

198 County Road 1948, Yantis, TX 75497

FILED FOR REC  
21-001640  
2021 MAR 30 PM 12:44  
DEEDLY 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: 05/04/2021

Time: Between 1:00 pm and 4:00pm beginning not earlier than 1:00 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 08/20/2003 and recorded in the real property records of Wood County, TX and is recorded under Clerk's File/Instrument Number, 1945, Page 115, with Brian F. Rospide and Carol M. Rospide (grantor(s)) and Loan America, Inc. mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Brian F. Rospide and Carol M. Rospide, securing the payment of the indebtedness in the original amount of \$98,500.00, 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.** LOTS 12 AND 13, HICKORY SHORES SUBDIVISION, A SUBDIVISION OF WOOD COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID SUBDIVISION FILED IN VOLUME 9, PAGE 13, PLAT RECORDS OF WOOD COUNTY, TEXAS.



4730702

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

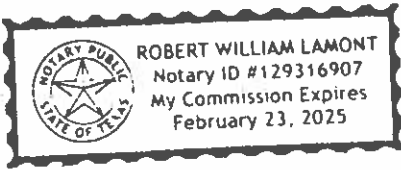
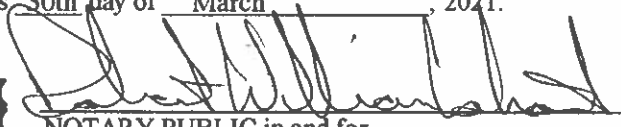


**SUBSTITUTE TRUSTEE**  
Lisa DeLong, Terri Worley, Harriett Fletcher, Robert LaMont, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

STATE OF TEXAS  
COUNTY OF GREGG

Before me, the undersigned authority, on this day personally appeared Harriett Fletcher, 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 30th day of March, 2021.



NOTARY PUBLIC in and for  
GREGG COUNTY  
My commission expires: February 23, 2025  
Print Name of Notary:  
Robert William La Mont

**CERTIFICATE OF POSTING**

My name is Harriett Fletcher, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on March 30, 2021 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: March 30, 2021

May 5, 2021

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

NOTICE OF SALE BY SUBSTITUTE TRUSTEE

STATE OF TEXAS  
COUNTY OF WOOD

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§  
§

KNOW ALL MEN BY THESE PRESENTS:

FILED FOR RECORD  
2021 APR 9 PM 2:04  
KELSEY PRINCE  
COUNTY CLERK, WOOD COUNTY, TEXAS

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

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

**Original Creditor:** Green Tree Servicing LLC

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

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

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

**Appointed Substitute Trustees:** JIM MILLS, SUSAN MILLS, EMILY NORTHERN, RUSSELL SLATON, BOB GIDEON, ED HENDERSON, JAMEY PARSONS, JOE HALLONQUIST, KRISTEN ALDREDGE, LAURIE BLACKWELL, MARY MCCAULY, TOM SWEARINGEN  
TRUSTEES OF TEXAS, 9065 JOLLYVILLE, SUITE 203A, AUSTIN, TX 78759

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

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

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

<b>PROPERTY ADDRESS:</b> 174 Private Rd 8569 Winnsboro, TX 75494	<b>RP FILE NO. SHELL02-22</b>	<b>BORROWER:</b> Reep, Bobby & Sherrie
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AND  
DARLA BOETTCHER, RAMIRO CUEVAS, AURORA CAMPOS,  
JONALHAN HARRISON, SHAWN SCHILLER, PATRICK ZWJERS,  
JAMI HUTTON, DANA KAMIN, LISA BRUNO, RONDA TYLER,  
SHARON ST. PIERRE, RONNIE HUBBARD, ALLAN JOHNSTON,  
SHERYL LAMONT, ROBERT LAMONT  
AUCTION.COM, 1 MAUCHLY, IRVINE, CA 92618

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

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

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

**Property to be sold:**

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

**Date of Sale:**

**Tuesday, May 4, 2021.**

**Time of Sale:**

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

**Location of Sale:**

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

**Terms of Sale:**

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Purchase Money Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Purchase Money Deed of Trust at the time of sale.

