

3317 Fm 2088, Quitman, TX 75783

FILED FOR RECORD  
2022 DEC 21 10:24 AM  
KELLEY PRICE  
COUNTY CLERK, WOOD CO TX

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

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

**1. Date, Time, and Place of Sale.**

Date: 03/07/2023

Time: Between 10am-1pm and beginning not earlier than 10am-1pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Wood County, pursuant to §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

**2. Terms of Sale.** Highest bidder for cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 06/30/2004 and recorded in the real property records of Wood County, TX and is recorded under Clerk's File/Instrument Number 00022746, with Jeremy P. Harris and Amanda L. Harris (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for United Lending Partners, LP mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Jeremy P. Harris and Amanda L. Harris, securing the payment of the indebtedness in the original amount of \$88,812.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** BEING ALL THAT TRACT OF LAND IN WOOD COUNTY, TEXAS, OUT OF THE HAZARD ANDERSON SURVEY, AND BEING PART OF THAT CALLED 9.132 ACRES OF LAND DESCRIBED IN A DEED TO CARROLL D. CARPENTER AND WIFE, JUDY L. CARPENTER RECORDED IN VOLUME 897, PAGE 443 OF THE DEED RECORDS OF WOOD COUNTY, TEXAS, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE FOUND IN THE NORTH LINE OF FM 2088, AT THE SOUTHEAST CORNER OF SAID 9.132 ACRES;

THENCE NORTH 88 DEGREES 10 MINUTES 02 SECONDS WEST, 38.00 FEET WITH SAID LINE OF ROAD TO A 1/2 INCH STEEL ROD SET FOR CORNER;

THENCE NORTH 32 DEGREES 55 MINUTES 30 SECONDS WEST, 247.49 FEET TO A 1/2 INCH STEEL ROD SET;

THENCE NORTH 00 DEGREES 41 MINUTES 00 SECONDS WEST, 128.00 FEET TO A 1/2 INCH STEEL ROD SET;



4768251

THENCE NORTH 89 DEGREES 19 MINUTES 00 SECONDS EAST, 170.00 FEET TO A 1/2 INCH STEEL ROD SET IN THE EAST LINE OF SAID 9.132 ACRES;

THENCE SOUTH 00 DEGREES 41 MINUTES 00 SECONDS EAST (BEARING BASIS), 339.00 FEET ALONG THE EAST LINE OF SAID 9.132 ACRES TO THE POINT OF BEGINNING, CONTAINING 1.00 ACRES OF LAND, AS SURVEYED BY ROY L. VANNOY, R.P.L.S. NO. 1988, DATED JUNE 22, 2004.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

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



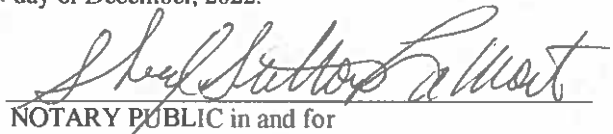
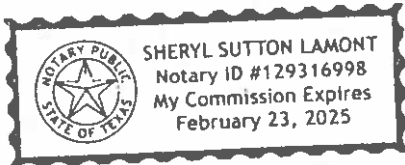
**SUBSTITUTE TRUSTEE**

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

STATE OF TEXAS  
COUNTY OF GREGG

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

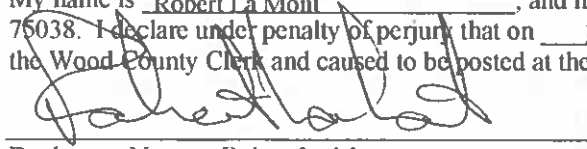
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 21st. day of December, 2022.

