

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

FILED FOR RECORD
2020 SEP 9 PM 1:55
COUNTY CLERK, WOOD COUNTY, TX

Deed of Trust Date: March 18, 2020	Original Mortgagor/Grantor: BO BROWNING AND KEYLEE AMOS
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR SYNERGY ON ELENDING, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: CMG MORTGAGE, INC.
Recorded in: Volume: N/A Page: N/A Instrument No: 2020-0002509	Property County: WOOD
Mortgage Servicer: CENLAR FEDERAL SAVINGS BANK	Mortgage Servicer's Address: 425 Phillips Blvd. Ewing, New Jersey 08618-1430

* 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.

Secures:Note in the original principal amount of \$274,928.00, executed by BO BROWNING and payable to the order of Lender.

Property Address/Mailing Address: 300 CR 4740, WINNSBORO, TX 75494

Legal Description of Property to be Sold: BEING ALL OF THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE J. B. CHIRINO SURVEY, ABSTRACT NO. 96, WOOD COUNTY, TEXAS, AND BEING ALL OF A CALLED 30.106 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM JOHN C. MCBRIDE AND WIFE, IRENE M. MCBRIDE TO PATRICIA N. GILMORE AND HUSBAND, CHARLES A. GILMORE, DATED MAY 31, 2002, AS SHOWN OF RECORD IN VOLUME 1850, PAGE 533, 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 5/8 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 30.106 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF A CALLED 49.084 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM RHONDA CAROLYN BARRETT TO RICKY LYNN CRONE AND DEBBIE CRONE, DATED JULY 25, 2006, AS SHOWN OF RECORD IN VOLUME 2179, PAGE 01, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS, AND BEING IN THE WEST LINE OF A CALLED 9.47 ACRE TRACT OF LAND DESCRIBED AS "TRACT THREE" IN A DEED FROM JAMES HOWARD KEITH TO PAMALIA GAIL KEITH, DATED MARCH 20, 2007, AS SHOWN OF RECORD IN VOLUME 2227, PAGE 841, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS;

THENCE SOUTH, ALONG THE EAST LINE OF SAID 30.106 ACRE TRACT, A DISTANCE OF 842.18 TO A 5/8 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 30.106 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 23.7877 ACRE TRACT OF LAND DESCRIBED AS "TRACT THREE" IN A DEED FROM EDNA M. HURLEY, INDEPENDENT EXECUTRIX, TO EDNA M. HURLEY, DATED



JANUARY 12, 2016, AS SHOWN OF RECORD IN INSTRUMENT NO. 2016-00000368, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS;

THENCE S 88° 48' 37" W, ALONG THE SOUTH LINE OF SAID 30.106 ACRE TRACT, A DISTANCE OF 1567.34 FEET TO THE SOUTHWEST CORNER OF SAID 30.106 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID 23.7877 ACRE TRACT, AND BEING IN OR NEAR THE CENTERLINE OF WOOD COUNTY ROAD NO. 4740, A 1/2 INCH IRON PIPE FOUND FOR A REFERENCE MARKER BEARS N 88° 48' 37" E, A DISTANCE OF 22.84 FEET;

THENCE NORTHERLY, ALONG THE WEST LINE OF SAID 30.106 ACRE TRACT AND GENERALLY ALONG AND THROUGH THE CENTERLINE OF SAID COUNTY ROAD AS FOLLOWS:
N 00° 50' 18" W, A DISTANCE OF 413.19 FEET TO A POINT FOR A CORNER;
N 00° 14' 54" W, A DISTANCE OF 142.92 FEET TO A POINT FOR A CORNER;
N 01° 51' 30" E, A DISTANCE OF 273.23 FEET TO THE NORTHWEST CORNER OF SAID 30.106 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 49.084 ACRE TRACT, A 1/2 INCH IRON ROD FOUND FOR A REFERENCE MARKER BEARS N 88° 19' 56" E, A DISTANCE OF 22.69 FEET;
THENCE N 88° 19' 56" E, ALONG THE NORTH LINE OF SAID OF SAID 30.106 ACRE TRACT, A DISTANCE OF 1565.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 30.124 ACRES OF LAND, OF WHICH APPROXIMATELY 0.38 ACRES LIE WITHIN SAID COUNTY ROAD.

Date of Sale: May 02, 2023

Earliest time Sale will begin: 1:00 PM

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

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

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *CMG MORTGAGE, INC.*, the owner and holder of the Note, has requested 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, Auction.com, David Ray, Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Lisa DeLong, Terri Worley whose address is 1 Mauchly Irvine, CA 92618 OR Harriett Fletcher, Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Terri Worley or Lisa DeLong whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

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, except that *CMG MORTGAGE, INC.* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, 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, Auction.com, David Ray, Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Lisa DeLong, Terri Worley whose address is 1 Mauchly Irvine, CA 92618 OR Harriett Fletcher, Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Terri Worley or Lisa

DeLong whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, 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 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, Auction.com, David Ray, Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Lisa DeLong, Terri Worley whose address is 1 Mauchly Irvine, CA 92618 OR Harriett Fletcher, Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Terri Worley or Lisa DeLong whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: 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 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.

/s/William Attmore

William Attmore

Attorney for Cenlar Federal Savings Bank

State Bar No.:24064844

wattmore@rascrane.com

Robertson, Anschutz, Schneid, Crane & Partners,

PLLC / Attorney for Mortgagee

5601 Executive Dr, Suite 400

Irving, TX 75038

Telephone: 817-873-3080

Facsimile: (817)796-6079


Posted by Harriett Fletcher, February 9, 2023.

