

### 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 DEED  
AUG 19 AM 11:33  
CLERK OF COURTS  
COUNTY CLERK, WOOD CO TX

<b>Deed of Trust Date:</b> September 29, 2010	<b>Original Mortgagor/Grantor:</b> J. E. HILL
<b>Original Beneficiary / Mortgagee:</b> ONE REVERSE MORTGAGE, LLC., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> BANK OF AMERICA, N.A
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2010-00013068	<b>Property County:</b> WOOD
<b>Mortgage Servicer:</b> Reverse Mortgage Solutions, Inc	<b>Mortgage Servicer's Address:</b> 14405 Walters Rd. Suite 200, Houston, TX 77014

\* 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 \$757,500.00, executed by J. E. HILL and payable to the order of Lender.

**Property Address/Mailing Address:** 254 PRIVATE ROAD 5987, YANTIS, TX 75497

**Legal Description of Property to be Sold:** LOT G-11, LANDS END AT LAKE FORK, PHASE III, A SUBDIVISION OF THE A. GONZALES SURVEY, ABSTRACT NO. 223, WOOD COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9, PAGE 215 AND 216 OF THE PLAT RECORDS OF WOOD COUNTY, TEXAS.

APN: 74817.

<b>Date of Sale:</b> November 02, 2021	<b>Earliest time Sale will begin:</b> 01:00 PM
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**Place of sale of Property:** EAST DOOR (FRONT DOOR) OF THE WOOD COUNTY COURTHOUSE 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, *BANK OF AMERICA, N.A.*, the owner and holder of the Note, has requested 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 *BANK OF AMERICA, N.A* 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, 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 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 Reverse Mortgage Solutions, Inc

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 on August 19, 2021 by Sheryl La Mont

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

FILED FOR RECORD  
2021 SEP 21 AM 11:04  
CLERK, WOOD CO TX

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.

**Date:** September 21, 2021

**Deed of Trust:**

**Date:** May 17, 2013

**Grantor:** MICKEY LINDLEY and PATTI LINDLEY

**Grantor's County:** Wood

**Beneficiary:** FREDDIE FISHER and LINDA FISHER

**Trustee:** VALINDA STEPHENSON

**Substitute Trustee:** RICHARD E. ROBERTS or CHERYL MOORE


**Recorded in:** Clerk's File Number 2013-00007807, Real Property Records, Wood County, Texas

**Property:** 1.29 acres of land, more or less, situated in the BERRY WEST SURVEY, ABSTRACT NO. 620, Wood County, Texas, being more particularly described on EXHIBIT A attached hereto and incorporated herein by reference.

**Date of Sale of Property:** Tuesday, November 2, 2021, at or within three hours after 10:00 a.m.

**Place of Sale of Property (including County):** At the second floor entrance on the East side of the Wood County Courthouse in Quitman, Texas or as the Commissioner's Court rules.

Because of default in performance of the obligations under the Deed of Trust, Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

  
RICHARD E. ROBERTS, Substitute Trustee  
215 E. Goode  
Quitman, Texas 75783

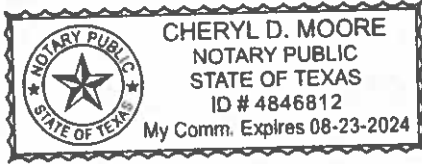
STATE OF TEXAS

COUNTY OF WOOD

This instrument was acknowledged before me on September 20, 2021, by  
RICHARD E. ROBERTS.

