGNS

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2019-00006060

Mortgage Servicer:
Caliber Home Loans, Inc. is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.

Grantor(s)/Mortgagor(s):
CARLOS J TOVAR, MARRIED MAN AND MARCI
TOVAR
Current Beneficiary/Mortgagee:
CALIBER HOME LOANS, INC.

Property County:
WOOD

Mortgage Servicer's Address:
13801 Wireless Way,
Oklahoma City, OK 73134

Legal Description: LOT 105 OF DEL-RAY HEIGHTS SUBDIVISION, PHASE 1, A SUBDIVISION IN THE CITY OF WINNSBORO, WOOD COUNTY, TEXAS, ACCORDING TO THE PLAT OF SUBDIVISION FILED IN VOLUME 9, PAGE 149, OF THE PLAT RECORDS OF WOOD COUNTY, TEXAS.

Date of Sale: 7/5/2022

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.

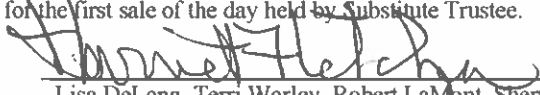
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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 or Allan Johnston
or Thuy Frazier May 05, 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 MAY -5 PM 2:35
COUNTY CLERK, WOOD CO TX

MH File Number: TX-22-81759-POS
Loan Type: VA

22TX373-0398
826 N WINNSBORO ST. QUITMAN, TX 75783

FILED FOR RECORD
2022 MAY 12 PM 12:24

NOTICE OF FORECLOSURE SALE
KELLEY PRICE
COUNTY CLERK, WOOD CO TX

Property: The Property to be sold is described as follows:

SEE EXHIBIT A

Security Instrument: Deed of Trust dated June 24, 2020 and recorded on July 1, 2020 as Instrument Number 2020-00005918 in the real property records of WOOD County, Texas, which contains a power of sale.

Sale Information: July 05, 2022, at 1:00 PM, or not later than three hours thereafter, at the east front door of the Wood County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by MICHAEL ELLSWORTH AND MICHAEL RAY ELLSWORTH secures the repayment of a Note dated June 24, 2020 in the amount of \$124,801.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 907 Pleasant Valley Avenue, Suite 3, Mt. Laurel, NJ 08054, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

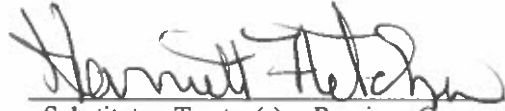
Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

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.



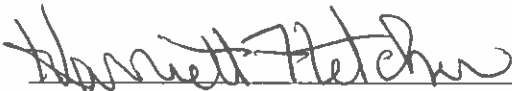
Miller, George & Suggs, PLLC
Dustin C. George, Attorney at Law
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5601 Democracy Drive, Suite 265
Plano, TX 75024



Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Angie Uselton, Jami Hutton, Tonya Washington, Monica Henderson, Terry Waters, Logan Thomas, Sharon St. Pierre, Harriett Fletcher, Robert LaMont, Sheryl LaMont, Allan Johnston, Ronnie Hubbard, Terri Worley, Lisa DeLong and Auction.com employees, including but not limited to those listed herein
c/o Miller, George & Suggs, PLLC
5601 Democracy Drive, Suite 265
Plano, TX 75024

Certificate of Posting

I, Harriett Fletcher, declare under penalty of perjury that on the 12th day of May, 2022, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of WOOD County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).