**PROPERTY ADDRESS:**  
174 Private Rd 8569  
Winnsboro, TX 75494

**RP FILE NO. SHELL02-22**

**BORROWER:** Reep, Bobby & Sherrie

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Security Instrument, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Security Instrument. The sale shall not cover any part of the property that has been released of public record from the lien of the Security Instrument. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Security Instrument, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Purchase Money Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

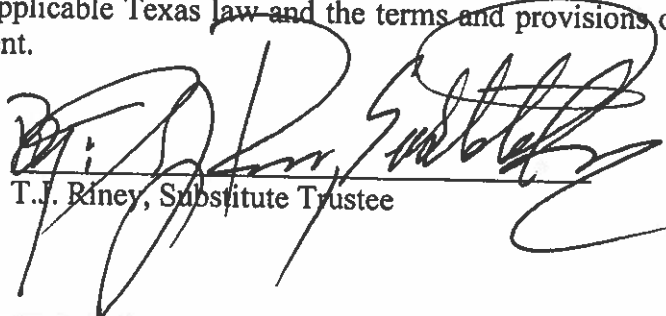
**Type of Sale:**

The sale is a non-judicial sale being conducted pursuant to the power of sale granted by the Security Instrument executed by Bobby Reep and Sherrie Reep.

**Default and Notice:**

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

Dated: March 11, 2021.



T.J. Riney, Substitute Trustee

<b>PROPERTY ADDRESS:</b> 174 Private Rd 8569 Winnsboro, TX 75494	<b>RP FILE NO. SHELL02-22</b>	<b>BORROWER:</b> Reep, Bobby & Sherrie
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**AFTER RECORDING, PLEASE RETURN TO:**

Riney Packard, PLLC

Attn: T.J. Riney

Two Lincoln Centre

5420 LBJ Freeway, Suite 220

Dallas, Texas 75240

**PROPERTY ADDRESS:**

174 Private Rd 8569  
Winnsboro, TX 75494

**RP FILE NO. SHELL02-22**

**BORROWER: Reep, Bobby & Sherrie**

**EXHIBIT "A"**

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

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

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

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

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

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

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

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

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

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

**BEGINNING** at a nail set on the centerline of County Road No. 4430 and being N 35° 59' 12" E - 40.37 feet from the Southeast corner of said 20.67 acre tract;

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

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

<b>PROPERTY ADDRESS:</b> 174 Private Rd 8569 Winnsboro, TX 75494	<b>RP FILE NO. SHELL02-22</b>	<b>BORROWER:</b> Reep, Bobby & Sherrie
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**NOTICE OF FORECLOSURE SALE**

FILED FOR RECORD  
2021 APR 12 AM 11:02  
KELLEY PRICE  
COUNTY CLERK, WOOD CO TX

State of Texas §  
County of Wood §

Notice is hereby given of a public non-judicial foreclosure sale.

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

BEING A 5 ACRE OF A TRACT OF LAND CONVEYED TO WILLIAM RANGITSCH BY DEED RECORDED IN INSTRUMENT NO. 20166062, OFFICIAL PUBLIC RECORDS, WOOD COUNTY, TEXAS (OPR). THIS PROPERTY IS SITUATED IN THE J.M. SERVATES SURVEY, ABSTRACT NO. 3, WOOD COUNTY, TEXAS WITH FIELD NOTES PERFORMED BY WILLIAM "MARK" GREEN IN SURVEY REPORT WO-17001 DATED JANUARY 15, 2018 AND BEING MORE PARTICULARLY DESCRIBED IN ADDITIONAL EXHIBIT MARKED "FIELD NOTES" BY WILLIAM "MARK" GREEN TO BE ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

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

Date: **May 4, 2021**  
Time: The sale shall begin no earlier than **1:00 PM** or no later than three hours thereafter.  
Place: **Wood County Courthouse in Quitman, Texas**, at the following location: the area designated by the Commissioners Court of **Quitman, Wood County, Texas**, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

The deed of trust permits the Mortgagee of Record to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the Mortgagee of Record thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

1007238-1

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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.

4. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by **William Rangitsch, aka William James Rangitsch and Natasha H Rangitsch, aka Natasha Rangitsch, husband and wife.**
5. Obligations Secured. The Deed of Trust is dated **April 2, 2018**, and is recorded in the office of the County Clerk of **Wood County, Texas**, in/under **Document No. 2016-0006063, Official Public Records of Wood County, Texas.** 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 the promissory note in the original principal amount of **\$251,100.00**, executed by **William James Rangitsch, Natasha H Rangitsch**, and payable to the order of **Security National Life Insurance Company.**

**Original Mortgagee: Security National Life Insurance Company.**


**Current Mortgagee of Record: Security National Life Insurance Company whose address is 5300 South 360 West, Suite #250, Murray, UT 84123.**

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

7. **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.**

Robertson Anschutz Veters, LLC  
10850 Richmond Avenue., Suite 350  
Houston, TX 77042

DATED April 12, 2021.



**Harriett Fletcher, Robert Lamont, David Sims, Allan  
Johnston, Ronnie Hubbard, Kelly Goddard,**  
Substitute Trustee  
c/o Robertson Anschutz Veters, LLC  
10850 Richmond Avenue., Suite 350  
Houston, TX 77042  
Phone: 713-244-1360

**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.**

**William "Mark" Green**  
**Texas Registered Professional Land Surveyor, No. 6020**  
P.O. Box 130 \* Pittsburg, Texas 75686 \* 903-856-0021

**SURVEY REPORT: WO-17001**  
**FIELD NOTES**

I, the undersigned, do hereby **CERTIFY** that the following description was prepared from the actual findings of the Survey, made on the ground and under my supervision of a property located on the south side of Farm to Market 2088, Wood County, Texas. These Field Notes shall only be used in accordance with the terms and conditions of the associated Invoice, part Three of this report.

**DESCRIPTION OF PROPERTY SURVEYED:** Being a part of a tract of land conveyed William Rangitsch by deed recorded in Instrument No. 20166062, Official Public Records, Wood County, Texas (OPR). This property is situated in the J.M. Servates Survey, Abstract No. 3, Wood County, Texas, and is more specifically described by **METES AND BOUNDS**, to wit:

**POINT OF BEGINNING (POB):** Being a ½" Capped "RPLS 6020" Steel Rod Set (CSRS) for the northeast corner of this tract, same being a point in the north line of said Rangitsch tract, same being a point in the south line of Farm to Market 2088. Same also being the northwest corner of a tract of land conveyed to Diane McGovern according to the Wood County Appraisal District as identified as Parcel Identification No. 84191.

**THENCE:** South 58 degrees 23 minutes 05 seconds East along the southwest line of an old road for a distance of 315.73 feet to a CSRS for the southeast corner of this tract same being in the southwest line of said McGovern tract, same also being the northwest corner of a 5.00 acres tract severed from the Nachalah Family Truett, as recorded in volume 1609 page 559, Deed Records Wood County, Texas (DR).

**THENCE:** South 21 degrees 22 minutes 56 seconds West with said 5.00 acres Nachalah tract for a distance of 514.36 feet to a CSRS for the southeast corner of this tract, same being the southwest corner of said Nachalah tract.

**THENCE:** North 38 degrees 56 minutes 43 seconds West (division line) for a distance of 806.80 feet to a CSRS for the northwest corner of this tract, same being a point in the south line of said F.M. 2088 for the northwest corner of this tract.

**THENCE:** North 87 degrees 43 minutes 00 seconds East with said road for a distance of 426.13 feet to the **POINT OF BEGINNING**.

This tract contains **5.00** acres of land.

  
**WILLIAM MARK GREEN**  
Registered Professional Land Surveyor  
Texas Registration No. 6020



Date: January 15, 2018