Cheryl D. Moore  
Notary Public, State of Texas

\_\_\_\_\_  
Notary's Name (Printed)



**EXHIBIT A**  
**PAGE 1 OF 1**

All that certain tract or parcel of land situated in Wood County, Texas, about one-half mile East of the town of Yantis, being a part of the Berry West Survey, Abstract No. 620, and described by metes and bounds as follows, to wit:

Beginning at a stake, the N.E. corner of a 2 acre tract of land described in a deed from Nell Newby et al. to Barbara Adams, a widow, of record in Vol. 410, page 125 deed records of Wood County, Texas;

THENCE South 0 deg. 0 min. with the E.B. line of said 2-acre tract 113.4 feet to a stake, the N.E. corner of 1/2 -acre tract owned by Dean Mitchell;

THENCE South 85 deg. 0 min. West 187.8 feet to a stake, the N.W. corner of the Dean Mitchell lot;

THENCE South 0 deg. 0 min. with the W.B. line of the Dean Mitchell lot 131.2 feet to a stake in the N.B. line of the right-of-way of F.M. Highway No. 2225;

THENCE South 81 deg. 45 min. West with the N.B. line of said right of way 82.6 feet to a concrete monument;

THENCE North 28 deg. 53 min. West with said right-of-way line 52.7 feet to a concrete monument;

THENCE South 83 deg. 52 min. West 21 feet to a stake in the center of a public road;

THENCE North 1 deg. 0 min. East with the center of said public road 227.1 feet to a stake;

THENCE North 89 deg. 26 min. East with the N.B. line of said 2-acre tract 313.2 feet to the place of beginning.

Containing 1.29 acres of land, and being the same property described by survey dated September 13, 1971, by C.F. Ende, R.P.E.

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

FILED FOR RECORD  
2021 SEP 23 PM 12:00  
COUNTY CLERK, WOOD CO TX

**WOOD County**

**Deed of Trust Dated:** March 29, 2006

**Amount:** \$57,600.00

**Grantor(s):** MIRIAM E HOWARD and RICHARD J HOWARD

**Original Mortgagee:** WR STARKEY MORTGAGE, L.L.P.

**Current Mortgagee:** U.S. Bank National Association, as Indenture Trustee for Bayview Financial Asset Trust 2008-A, Asset Backed Securities

**Mortgagee Servicer and Address:** c/o M & T BANK, P. O. Box 1364, Buffalo, NY 14240-1364

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

**Recording Information:** Document No. 00051489

**Legal Description:** SEE EXHIBIT A

**Date of Sale:** November 2, 2021 between the hours of 1:00 PM and 4:00 PM.

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

**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the WOOD County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

TERRI WORLEY OR LISA DELONG, HARRIETT FLETCHER, ROBERT LAMONT, DAVID SIMS, SHARON ST. PIERRE, CAROL HAMPTON, PATRICK ZWIERS, SHAWN SCHILLER, DARLA BOETTCHER, SHERYL LAMONT, ALLAN JOHNSTON, RONNIE HUBBARD, DANA KAMIN, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, MONICA HENDERSON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, DAVID RAY, AURORA CAMPOS, JONATHAN HARRISON, LISA DELONG OR RAMIRO CUEVAS have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. 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.

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

**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.**



Anthony Alan Garcia, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2019-006844



c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

Posted by Harriett Fletcher, September 23, 2021

EXHIBIT "A"

All that certain lot, tract or parcel of land within the George Hallmark Survey, Abstract No. 280, Wood County, Texas, and being all of a called 1.000 acre tract described in Deed from Mid-State Trust and Jim Walter Homes to Turner Brazell and recorded in Volume 1798 on Page 534, part of the residue of a called 31 acre tract described in Deed from Christopher E. Young and wife, Sandra J. Young to Turner A. Brazell and wife, June I. Brazell, dated November 20, 2001 and recorded under County Clerk File No. R16227 and part of a called 6.894 acre tract described as Tract 6 in Deed from June I. Brazell to Turner A. Brazell, Jr. and wife, Cecelia D. Brazell, dated August 30, 2002 and recorded in Volume 1867 on Page 26 of the Real Property Records of Wood County, Texas and this 1.268 acre tract being more fully described as follows:

COMMENCING at a Cotton Spindle found for the Southwest corner of said 1.000 acre tract and in the centerline of F.M. Road, from which a 1/4" Iron Rod found for the Southeast corner of Tract 4 in Volume 1867 on Page 26, bears North 07 deg. 06 min. 40 sec. East - 40.21 feet;