Harriett Fletcher, May 12, 2022

EXHIBIT A

BEING ALL OF THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE A. C. WALTERS SURVEY, ABSTRACT NO. 609, WOOD COUNTY, TEXAS, AND IN THE S. BURCH SURVEY, ABSTRACT NO. 28, WOOD COUNTY, TEXAS, AND BEING THE RESIDUE OF A CALLED 6 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM J. O. BLACKWELL AND WIFE, MARTHA J, BLACKWELL, TOW. T. BLACKWELL, DATED JUNE 28, 1945, AS SHOWN OF RECORD IN VOLUME 285, PAGE 389, DEED RECORDS, WOOD COUNTY, TEXAS, SAID 6 ACRE TRACT OF LAND ALSO BEING KNOWN AS LOT 4, BLOCK 60, CITY OF QUITMAN, TEXAS, SAID LOT, TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 6 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF A CALLED 1.204 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM HOMER C. TURNER, JR. AND WIFE, ROSE TURNER, ET AL TO JIMMY F. JOHNS AND WIFE, RITA G. JOHNS, DATED JANUARY 28, 1997, AS SHOWN OF RECORD IN VOLUME 1532, PAGE 463, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS AND BEING IN THE SOUTH LINE OF A CALLED 121.4358 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM THEODORE WOODROW RYE, JR. TO JAMES UDELTOVEN ET AL, DATED AUGUST 04, 2009, AS SHOWN OF RECORD IN DOCUMENT NO. 2009-00009967, REAL RECORDS, WOOD COUNTY, TEXAS;

THENCE S 77° 35' 28" E, ALONG THE NORTH LINE OF SAID 6 ACRE TRACT, SAME BEING GENERALLY ALONG AND THROUGH A FENCE, AT APPROXIMATELY 550 FEET PASSING THROUGH THE EASTERLY EAST LINE OF SAID WALTERS SURVEY AND THROUGH THE SOUTHERLY WEST LINE OF SAID BURCH SURVEY, CONTINUING ALONG SAME BEARING, IN ALL, A TOTAL DISTANCE OF 615.41 FEET TO AN 8 INCH WOOD POST FENCE INTERSECTION FOUND AT THE SOUTHWEST CORNER OF A CALLED 1.083 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM JERRY W. WILLIAMS AND RENEAU ANDERS, D/B/A/ QUITMAN REALTY, TO MICHAEL BROWN AND WIFE, JANICE BROWN, DATED MARCH 08, 2008, AS SHOWN OF RECORD IN VOLUME 2308, PAGE 360, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS;

THENCE S 76° 54' 47" E, CONTINUING ALONG THE NORTH LINE OF SAID 6 ACRE TRACT, SAME BEING GENERALLY ALONG AND THROUGH A FENCE, A DISTANCE OF 491.48 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 6.0 ACRE TRACT AND IN THE WEST RIGHT-OF-WAY LINE OF TEXAS STATE HIGHWAY NO. 37 (NORTH WINNSBORO STREET);

THENCE S 34° 14' 14" W, ALONG THE EAST LINE OF SAID 6 ACRE TRACT AND ALONG SAID RIGHT-OF-WAY LINE, SAME BEING ALONG A LINE THAT IS PARALLEL TO AND 50 FEET PERPENDICULAR DISTANCE FROM THE CENTERLINE OF SAID HIGHWAY, A DISTANCE OF 160.32 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF A CALLED 0.359 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM ROBERT D. BLACKWELL AND WIFE, DIANE BLACKWELL, TO DANIEL REYES, DATED JANUARY 16, 2015, AS SHOWN OF RECORD IN DOCUMENT NO. 2015-00001145, REAL RECORDS, WOOD COUNTY, TEXAS;

THENCE N 62° 21' 37" W, ACROSS SAID 6 ACRE TRACT AND ALONG THE NORTH LINE OF SAID 0.359 ACRE TRACT, A DISTANCE OF 170.57 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 0.359 ACRE TRACT;

THENCE S 26° 44' 07" W, CONTINUING ACROSS SAID 6 ACRE TRACT AND ALONG THE WEST LINE OF SAID 0.359 ACRE TRACT, SAME BEING GENERALLY ALONG AND THROUGH A FENCE, A DISTANCE OF 117.64 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 0.359 ACRE TRACT AND IN THE NORTH LINE OF A CALLED 0.382 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM JOHN J. GORMAN, III AND WIFE, JAN JOINER GORMAN, TO STEVEN H. ROTH AND WIFE, PAMELA A. ROTH, DATED AUGUST 15, 2013, AS SHOWN OF RECORD IN DOCUMENT NO. 2013-00010087, REAL RECORDS, WOOD COUNTY, TEXAS (SEE BOUNDARY LINE AGREEMENT 857 /717, DATED JUNE 25, 1982);

