

SELECT PORTFOLIO SERVICING, INC. (SPS)  
LEE, ESTATE OF MONTA  
518 COUNTY ROAD 2503, MINEOLA, TX 75773

CONVENTIONAL  
Firm File Number: 19-033962

FOR RECORD

**NOTICE OF TRUSTEE'S SALE**

2022 APR -7 PM 2:41

WHEREAS, on November 15, 2004, JOHN C. LEE AND WIFE MONTA S. LEE, as Grantor(s), executed a Texas Home Equity Security Instrument conveying to THOMAS E. BLACK, JR., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR ACCREDITED HOME LENDERS, INC., A CALIFORNIA CORPORATION in payment of a debt therein described. The Texas Home Equity Security Instrument was filed in the real property records of **WOOD** COUNTY, TX and is recorded under Clerk's File/Instrument Number 00028596 Volume 2044, Page 536, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Texas Home Equity Security Instrument; and

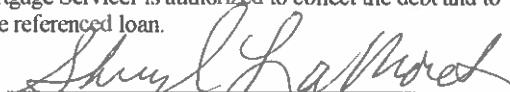
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, June 7, 2022** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of **Wood** county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Wood, State of Texas:

BEGINNING AT A 1/2 INCH IRON ROD SET FOR CORNER, FROM WHICH A 1/2 INCH IRON PIPE FOUND FOR CORNER AT THE OCCUPIED S.W.C. OF SAID CALLED 50.00 ACRES, BEARS SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 1170.10 FEET NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 564.82 FEET AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: 518 COUNTY ROAD 2503  
MINEOLA, TX 75773  
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.  
Mortgagee: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, ON BEHALF OF THE REGISTERED HOLDERS OF GSAMP TRUST 2005-AHL, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AHL, 3217 S. DECKER LAKE DR. SALT LAKE CITY, UT 84119

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.

  
SUBSTITUTE TRUSTEE  
Harriett Fletcher, **Sheryl LaMont**, Robert LaMont, Ronnie Hubbard, Allan Johnston, Terri Worley or Lisa DeLong, c/o Law Office of Gerald M. Shapiro, LLP **Posted April 07, 2022**, 13105 Northwest Freeway, Suite 960 Houston, TX 77040 (713) 462-2565

**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 military service to the sender of this notice immediately.**

## EXHIBIT A

Beginning at a 1/2 inch Iron Rod Set for Corner, from Which A 1/2 Inch Iron Pipe Pound For corner at the Occupied S. W. c. of said called 50.00 acres, bears South 00 degrees 00 Minutes 00 seconds East, 1170.10 feet north 90 degrees 00 minutes 00 seconds West 564.82 feet;

Thence North 00 degrees 00 minutes 00 seconds East, for a distance of 348.21 feet to a 1/2 Inch Iron Rod set for corner;

Thence North 90 degrees 00 minutes 00 seconds East, for a distance of 625.45 feet to a 1/2 Inch Rod set for corner,

Thence South 00 degrees 00 minutes 00 seconds East, for a distance of 348.21 feet to a 1/2 Inch Iron Rod set for corner;

Thence North 90 degrees 00 minutes 00 seconds West, at 296.01 feet pass the centerline of a 30.00 feet easements (field Notes dated November 10, 2004 by R.P.L.S. # 5669) and continue for a total distance of 625.45 feet to the place of beginning containing

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#: 22-26456

2022 APR 14 PM 1:41  
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 , Page , 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:

See attached exhibit "A" attached hereto and made a part hereof

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, Allan Johnston, Sharon St. Pierre 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



4746227

ServiceLink

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.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN**, that on **6/7/2022 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: **The front door on the East side of the Courthouse**

**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 4/12/2022

WITNESS, my hand this April 14, 2022.

*Monica Sandoval*

By: Monica Sandoval, Trustee Sale Specialist,  
Team Lead  
Carrington Foreclosure Services, LLC as  
authorized agent for Mortgagee or Mortgage  
Servicer  
1500 South Douglass Road, Suite 150  
Anaheim, CA 92806

*Harriett Fletcher*

By: Substitute Trustee(s)  
Harriett Fletcher Robert LaMont, Sheryl LaMont,  
Allan Johnston, Sharon St. Pierre  
C/O Carrington Foreclosure Services, LLC  
1500 South Douglass Road, Suite 150  
Anaheim, CA 92806

**THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

Exhibit "A"

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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 N 0 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 S 0 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.

