

409 SYCAMORE ST
MINEOLA, TX 75773

2022 MAR 10 AM 11:42

0000009428509
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: May 03, 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 May 14, 2018 and recorded in Document INSTRUMENT NO. 2018-00004345 real property records of WOOD County, Texas, with ROBERT FITZGERALD AND LOREN PIPPINS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ROBERT FITZGERALD AND LOREN PIPPINS, securing the payment of the indebtednesses in the original principal amount of \$206,196.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD
STE 110
OKLAHOMA CITY, OK 73118-6077



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

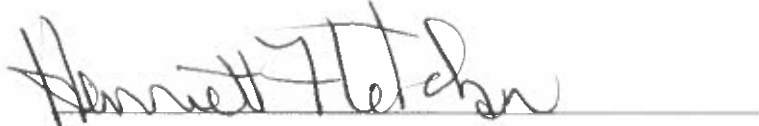
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, MONICA HENDERSON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, AUCTION.COM, DAVID RAY, HARRIETT FLETCHER, SHERYL LAMONT, ROBERT LAMONT, RONNIE HUBBARD, ALLAN JOHNSTON, TERRI WORLEY OR LISA DELONG whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is 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 March 10, 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: March 10, 2022

409 SYCAMORE ST
MINEOLA, TX 75773

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WOOD

EXHIBIT "A"

LOT ONE (1), IN BLOCK EIGHT (8), HAM ADDITION, AN ADDITION TO THE CITY OF MINEOLA, WOOD COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 102, PAGE 392 OF THE DEED RECORDS OF WOOD COUNTY, TEXAS.

Our Case No. 22-00583-FC

**APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE**

FILED FOR RECORD
2022 MAR 31 PM 1:30
SHELLEY PRICE
COUNTY CLERK, WOOD CO TX

THE STATE OF TEXAS
COUNTY OF WOOD

Deed of Trust Date:
June 30, 2017

Property address:
1824 CR 2260
MINEOLA, TX 75773

Grantor(s)/Mortgagor(s):
TOBIAS R. JACKSON AND NATISHA R. STONE, BOTH
UNMARRIED

LEGAL DESCRIPTION: 0.450 ACRE TRACT AND BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN WOOD COUNTY, TEXAS, AND BEING ALL OF LOT 38 OF HOBSON ESTATES ON LAKE HOLBROOK, AN ADDITION TO SAID COUNTY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN VOLUME 9, PAGE 1 OF THE PLAT RECORDS OF WOOD COUNTY, TEXAS.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR 1ST ALLIANCE LENDING, LLC, ITS SUCCESSORS AND ASSIGNS

Earliest Time Sale Will Begin: 01:00 PM

Current Mortgagee:
THE MONEY SOURCE INC.

Date of Sale: MAY 3, 2022

Property County: WOOD

Original Trustee: MICHAEL BURNS, ATTORNEY AT LAW

Recorded on: July 5, 2017
As Clerk's File No.: 2017-00005956
Mortgage Servicer:
THE MONEY SOURCE INC.

Substitute Trustee:
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, Kendal Farmer, Harriett Fletcher, Robert La Mont, David Sims, Allan Johnston, Ronnie Hubbard, Marinosci Law Group PC

Substitute Trustee Address:
c/o Marinosci Law Group, PC
14643 Dallas Parkway, suite 750
Dallas, TX 75254
(972) 331-2300

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 current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out 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, Kendal Farmer,

Harriett Fletcher, Robert La Mont, David Sims, Allan Johnston, Ronnie Hubbard, Marinosci Law Group PC, 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 Mortgagee therein.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, MAY 3, 2022 between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter. 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 be conducted at the Wood County Courthouse, 100 Main Street, Quitman, TX 75783 as designated by the Commissioners' Court, of said 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 was posted.

THE MONEY SOURCE INC., who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. 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 debt.

ACTIVE MILITARY SERVICE NOTICE

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.

WITNESS MY HAND, March 30th 2022

MARINOSCI LAW GROUP PC

By: [Signature]
SAMMY HOODA
MANAGING ATTORNEY

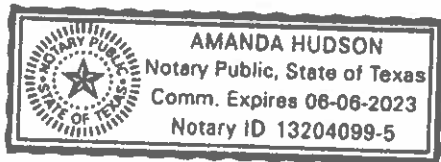
THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Amanda Hudson, the undersigned officer, on this, the 30th day of March 2022, personally appeared SAMMY HOODA, known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal
(SEAL)

[Signature]
Notary Public for the State of TEXAS

My Commission Expires: 6-6-2023
Amanda Hudson
Printed Name and Notary Public



Grantor: THE MONEY SOURCE INC.
500 SOUTH BROAD STREET, SUITE #100A
MERIDEN, CT 06450
Our File No. 22-00583

Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
14643 DALLAS PARKWAY, SUITE 750
DALLAS, TX 75254

[Signature]
Posted by Harriett Fletcher, March 31, 2022.