THENCE N 78° 21' 56" W, ALONG THE SOUTH LINE OF SAID 6 ACRE TRACT AND ALONG THE NORTH LINE OF SAID 0.382 ACRE TRACT, A DISTANCE OF 35.76 FEET TO A CHAIN LINK FENCE CORNER POST FOUND AT THE NORTHWEST CORNER OF SAID 0.382 ACRE TRACT;

THENCE N 77° 59' 43" W, ALONG THE SOUTH LINE OF SAID 6 ACRE TRACT, AT APPROXIMATELY 217 FEET PASSING THROUGH THE EASTERLY EAST LINE OF SAID WALTERS SURVEY AND THROUGH THE SOUTHERLY

WEST LINE OF SAID BURCH SURVEY, CONTINUING ALONG SAME BEARING, IN ALL, A TOTAL DISTANCE OF 811.43 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF A CALLED 2.582 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM FLOYD R. JOHNS AND WIFE, GERALDINE JOHNS, TO JIMMY JOHNS, DATED APRIL 27, 1988, AS SHOWN OF RECORD IN VOLUME 1119, PAGE 848, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS;

THENCE N 77° 23' 00" W, CONTINUING ALONG THE SOUTH LINE OF SAID 6 ACRE TRACT, A DISTANCE OF 111.49 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 6 ACRE TRACT AND AT THE NORTHWEST CORNER OF SAID 2.582 ACRE TRACT;

THENCE N 37° 00' 00" E, ALONG THE WEST LINE OF SAID 6 ACRE TRACT, A DISTANCE OF 252.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.415 ACRES OF LAND, OF WHICH APPROXIMATELY 3.28 ACRES LIE WITHIN SAID WALTERS SURVEY AND APPROXIMATELY 2.14 ACRES LIE WITHIN SAID BURCH SURVEY.

NOTE: 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.

Tax ID: 4040-0060-0040-40

Notice of Substitute Trustee's Sale

FILED FOR RECORD
2022 MAY 23 PM 1:37
KELLEY
COUNTY CLERK, WOOD CO TX

Date: May 20, 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): July 5, 2022

Time of Sale: 10:00 a.m.

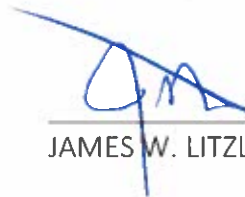
Place of Sale: Front door on the east side of the Wood County Courthouse in Quitman, Texas, or as the Commissioner's Court rules.

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.



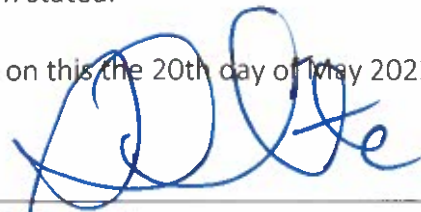
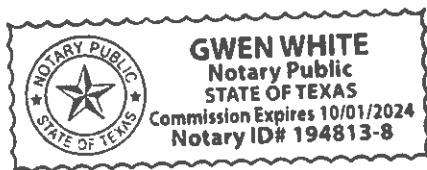
JAMES W. LITZLER, Substitute Trustee

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 20th day of May 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.**

FILED

JUN 01 2022

KELLEY PRICE
COUNTY CLERK WOOD CO., TX
COUNTY CLERK WOOD CO., TX

NOTICE OF TRUSTEE'S SALE

Date: May 24, 2022

Borrowers: Elke Wieland and James David Conwill, husband and wife

Mortgagee: Linda Wells Bronze

Note: Promissory Note dated February 15, 2018, in the amount of \$55,000

Deed of Trust

Date: February 15, 2018

Grantor: Elke Wieland and James David Conwill, husband and wife

Mortgagee: Linda Wells Bronze

Recording information: Deed of Trust dated February 15, 2018, recorded as Document Number 2018-00001309 of the Official Public Records of Wood County, State of Texas.