Filed for Record in:  
Wood County

On: Jun 30, 2003 at 12:21P

As a  
Recording

Document Number: 00003923

Amount 27.00

Receipt Number - 75069

By,  
Shirley Stovall

STATE OF TEXAS COUNTY OF WOOD  
I hereby certify that this instrument was  
filed on the date and time stamped herein by me  
and was duly recorded in the volume and page  
of the record records of:  
Wood County  
as stamped herein by me.

Jun 30, 2003

Honorable Brenda Taylor, County Clerk  
Wood County

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
4/30/2007

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ("MERS"), ACTING SOLELY AS NOMINEE FOR  
COUNTRYWIDE HOME LOANS, INC., ITS SUCCESSORS  
AND ASSIGNS

**Recorded in:**  
**Volume:** 2238  
**Page:** 218  
**Instrument No:** 00070273

**Mortgage Servicer:**  
Bank of America, N.A. is representing the Current  
Beneficiary/Mortgagee under a servicing agreement with the  
Current Beneficiary/Mortgagee.

**Grantor(s)/Mortgagor(s):**  
SHANNON DYER F/K/A SHANNON M. HARPER AND  
DARYL DYER, WIFE AND HUSBAND  
**Current Beneficiary:** BANK OF AMERICA, N.A.

**Property County:**  
WOOD

**Mortgage Servicer's Address:**  
7105 Corporate Drive,  
Plano, TX 75024

**Legal Description:** BEING ALL OF LOT 78, PART 1, SECTION V OF HOLLY LAKE RANCH, A SUBDIVISION OF WOOD COUNTY, TEXAS AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED IN VOLUME 5, PAGE 12 OF THE PLAT RECORDS OF WOOD COUNTY, TEXAS.

**Date of Sale:** 6/7/2022

**Earliest Time Sale Will Begin:** 1:00:00 PM

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

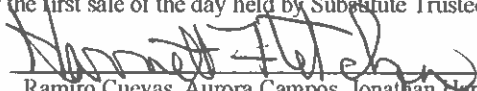
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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 or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee  
McCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

2022 APR 28 PM 12:30  
HOLLY PRICE  
COUNTY CLERK, WOOD CO TX

**MH File Number:** TX-22-80972-POS  
**Loan Type:** Conventional Residential

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE** ORD

2022 APR 28 PM 12:34

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.

**DEED OF TRUST INFORMATION:**

Date: August 17, 1984  
Grantor(s): Michael C. Tave  
Original Mortgage: United States of America, acting through the Farmers Home Administration, United States Department of Agriculture  
Original Principal: \$27,870.00  
Recording Information: Book 933, Page 302  
Property County: Wood  
Property: All that certain lot or parcel of land situated in the City of Mineola, Wood County, Texas, out of the E. A. Evans Survey, Abstract No. 192 and being more fully described as follows: BEING ALL OF LOT NUMBER SIX (6) of the WEST MEADOW SUBDIVISION, according to Plat of said Subdivision, dated January 26, 1976, recorded in Volume 7, Page 37 of the Map and Plat Records of Wood County, Texas. AND BEING a part of the same land described in Warranty Deed, dated September 16, 1975, from Properties Real, Inc., to General Building Service, Inc., a Texas Corporation, recorded in Volume 706, Page 491, of the Deed Records of Wood County, Texas.  
Property Address: 409 Chaparral Street  
Mineola, TX 75773

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: United States Department of Agriculture, Rural Housing Service  
Mortgage Servicer: USDA Rural Development  
Mortgage Servicer Address: 4300 Goodfellow Blvd  
Bldg. 105F, FC 215  
St. Louis, MO 63120

**SALE INFORMATION:**

Date of Sale: June 7, 2022  
Time of Sale: 1:00 PM or within three hours thereafter.  
Place of Sale: EAST DOOR (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.