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
TS#: 22-27581

FILED FOR RECORD
2023 MAR -2 PM 12:12
SHERIFF FRIZZ
COUNTY CLERK, WOOD CO TX

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 6/27/2003, Kelli M Hagan and Christopher Hagan, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Ted Leitch, as Trustee, The CIT Group/Consumer Finance, Inc., a Delaware Corporation, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$94,500.00, payable to the order of The CIT Group/Consumer Finance, Inc., a Delaware Corporation, which Deed of Trust is Recorded on 6/30/2003 as Volume 2003-00003923, Book 1930, Page 252, in **Wood County, Texas**, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

All that certain tract or parcel of land situated in the Willis Parker Survey, A-451, Wood County, Texas, being all of that certain Tract One and Tract Two described in Deed to James Alton Foster and wife, Retta dated 1979 recorded in Volume 791, Page 529, Deed Records of Wood County, Texas; and being more particularly described as follows:

Beginning at a 2" iron pipe found on the SW corner of said Tract Two and on the SE corner of a tract described in Deed to Donald White dated 1976, recorded in Volume 716, Page 542, of said Deed Records: thence N0 deg. 25' 28" W with the West boundary line of said Foster tract and the East boundary line said White tract-305.00' to a 5/8" iron pipe set on the NW corner of said Tract Two and the NE corner of said White Tract;

thence East with the South ROW line of Scenic Loop-209.00' to 5/8" iron pipe set on the NE corner of said Tract One and the NW corner of the Diana Graves Tract;

thence S0 deg. 25' 28" E with the East boundary line of said Tract Two and the West boundary line of said Graves Tract - 305.00' to a 5/8" iron pipe set on the SE corner of said Tract Two and the SW corner of said Graves Tract;

thence West with the South boundary line of said Tracts Two and One and the North boundary line of a 6.35 acre tract described in Deed to Oscar Saye, dated 1956, recorded in Volume 419, Page 277, of said Deed Records - 209.00' to the place of beginning containing 1.463 acres.

Commonly known as: **496 SCENIC LOOP HAWKINS, TX 75765**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Harriett Fletcher, Robert LaMont, Sheryl LaMont, Sharon St. Pierre, Dustin George** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Wilmington Savings Fund Society, FSB, as trustee for Upland Mortgage Loan Trust B**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.



4776357

ServiceLink

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **5/2/2023 at 1:00 PM**, or no later than three (3) hours after such time, in Wood County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **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**

NOTICE IS FURTHER GIVEN that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

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

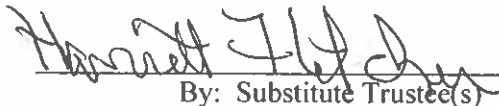
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WITNESS, my hand this 3/1/2023



By: Hung Pham, Trustee Sale Specialist
Carrington Foreclosure Services, LLC as
authorized agent for Mortgagee or Mortgage
Servicer
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

WITNESS, my hand this March 02, 2023.



By: Substitute Trustee(s)
Harriett Fletcher, Robert LaMont, Sheryl LaMont,
Sharon St. Pierre
C/O Carrington Foreclosure Services, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

FILED FOR RECORD
2023 APR -6 AM 10:09
VALLEY PRICE
COUNTY CLERK, WOOD CO TX

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

All property (real, personal or otherwise) described in the Deed of Trust, including, but not limited to, the real property more particularly described as follows: **being the real property situated in Wood County, Texas, as more particularly described on Exhibit "A" attached hereto and made a part hereof**, together with the rights, appurtenances and improvements thereto and certain other personal property as more particularly described in the Deed of Trust referenced herein (the "Property").

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

Date: **Tuesday, May 2, 2023**

Time: The sale shall begin no earlier than **10:00 A.M.** or no later than three hours thereafter. The sale shall be completed by no later than **1:00 P.M.**

Place: **At the area immediately outside on the east door of the Wood County Courthouse, located at 100 S. Main Street in Quitman, Wood County, Texas, or as designated by the county commissioners.**

The Deed of Trust permits the beneficiary 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. Such reposting or refileing may be after the date originally scheduled for this sale. The sale will be conducted by Patrick J. Schurr, alternate substitute trustee, Heather Kay, alternate substitute trustee, Cameron Frysinger, alternate substitute trustee, or Leslie Sanderson, alternate 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 beneficiary 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 cash on the day the property is sold.

Loan #472586

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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. Type of Sale. The sale is a nonjudicial 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 A. Gerald Brown and Gayla S. Brown (individually and collectively, "Debtor"), to Chris Graham, Trustee for the benefit of Liberty National Bank, dated March 23, 2018 and recorded under Instrument Number 2018-00002413 in the Real Property Records of Wood County, Texas ("Deed of Trust").

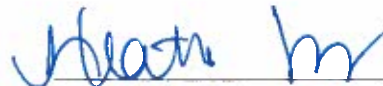
5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the Promissory Note ("Note") in the original principal amount of \$1,119,507.96, executed by Debtor and payable to the order of Liberty National Bank, and all renewals, modifications and extensions of the Note. Liberty National Bank is the current owner and holder of the Note and the Obligations and is the beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

Liberty National Bank
Attn: Troy Avant
1924 S. 4th St.
Chickasha, Oklahoma 73018
(405) 574-8283

6. Default and Request To Act. Default has occurred under the Deed of Trust and Security Agreement, and the beneficiary has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person as substitute trustee to conduct the sale. Lender has appointed Patrick J. Schurr, Heather Kay, Cameron Frysinger, and Leslie Sanderson as substitute trustees.