Property:

All those certain lots, tracts or parcels of land, situated the Town of Hawkins, in the Willis Parker Survey, Abstract No.451, Wood County, Texas, and being more particularly described by metes and bounds on Exhibit "A" attached hereto and incorporated herein by reference for all purposes.

County: Wood

Substitute Trustee: Brent A. Money

Substitute Trustee's Addresses: MONEY LAW FIRM, PLLC
2606 Lee Street
Greenville, Texas 75401

Date of Sale (first Tuesday of month): July 5th, 2022

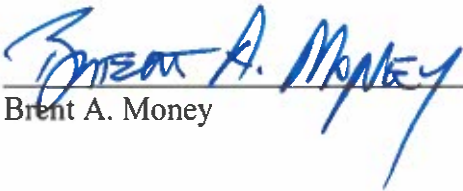
Time of Sale: The sale will begin at 10:00 a.m. or not later than three hours after that time.

Place of Sale: AT THE FRONT DOOR ON THE EAST SIDE OF THE WOOD COUNTY COURTHOUSE IN QUITMAN, WOOD COUNTY, TEXAS TO THE HIGHEST BIDDER PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

Mortgagee has appointed Brent A. Money as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustees to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustees will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

SUBSTITUTE TRUSTEE


Brent A. Money

STATE OF TEXAS)
)
COUNTY OF HUNT)

This instrument was acknowledged before me on May 24, 2022, by Brent Money.





Notary Public, State of Texas

EXHIBIT A

Tract One:

All that certain lot, tract or parcel of land in the Willis Parker Survey, A-451, situated within the corporate limits of the Town of Hawkins, Wood County, Texas, being all that certain tract conveyed to E. C. Duffey lying North of the above mentioned tract and a part of that certain tract conveyed to E. C. Duffey by Bettie Wells in Volume 418, Page 175, of the Deed Records of Wood County, Texas, and being more completely described as follows, to-wit:

BEGINNING at the Southwest Corner of the above mentioned tract in Volume 418, Page 176 at the intersection of the North line of Cumbie Street and the East line of N. Beulah Street;

THENCE North, with the East line of North Beulah Street and the West line of the E. C. Duffey lots, a distance of 200.0 feet to the Northwest corner of same;

THENCE East, with the North line of the Duffey lot, a distance of 175.0 feet to the Northeast corner of same and the Northwest corner of the A.V. Box tract;

THENCE South, with the West line of the Box tract, a distance of 100.0 feet to the Southwest corner of same;

THENCE East, with the North line of the said Duffey lot in Volume 418, Page 175, a distance of 19.0 feet to an iron rod for corner;

THENCE South, a distance of 100.0 feet to a point for corner in the North line of Cumbie Street;

THENCE West with the North line of Cumbie Street, a distance of 194.0 feet to the PLACE OF BEGINNING.

As surveyed during the month of January 1971, by John Cowan, a Registered Public Surveyor, No. 243.

Tract Two:

All that certain lot, tract or parcel of land in the Willis Parker Survey 1-451, situated within the corporate limits of the Town of Hawkins, Wood County, Texas, and being more completely described as follows, to-wit:

BEGINNING at the most northerly Northeast corner of a tract of land now owned by the said Hal Louis Brunt;

THENCE South 100-feet South down the South line of said Brunt tract to stake for corner;

THENCE East 155 feet to stake for corner;

THENCE North 100 feet to stake for corner on the Garrison tract;

THENCE West down the Garrison line 155 feet to the PLACE OF BEGINNING, and being the same land conveyed by Warranty Deed dated March 10, 1971, from A. V. Box and wife, Louise Box, to Hal L. Brunt, and recorded in Volume 633, Page 408 of the Deed Records of Wood County, Texas.

1971
MAY 10
RECORDED
COUNTY OF WOOD 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.

NOTICE OF TRUSTEE'S SALE

WHEREAS, Bobby Rogers, 116 Darien, Mesquite, Texas 75149, heretofore executed and delivered to Patton C. Chapman, Trustee, that certain Deed of Trust dated June 11, 2020, recorded in Document Number 2020-00007190, Deed of Trust Records, Wood County, Texas, covering certain real property situated in said County, being Lot(s) 208, Section E, Holiday Villages of Fork Subdivision, as shown by the plat recorded in Volume 9, Page 187-190, 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 sum of \$15,000.00 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 July, 2022, 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 7th day of June, 2022.