Substitute Trustee: **Harriett Fletcher, Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Terri Worley, Lisa DeLong, Michael J. Burns, Vrutti Patel, or Jonathan Smith, any to act**

Substitute Trustee Address: **5501 LBJ Freeway, Suite 925  
Dallas, TX 75240  
TXAttorney@PadgettLawGroup.com**



**APPOINTMENT OF SUBSTITUTE TRUSTEE:**

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 is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place Harriett Fletcher, Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Terri Worley, Lisa DeLong, , or Michael J. Burns, Vrutti Patel, or Jonathan Smith, any to act, whose address is c/o Padgett Law Group, 5501 LBJ Freeway, Suite 925, Dallas, TX 75240 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;


NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

  
\_\_\_\_\_  
Michael J. Burns / Vrutti Patel / Jonathan Smith

**CERTIFICATE OF POSTING**

My name is Harriett Fletcher, and my address is c/o Padgett Law Group, 5501 LBJ Freeway, Suite 925, Dallas, TX 75240. I declare under penalty of perjury that on April 28, 2022, I filed at the office of the Wood County Clerk to be posted at the Wood County courthouse this notice of sale.

  
\_\_\_\_\_

Declarant's Name: Harriett Fletcher

Date: April 28, 2022

Padgett Law Group  
5501 LBJ Freeway, Suite 925  
Dallas, TX 75240  
TXAttorney@PadgettLawGroup.com  
(850) 422-2520

**NOTICE OF ACCELERATION AND NOTICE OF 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.

COUNTY CLERK, WOOD COUNTY

**DEED OF TRUST INFORMATION:**

Date: 12/12/2012  
Grantor(s): ANN C. ONAYE A SINGLE WOMAN  
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR QUICKEN LOANS INC., ITS SUCCESSORS AND ASSIGNS  
Original Principal: \$52,452.00  
Recording Information: Instrument 2012-00015164 : re-recorded under Instrument 2013-00000826  
Property County: Wood  
Property: (See Attached Exhibit "A")  
Reported Address: 113 BLUE WING RDG. HOLLY LAKE RANCH, TX 75765-6377

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.  
Mortgage Servicer: Rocket Mortgage, LLC  
Current Beneficiary: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.  
Mortgage Servicer Address: 1050 Woodward Ave., Detroit, MI 48226

**SALE INFORMATION:**

Date of Sale: Tuesday, the 7th day of June, 2022  
Time of Sale: 01:00 PM or within three hours thereafter.  
Place of Sale: AT THE FRONT DOOR ON THE EAST SIDE OF THE COURTHOUSE in Wood County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Wood County Commissioner's Court, at the area most recently designated by the Wood County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamim, Lisa Bruno, Angie Uselton, Tonya Washington, Monica Henderson, Meryl Olsen, Misty McMillan, Tiffney Bruton, Auction.com, David Ray, Braden Barnes, Rachel Donnelly, Carlos Hernandez-Vivoni, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamim, Lisa Bruno, Angie Uselton, Tonya Washington, Monica Henderson, Meryl Olsen, Misty McMillan, Tiffney Bruton, Auction.com, David Ray, Braden Barnes, Rachel Donnelly, Carlos Hernandez-Vivoni, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS". purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**Substitute Trustee(s):** Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamia, Lisa Bruno, Angie Uselton, Tonya Washington, Monica Henderson, Meryl Olsen, Misty McMillan, Tiffney Bruton, Auction.com, David Ray, Braden Barnes, Rachel Donnelly, Carlos Hernandez-Vivoni, or Jamie E. Silver, any to act

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 425, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

#### Certificate of Posting

I am Harriett Fletcher \_\_\_\_\_ whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254, I declare under penalty of perjury that on March 10, 2022 I filed and / or recorded 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.