THENCE North 07 deg. 06 min. 40 sec. West, a distance of 240.28 feet, to a 1/4" Iron Rod found for the Northwest corner of said 1.000 acre tract AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED 1.268 ACRE TRACT;

THENCE North 07 deg. 06 min. 40 sec. West, a distance of 93.18 feet, to a 1/4" Iron Rod found for the Northwest corner of said Tract 4;

THENCE North 00 deg. 35 min. 45 sec. East, a distance of 178.80 feet, to a 1/4" Iron Rod set for corner;

THENCE South 89 deg. 24 min. 15 sec. East, a distance of 207.96 feet, to a 1/4" Iron Rod set for corner;

THENCE South 00 deg. 35 min. 45 sec. West, a distance of 265.44 feet, to a 1/4" Iron Rod set for corner;

THENCE South 88 deg. 55 min. 41 sec. West, a distance of 195.55 feet, to the POINT OF BEGINNING AND CONTAINING 1.268 ACRES OF LAND.

BEING THE SAME land surveyed by Willie H. Warren, Jr., R.P.L.S. No.4038, dated March 6, 2006.

ACCESS EASEMENT ONLY:

All that certain lot, tract or parcel of land within the George Hallmark Survey, Abstract No. 280, Wood County, Texas, and being part of the residue of a called 31 acre tract described in Deed from Christopher E. Young and wife, Sandra J. Young to Turner A. Brazell and wife, June I. Brazell, dated November 20, 2001 and recorded under County

Clerk File No. R16227 and part of Tract 3 and part of a called 6.894 acre tract described as Tract 6 in Deed from June I. Brazell to Turner A. Brazell, Jr. and wife, Cecelia D. Brazell, dated August 30, 2002 and recorded in Volume 1867 on Page 26 of the Real Property Records of Wood County, Texas and this 0.142 acre access easement being more fully described as follows:

BEGINNING at a 1/4" Iron Rod found for the Southwest corner of Tract 6, in the East line of a called 1.000 acre tract described in Volume 1798 on Page 534 and in the North right-of-way of F.M. Road 779;

THENCE North 00 deg. 35 min. 45 sec. West, a distance of 244.69 feet, across Tract 6, to a 1/4" Iron Rod set for corner;

THENCE South 89 deg. 24 min. 15 sec. East, a distance of 25.34 feet, across Tract 6, to 1/4" Iron Rod set for corner;

THENCE South 00 deg. 35 min. 45 sec. West, a distance of 244.69 feet, across Tract 6, to an Iron Spike set for corner in the South line of same and in the North line of F.M. Road 779;

THENCE North 89 deg. 24 min. 15 sec. West, a distance of 25.34 feet, with the South line of Tract 6 and the North line of F.M. Road 779, to the POINT OF BEGINNING AND CONTAINING 0.142 OF AN ACRE OF LAND.

00051489

00051489

# NOTICE OF TRUSTEE'S SALE

**DEED OF TRUST INFORMATION:**

<b>Grantor(s)</b>	Mae Jewel Price	<b>Deed of Trust Date</b>	September 1, 2021
<b>Original Mortgagee</b>	One Reverse Mortgage, LLC	<b>Original Principal</b>	\$96,000.00
<b>Recording Information</b>	Instrument #: 2011-00011235 in Wood County, Texas	<b>Original Trustee</b>	G. Tommy Bastian
<b>Property Address</b>	379 County Road 2195, Quitman, TX 75783	<b>Property County</b>	Wood

FILED FOR RECORD  
2021 SEP 1 2021 PM 12:00  
CLERK, WOOD COUNTY TX

**MORTGAGE SERVICER INFORMATION:**

<b>Current Mortgagee</b>	Reverse Mortgage Solutions, Inc.	<b>Mortgage Servicer</b>	Reverse Mortgage Solutions, Inc.
<b>Current Beneficiary</b>	Reverse Mortgage Solutions, Inc.	<b>Mortgage Servicer Address</b>	14405 Walters Rd, Suite 200, Houston, TX 77014