PATTON C. CHAPMAN, TRUSTEE

JUL 2022 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2022 JUN 13 PM 1:51
KELLEY P. JOE
COUNTY CLERK, WOOD CO TX

State of Texas
County of Wood

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, CHRISTINA LYTLE, A SINGLE WOMAN (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

A 2% undivided interest as tenant-in-common in Unit No. 0025 (the "Unit") Holly Lake Resort, Phase 1, Holly Lake, a vacation resort in Wood County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for The Holly Lake Condoshare, Phase I, Wood County Texas, dated October 28, 1981, and recorded under Volume 835, Page 189 of the Real Property Records of Wood County, Texas, as supplemented and amended from time to time (the "Declaration"), together with the exclusive right to occupy the Unit during Use Period Number(s) 41, as said Use Period is defined in the Declaration, upon and subject to all of the terms, restrictions, covenants, conditions and provisions in the Declaration (the "Property"); and

WHEREAS, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated June 18, 2018, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$7,118.11, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 2018000 11231, Deed of Trust Records of Wood County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated May 13, 2022, and duly recorded in the Real Property Records of Wood County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Deed of Trust and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

- 1. Donella Angenend 1700 Pacific, Suite 2150, Dallas TX 75201
- 2. Denise Gomez 9271 S John Young Pkwy, Orlando FL 32819

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (e.g. a senior mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Deed of Trust;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute 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 Trustee;


WHEREAS, notice is given that before the Foreclosure Sale, the holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on **Tuesday, July 5, 2022**, between 10:00 A.M. and 4:00 P.M., I will sell the Property at the front door on the east side of the Wood County Courthouse in Quitman, Wood County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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

EXECUTED on the 30th day of May, 2022.

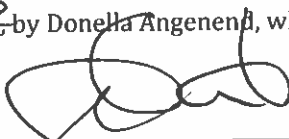


Donella Angenend, Substitute Trustee

Substitute Trustee's Address:
1700 Pacific, Suite 2150, Dallas TX 75201

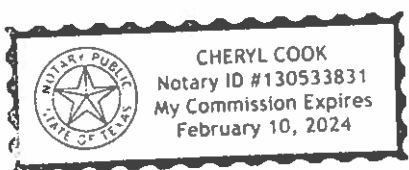
State of Texas
County of Wood

This instrument was acknowledged before me on 5/30/22 by Donella Angenend, who is personally known to me (or who has produced _____ as identification).



Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819



JUL 2022 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

RECORDED
2022 JUN 13 PM 1:51
KELLEY PRICE
COUNTY CLERK, WOOD COUNTY TX

State of Texas
County of Wood

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, TRACY WRIGHT, A SINGLE WOMAN (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

A 2% undivided interest as tenant-in-common in Unit No. 0095 (the "Unit") Holly Lake Resort, Phase 1, Holly Lake, a vacation resort in Wood County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for The Holly Lake Condoshare, Phase I, Wood County Texas, dated October 28, 1981, and recorded under Volume 835, Page 189 of the Real Property Records of Wood County, Texas, as supplemented and amended from time to time (the "Declaration"), together with the exclusive right to occupy the Unit during Use Period Number(s) 02, as said Use Period is defined in the Declaration, upon and subject to all of the terms, restrictions, covenants, conditions and provisions in the Declaration (the "Property"); and

WHEREAS, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated August 29, 2018, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$5,781.58, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 201900000 312, Deed of Trust Records of Wood County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated May 13, 2022, and duly recorded in the Real Property Records of Wood County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Deed of Trust and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

- | | |
|---------------------|---|
| 1. Donella Angenend | 1700 Pacific, Suite 2150, Dallas TX 75201 |
| 2. Denise Gomez | 9271 S John Young Pkwy, Orlando FL 32819 |

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (e.g. a senior mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Deed of Trust;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute 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 Trustee;

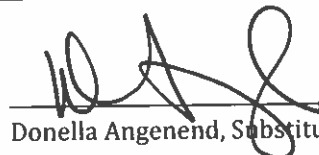
WHEREAS, notice is given that before the Foreclosure Sale, the holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on **Tuesday, July 5, 2022**, between 10:00 A.M. and 4:00 P.M., I will sell the Property at the front door on the east side of the Wood County Courthouse in Quitman, Wood County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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

EXECUTED on the 30th day of May, 2022.