By: 

Harriett Fletcher

Exhibit "A"

BEING ALL OF LOT 138 AND LOT 159, SECTION VI, OF HOLLY LAKE RANCH, A SUBDIVISION OF WOOD COUNTY, TEXAS, ACCORDING TO THE PLAT OF SUBDIVISION FILED IN VOLUME 5, PAGE 60, OF THE PLAT RECORDS OF WOOD COUNTY, TEXAS.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

## 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: ALL THAT CERTAIN 0.61 ACRE LOT, TRACT OR PARCEL OF LAND SITUATED IN THE J. E. WHITE SURVEY, ABSTRACT NO. 610, WOOD COUNTY, TEXAS, AND BEING THE SAME LAND AS A CALLED 0.615 ACRE TRACT DESCRIBED IN A DEED FROM EGON A. SCHREIBER AND FLORENCE A. SCHREIBER TO EGON A. SCHREIBER AND FLORENCE A. SCHREIBER, TRUSTEES OF THE SCHREIBER FAMILY TRUST AS RECORDED IN VOLUME 1335, PAGE 95, DEED RECORDS, WOOD COUNTY, TEXAS, (D.R.H.C.T.), SAID 0.61 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD FOUND ON THE NORTH RIGHT OF WAY LINE OF FARM TO MARKET HIGHWAY NO. 515 AT THE SOUTHEAST CORNER OF SAID 0.615 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 2.0 ACRE TRACT DESCRIBED IN A DEED TO EDWARD O. WILSON AND WIFE, MAXINE I. WILSON AS RECORDED IN VOLUME 680, PAGE 593, D.R.W.C.T.;

THENCE SOUTH 67 DEGREES 06 MINUTES 45 SECONDS WEST ALONG THE SOUTH LINE OF SAID 0.615 ACRE TRACT AND SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 102.81 FEET TO A 2 INCH IRON PIPE FOUND AT THE SOUTHWEST CORNER OF SAID 0.615 ACRE TRACT AND THE SOUTHEAST CORNER OF A CALLED .66 ACRE TRACT DESCRIBED IN A DEED TO BILLY B. DEVERELL AND WIFE MARY ALICE DEVERELL AS RECORDED IN VOLUME 113, PAGE 59, D.R.W.C.T.;

THENCE NORTH 16 DEGREES 57 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF SAID 0.615 ACRE TRACT AND THE EAST LINE OF SAID 0.66 ACRE TRACT A DISTANCE OF 274.22 FEET TO A 1/2 INCH IRON ROD AND CAP STAMPED "LANDMARK LS" SET AT THE NORTHWEST CORNER OF SAID 0.615 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 0.66 ACRE TRACT AND ON THE SOUTH LINE OF A CALLED 10.00 ACRE TRACT DESCRIBED IN A DEED TO DUNCAN MCADOO AND BEVERLY MCADOO AS RECORDED IN DOCUMENT NUMBER 2009-00009850, OFFICIAL PUBLIC RECORDS, WOOD COUNTY, TEXAS;

THENCE NORTH 78 DEGREES 11 MINUTES 52 SECONDS EAST ALONG THE NORTH LINE OF SAID 0.615 ACRE TRACT AND THE SOUTH LINE OF SAID 10.00 ACRE TRACT A DISTANCE OF 100.32 FEET TO A 1/2 INCH IRON ROD AND CAP STAMPED "LANDMARK LS" SET AT THE NORTHEAST CORNER OF SAID 0.615 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 2.0 ACRE TRACT;

THENCE SOUTH 17 DEGREES 29 MINUTES 24 SECONDS EAST ALONG THE EAST LINE OF SAID 0.615 ACRE TRACT AND THE WEST LINE OF SAID 2.0 ACRE TRACT A DISTANCE OF 254.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.61 ACRE OF LAND, MORE OR LESS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 07/25/2014 and recorded in Document 2014-00008044 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: 06/07/2022

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 KENNETH R. BRITTON AND LAURA L. BRITTON, provides that it secures the payment of the indebtedness in the original principal amount of \$83,435.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Truist Bank, successor by merger to SunTrust Bank is the current mortgagee of the note and deed of trust and TRUIST BANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is Truist Bank, successor by merger to SunTrust Bank c/o TRUIST BANK, 1001 Seemes Ave, Richmond, VA 23224 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

Certificate of Posting

I am Harriett Fletcher 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 March 29, 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.