DATED April 5, 2023.



Heather Kay, Substitute Trustee
2600 Network Blvd., Suite 400
Frisco, Texas 75034
Telephone: (214) 472-2100

Loan #472586

STATE OF TEXAS §

COUNTY OF COLLIN §

The foregoing instrument was acknowledged before me by Heather Kay, Substitute Trustee, on the 5th day of April, 2023.



JM Gonzales

Notary Public, State of Texas

My Commission Expires:
9.15.24

Jacqueline M. Gonzales

(Printed Name of Notary)

EXHIBIT "A"

ALL THAT CERTAIN TRACT LOT OR PARCEL OF LAND, A PART OF THE SARAH MCDONALD SURVEY A-382, WOOD COUNTY, TX, AND ALSO BEING THE RESIDUE OF THAT CERTAIN CALLED 30.9 ACRE TRACT OF LAND THAT IS DESCRIBED IN A DEED RECORDED AUGUST 16, 1957 FROM J.A. KIRKPATRICK, ET UX, CHARLIE MAE, TO E.N. NORTON, ET UX, DOROTHY JO., THAT IS RECORDED IN VOLUME 436 PAGE 548 (SECOND TRACT) OF THE DEED RECORDS OF WOOD COUNTY, TEXAS, AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS TO WIT;

BEGINNING AT A 3 INCH IRON PIPE FOUND FOR CORNER AT THE S.E.C. OF A CALLED 2.086 ACRES (VOL. 2260 PG. 359);

THENCE SOUTH 00 DEGREES 21 MINUTES 04 SECONDS EAST, ALONG A CHAIN LINK FENCE AND THE W.B.L. OF CALLED 45.281 ACRES (VOL. 2258 PG. 757, TRACT #1) FOR A DISTANCE OF 106.10 FEET TO A 3 INCH IRON PIPE FOUND FOR CORNER OF THE S.W.C. OF SAID CALLED 45.281 ACRES;

THENCE SOUTH 89 DEGREES 56 MINUTES 06 SECONDS WEST, ALONG THE S.B.L. OF SAID 30.9 ACRES, SAME BEING THE N.B.L. OF A CALLED 14.5 ACRES (VOL. 781 PG. 396, FIRST TRACT) AT 206.28 FEET PASS A 1/2 INCH IRON ROD SET FOR REFERENCE AND CONTINUE FOR A TOTAL DISTANCE OF 236.29 FEET TO A 60D NAIL FOUND FOR CORNER AT THE S.W.C. OF SAID TRACT, SAME BEING N.W.C. OF SAID CALLED 14.5 ACRES, SAME BEING AT THE INTERSECTION OF COUNTY ROAD #1917 AND COUNTY ROAD #1900;

THENCE NORTH 01 DEGREES 21 MINUTES 59 SECONDS EAST, ALONG THE W.B.L. OF SAID TRACT AND THE CENTERLINE OF SAID COUNTY ROAD #1900 FOR A DISTANCE OF 107.16 FEET TO A RAILROAD SPIKE SET FOR CORNER AT THE S.W.C. OF SAID CALLED 2.086 ACRES;

THENCE SOUTH 89 DEGREES 48 MINUTES 42 SECONDS EAST, ALONG THE S.B.L. OF SAID CALLED 2.086 ACRES, AT 31.56 FEET PASS A 3 INCH IRON PIPE FOUND FOR REFERENCE AND CONTINUE FOR A TOTAL DISTANCE OF 233.09 FEET TO THE PLACE OF BEGINNING CONTAINING 0.5744 ACRES OF WHICH 0.0745 ACRES LIES WITHIN THE R.O.W. OF SAID ROAD.

NOTICE OF FORECLOSURE SALE

FILED FOR RECORD
2023 APR -6 AM 10:09
KELLEY PRICE
COUNTY CLERK, WOOD COUNTY, TEXAS

Notice is hereby given of a public nonjudicial foreclosure sale.

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

All property (real, personal or otherwise) described in the Deed of Trust, including, but not limited to, the real property more particularly described as follows: **being the real property situated in Wood County, Texas, as more particularly described on Exhibit "A" attached hereto and made a part hereof**, together with the rights, appurtenances and improvements thereto and certain other personal property as more particularly described in the Deed of Trust referenced herein (the "Property").

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

Date: **Tuesday, May 2, 2023**

Time: The sale shall begin no earlier than **10:00 A.M.** or no later than three hours thereafter. The sale shall be completed by no later than **1:00 P.M.**

Place: **At the area immediately outside on the east door of the Wood County Courthouse, located at 100 S. Main Street in Quitman, Wood County, Texas, or as designated by the county commissioners.**

The Deed of Trust permits the beneficiary 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. Such reposting or refiled may be after the date originally scheduled for this sale. The sale will be conducted by Patrick J. Schurr, alternate substitute trustee, Heather Kay, alternate substitute trustee, Cameron Frysinger, alternate substitute trustee, or Leslie Sanderson, alternate 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 beneficiary 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 cash on the day the property is sold.