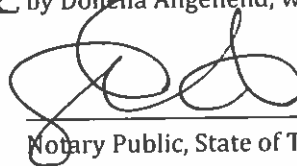


Donella Angenend, Substitute Trustee

Substitute Trustee's Address:
1700 Pacific, Suite 2150, Dallas TX 75201

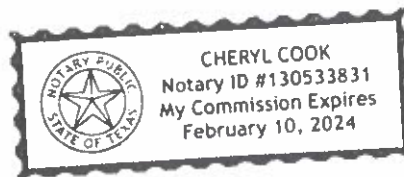
State of Texas
County of Wood

This instrument was acknowledged before me on 5/30/22 by Donella Angenend, who is personally known to me (or who has produced _____ as identification).



Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819



NOTICE OF FORECLOSURE SALE

FILED FOR RECORD
2022 JUN 14 PM 12:20

Notice is hereby given of a public nonjudicial foreclosure sale.

RELLEY PRICE
COUNTY CLERK WOOD CO. TX

1. Deed of Trust. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the following described deed of trust:

- Date: June 25, 2015
- Grantor(s): Lisa Leonard
- Beneficiary: DJ and Virginia Williams Trust
- Holder of Note and Lien: D&V Management, LLC
- Trustee: James B. Gillen, Jr.
- Recording Information: Deed of Trust recorded in Instrument Number 2015-00007346, of the Official Public Records of Wood County, Texas.

2. Property to be Sold. The property to be sold (the "Property") is described as follows:

All of that certain lot, tract or parcel of land in Wood County, Texas and being more particularly described in the Deed of Trust.

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

- Date: July 5, 2022
- Time: The sale shall begin no earlier than 1:00 p.m. or no later than three (3) hours thereafter. The sale shall be completed by no later than 4:00 p.m.
- Place: Wood County Courthouse in Quitman, Texas, at the following location:
In the area of such Courthouse designated by the Wood County Commissioners' Court as the area where foreclosure sales shall take place, or, if no such area has been designated, then within 25 feet at or near and including the outside steps and the main hall of the west entrance of the Wood County Courthouse, in Quitman, Texas.

warranty regarding the Property, all of which are specifically disclaimed by the undersigned and by the beneficiary of the herein described deed of trust.

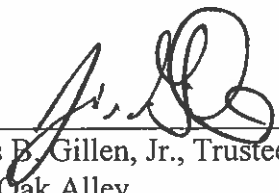
5. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Juan Salazar and Claudia Salazar. The deed of trust is dated June 25, 2015, and is recorded in the office of the County Clerk of Wood County, Texas, in Instrument Number 2015-000073461, of the Official Public Records of Wood County, Texas.

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, (1) the June 25, 2015 promissory note in the original principal amount of \$56,392.29, executed by Lisa Leonard, and payable to the order of The D.J. and Virginia Williams Trust(predecessor in interest to D&V Management, LLC); (2) all renewals and extensions of the note; (3) all interest, late charges, fees and other expenses payable under said note on the herein described deed of trust; and (4) all other debts and obligations described in the deed of trust (including all debts secured by any cross-collateralization clause in the deed of trust). D& V Management, LLC is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned 903-581-8600.

7. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has asked 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.

DATED: June 13, 2022.



James B. Gillen, Jr., Trustee
2381 Oak Alley
Tyler, Texas 75703
Tel: (903) 581-8600
Fax: (903) 581-8790

Notice to Members of the Armed Forces of the United States:

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.