Posted by Harriett Fletcher, March 29, 2022

6-8-2022

RECORDED

**NOTICE OF FORECLOSURE SALE** 2022 APR 12 PM 12:23

**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: LOT NINE (9) OF UNIT ONE AND LOT NINETEEN (19) OF UNIT TWO OF THE GOLDSMITH AND MORSE ADDITION TO THE TOWN OF QUITMAN, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 43, OF THE PLAT RECORDS OF WOOD COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 04/16/2008 and recorded in Book 02317 Page 00796 Document 00087850 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: 06/07/2022

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 BILLY E. JONES, provides that it secures the payment of the indebtedness in the original principal amount of \$140,250.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Seattle Bank is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is Seattle Bank c/o PHH MORTGAGE CORPORATION, 14405 Walters Road, Suite 200, Houston, TX 77014 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.**

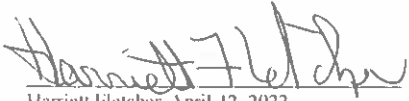


Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Michael Zientz, Attorney at Law  
Lori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254



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 April 12, 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, April 12, 2022



2022 APR 28 PM 12:28

### 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: BEING ALL OF THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE J. C. CLARK SURVEY, ABSTRACT NO. 128, WOOD COUNTY, TEXAS, AND BEING ALL OF A CALLED 1.057 ACRE TRACT DESCRIBED IN A DEED FROM BILLY JOE BAILEY AND WIFE, LOIS L. BAILEY TO ROGER RAY HOLLINGSWORTH AND WIFE, VERONICA HOLLINGSWORTH DATED MAY 12, 1993, AS SHOWN OF RECORD IN VOLUME 1335, PAGE 710, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS, SAID 1.057 ACRE TRACT BEING A PART OF A CALLED 36.92 ACRE TRACT DESCRIBED IN A DEED FROM DAVID THOMASON, ET AL TO JERRY W. WILLIAMS DATED NOVEMBER 20, 1985, AS SHOWN OF RECORD IN VOLUME 996, PAGE 287, REAL PROPERTY RECORDS, WOOD COUNTY, 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 NORTHEAST CORNER OF SAID 1.057 ACRE TRACT, IN THE NORTH LINE OF SAID 36.92 ACRE TRACT AND IN THE SOUTH RIGHT-OF-WAY LINE OF TEXAS STATE HIGHWAY NO. 37, A 3/4 INCH IRON PIPE FOUND BEARS SOUTH 11 DEGREES 21 MINUTES 22 SECONDS EAST A DISTANCE OF 2.48 FEET, SAID POINT BEGINNING SOUTH 76 DEGREES 55 MINUTES 10 SECONDS WEST A DISTANCE OF 157.70 FEET FROM THE NORTHEAST CORNER OF SAID 36.92 ACRE TRACT,

THENCE SOUTH 11 DEGREES 21 MINUTES 22 SECONDS EAST A DISTANCE OF 56.74 FEET TO A 1/2 INCH IRON PIPE FOUND AT THE MOST EASTERLY SOUTHEAST CORNER OF SAID 1.057 ACRE TRACT;

THENCE SOUTH 70 DEGREES 40 MINUTES 19 SECONDS WEST ALONG A FENCE, A DISTANCE OF 160.51 FEET TO A 6 INCH POST FENCE CORNER AT THE ELL CORNER OF SAID 1.057 ACRE TRACT;

THENCE SOUTH 0 DEGREES 04 MINUTES 57 SECONDS EAST ALONG A FENCE, A DISTANCE OF 126.55 FEET TO A 7 INCH POST FENCE CORNER AT THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID 1.057 ACRE TRACT;

THENCE SOUTH 88 DEGREES 16 MINUTES 39 SECONDS WEST ALONG A FENCE, A DISTANCE OF 210.80 FEET TO A 8 INCH POST FENCE CORNER AT THE SOUTHWEST CORNER OF SAID 1.057 ACRE TRACT;

THENCE NORTH 04 DEGREES 25 MINUTES 43 SECONDS EAST ALONG A FENCE, A DISTANCE OF 165.76 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 1.057 ACRE TRACT AND IN SAID SOUTH RIGHT-OF-WAY LINE, A FENCE CORNER BEARS SOUTH 04 DEGREES 26 MINUTES WEST A DISTANCE OF 12.2 FEET;