**SALE INFORMATION:**

<b>Date of Sale</b>	11/02/2021
<b>Time of Sale</b>	01:00 PM or no later than 3 hours thereafter
<b>Place of Sale</b>	EAST DOOR (FRONT DOOR) OF THE WOOD COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE County Courthouse in Wood County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Wood County Commissioner's Court.
<b>Substitute Trustees</b>	Harriett Fletcher, Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Terri Worley or Lisa DeLong, Selim Taherzadeh, Mo Taherzadeh, or Michael Linke, any to act
<b>Substitute Trustees' Address</b>	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

**PROPERTY INFORMATION:**

**Legal Description as per the Deed of Trust:**  
**TAX ID NUMBER(S): 0426-0006-0000-45**

BEING A LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE A. MCKENZIE SURVEY, ABSTRACT NO, 426, WOOD COUNTY, TEXAS, AND BEING OUT OF THE REMAINDER OF THAT CERTAIN CALLED 18.000 ACRE TRACT OF LAND CONVEYED FROM RL KELLEY ET UX TO MAE JEWEL PRICE, BY WARRANTY DEED, AS RECORDED IN VOLUME 785, PAGE 889, DEED RECORDS, WOOD COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND WITH A PINK PLASTIC CAP STAMPED (BEASLEY) AT AN ELL CORNER OF A CALLED 6.000 ACRE TRACT CONVEYED TO MICHAEL PENCE ET UX, BY WARRANTY DEED, AS RECORDED IN FILE NO. 2010-00011612, OFFICIAL PUBLIC RECORDS, WOOD COUNTY, TEXAS;

THENCE, NORTH 89 DEGREES 58 MINUTES 30 SECONDS WEST, WITH THE SOUTHERN MOST NORTH LINE OF SAID 6.000 ACRE TRACT, AND PASSING 269.12 FEET, A 1/2 INCH IRON ROD FOUND WITH A PINK PLASTIC CAP STAMPED

(BEASLEY) FOR WITNESS, AND CONTINUING ON FOR A TOTAL DISTANCE OF 289,37 FEET TO A POINT FOR CORNER IN COUNTY ROAD NO 2195 AT THE SOUTHERN MOST NORTHWEST CORNER OF SAID 6.000 ACRE TRACT, SAID POINT BEING IN THE EAST LINE OF A CALLED 2,71 ACRE TRACT CONVEYED TO PATRICIA SARGENT, BY WARRANTY DEED, AS RECORDED IN VOLUME 1970, PAGE 055, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS;

THENCE, NORTH 00 DEGREES 43 MINUTES 50 SECONDS EAST, WITH THE EAST LINE OF SAID 2.71 ACRE TRACT, AND SAID COUNTY ROAD NO 2195, A DISTANCE OF 302.77 FEET TO A POINT FOR CORNER AT A SOUTHWEST CORNER OF THE REMAINDER OF A CALLED 77 ACRE TRACT

TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S SALE- 281-00088



## NOTICE OF TRUSTEE'S SALE

CONVEYED TO R, C, KELLEY, BY PARTITION DEED, AS RECORDED IN VOLUME 384, PAGE F 89, DEED RECORDS, WOOD COUNTY, TEXAS;

THENCE, EAST, WITH A SOUTH LINE OF THE REMAINDER OF SAID 77 ACRE TRACT, AND PASSING AT A DISTANCE OF 30.00 FEET, A 1/2 INCH IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED (CBG INC) FOR WITNESS, AND CONTINUING ON FOR A TOTAL DISTANCE OF 285.51 FEET TO A 1/2 INCH IRON ROD FOUND WITH A PINK PLASTIC CAP STAMPED (BEASLEY) AT THE NORTHERN MOST NORTHWEST CORNER OF SAID 6.000 ACRE TRACT;

THENCE, SOUTH, (REFERENCE BEARING), WITH THE NORTHERN MOST WEST LINE OF SAID 6.000 ACRE TRACT, A DISTANCE OF 302.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 87,038 SQUARE FEET OR 2.00 ACRES OF LAND, MORE OR LESS.

NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND. THE COMPANY DOES NOT REPRESENT THAT ANY ACREAGE OR FOOTAGE CALCULATIONS ARE CORRECT. REFERENCES TO QUANTITY ARE FOR IDENTIFICATION PURPOSES ONLY.

COMMONLY KNOWN AS: 379 CR 2195, QUITMAN, TX 75783

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

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's 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.

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 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. The sale shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to 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. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

## NOTICE OF TRUSTEE'S SALE

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

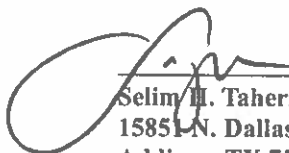
The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**Assert and protect your rights as a member of the armed forces of the United States. If you 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.**

Dated September 22, 2021.



Selim H. Taherzadeh  
15851 N. Dallas Parkway, Suite 410  
Addison, TX 75001  
(469) 729-6800

Return to: TAHERZADEH, PLLC  
15851 N. Dallas Parkway, Suite 410, Addison, TX 75001



Posted by Harriett Fletcher, September 23, 2021

Filed: 9/22/2021 1:30 PM  
Donna Huston  
District Clerk  
Wood County, Texas  
By: Jennifer Mosher

**CAUSE NUMBER 2021-375**

<b>IN RE: ORDER FOR FORECLOSURE CONCERNING</b>	§ § § § § § § § § §	<b>IN THE DISTRICT COURT</b>
<b>379 COUNTY ROAD 2195 QUITMAN, TX 75783</b>		<b>402ND JUDICIAL DISTRICT OF</b>
<b>UNDER TEX. R. CIV. PROC. 736</b>		<b>WOOD COUNTY, TEXAS</b>

**DEFAULT ORDER ALLOWING FORECLOSURE**

Reverse Mortgage Solutions, Inc., Petitioner, on behalf of itself, its successors and assigns, has brought before this Court for consideration its Application for Court Order Allowing Foreclosure of a Lien Under Texas Constitution Article XVI, Section 50(k)(6) (“Application”). Having considered the evidence presented, the Court finds that:

- 1) the Application complies with Texas Rule of Civil Procedure (“TRCP”) 736.1;
- 2) the Application was properly served in accordance with TRCP 736.3;
- 3) a respondent did not file a response to the Application by the due date; and
- 4) the return of service has been on file with the Clerk of the Court for at least 10 days; and
- 5) Petitioner has established the basis for foreclosure and finds that:
  - (a) Petitioner is the holder of a Texas Home Equity Conversion Note secured by a lien created under Texas Constitution Article XVI, Section 50(k). A debt exists.
  - (b) The obligation secured by the lien sought to be foreclosed is in default.
  - (c) The requisite notice to cure the default has been mailed to each person as

required under applicable law and the loan agreement, contract, or lien sought to be foreclosed and the opportunity to cure has expired. Before the Application was filed, any other action required under applicable law and the loan agreement, contract, or lien sought to be foreclosed was performed.

IT IS THEREFORE ORDERED that:

1. Reverse Mortgage Solutions, Inc., together with its successors and assigns, is hereby authorized to serve Notice of Sale on each Respondent and may proceed with a foreclosure sale in accordance with the security agreement and Texas Property Code Section 51.002 concerning the property with a commonly known mailing address of 379 County Road 2195, Quitman, TX 75783 and legal description as described in the Real Property Records of Wood County, Texas as follows:

TAX ID NUMBER(S): 0426-0006-0000-45

BEING A LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE A. MCKENZIE SURVEY, ABSTRACT NO, 426, WOOD COUNTY, TEXAS, AND BEING OUT OF THE REMAINDER OF THAT CERTAIN CALLED 18.000 ACRE TRACT OF LAND CONVEYED FROM RL KELLEY ET UX TO MAE JEWEL PRICE, BY WARRANTY DEED, AS RECORDED IN VOLUME 785, PAGE 889, DEED RECORDS, WOOD COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1 /2 INCH IRON ROD FOUND WITH A PINK PLASTIC CAP STAMPED (BEASLEY) AT AN ELL CORNER OF A CALLED 6.000 ACRE TRACT CONVEYED TO MICHAEL PENCE ET UX, BY WARRANTY DEED, AS RECORDED IN FILE NO. 2010-00011612, OFFICIAL PUBLIC RECORDS, WOOD COUNTY, TEXAS;