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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. Type of Sale. The sale is a nonjudicial 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 Debtor to Chris Graham, Trustee for the benefit of Liberty National Bank, dated January 6, 2022 and recorded under Instrument Number 2022-00000526 in the Real Property Records of Wood County, Texas ("Deed of Trust").

5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the Promissory Note ("Note") in the original principal amount of \$1,119,507.96, executed by Debtor and payable to the order of Liberty National Bank, and all renewals, modifications and extensions of the Note. Liberty National Bank is the current owner and holder of the Note and the Obligations and is the beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

Liberty National Bank
Attn: Troy Avant
1924 S. 4th St.
Chickasha, Oklahoma 73018
(405) 574-8283

6. Default and Request To Act. Default has occurred under the Deed of Trust and Security Agreement, and the beneficiary has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person as substitute trustee to conduct the sale. Lender has appointed Patrick J. Schurr, Heather Kay, Cameron Frysinger, and Leslie Sanderson as substitute trustees.

DATED April 5, 2023.



Heather Kay, Substitute Trustee
2600 Network Blvd., Suite 400
Frisco, Texas 75034
Telephone: (214) 472-2100

Loan #472586

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

The foregoing instrument was acknowledged before me by Heather Kay, Substitute Trustee, on the 5th day of April, 2023.



JM Gonzales

Notary Public, State of Texas

My Commission Expires:
9.15.24

Jacqueline M. Gonzales

(Printed Name of Notary)

EXHIBIT "A"

THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE SARAH MCDONALD SURVEY, ABSTRACT NO. 382, WOOD COUNTY, TEXAS; BEING A PART OF THAT CERTAIN SECOND TRACT - 30.9 ACRES DESCRIBED IN DEED TO E. N. NORTON AND WIFE, DOROTHY, RECORDED IN VOLUME 436, PAGE 548, DEED RECORDS OF SAID COUNTY; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2 INCH IRON PIPE FOUND ON THE NORTHEAST CORNER OF A 0.560 ACRE TRACT SURVEYED OUT OF SAID SECOND TRACT, ON THE SOUTHERNMOST WEST LINE OF A 51.369 ACRE TRACT DESCRIBED IN DEED TO LANCE M. NICHOLS, RECORDED IN VOLUME 1739, PAGE 584, REAL PROPERTY RECORDS OF SAID COUNTY, AND BEING N0°18'15"W - 105.02 FEET FROM THE SOUTHERNMOST SOUTHWEST CORNER OF SAID 51.369 ACRE TRACT;

THENCE N89°48'42"W GENERALLY ALONG THE FENCED NORTH LINE OF SAID 0.560 ACRE TRACT, AT 202.02 FEET PASSING A 2 INCH IRON PIPE FOUND FOR REFERENCE, AND AT A TOTAL DISTANCE OF 233.09 FEET TO A NAIL SET ON THE NORTHWEST CORNER OF SAID 0.560 ACRE TRACT;

THENCE N0°13'58"E ALONG THE CENTERLINE OF COUNTY ROAD NO. 1900 - 406.80 FEET TO A NAIL FOUND ON THE NORTHERNMOST SOUTHWEST CORNER OF SAID 51.369 ACRE TRACT;

THENCE IN AN EASTERLY DIRECTION GENERALLY ALONG A PIPE FENCE ON THE NORTHERNMOST SOUTH LINE OF SAID 51.369 ACRE TRACT AS FOLLOWS: EAST - 29.20 FEET TO A FOUND 2 INCH IRON PIPE, S65°48'58"E - 211.11 FEET TO A FOUND 2 INCH IRON PIPE, AND S89°33'14"E - 40.22 FEET TO A 2 INCH IRON PIPE FOUND ON AN ELL CORNER OF SAID 51.369 ACRE TRACT;

THENCE IN A SOUTHERLY DIRECTON GENERALLY ALONG A PIPE FENCE ALONG THE EASTERNMOST WEST LINE OF SAID 51.369 ACRE TRACT AS FOLLOWS: S2°01'54"W - 140.70 FEET TO A FOUND 2 INCH IRON PIPE, N88°17'15"W - 12.14 FEET TO A FOUND 2 INCH IRON PIPE, S1°09'01"W - 40.58 FEET TO A FOUND 2 INCH IRON PIPE, S0°28'48"W - 74.65 FEET TO A FOUND 2 INCH IRON PIPE, S38°40'05"W - 19.63 FEET TO A FOUND 2 INCH IRON PIPE, AND S0°18'15"E - 49.98 FEET TO THE PLACE OF BEGINNING CONTAINING 2.086 ACRES MORE OR LESS.

FILED FOR RECORD

NOTICE OF FORECLOSURE SALE

SEP 06 11:10:09
KOLLEY PRICE
CLERK, WOOD CO TX

Notice is hereby given of a public nonjudicial foreclosure sale,

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

All property (real, personal or otherwise) described in the Deed of Trust, including, but not limited to, the real property more particularly described as follows: **being the real property situated in Wood County, Texas, as more particularly described on Exhibit "A" attached hereto and made a part hereof**, together with the rights, appurtenances and improvements thereto and certain other personal property as more particularly described in the Deed of Trust referenced herein (the "Property").