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

2022 APR -7 PM 2:42

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. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated September 29, 2008 and recorded under Clerk's File No. 2008-00100178, in the real property records of **WOOD County Texas**, with James D Elliott, an unmarried man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Century 21 (R) Mortgage (SM), its successors and assigns as Original Mortgagee.

Deed of Trust executed by James D Elliott, an unmarried man securing payment of the indebtedness in the original principal amount of \$33,250.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by James D Elliott. NewRez LLC d/b/a Shellpoint Mortgage Servicing is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for the Mortgagee. Shellpoint Mortgage Servicing, is representing the Mortgagee, whose address is: 75 Beattie Place, Suite 300, Greenville, SC 29601.

Legal Description:

LOT 236, SUNSET SHORES VILLAGES, E HOLIDAY VILLAGES OF FORK, SECTION E, SUBDIVISION PLAT OF RECORD AT VOLUME 9 PAGES 187-190, PLAT RECORDS OF WOOD COUNTY, TEXAS

SALE INFORMATION

Date of Sale: 05/03/2022

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale: The place of the sale shall be: **WOOD** County Courthouse, Texas at the following location: At the east (front) door of the Wood County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.



The sale will begin at the earliest time stated above, or within three (3) hours after that time. 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 or the Mortgagee's attorney.

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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I **HEREBY APPOINT AND DESIGNATE** Terri Worley, Harriett Fletcher, Robert LaMont, David Sims, Allan Johnston, Patrick Zwiers, Sharon St. Pierre, Ronnie Hubbard, Shawn Schiller, Sheryl LaMont, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Angie Uselton, Carol Hampton, Dana Kamin, Darla Boettcher, Irene Lindsay, Jami Hutton, Lisa Bruno, Lisa Delong, Monica Henderson, Rhonda Hawkins, Sue Spasic, Tonya Washington, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on 04/06/2022.

/s/ Lisa Collins SBOT No. 24115338, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by:



Printed Name: Sheryl LaMont, April 07, 2022

C&M No. 44-22-0654

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

FILED FOR RECORD
2022 APR 14 AM 12:35

NOTICE OF FORECLOSURE SALE

KELLEY PRICE
COUNTY CLERK, WOOD CO TX

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

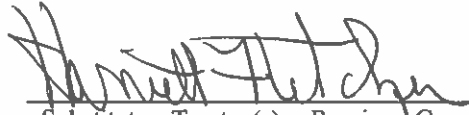
SEE EXHIBIT A
- Security Instrument:** Deed of Trust dated June 24, 2020 and recorded on July 1, 2020 as Instrument Number 2020-00005918 in the real property records of WOOD County, Texas, which contains a power of sale.
- Sale Information:** May 03, 2022, at 1:00 PM, or not later than three hours thereafter, at the east front door of the Wood County Courthouse, or as designated by the County Commissioners Court.
- Terms of Sale:** Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured:** The Deed of Trust executed by MICHAEL RAY ELLSWORTH secures the repayment of a Note dated June 24, 2020 in the amount of \$124,801.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 907 Pleasant Valley Avenue, Suite 3, Mt. Laurel, NJ 08054, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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

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



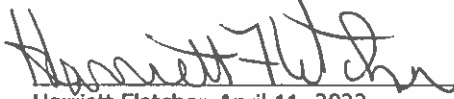
Miller, George & Suggs, PLLC
Dustin C. George, Attorney at Law
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5601 Democracy Drive, Suite 265
Plano, TX 75024



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

Certificate of Posting

I, Harriett Fletcher, declare under penalty of perjury that on the 11th. day of April, 2022, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of WOOD County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).



Harriett Fletcher, April 11, 2022

EXHIBIT A

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

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 6 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF A CALLED 1.204 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM HOMER C. TURNER, JR. AND WIFE, ROSE TURNER, ET AL TO JIMMY F. JOHNS AND WIFE, RITA G. JOHNS, DATED JANUARY 28, 1997, AS SHOWN OF RECORD IN VOLUME 1532, PAGE 483, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS AND BEING IN THE SOUTH LINE OF A CALLED 121.4358 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM THEODORE WOODROW RYE, JR. TO JAMES UDELTOVEN ET AL, DATED AUGUST 04, 2009, AS SHOWN OF RECORD IN DOCUMENT NO. 2009-00009967, REAL RECORDS, WOOD COUNTY, TEXAS;