THENCE, NORTH 89 DEGREES 58 MINUTES 30 SECONDS WEST, WITH THE

SOUTHERN MOST NORTH LINE OF SAID 6.000 ACRE TRACT, AND PASSING 269.12 FEET, A 1/2 INCH IRON ROD FOUND WITH A PINK PLASTIC CAP STAMPED (BEASLEY) FOR WITNESS, AND CONTINUING ON FOR A TOTAL DISTANCE OF 289.37 FEET TO A POINT FOR CORNER IN COUNTY ROAD NO 2195 AT THE SOUTHERN MOST NORTHWEST CORNER OF SAID 6.000 ACRE TRACT, SAID POINT BEING IN THE EAST LINE OF A CALLED 2.71 ACRE TRACT CONVEYED TO PATRICIA SARGENT, BY WARRANTY DEED, AS RECORDED IN VOLUME 1970, PAGE 055, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS;

THENCE, NORTH 00 DEGREES 43 MINUTES 50 SECONDS EAST, WITH THE EAST LINE OF SAID 2.71 ACRE TRACT, AND SAID COUNTY ROAD NO 2195, A DISTANCE OF 302.77 FEET TO A POINT FOR CORNER AT A SOUTHWEST CORNER OF THE REMAINDER OF A CALLED 77 ACRE TRACT CONVEYED TO R, C, KELLEY, BY PARTITION DEED, AS RECORDED IN VOLUME 384, PAGE F 89, DEED RECORDS, WOOD COUNTY, TEXAS;

THENCE, EAST, WITH A SOUTH LINE OF THE REMAINDER OF SAID 77 ACRE TRACT, AND PASSING AT A DISTANCE OF 30.00 FEET, A 1/2 INCH IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED (CBG INC) FOR WITNESS, AND CONTINUING ON FOR A TOTAL DISTANCE OF 285.51 FEET TO A 1/2 INCH IRON ROD FOUND WITH A PINK PLASTIC CAP STAMPED (BEASLEY) AT THE NORTHERN MOST NORTHWEST CORNER OF SAID 6.000 ACRE TRACT;

THENCE, SOUTH, (REFERENCE BEARING), WITH THE NORTHERN MOST WEST LINE OF SAID 6.000 ACRE TRACT, A DISTANCE OF 302.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 87,038 SQUARE FEET OR 2.00 ACRES OF LAND, MORE OR LESS.

NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND. THE COMPANY DOES NOT REPRESENT THAT ANY ACREAGE OR

DEFAULT ORDER

281-00088

FOOTAGE CALCULATIONS ARE CORRECT. REFERENCES TO QUANTITY ARE FOR IDENTIFICATION PURPOSES ONLY.

COMMONLY KNOWN AS: 379 CR 2195, QUITMAN, TX 75783

2. The name and last known address of each respondent subject to the order are:

Mae Jewel Price  
379 County Road 2195  
Quitman, TX 75783

3. The recording or indexing information of each lien to be foreclosed is as follows:

Instrument #: 2011-00011235 in the Real Property Records of Wood County, Texas.

4. A conformed copy of an Order Allowing Foreclosure must be attached to the Trustee or Substitute Trustee's Foreclosure Deed in accordance with TRCP 736.12.

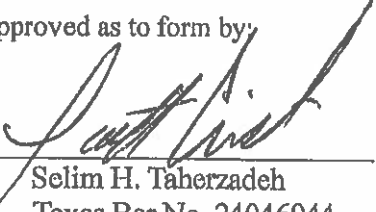
5. Petitioner may communicate with each Respondent and all third parties as reasonably necessary to conduct a foreclosure sale.