  
NOTARY PUBLIC in and for

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

**CERTIFICATE OF POSTING**

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

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

RT 8 BOX 84499  
WINNSBORO, TX 75494

FILED FOR RECORD  
2023 FEB -2 PM 2:26  
0000009545245  
KOLLEY PRICE  
COUNTY CLERK, WOOD CO TX

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

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

**1. Date, Time, and Place of Sale.**

Date: **March 07, 2023**

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE EAST DOOR OF THE **WOOD COUNTY** COURTHOUSE (ALSO REFERRED TO AS THE FRONT DOOR) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale. Cash.**

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 29, 2002 and recorded in Document CLERK'S FILE NO. 00089782 real property records of WOOD County, Texas, with ROY L. MINTON AND PAMELA MINTON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by ROY L. MINTON AND PAMELA MINTON, securing the payment of the indebtednesses in the original principal amount of \$60,600.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-1 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. SPECIALIZED LOAN SERVICING LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SPECIALIZED LOAN SERVICING LLC  
6200 S. QUEBEC ST.  
SUITE 300  
GREENWOOD VILLAGE, CO 80111



**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.**

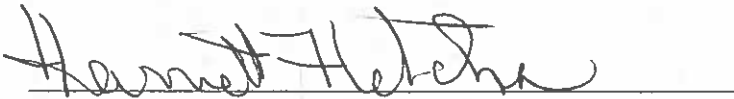
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead HARRIETT FLETCHER, SHERYL LAMONT, ROBERT LAMONT, RONNIE HUBBARD, ALLAN JOHNSTON, TERRI WORLEY OR LISA DELONG whose address is c/o 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 February 2, 2023 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: February 2, 2023

00000009545245

WOOD

**EXHIBIT "A"**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE COUNTY OF WOOD, STATE OF TEXAS, BEING IN THE WILLIAM WHITAKER SURVEY, ABSTRACT NO. 606, AND BEING ALL OF LOT NO. 10 OF BLOCK 2 OF THE PINE RIDGE ACRES SUBDIVISION BEING RECORDED IN VOLUME 9, PAGE 19 OF THE PLAT RECORDS OF WOOD COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND CONVEYED FROM KENNETH H. HAYS TO JOE H. SANDERS ET UX L. LOUISE SANDERS AND RECORDED IN VOLUME 1155, PAGE 651 OF THE DEED RECORDS OF WOOD COUNTY, TEXAS AND BOUNDED AS FOLLOWS:

BEGINNING AT A 1/4 INCH STEEL ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF WOOD COUNTY ROAD NO. 3582, AND BEING THE NORTHWEST CORNER OF THE ABOVE MENTIONED LOT NO. 10, AND BEING THE SOUTHWEST CORNER OF LOT NO. 11 OF BLOCK 2 OF SAID PINE RIDGE ACRES SUBDIVISION;

THENCE SOUTH 88 DEG. 23 MIN. 45 SEC. EAST, ALONG THE COMMON BOUNDARY LINE BETWEEN LOT NO. 10 AND LOT NO. 11, A DISTANCE OF 863.53 FEET TO A 1/2 INCH STEEL ROD SET FOR THE NORTHEAST CORNER OF SAID LOT NO. 10, AND BEING THE SOUTHEAST CORNER OF SAID LOT NO. 11, ALSO BEING THE NORTHWEST CORNER OF LOT NO. 10 AND BEING THE SOUTHWEST CORNER OF LOT NO. 11, BOTH OF BLOCK 3 OF SAID PINE RIDGE ACRES SUBDIVISION;

THENCE SOUTH 0 DEG. 19 MIN. 19 SEC. WEST, WITH A FENCE LINE, 253.80 FEET TO A 1/2 INCH STEEL ROD SET FOR THE SOUTHEAST CORNER OF LOT NO. 10 AND THE NORTHEAST CORNER OF LOT NO. 9, BOTH OF BLOCK 2, AND BEING THE SOUTHWEST CORNER OF LOT NO. 10 AND THE NORTHWEST CORNER OF LOT NO. 9, BOTH OF BLOCK 3 OF SAID PINE RIDGE ACRES SUBDIVISION;

THENCE NORTH 88 DEG. 29 MIN. 46 SEC. WEST, ALONG THE COMMON BOUNDARY LINE BETWEEN LOT NO. 9 AND LOT NO. 10 OF BLOCK 2, A DISTANCE OF 863.48 FEET TO A 1/4 INCH STEEL ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF WOOD COUNTY ROAD NO. 3582, AND BEING THE SOUTHWEST CORNER OF LOT NO. 10 AND THE NORTHWEST CORNER OF LOT NO. 9, BOTH OF SAID BLOCK 2;

THENCE NORTH 0 DEG. 19 MIN. 00 SEC. EAST, WITH THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 3582, A DISTANCE OF 255.31 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5.045 ACRES OF LAND.