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

Date: **Tuesday, May 2, 2023**

Time: The sale shall begin no earlier than **10:00 A.M.** or no later than three hours thereafter. The sale shall be completed by no later than **1:00 P.M.**

Place: **At the area immediately outside on the east door of the Wood County Courthouse, located at 100 S. Main Street in Quitman, Wood County, Texas, or as designated by the county commissioners.**

The Deed of Trust permits the beneficiary 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. Such reposting or refileing may be after the date originally scheduled for this sale. The sale will be conducted by Patrick J. Schurr, alternate substitute trustee, Heather Kay, alternate substitute trustee, Cameron Frysinger, alternate substitute trustee, or Leslie Sanderson, alternate 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 beneficiary 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 cash on the day the property is sold.

Loan #469940

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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. Type of Sale. The sale is a nonjudicial 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 A. Gerald Brown and Gayla S. Brown (individually and collectively, "Debtor"), to Chris Graham, Trustee for the benefit of Liberty National Bank, dated December 22, 2021 and recorded under Instrument Number 2021-00014659 in the Real Property Records of Wood County, Texas ("Deed of Trust").

5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the Promissory Note ("Note") in the original principal amount of \$505,056.10, executed by Debtor and payable to the order of Liberty National Bank, and all renewals, modifications and extensions of the Note. Liberty National Bank is the current owner and holder of the Note and the Obligations and is the beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

Liberty National Bank
Attn: Troy Avant
1924 S. 4th St.
Chickasha, Oklahoma 73018
(405) 574-8283

6. Default and Request To Act. Default has occurred under the Deed of Trust and Security Agreement, and the beneficiary has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person as substitute trustee to conduct the sale. Lender has appointed Patrick J. Schurr, Heather Kay, Cameron Frysinger, and Leslie Sanderson, as substitute trustees.

DATED April 5, 2023.



Heather Kay, Substitute Trustee
2600 Network Blvd., Suite 400
Frisco, Texas 75034
Telephone: (214) 472-2100

Loan #469940

STATE OF TEXAS §

COUNTY OF COLLIN §

The foregoing instrument was acknowledged before me by Heather Kay, Substitute Trustee, on the 5th day of April, 2023.



JM Gonzales

Notary Public, State of Texas

My Commission Expires:

9.15.24

Jacqueline M. Gonzales

(Printed Name of Notary)

EXHIBIT "A"

ALL THAT CERTAIN TRACT LOT OF PARCEL OF LAND, A PART OF THE SARAH MCDONALD SURVEY A-382, WOOD COUNTY, TX, AND ALSO BEING THE RESIDUE OF THAT CERTAIN CALLED 30.9 ACRE TRACT OF LAND THAT IS DESCRIBED IN A DEED RECORDED AUGUST 16, 1957 FROM J.A. KIRKPATRICK, ET UX, CHARLIE MAE, TO E.N. NORTON, ET UX, DOROTHY JO., THAT IS RECORDED IN VOLUME 436 PAGE 548 (SECOND TRACT) OF THE DEED RECORDS OF WOOD COUNTY, TEXAS, AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS TO WIT;

BEGINNING AT A 3 INCH IRON PIPE FOUND FOR CORNER AT THE S.E.C. OF A CALLED 2.086 ACRES (VOL. 2260 PG. 359);

THENCE SOUTH 00 DEGREES 21 MINUTES 04 SECONDS EAST, ALONG A CHAIN LINK FENCE AND THE W.B.L. OF CALLED 45.281 ACRES (VOL. 2258 PG. 757, TRACT #1) FOR A DISTANCE OF 106.10 FEET TO A 3 INCH IRON PIPE FOUND FOR CORNER AT THE S.W.C. OF SAID CALLED 45.281 ACRES;

THENCE SOUTH 89 DEGREES 56 MINUTES 06 SECONDS WEST, ALONG THE S.B.L. OF SAID 30.9 ACRES, SAME BEING THE N.B.L. OF A CALLED 14.5 ACRES (VOL. 781 PG. 396, FIRST TRACT) AT 206.28 FEET PASS A ½ INCH IRON ROD SET FOR REFERENCE AND CONTINUE FOR A TOTAL DISTANCE OF 236.29 FEET TO A 60D NAIL FOUND FOR CORNER AT THE S.W.C. OF SAID TRACT, SAME BEING THE N.W.C. OF SAID CALLED 14.5 ACRES, SAME BEING AT THE INTERSECTION OF COUNTY ROAD #1917 AND COUNTY ROAD #1900;

THENCE NORTH 01 DEGREES 21 MINUTES 59 SECONDS EAST, ALONG THE W.B.L. OF SAID TRACT AND THE CENTERLINE OF SAID COUNTY ROAD #1900 FOR A DISTANCE OF 107.16 FEET TO A RAILROAD SPIKE SET FOR CORNER AT THE S.W.C. OF SAID CALLED 2.086 ACRES;

THENCE SOUTH 89 DEGREES 48 MINUTES 42 SECONDS EAST, ALONG THE S.B.L. OF SAID CALLED 2.086 ACRES, AT 31.56 FEET PASS A 3 INCH IRON PIPE FOUND FOR REFERENCE AND CONTINUE FOR A TOTAL DISTANCE OF 233.09 FEET TO THE PLACE OF BEGINNING CONTAINING 0.5744 ACRES OF WHICH 0.0745 ACRES LIES WITHIN THE R.O.W. OF SAID ROAD.

NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD
2023 APR 10 PM 12:23
KELLEY PRICE
COUNTY CLERK, WOOD COUNTY, TEXAS

Notice is hereby given that a public auction of the Property (as that term is defined and described below) will be held at the date, time and place specified in this notice.