6. Notice of Foreclosure Sale must be mailed to respondent's counsel by certified mail if a respondent is represented by counsel.

Signed, this 22nd day of September, 2021.

  
\_\_\_\_\_  
Judge Presiding

Approved as to form by:



Selim H. Taherzadeh  
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Facsimile: (469) 828-2772

CENLAR FSB (CEN)  
KEARBY, ROGER  
205 FM 1643 ROAD, WINNSBORO, TX 75494

CONVENTIONAL  
Firm File Number: 19-034936

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on October 17, 2007, ROGER C. KEARBY AND JULIA L. KEARBY, HUSBAND AND WIFE, as Grantor(s), executed a Texas Home Equity Security Instrument conveying to JOHN S. SMITH, as Trustee, the Real Estate hereinafter described, to CITICORP TRUST BANK, FSB in payment of a debt therein described. The Texas Home Equity Security Instrument was filed in the real property records of **WOOD COUNTY, TX** and is recorded under Clerk's File/Instrument Number 00077915 Volume 02275, Page 00414, to which reference is herein made for all purposes.

FILED FOR RECORD  
2021 SEP 30 11:12:33  
CLERK'S OFFICE  
WOOD COUNTY, TX

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, November 2, 2021** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of **Wood county**, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE COUNTY OF WOOD, AND STATE OF TEXAS, TO WIT:

ALL THAT CERTAIN FOUR ACRE TRACT OF LAND WHICH IS PORTION OF THE FOLLOWING DESCRIBED FIFTY-FOUR ACRE TRACT OF LAND:

ALL THAT CERTAIN FIFTY-FIVE ACRE TRACT OF LAND, MORE OR LESS, A PART OF THE W.H. SECREST SURVEY, A-523, AND BEING THE NORTH FIFTY-FIVE ACRES OF AN EIGHTY ACRE TRACT OF LAND DEEDED TO CLAUD MOSELEY BY N.P. BROGDEN ET UX ON THE 30TH DAY OF AUGUST, 1909, DEED BEING RECORDED IN VOLUME 21, PAGE 365, DEED RECORDS OF WOOD COUNTY, TEXAS, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF THE 80 ACRE TRACT OF LAND DEEDED TO C. MOSELEY N.R. BROGDEN ET UX, SAID CORNER BEING THE SE CORNER OF A 21.6 ACRE TRACT OWNED BY MRS. SALLIE WILLIAMS AND BEING LOCATED IN PUBLIC ROAD;

THENCE WEST WITH THE NBL OF SAID 80 ACRE TRACT 820 VRS. TO THE NW CORNER OF SAID TRACT;

THENCE SOUTH WITH THE WBL OF SAID 80 ACRE TRACT, SAME BEING THE EBL OF THE BROGDEN LAND, AT 378.8 VRS, STATE FOR CORNER, BEING THE NW CORNER OF A 25 ACRE TRACT SURVEYOR OFF OF THE SOUTH SIDE OF SAID 80 ACRE TRACT;

THENCE EAST WITH THE NBL OF SAID 25 ACRE TRACT 820 VRS, TO CORNER ON EBL OF SAID 80 ACRE TRACT, CORNER BEING LOCATED IN PUBLIC ROAD;

THENCE NORTH WITH SAID EBL 378.8 VRS. TO THE PLACE OF BEGINNING, CONTAINING FIFTY-FIVE ACRES OF LAND, MORE OR LESS.

SAID FOUR ACRE TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF THE ABOVE DESCRIBED FIFTY-FIVE ACRE TRACT;

THENCE NORTH 300' ALONG THE WBL OF SAID TRACT TO A STATE FOR CORNER SAID WBL BEING THE WEST LINE OF F.M. HWY. 1643;

THENCE WEST AND PARALLEL TO THE SBL OF SAID 55 ACRE TRACT FOR A TOTAL DISTANCE OF 580.8' TO A STAKE SET FOR CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 300' TO A POINT IN THE SBL OF SAID ABOVE DESCRIBED 55 ACRE TRACT OF LAND;

THENCE ALONG THE SR OF SAID FIFTY-FIVE ACRE TRACT OF LAND 580.8' TO THE PLACE OF




BEGINNING AND CONTAINING FOUR ACRES OF LAND, MORE OR LESS.