THENCE S 77° 35' 28" E, ALONG THE NORTH LINE OF SAID 6 ACRE TRACT, SAME BEING GENERALLY ALONG AND THROUGH A FENCE, AT APPROXIMATELY 550 FEET PASSING THROUGH THE EASTERLY EAST LINE OF SAID WALTERS SURVEY AND THROUGH THE SOUTHERLY WEST LINE OF SAID BURCH SURVEY, CONTINUING ALONG SAME BEARING, IN ALL, A TOTAL DISTANCE OF 815.41 FEET TO AN 8 INCH WOOD POST FENCE INTERSECTION FOUND AT THE SOUTHWEST CORNER OF A CALLED 1.083 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM JERRY W. WILLIAMS AND RENEAU ANDERS, D/B/A/ QUITMAN REALTY, TO MICHAEL BROWN AND WIFE, JANICE BROWN, DATED MARCH 08, 2008, AS SHOWN OF RECORD IN VOLUME 2308, PAGE 360, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS;

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

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

THENCE N 82° 21' 37" W, ACROSS SAID 6 ACRE TRACT AND ALONG THE NORTH LINE OF SAID 0.359 ACRE TRACT, A DISTANCE OF 170.57 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 0.359 ACRE TRACT;

THENCE S 26° 44' 07" W, CONTINUING ACROSS SAID 6 ACRE TRACT AND ALONG THE WEST LINE OF SAID 0.359 ACRE TRACT, SAME BEING GENERALLY ALONG AND THROUGH A FENCE, A DISTANCE OF 117.84 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 0.359 ACRE TRACT AND IN THE NORTH LINE OF A CALLED 0.382 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM JOHN J. GORMAN, III AND WIFE, JAN JOINER GORMAN, TO STEVEN H. ROTH AND WIFE, PAMELA A. ROTH, DATED AUGUST 15, 2013, AS SHOWN OF RECORD IN DOCUMENT NO. 2013-00010087, REAL RECORDS, WOOD COUNTY, TEXAS (SEE BOUNDARY LINE AGREEMENT 857 /717, DATED JUNE 25, 1982);

THENCE N 78° 21' 58" W, ALONG THE SOUTH LINE OF SAID 6 ACRE TRACT AND ALONG THE NORTH LINE OF SAID 0.382 ACRE TRACT, A DISTANCE OF 35.78 FEET TO A CHAIN LINK FENCE CORNER POST FOUND AT THE NORTHWEST CORNER OF SAID 0.382 ACRE TRACT;

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

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

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

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

NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED HEREIN. ANY STATEMENT IN THE ABOVE LEGAL DESCRIPTION OF THE AREA OR QUANTITY OF LAND IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT, BUT IS MADE ONLY FOR INFORMATIONAL AND/OR IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE ITEM 2 OF SCHEDULE B HEREOF.

Tax ID: 4040-0060-0040-40

Notice of Foreclosure Sale

Prepared on April 8, 2022

FILED FOR RECORD
2022 APR 11 AM 12:35
KELLEY PRICE
COUNTY CLERK, WOOD CO TX

Deed of Trust and other information:

Regarding the following instruments, among others (collectively, the "Loan Documents"):

Dated: 5/12/2017
Grantor: Adam Sweyer (Debtors/ Borrowers)
Trustee: J. Brad McCambell
Substitute Trustee: S. Lee Stevenson, Jr.
Lender: IRA Services Trust Co FBO LISA RENEE FULLER IRA #726035
Holder and Owner: IRA Services Trust Co FBO LISA RENEE FULLER IRA #726035 (hereafter "Note Holder")
Legal & Recording: See attached Exhibit, 2017-00004527
Secures: ("Note") dated 5/12/2017 in the original principal amount of \$76,000.00, executed by Debtors/Borrowers and payable to the order of Lender

Substitute trustees: Harriett Fletcher, Robert LaMont, David Sims, Allan Johnston, Ronnie Hubbard, Kelly Goddard, David Ricker, and S. Lee Stevenson, Jr.

Date of sale: May 3, 2022

Time of sale: Between 1:00 p.m. and 4:00 p.m.

Place: The designated area or location which has been designated by the Commissioners' Court where non-judicial foreclosure sales are to take place in Wood County, Texas. If the Commissioner's have not designated an area for conducting foreclosure sales, then the sale shall be held at the Wood County courthouse.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash with payment being a cashiers check, except that the Note bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. The successful bidder other than the Note Holder must pay the full purchase price at the time of the sale; the cashier's check must be given immediately after the sale. The Trustee will not pause the sale to give the purchaser time to obtain the funds at a time later than when the sale concludes.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Note holder, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Note holder's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Note holder's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

The owner of the Note is also acting as the Mortgage Servicer of the Note. The foreclosure will be conducted by the Note holder's representative.