DATE OF SALE: Tuesday, the 2nd day of May, 2023, (which is the first Tuesday of that month).

TIME OF SALE: The earliest time at which the sale shall occur is 10:00 a.m. The sale shall begin at that time or not later than three hours after that time.

PLACE OF SALE: At the area at the East door of the Wood County Courthouse designated by the Commissioner's Court of Wood County, Texas, where foreclosure sales are to take place.

INFORMATION REGARDING THE DEED OF TRUST LIEN THAT IS THE SUBJECT OF THIS SALE:

NAME OF DOCUMENT: Deed of Trust (the "Deed of Trust")

DATE: February 18, 2022

GRANTOR: Samuel Hulen Morris

BENEFICIARY: Tim White

TRUSTEE: Larry A. Powers

RECORDING INFORMATION: Document #2022-00002102, Official Records, Wood County, Texas.

PROPERTY DESCRIPTION: The real property located in Wood County, Texas, and being more particularly described as follows, to-wit: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES

INDEBTEDNESS SECURED:

NAME OF DOCUMENT: Promissory Note

DATE OF NOTE : February 18, 2022

FACE AMOUNT: \$110,000.00

MAKER: Samuel Hulen Morris

PAYEE: Tim White

Default has occurred in the payment of the indebtedness secured by the Deed of Trust and in the performance of the covenants, agreements and conditions set forth in the Deed of Trust. The maturity of the indebtedness secured by the Deed of Trust has been accelerated and such indebtedness is now wholly due and payable.

The owner and holder of the indebtedness has requested that I, as Trustee under the Deed of Trust, sell the Property, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust.

Therefore, at the date, time and place set forth above, the undersigned, as Trustee, will sell the Property to the highest bidder pursuant to the terms of the Deed of Trust.

IN WITNESS WHEREOF this Notice of Trustee's Sale has been executed on this the 10th day of April, 2023.



LARRY A. POWERS
Trustee

TRACT ONE

All that certain tract or parcel of land situated in the County of Wood, State of Texas, being in the Jane Duncan Survey, Abstract No.140, being all of that certain 6.026 acre tract described in a Deed from Judy LaNell Wisener, Dependent Administratrix, of the Estate of Glenda Ann Stover, Deceased, to Judy LaNell Wisener and Steven Wayne Lancaster, dated August 13, 2019, recorded in Document No. 2019-00008113, Real Property Records of said County, and bounded as follows:

Beginning at a 4 inch diameter wood fence corner post found on the NEC of said 6.026 acre tract, same being on the SEC of a 5.035 acre tract described in a Deed from the Estate of Glenda Ann Stover, to Judy LaNell Wisener and Steven Wayne Lancaster, filed August 13, 2019, recorded in Document No. 2019-00008113, Real Property Records of said County and being on the West right-of-way line of F.M. 312;

Thence in a Southwesterly direction with the fenced EBL of said 6.026 acre tract and the West right-of-way line of said F.M. 312, South 4° 07' 25" West, for a distance of 63.82 feet to a point for corner and South 4° 44' 09" West, for a distance of 189.44 feet to a 6 inch diameter wood fence corner found on the SEC of said 6.026 acre tract and being on the NEC of a 10.468 acre tract described in a Deed from Mabank Land Company, Inc., to Hulen M. B. Morris, et ux, Micheline, filed April 11, 1977, recorded in Volume 739, Page 679, Deed Records of said County;

Thence South 85° 01' 05" West, generally along the fenced SBL of said 6.026 acre tract and the NBL of said 10.468 acre tract, for a distance of 1148.47 feet to a 1/2 inch iron pipe found on the SWC of said 6.026 acre tract an the NWC of said 10.468 acre tract and also being on a EBL of a 156.95 acre tract described in a Deed from Paula Kay Rogers and Linda Nell Mahler Walker, Trustees of the Turner Revocable Living Trust, to Linda Nell Mahler Walker, filed July 08, 2010, recorded in Document No. 2010-00009126, Real Property Records of said County;

Thence North 39° 22' 59" East, generally along the fenced WBL of said 6.026 acre tract and an EBL of said 156.95 acre tract, for a distance of 351.01 feet to a 1/2 inch iron pipe found on the NWC of said 6.026 acre tract and being on the SWC of said 5.035 acre tract;

Thence North 85° 05' 27" East, generally along the fenced NBL of said 6.026 acre tract and the SBL of said 5.035 acre tract, for a distance of 945.11 feet to the *Place of Beginning* containing 6.019 acres.

AND MOBILE HOME, SERIAL NUMBER TEX0015985/6, TITLE CANCELLED TO REAL ESTATE.