TAX ID#: 21331

BY FEE SIMPLE DEED FROM EAST TEXAS BAPTIST UNIVERSITY AS SET FORTH IN DEED BOOK 01989  
PAGE 00841 AND RECORDED ON 3/26/2004, WOOD COUNTY RECORDS.

Property Address: 205 FM 1643 ROAD  
WINNSBORO, TX 75494  
Mortgage Servicer: CENLAR FSB  
Mortgagee: CITIMORTGAGE, INC.  
425 PHILLIPS BOULEVARD  
EWING, NJ 08618

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

  
SUBSTITUTE TRUSTEE  
Harriett Fletcher, Sheryl LaMont, Robert LaMont, Ronnie  
Hubbard, Allan Johnston, Terri Worley or Lisa DeLong,  
c/o Law Office of Gerald M. Shapiro, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040 Posted September 30, 2021.  
(713) 462-2565

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

**NOTICE OF TRUSTEE'S SALE**

FILED FOR RECORDS  
2021 OCT 12 AM 11:22  
COUNTY CLERK, WOOD CO TX

**DATE:** October 6, 2021

**DEED OF TRUST**

**Date:** August 21, 2015

**Grantor:** Mediford A. Bodiford

200 Elliott St.  
Mineola, TX 75773

**Beneficiary:** Timothy Coffey  
PO Box 423  
Centerville, TX 75833

**Substitute Trustee:** Deborah L. Lemons  
PO Box 423  
Centerville, TX 75833

**Recording Information:** Deed of trust recorded in Document No. 2015-10334 of the Official Public Records of Wood County, Texas.

**Property:** *TRACT SIXTEEN (16), being 2.171 acres of land in the J. HARD CASTLE SURVEY, A-275, Wood County, Texas, together with non-exclusive, common easement rights over and across roads (if any) shown on the survey plat of the property according to plat thereof recorded in Volume 9, Page 294, of the Plat Records of Wood County, Texas.*

**Note**

**Date:** August 21, 2015

**Amount:** \$9,500.00

**Debtor:** Mediford A. Bodiford

**Holder:** Timothy Coffey

**DATE OF SALE OF PROPERTY:** November 2, 2021

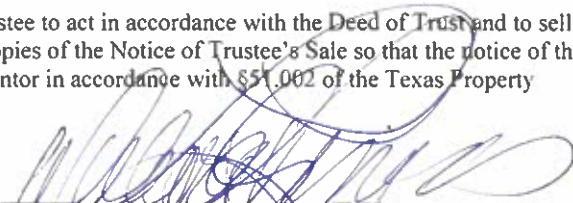
**EARLIEST TIME OF SALE OF PROPERTY:** 10:00 AM

**LOCATION OF SALE:** Quitman, Texas, at the Wood County Courthouse in the area designated for the conduct of foreclosure sales by the Commissioners of said County.

Because of default in performance of the obligations of the Deed of Trust, Trustee will sell the property at public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time.

Grantor has failed to perform obligations set out in the deed of trust, and in accordance with provisions of that instrument, Beneficiary has declared the debt that is secured immediately due and requests that the property it conveys be sold in a Trustee's Sale.

Beneficiary also appoints Trustee to act in accordance with the Deed of Trust and to sell the Property. Beneficiary requests copies of the Notice of Trustee's Sale so that the notice of the sale can be filed and furnished to Grantor in accordance with §51.002 of the Texas Property Code.

  
DEBORAH L. LEMONS

(ACKNOWLEDGMENT)

STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on October 6, 2021 by Deborah L. Lemons.

  
NOTARY PUBLIC, STATE OF TEXAS