THENCE NORTH 76 DEGREES 55 MINUTES 10 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, SAME BEING PARALLEL WITH AND 700.00 FEET FROM THE CENTERLINE OF SAID HIGHWAY, A DISTANCE OF 335.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.054 ACRES OF LAND.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 05/13/2009 and recorded in Document 2009-00006239 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: 06/07/2022

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 GARY W. FELTY AND STEPHANIE R. FELTY, provides that it secures the payment of the indebtedness in the original principal amount of \$52,800.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Cardinal Financial Company, Limited Partnership is the current mortgagee of the note and deed of trust and CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP is mortgage servicer. A servicing agreement between the mortgagee, whose address is Cardinal Financial Company, Limited Partnership c/o CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP, 1 Corporate Dr., Ste 360, Lake Zurich, IL 60047 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.



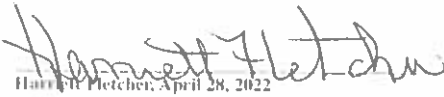
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



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

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 April 28, 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, April 28, 2022

405 BEAVERS ST  
WINNSBORO, TX 75494

FILED FOR RECORD  
2022 MAY 16 PM 1:24  
KELLEY PRICE  
COUNTY CLERK, WOOD CO TX

00000009451063

**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: June 07, 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 October 20, 2017 and recorded in Document CLERK'S FILE NO. 2017-00009570 real property records of WOOD County, Texas, with SCOTT WILLIAM HAMILTON AND RACHEL HAMILTON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by SCOTT WILLIAM HAMILTON AND RACHEL HAMILTON, securing the payment of the indebtednesses in the original principal amount of \$64,175.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. COLONIAL SAVINGS, F.A. 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. COLONIAL SAVINGS, F.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o COLONIAL SAVINGS, F.A.  
2626 WEST FREEWAY  
BUILDING B  
FORT WORTH, TX 76102



**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 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 May 16, 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: May 16, 2022

**EXHIBIT "A"**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE G.B. KING SURVEY, A-3, CITY OF WINNSBORO, WOOD COUNTY, TEXAS, BEING KNOWN AS LOT 4-C IN BLOCK 1-2 OF SAID CITY AND BEING THAT CERTAIN TRACT AS DESCRIBED IN DEED FROM B.R. MCFARLIN TO KERRY BRYON NOBLE AND KELLI NOBLE, DATED JULY 30, 2003, RECORDED IN VOL. 1938, PAGE 318, REAL PROPERTY RECORDS OF WOOD COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 1/4" IRON PIPE FOUND IN THE EAST MARGIN OF BEAVERS STREET AT THE NORTHWEST CORNER OF SAID NOBLE LOT ALSO KNOWN AS THE NORTHWEST CORNER OF SAID LOT 4-C AND BEING SOUTHWEST CORNER OF A CALLED 0.206 ACRE TRACT (LOT 4-B) AS DESCRIBED IN DEED TO DONNA WHITEHURST (VOL. 2063, PAGE 324, R.P.R.);

THENCE S 89 DEG. 19' 37" E - 94.95' TO A CHAIN-LINK FENCE CORNER POST FOUND AT THE SOUTHEAST CORNER OF SAID 0.206 ACRE TRACT AND THE OCCUPIED NORTHEAST CORNER OF THIS TRACT;

THENCE S 00 DEG. 00' 06" W WITH THE FENCED WEST LINE OF A CALLED 0.735 ACRE TRACT AS DESCRIBED IN DEED TO COLENE HENLEY (VOL. 1779, PAGE 176) - 100.00' TO A CHAIN-LINK FENCE POST FOUND AT THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N 89 DEG. 19' 49" W - 95.58' TO A 1/2" REBAR SET IN THE EAST MARGIN OF BEAVERS STREET AT THE SOUTHWEST CORNER OF SAID NOBLE TRACT AND THE NORTHWEST CORNER OF LOT 4-D AS DESCRIBED IN DEED TO JAMES S. CASTLE ET UX (VOL. 1593, PAGE 379, R.P.R.);

THENCE N 00 DEG. 21' 45" E WITH THE EAST MARGIN OF BEAVERS STREET - 100.00' TO THE POINT OF BEGINNING CONTAINING 0.219 ACRES, MORE OR LESS.