TRACT TWO

All that certain tract or parcel of land situated in the County of Wood, State of Texas, being in the Jane Duncan Survey, Abstract No.140, being all of that certain 5.035 acre tract described in a Deed from Judy LaNell Wisener, Dependent Administratrix, of the Estate of Glenda Ann Stover, Deceased, to Judy LaNell Wisener and Steven Wayne Lancaster, dated August 13, 2019, recorded in Document No. 2019-00008112, Real Property Records of said County, and bounded as follows:

Beginning at a 4 inch diameter wood fence corner post found on the SEC of said 5.035 acre tract, same being on the NEC of a 6.026 acre tract described in a Deed from the Estate of Glenda Ann Stover, to Judy LaNell Wisener and Steven Wayne Lancaster, filed August 13, 2019, recorded in Document No. 2019-00008113, Real Property Records of said County and being on the West right-of-way line of F.M. 312;

EXHIBIT "A" CONTINUED

Thence South 85° 05' 27" West, generally along the fenced SBL of said 5.035 acre tract and the NBL of said 6.026 acre tract, for a distance of 945.11 feet to a 1/2 inch iron pipe found on the SWC of said 5.035 acre tract and being on the NWC of said 6.026 acre tract and also being on an EBL of a 156.95 acre tract described in a Deed from Paula Kay Rogers and Linda Nell Mahler Walker, Trustees of the Turner Revocable Living Trust, to Linda Nell Mahler Walker, filed July 08, 2010, recorded in Document No. 2010-00009126, Real Property Records of said County;

Thence North 39° 26' 28" East, generally along the fenced WBL of said 5.035 acre tract and an EBL of said 156.95 acre tract, for a distance of 367.16 feet to a 5 inch diameter wood fence corner post found on the NWC of said 5.035 acre tract and being on an inner Ell corner of said 156.95 acre tract;

Thence North 85° 08' 56" East, generally along the fenced NBL of said 5.035 acre tract and the Northernmost SBL of said 156.95 acre tract, for a distance of 730.24 feet to a 1/2 inch iron rod (TSR) set on the NEC of said 5.035 acre tract and being on the Northernmost SEC of said 156.95 acre tract and also being on the West right-of-way line of said F.M. 312;

Thence South 4° 09' 36" West, generally along the fenced EBL of said 5.035 acre tract and the West right-of-way line of said F.M. 312, for a distance of 265.12 feet to the *Place of Beginning* containing 5.043 acres.

FILED FOR RECORD
2023 APR 11 AM 8:13
KELLEY PRICE
COUNTY CLERK, WOOD CO TX

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

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

Date: August 27, 2021
Grantor: Shawn H. Moore
Beneficiary: VeraBank, N.A.
Substitute Trustee: Scott A. Ritcheson, and/or Douglas A. Ritcheson, and/or Charles E. Lauffer, Jr., and/or Lance Vincent
Recording Information: Deed of Trust recorded under Clerk's File No. 2021-00009776, in the Official Public Records of Wood County, Texas.

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

LOTS 6 AND 7, BLOCK 23, CITY OF HAWKINS, WOOD COUNTY, TEXAS

having physical addresses of: 200 W. Front Street and 105 E. Petty Street, Hawkins, Texas 75765.

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

Date: **May 2, 2023**
Time: The sale shall begin no earlier than 10:00 a.m. or no later than three (3) hours thereafter. The sale shall be completed by no later than 1:00 p.m.
Place: Wood County Courthouse in Quitman, Texas, at the following location:

In the area of such Courthouse designated by the Wood County Commissioners' Court as the area where foreclosure sales shall take place, or, if no such area has been designated, then at the East door of the Wood County Courthouse, in Quitman, Texas.

The deed of trust permits the beneficiary 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. Such reposting or refiling may be after the date originally scheduled for this sale.

4. 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 beneficiary 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 cash on the date the property is sold.

The sale will be made expressly subject to unpaid ad valorem taxes and 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 other 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

A purchaser at the sale of the Property “acquires the Property ‘AS IS’ without any expressed or implied warranties” (except as to the warranties of title from the grantor identified in the deed of trust described below). Any purchaser acquires the Property “at the purchaser’s own risk.” TEXAS PROPERTY CODE §51.009. Nothing set forth in this Notice is an express or implied representation or warranty regarding the Property, all of which are specifically disclaimed by the undersigned and by the beneficiary of the herein described deed of trust.

5. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Shawn H. Moore. The deed of trust is dated August 27, 2021, and is recorded in the office of the County Clerk of Wood County, Texas, under Clerk’s File No. 2021-00009776, in the Official Public Records of Wood County, Texas.

6. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including, but not limited to, (1) the August 27, 2021 promissory note in the original principal amount of \$125,000.00, executed by Shawn H. Moore, and payable to the order of VeraBank, N.A.; (2) all renewals and extensions of the note; (3) all interest, late charges, fees and other expenses payable under said note on the herein described deed of trust; and (4) all other debts and obligations described in the deed of trust (including all debts secured by any cross-collateralization clause in the deed of trust). VeraBank, N.A. is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, VeraBank, N.A., Attention: Alex Hammond, telephone (903) 657-8521, ext. 2403.

7. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has asked me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: April 10, 2023.



SCOTT A. RITCHESON, Substitute Trustee
821 ESE Loop 323, Suite 530
Tyler, Texas 75701
Tel: (903) 535-2900
Fax: (903) 533-8646

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

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

NOTICE OF FORECLOSURE SALE

FILED FOR RECORD
2023 APR 11 PM 1:02
KELLEY PRICE
COUNTY CLERK, WOOD COUNTY TEXAS

Notice is hereby given of a public nonjudicial foreclosure sale.

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

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

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

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

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

Date: May 2, 2023
Time: The sale shall begin no earlier than 1:00 p.m. or no later than three (3) hours thereafter. The sale shall be completed by no later than 4:00 p.m.
Place: Wood County Courthouse in Quitman, Texas, at the following location:
In the area of such Courthouse designated by the Wood County Commissioners' Court as the area where foreclosure sales shall take place, or, if no such area has been designated, then within 25 feet at or near and including the outside steps and the main hall of the west entrance of the Wood County Courthouse, in Quitman, Texas.