22TX935-0094  
310 N WINNSBORO STREET, QUITMAN, TX 75783

FILED FOR RECORD  
2023 FEB 2 PM 2:25

**NOTICE OF FORECLOSURE SALE**

Property:

The Property to be sold is described as follows:

SEE EXHIBIT A

Security Instrument:

Deed of Trust dated December 19, 2017 and recorded on December 20, 2017 as Instrument Number 2017-00011469 in the real property records of WOOD County, Texas, which contains a power of sale.

Sale Information:

March 07, 2023, 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 LINDA S. PEREZ-FRIAS AND LOUIS PEREZ-FRIAS secures the repayment of a Note dated December 19, 2017 in the amount of \$87,387.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage LLC is the current mortgage servicer for the mortgage. 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.



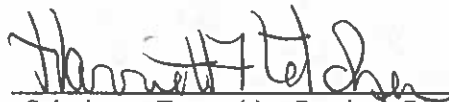
4772880

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  
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, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, David Ray, Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Lisa DeLong, Terri Worley, Harriett Fletcher, Dustin George  
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 20 day of February, 2023, 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, February 2, 2023.



## EXHIBIT A

BEING all of that certain lot, tract, or parcel of land situated in the W. H. Pool Survey; Abstract No. 464, Wood County, Texas, and being all of a called 6/10 acre tract of land described in a Deed from Geraldine Hervey, Independent Executor, to John D. Lewis and wife, Mamie A. Lewis, dated November 08, 1990, as shown of record in Volume 1220, Page 608, Real Property Records, Wood County, Texas, and being a part of Block 63, 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 pipe found at the South corner of said 6/10 acre tract, same being the East corner of that certain tract described in a Deed from Richard Deer to Molly Brooksbank, dated November 13, 1995, as shown of record in Volume 1465, Page 418, Real Property Records, Wood County, Texas, and being in the Northwest right-of-way line of Texas State Highway No. 37 (N. Winnsboro Street);

THENCE N 54° 45' 00" W, along the Southwest line of said 6/10 acre tract, a distance of 237.47 feet to a 1/2 inch iron rod found at the West corner of said 6/10 acre tract and at a re-entrant corner of Lot 13, Block 5, Walker Addition, as shown of record in Volume 7, Page 61, Plat Records, Wood County, Texas;

THENCE N 32° 03' 01" E, along the Northwest line of said 6/10 acre tract, a distance of 99.93 feet to a 1/2 inch iron rod found at the North corner of said 6/10 acre tract, same being the most northerly East corner of said Lot 13, and being in the Southwest line of Morris Avenue (40');

THENCE S 58° 51' 10" E, along the Northeast line of said 6/10 acre tract and along the Southwest line of Morris Avenue, a distance of 243.91 feet to an "X" scribed in a concrete sidewalk at the East Corner of said 6/10 acre tract and being in the Northwest right-of-way line of said State Highway;

THENCE S 35° 21' 46" W, along the Southeast line of said 6/10 acre tract, a distance of 117.22 feet to the POINT OF BEGINNING, and containing 0.599 acres of land.

THE STATE OF TEXAS  
COUNTY OF WOOD

I hereby certify that this instrument was FILED on the  
date and the time stamped hereon by me and was duly  
RECORDED in the OPR Records of Wood County, Texas.

2017-00011469 dhaggerty  
12/20/2017 02:41 PM



*Kelley Price*

Kelley Price, County Clerk  
Wood County, 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, Brandy N. Dixon and Randall H. Robb, P. O. Box 168, Quitman, Texas 75783, heretofore executed and delivered to Patton C. Chapman, Trustee, that certain Deed of Trust dated October 5, 2021, recorded in Document Number 2021-00012902, Deed of Trust Records, Wood County, Texas, covering certain real property situated in said County, being Lot(s) 56, Section A, Holiday Villages of Fork Subdivision, according to the most recently heretofore recorded plat covering such property recorded in the plat or map 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 \$23,150.00 executed by the person(s) first named hereinabove and payable to the order of TEXAS HOLIDAY VILLAGS, LLC, 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 7<sup>th</sup> day of March, 2023**, 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 7<sup>th</sup> day of February, 2023.