The address of Mortgage Holder and Servicer is stated above.

Therefore, notice is given that on and at the Date, Time, and Place stated above for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

The Note holder, Servicer or Substitute Trustee reserves the right to postpone, cancel or rescind the Foreclosure Sale at any time. If the sale is canceled or rescinded, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing

requirements of the Deed of Trust and the Texas Property Code.

The Note holder, Servicer or Substitute Trustee reserves the right to withdraw its last bid and reopen the foreclosure sale for additional bidding. The substitute trustee does not answer questions, respond to emails or texts from potential buyers prior to the sale; all information concerning the sale is contained in this Notice of Sale. Once the Foreclosure sale has begun and the opening bid placed, the Trustee or Substitute Trustee will not stop the sale to answer questions or give any information concerning the Foreclosure Sale.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Note holder. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.



S. Lee Stevenson, Jr.
Attorney for Note holder and Mortgage Servicer
Stevenson & Ricker
Eilan at the Rim
17806 IH 10 Suite 300
San Antonio Texas 78257
Telephone (210) 690-9944
Email: lee@stevensonricker.com



Posted by Harriett Fletcher, April 11, 2022.

Exhibit A

Property (including any improvements):

All that certain lot, tract or parcel of land situated in the J.B. White Survey, Abstract No. 612, Wood County, Texas, being all of that certain called 2.2126 acre tract conveyed to Wells Fargo Bank, N.A. by Substitute Trustees Deed recorded in Volume 2305, Page 530 of the Real Property Records of Wood County, Texas and being more particularly described as follows:

BEGINNING at a ¼ inch iron rod found at the southeast corner of said Wells Fargo tract, said point being on the East side of County Road No. 2805;

THENCE South 89 degrees 57 minutes 00 seconds West, along the South line of said Wells Fargo tract, a distance of 690.55 feet to a ¼ inch iron rod found for the Southwest corner of said Wells Fargo tract;

Thence North 01 degrees 12 minutes 27 seconds East, along the West line of said Wells Fargo tract, a distance of 157.98 feet to a ¼ inch iron rod found for the northwest corner of said Wells Fargo tract;

THENCE North 88 degrees 49 minutes 20 seconds East along the North line of said Wells Fargo tract, a distance of 587.05 feet to a railroad spike found for the northeast corner of said Wells Fargo tract, said point being near the center of County Road No. 2805;

THENCE South 00 degrees 06 minutes 00 seconds East, along the East line of said Wells Fargo tract, a distance of 169.50 feet to the POINT OF BEGINNING and containing 2.2126 acres of land, more or less.

Being the same land described in Special Warranty Deed with Vendor's Lien dated July 22, 2008, Effective July 4, 2008, from Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust to Richard Romano and wife, Brandy Romano recorded in Volume 2341, Page 368, Real Records of Wood County, Texas.

Notice of Substitute Trustee's Sale

FILED FOR RECORD
2022 APR 11 AM 1:06
SHELLEY PRICE
COUNTY CLERK, WOOD CO TX

Date: April 11, 2022

Substitute Trustee: Mark W. Breeding

Substitute Trustee's Address: P. O. Box 239
Quitman, Texas 75783

Beneficiary: Wilbert Lee Coston, Jr.

Note: Note dated March 15, 2001, in the amount of \$50,220.00

Deed of Trust

Date: March 10, 2010

Grantor: Jo Ruth Coston

Beneficiary: Wilbert Lee Coston, Jr.

Recording information: Instrument No. 2010-00010590, Real Property Records of Wood County, Texas

Property:

All of that Lot 115, Zone 2, Section 2, Clear Lakes Subdivision to Wood County, Texas, as shown by Plat recorded in Volume 5, Page 69, Plat Records, Wood County, Texas.

County: Wood

Date of Sale (first Tuesday of month): May 3, 2022

Time of Sale: 10:00 a.m.

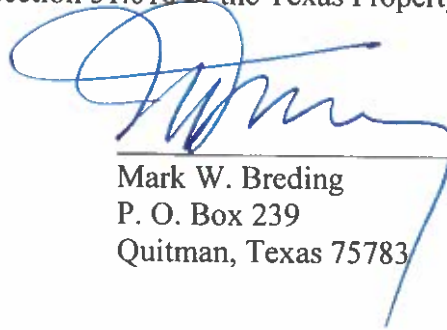
Place of Sale: East side door of the Wood County Courthouse in Quitman, Texas

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.

Mark W. Breeding is Substitute Trustee under the Deed of Trust. Beneficiary has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



Mark W. Breeding
P. O. Box 239
Quitman, Texas 75783