The deed of trust permits the beneficiary 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. Such reporting or refiling may be after the date originally scheduled for this sale.

4. 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 beneficiary 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 cash on the date the property is sold.

The sale will be made expressly subject to unpaid ad valorem taxes and 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 other 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

A purchaser at the sale of the Property “acquires the Property “AS IS” without any expressed or implied warranties” (except as to the warranties of title from the grantor identified in the deed of trust described below). Any purchaser acquires the Property “at the purchaser’s own risk.” Texas Property Code §51.009. Nothing set forth in this Notice is an express or implied representation or

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

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

6. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including, but not limited to, (1) the June 25, 2015 promissory note in the original principal amount of \$56,392.29, executed by Lisa Leonard, and payable to the order of The D.J. and Virginia Williams Trust(predecessor in interest to D&V Management, LLC); (2) all renewals and extensions of the note; (3) all interest, late charges, fees and other expenses payable under said note on the herein described deed of trust; and (4) all other debts and obligations described in the deed of trust (including all debts secured by any cross-collateralization clause in the deed of trust). D& V Management, LLC is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

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

7. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has asked me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: April 6, 2023



Drew Gillen, Substitute Trustee
2381 Oak Alley
Tyler, Texas 75703
Tel: (903) 581-8600
Fax: (903) 581-8790

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

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

FILED FOR RECORD

NOTICE OF TRUSTEE'S SALE

WHEREAS, on June 20, 2007, AMANDA MCALONAN, AN UNMARRIED WOMAN AND ROBERT F. MCALONAN, NOT JOINED BY HIS SPOUSE AS THIS PROPERTY IS NOT THEIR HOMESTEAD, executed a Deed of Trust/Security Instrument conveying to G. TOMMY BASTIAN, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 00072342, in Book 2248, at Page 366, in the DEED OF TRUST OR REAL PROPERTY RECORDS of WOOD COUNTY, TEXAS, and

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

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, MAY 2, 2023 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, I will sell said Real Estate at Wood County Courthouse, 100 Main Street, Quitman, TX 75783 in WOOD COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse 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.

Said Real Estate is described as follows: BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE SAMUEL BURCH SURVEY, ABSTRACT NO. 27, WOOD COUNTY, TEXAS, AND BEING A PART OF A CALLED 450 ACRE TRACT DESCRIBED IN A DEED FROM H. V. PUCKETT AND WIFE BERTA PUCKETT TO LACOLIAN SWEARINGTON AND HERMAN PUCKETT, JR., DATED MARCH 30, 1953, AS SHOWN OF RECORD IN VOLUME 390, PAGE 300, DEED 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 SOUTHEAST CORNER OF A CALLED 1.773 ACRE TRACT DESCRIBED IN A DEED FROM H. V. PUCKETT, JR. AND WIFE PALMER LOW PUCKETT TO BOB R. HAWLEY AND WIFE SHARON L. HAWLEY DATED JULY 30, 1982, AS SHOWN OF RECORD IN VOLUME 856, PAGE 551, DEED RECORDS, WOOD COUNTY, TEXAS, SAID POINT OF BEGINNING BEING IN THE WEST RIGHT-OF-WAY LINE OF TEXAS FROM ROAD NO. 69 AND BEING EAST, A DISTANCE OF 95.40 FEET AND SOUTH, A DISTANCE 361.70 FEET FROM THE INTERSECTION OF SAID RIGHT-OF-WAY LINE AND THE NORTH LINE OF SAID 450 ACRE TRACT; THENCE S 03° 28' 25" E ALONG SAID RIGHT-OF-WAY LINE, SAME BEING PARALLEL WITH AND 40 FEET FROM THE CENTERLINE OF SAID FARM ROAD, A DISTANCE OF 130.00 FEET TO A 1/2 INCH IRON ROD SET FOR A CORNER; THENCE N 79° 24' 06" W PASSING A FENCE CORNER AT 176.2 FEET, CONTINUING IN ALL A TOTAL DISTANCE OF 907.70 FEET TO A FENCE CORNER; THENCE N 02° 45' 51" E, A DISTANCE OF 129.14 FEET TO A 1/2 INCH IRON ROD FOUND AT A FENCE CORNER AT THE SOUTHWEST CORNER OF SAID 1.773 ACRE TRACT; THENCE S 79° 17' 02" E ALONG THE SOUTH LINE OF SAID 1.773 ACRE TRACT, A DISTANCE OF 893.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.626 ACRES OF LAND.

Property Address: 2643 FM 69, QUITMAN, TX 75783
Mortgage Servicer: BANK OF AMERICA, N.A.
Notcholder: BANK OF AMERICA, N.A.
7105 CORPORATE DRIVE, PLANO, TX 75024-4100

The Mortgage Servicer is authorized to represent the Notcholder by virtue of a servicing agreement with the Notcholder. 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.

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 this 11th day of April, 2023

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, Tiffney Bruton, Auction.com, David Ray, Kendal Farmer, Harriett Fletcher Robert La Mont, David Sims, Allan Johnston, Ronnie Hubbard, Marinosci Law Group PC

Posted by Harriett Fletcher, April 11, 2023

Substitute Trustee Address:

Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300