  
\_\_\_\_\_  
PATTON C. CHAPMAN, TRUSTEE

FILED FOR RECORDS  
2023 FEB 13 PM 3:53  
KELLEY  
CLERK  
COUNTY CLERK  
WOOD COUNTY 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, Debra Brown and Dietrich Criss, 737 Judy Lane, Seagoville, Texas heretofore executed and delivered to Patton C. Chapman, Trustee, that certain Deed of Trust dated October 5, 2021, recorded in Document Number 2021-00012962, Deed of Trust Records, Wood County, Texas, covering certain real property situated in said County, being Lot(s) 157, Section E, Holiday Villages of Fork Subdivision, according to the most recently heretofore recorded plat covering such property recorded in the plat or map 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 \$22,500.00 executed by the person(s) first named hereinabove and payable to the order of TEXAS HOLIDAY VILLAGS, LLC, 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 7<sup>th</sup> day of March, 2023**, 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 7<sup>th</sup> day of February, 2023.



PATTON C. CHAPMAN, TRUSTEE

FILED FOR RECORD  
FEB 13 PM 5:15  
KELLEY PROCTOR  
COUNTY CLERK, WOOD COUNTY, TEXAS

## NOTICE OF FORECLOSURE SALE

2023 JUN 12 PM 12:50

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 SOUTH MCDONALD SURVEY, ABSTRACT NO. 382 WOOD COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 15.0 ACRE TRACT OF LAND DESCRIBED IN A GIFT DEED FROM GARVIA J. HILL AND WIFE, VERLEE HILL, TO KENNETH P. HILL AND MARLENE HILL JUREN, DATED MARCH 03, 1991, AS SHOWN OF RECORD IN VOLUME 1232, PAGE 744, 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 NORTHWEST CORNER OF SAID 15.0 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF A CALLED 15.976 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM ALEX RAY AND SHARON E. WINCH TO RENEE M. MORRIS AND LORI A. DAVIS, DATED SEPTEMBER 05, 2012, AS SHOWN OF RECORD IN INSTRUMENT NO. 2012-00011059, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS AND BEING IN THE WESTERLY SOUTH LINE OF A CALLED 6.909 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM RON MEISSNER AND WIFE, CONNIE MEISSNER, TO UPPER SABINE VALLE SOLID WASTE MANAGEMENT DISTRICT, DATED JANUARY 17, 2019, AS SHOWN OF RECORD IN INSTRUMENT NO. 2019-00000550, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 45 MINUTES 50 SECONDS EAST, ALONG THE NORTH LINE OF SAID 15.0 ACRE TRACT, A DISTANCE OF 462.18 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHERLY SOUTHEAST CORNER OF SAID 6.909 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 3.0 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM GERALD CLAYTON FARMER TO WALLACE SULLIVAN AND DONNA SULLIVAN, DATED JULY 30, 2011, AS SHOWN OF RECORD IN INSTRUMENT NO. 2011-00008121, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS;

THENCE NORTH 87 DEGREES 47 MINUTES 12 SECONDS EAST, CONTAINING ALONG THE NORTH LINE OF SAID 15.0 ACRE TRACT, A DISTANCE OF 418.68 FEET TO THE NORTHEAST CORNER OF SAID 15.0 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID 3.0 ACRE TRACT AND BEING IN OR NEAR THE CENTERLINE OF WOOD COUNTY, ROAD NO. 1912, A 1/2 INCH IRON ROD SET FOR A REFERENCE MARKER BEARS SOUTH 87 DEGREES 47 MINUTES 12 SECONDS WEST, A DISTANCE OF 25.02 FEET;

