

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

NOTICE OF TRUSTEE'S SALE

DATE: October 4, 2022

CONTRACT:

Date: July 5, 2014
Maker: David Dittfurth and Pamela Dittfurth
Payee: Texas Holiday Villages, LLC, successor-in-interest to Fork Holiday Villages, L.P.
Principal Amount: \$6,900.00
Recorded: Document Number 2022-00010426, Real Property Records, Wood County, Texas

LENDER: Texas Holiday Villages, LLC, successor-in-interest to Fork Holiday Villages, L.P.

BORROWER: David Dittfurth and Pamela Dittfurth

PROPERTY:

LOT(s) 252, SECTION H, HOLIDAY VILLAGES OF FORK SUBDIVISION, WOOD COUNTY, TEXAS, AS SHOWN BY THE MOST RECENTLY HERETOFORE RECORDED PLAT COVERING SAID LOTS RECORDED IN THE PLAT OR MAP RECORDS OF WOOD COUNTY, TEXAS, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, **SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE CONTRACT.**

TRUSTEE: Patton C. Chapman

TRUSTEE's Mailing Address:

4144 N. Central Expressway, Suite 420
Dallas, Texas 75204

DATE, PLACE AND TIME OF TRUSTEE'S SALE OF PROPERTY:

November 1, 2022, the first Tuesday of the month, at the Wood County Courthouse within the area designated for such sales by the Commissioners Court of said County. The earliest time at which such sale will occur is 11:00 a.m., and it will begin within three hours of such time.

RECITALS

Default has occurred in the payment of the purchase price and/or in the performance of the obligations under the Contract that secures the purchase price. Because of this default, Lender, the owner and holder of the Contract lien under Texas Property Code Sections 5.066 and 51.002, has requested that TRUSTEE sell the Property according to the terms of the Contract and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Contract, consistent with Lender's rights and remedies under the Contract and applicable law.

Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, I, as TRUSTEE, or any other TRUSTEE Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Contract and/or applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Contract and to any permitted exceptions to title described in the Contract. TRUSTEE has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Contract. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.


PATTON C. CHAPMAN, TRUSTEE

FILED FOR RECORD
2022 OCT -5 PM 12:17
COUNTY 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.

CLERK, WOOD CO TX
OCT 17 2022

NOTICE OF TRUSTEE'S SALE

DATE: October 4, 2022

CONTRACT:

Date: July 5, 2014
Maker: David Dittfurth and Pamela Dittfurth
Payee: Texas Holiday Villages, LLC, successor-in-interest to Fork Holiday Villages, L.P.
Principal Amount: \$4,900.00
Recorded: Document Number 2022-00010425, Real Property Records, Wood County, Texas

LENDER: Texas Holiday Villages, LLC, successor-in-interest to Fork Holiday Villages, L.P.

BORROWER: David Dittfurth and Pamela Dittfurth

PROPERTY:

LOT(s) ONE TWELVE-HUNDRETH (1/1200) UNDIVIDED INTEREST IN SECTION C (INTEREST NUMBER C-0500) OF HOLIDAY VILLAGES OF FORK SUBDIVISION, WOOD COUNTY, TEXAS, AS SHOWN BY THE MOST RECENTLY HERETOFORE RECORDED PLAT COVERING SAID LOTS RECORDED IN THE PLAT OR MAP RECORDS OF WOOD COUNTY, TEXAS, *SAVE AND EXCEPT ANY AND ALL INTEREST OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE CONTRACT.*

TRUSTEE: Patton C. Chapman

TRUSTEE's Mailing Address:

4144 N. Central Expressway, Suite 420
Dallas, Texas 75204

DATE, PLACE AND TIME OF TRUSTEE'S SALE OF PROPERTY:

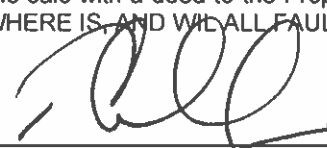
November 1, 2022, the first Tuesday of the month, at the Wood County Courthouse within the area designated for such sales by the Commissioners Court of said County. The earliest time at which such sale will occur is 11:00 a.m., and it will begin within three hours of such time.

RECITALS

Default has occurred in the payment of the purchase price and/or in the performance of the obligations under the Contract that secures the purchase price. Because of this default, Lender, the owner and holder of the Contract lien under Texas Property Code Sections 5.066 and 51.002, has requested that TRUSTEE sell the Property according to the terms of the Contract and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Contract, consistent with Lender's rights and remedies under the Contract and applicable law.

Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, I, as TRUSTEE, or any other TRUSTEE Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Contract and/or applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Contract and to any permitted exceptions to title described in the Contract. TRUSTEE has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Contract. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.