THENCE SOUTH 00 DEGREES 02 MINUTES 52 SECONDS WEST, ALONG THE EAST LINE OF SAID 15.0 ACRE TRACT, SAME BEING GENERALLY ALONG AND THROUGH THE CENTERLINE OF SAID COUNTY ROAD, A DISTANCE OF 757.08 FEET TO THE SOUTHWEST CORNER OF SAID 15.0 ACRE TRACT AND THE NORTHEAST CORNER OF THE RESIDUE OF A CALLED 5.0 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM JAMES HORACE AARON TO TINSLEY STEVENAARON, DATED SEPTEMBER 28, 2015, AS SHOWN OF RECORD IN INSTRUMENT NO. 2015-00012907, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 56 MINUTES 00 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 15.0 ACRE TRACT, A DISTANCE OF 883.07 FEET TO A 6 INCH WOOD POST FENCE INTERSECTION FOUND AT THE SOUTHWEST CORNER OF SAID 15.0 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF A CALLED 1.00 ACRE TRACT OF LAND DESCRIBED AS "TRACT I" IN A DEED FROM ROLANDO L. RIOS, TRUSTEE, LUIS RETANA, JR., DATED APRIL 27, 2004, AS SHOWN ON RECORD IN VOLUME 1996, PAGE 796, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS, AND BEING IN THE EAST LINE OF SAID 15.976 ACRE TRACT;

THENCE NORTH 00 DEGREES 14 MINUTES 35 SECONDS EAST, ALONG THE WEST LINE OF SAID 15.0 ACRE TRACT, A DISTANCE OF 743.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.096 ACRES OF LAND, OF WHICH APPROXIMATELY 0.43 ACRES LIE WITHIN SAID COUNTY, ROAD.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 03/03/2020 and recorded in Document 2020-00002150 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: 03/07/2023

Time: 01:00 PM

Place: Wood County, Texas at the following location: EAST DOOR (FRONT DOOR) OF THE WOOD COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

**4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.



5. *Obligations Secured.* The Deed of Trust executed by TIMOTHY BLAKE RAGAN AND CHANDRA RAGAN, provides that it secures the payment of the indebtedness in the original principal amount of \$76,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. VETERANS LAND BOARD OF THE STATE OF TEXAS is the current mortgagee of the note and deed of trust and VETERANS LAND BOARD OF THE STATE OF TEXAS is mortgage servicer. A servicing agreement between the mortgagee, whose address is VETERANS LAND BOARD OF THE STATE OF TEXAS c/o VETERANS LAND BOARD OF THE STATE OF TEXAS, 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.

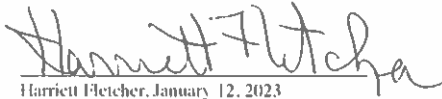
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**



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  
Karla Balli, Attorney at Law  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

Certificate of Posting

I am Harriett Fletcher whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on January 12, 2023 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, January 12, 2023

Notice of Foreclosure Sale

(Trustee Sale)

Date : January 19th, 2023

Deed of Trust Information:

Date: May 25th, 2022

GRANTOR: Kenneth Ray Stanley and Lori Ann Rush

BENEFICIARY: Pebble Creek Investments, LLC

Original Principle: Forty Five Thousand Four-Hundred Ten and 00/100 Dollars (\$45,410.00)

PROPERTY COUNTY: WOOD COUNTY

PROPERTY LOCATION: 565 CR 1676, ALBA TX 75410

PROPERTY:

Being all of Lots Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Sixteen (16), Seventeen (17), and Eighteen (18), Block Two (2), in Unit Four (4), of ALBA LAKE SHORES Subdivision, a subdivision in Wood County, Texas, as depicted upon the plat of said subdivision, thereof recorded in Volume 3, Page 62 of the Plat Records of Wood County, Texas.

SALE INFORMATION:

Date of Sale: Tuesday, March 7th, 2023

Time of Sale: 10:00 AM or within Three hours Thereafter

Opening Bid: \$48,018.86, by Pebble Creek Investments, LLC

Place of Sale: INSIDE THE MAIN LOBBY of WOOD County Courthouse, Texas, or if the preceding area is no longer in the designated area, at the area most recently designated by the WOOD County Commissioner's Court.

Trustee: Shane Amir Ghaemmaghami, as rights and privileges addressed in DEED OF TRUST

Trustee's Address: 380 Flores Rd. Livingston, TX 77351

\*For Sale Info email: amirg1020@gmail.com

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 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. Shane Amir Ghaemmaghami as 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 or within three hours after that time.

STANDARD-CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

cc: Standard Mail

FILED FOR RECORD  
2023 JAN 30 PM 1:23  
COUNTY CLERK  
WOOD COUNTY, TEXAS

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 or 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.

**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.**

Signed and Executed By:



Shane Amir Ghaemmaghami, Trustee  
January 19th, 2023

**CM # -7022 0410 0000 7580 6655**