PATTON C. CHAPMAN, TRUSTEE

NOV 2022 FC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

State of Texas
County of Wood

KNOW ALL MEN BY THESE PRESENTS:

FILED FOR RECORD
2022 OCT -5 AM 11:59
KELLEY PRICE
COUNTY CLERK, WOOD COUNTY

WHEREAS, VICTOR MCMAHON AND BEVERLY MCMAHON, HIS WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP (whether one or more, "Borrower") is/are the owner(s) of certain real property more particularly described as follows:

A 2% undivided interest as tenant-in-common in Unit No. 0027 (the "Unit") Annual Holly Lake Resort, Phase 1, Holly Lake, a vacation resort in Wood County, Texas, according to the Declaration of Restrictions, Covenants, and Conditions for The Holly Lake Condoshare, Phase I, Wood County Texas, dated October 28, 1981, and recorded under Volume 835, Page 189 of the Real Property Records of Wood County, Texas, as supplemented and amended from time to time (the "Declaration"), together with the exclusive right to occupy the Unit during Use Period Number(s) 42, as said Use Period is defined in the Declaration, upon and subject to all of the terms, restrictions, covenants, conditions and provisions in the Declaration (the "Property"); and

WHEREAS, Holiday Inn Club Vacations Incorporated ("Holder") whose address is 9271 South John Young Parkway, Orlando, FL 32819 and is the holder of a lien against the Property pursuant to (1) that certain Deed of Trust (the "Deed of Trust") dated May 05, 2018, executed and delivered by Borrower for the benefit of Wilson Resort Finance, LLC to secure the payment of that certain Promissory Note (the "Note"), dated of even date therewith, in the original principal amount of \$4,621.17, executed by Borrower, and payable to the order of Wilson Resort Finance, LLC the Deed of Trust being recorded under File Number 20190000 3346, Deed of Trust Records of Wood County, Texas, and (2) that certain Assignment of Deed of Trust (the "Assignment") dated September 2, 2022, and duly recorded in the Real Property Records of Wood County, Texas; and the Deed of Trust and Assignment being incorporated herein by reference for all purposes; and

WHEREAS, the undersigned has been duly appointed Substitute Trustee(s) in the place of the original Trustee upon the contingency and in the manner authorized by the Deed of Trust and the Substitute Trustee is authorized to enforce the Power of Sale, which includes the following person(s):

- | | |
|---------------------|---|
| 1. Donella Angenend | 1700 Pacific, Suite 2150, Dallas TX 75201 |
| 2. Denise Gomez | 9271 S John Young Pkwy, Orlando FL 32819 |

WHEREAS, the indebtedness evidenced by the Note is now wholly due, Borrower has defaulted in the payment thereof, and the owner and holder of the Note has requested that the undersigned sell the Property to satisfy the indebtedness evidenced by the Note;

WHEREAS, all legal requirements to be complied with in order to proceed with the foreclosure of the Deed of Trust have been complied with;

WHEREAS, the Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (e.g. a senior mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any;

WHEREAS, pursuant to Section 51.009 of the Texas Property Code the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property;

WHEREAS, pursuant to Section 9.501(d) of the Texas Business and Commerce Code, notice is further hereby given that said sale also include any and all improvements, fixtures and personal property located on the Property or related thereto, to the extent provided and as more particularly described in the Deed of Trust;

WHEREAS, pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee;

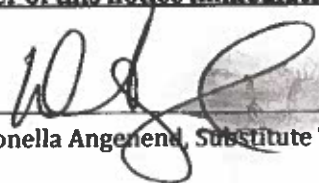
WHEREAS, notice is given that before the Foreclosure Sale, the holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale; and

WHEREAS, notice is given that the Property may be sold subject to a right of redemption.

NOW THEREFORE, notice is hereby given that on Tuesday, November 1, 2022, between 10:00 A.M. and 4:00 P.M., I will sell the Property at the front door on the east side of the Wood County Courthouse in Quitman, Wood County, Texas to the highest bidder for cash. The earliest time at which sale will occur is 10:00 A.M., and the sale will occur no later than three (3) hours after that time.

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.

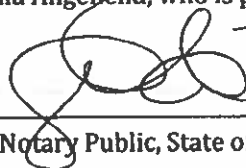
EXECUTED on the 20th day of Sept, 2022.


Donella Angenend, Substitute Trustee

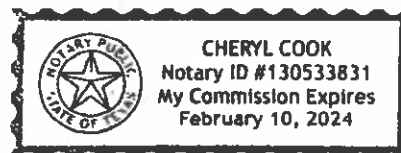
Substitute Trustee's Address:
1700 Pacific, Suite 2150, Dallas TX 75201

State of Texas
County of Wood

This instrument was acknowledged before me on 9/28/22, by Donella Angenend, who is personally known to me (or who has produced _____ as identification).


Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Foreclosure Department
Holiday Inn Club Vacations Incorporated
9271 South John Young Parkway
Orlando, FL 32819



2022 OCT -6 PM 12:21

NOTICE OF FORECLOSURE SALE

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

1. *Property to Be Sold.* The property to be sold is described as follows: FIELD NOTES 19.992 ACRES: BEING ALL OF THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE JANE DUNCAN SURVEY, ABSTRACT NO. 140, WOOD COUNTY, TEXAS, AND BEING ALL OF A CALLED 19.992 ACRE TRACT OF LAND DESCRIBED IN A CONTRACT OF SALE AND PURCHASE FROM THE VETERANS LAND BOARD OF TEXAS TO MAURICE DEE WAGGONER, DATED FEBRUARY 01, 1991, AS SHOWN OF RECORD IN VOLUME 1228, PAGE 292, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS, SAID 19.992 ACRE TRACT BEING A PART OF A CALLED 55.197 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM REBA FAYE COTHRAN TO EARNEST UPCHURCH DATED OCTOBER 05, 1989, AS SHOWN OF RECORD IN VOLUME 1175, PAGE 852, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS, SAID LOT, TRACT, OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 19.992 ACRE TRACT AND AT THE SOUTHEAST CORNER OF A CALLED 20.000 ACRE TRACT OF LAND DESCRIBED IN A CONTRACT OF SALE AND PURCHASE FROM THE VETERANS LAND BOARD OF TEXAS TO MARION WILFORD PRIDE DATED JULY 03, 1995 AS SHOWN OF RECORD IN VOLUME 1446, PAGE 248, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS, A CONCRETE MARKER FOUND AT THE NORTHEAST CORNER OF SAID 55.197 ACRE TRACT BEARS NORTH 14 DEGREES 59 MINUTES 03 SECONDS WEST A DISTANCE OF 419.15 FEET; THENCE SOUTH 15 DEGREES 09 MINUTES 59 SECONDS EAST ALONG THE EAST LINE OF SAID 19.992 ACRE TRACT, A DISTANCE OF 242.74 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 19.992 ACRE TRACT AND AT THE NORTHEAST CORNER OF A CALLED 15.050 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM EARNEST UPCHURCH AND WIFE, GENA UPCHURCH, TO MAURICE WAGGONER AND WIFE, BASHIE SUE WAGGONER, DATED OCTOBER 04, 1990, AS SHOWN OF RECORD IN VOLUME 1216, PAGE 318, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS; THENCE SOUTH 68 DEGREES 43 MINUTES 15 SECONDS WEST ALONG THE SOUTH LINE OF SAID 19.992 ACRE TRACT AND ALONG THE NORTH LINE OF SAID 15.050 ACRE TRACT, A DISTANCE OF 1871.61 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 19.992 ACRE TRACT AND AT THE NORTHWEST CORNER OF SAID 15.050 ACRE TRACT AND BEING IN THE EAST RIGHT-OF-WAY LINE OF TEXAS FARM ROAD NO. 14; THENCE NORTHERLY, ALONG THE WEST LINE OF SAID 19.992 ACRE TRACT AND ALONG SAID RIGHT-OF-WAY LINE, SAME BEING ALONG A CURVE TO THE LEFT THAT IS CONCENTRIC WITH AND 40 FEET PERPENDICULAR DISTANCE FROM THE CENTERLINE OF SAID FARM ROAD, SAID CURVE HAVING A CENTRAL ANGLE OF 03 DEGREES 49 MINUTES 58 SECONDS, A RADIUS OF 2796.90 FEET, A LONG CHORD LENGTH OF 187.06 FEET, A LONG CHORD BEARING OF NORTH 04 DEGREES 11 MINUTES 01 SECONDS WEST A DISTANCE OF 187.09 FEET TO A 1/2 INCH IRON ROD SET AT A POINT OF TANGENCY; THENCE NORTH 06 DEGREES 07 MINUTES 04 SECONDS WEST CONTINUING ALONG THE WEST LINE OF SAID 19.992 ACRE TRACT AND ALONG SAID RIGHT-OF-WAY LINE, SAME BEING PARALLEL WITH AND 40 FEET PERPENDICULAR DISTANCE FROM THE CENTERLINE OF SAID FARM ROAD, A DISTANCE OF 547.33 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 19.992 ACRE TRACT AND AT THE SOUTHWEST CORNER OF SAID 20.000 ACRE TRACT; THENCE NORTH 84 DEGREES 02 MINUTES 49 SECONDS EAST ALONG THE NORTH LINE OF SAID 19.992 ACRE TRACT AND ALONG THE SOUTH LINE.

FIELD NOTES 15.051 ACRES:

BEING ALL OF THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE JANE DUNCAN SURVEY, ABSTRACT NO. 140, WOOD COUNTY, TEXAS, AND BEING ALL OF A CALLED 15.050 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM EARNEST UPCHURCH AND WIFE, GENA UPCHURCH TO MAURICE WAGGONER AND WIFE, BASHIE SUE WAGGONER, DATED OCTOBER 04, 1990, AS SHOWN OF RECORD IN VOLUME 1216, PAGE 318, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS, SAID 15.050 ACRE TRACT BEING A PART OF A CALLED 55.197 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM REBA FAYE COTHRAN TO EARNEST UPCHURCH DATED OCTOBER 05, 1989, AS SHOWN OF RECORD IN VOLUME 1175, PAGE 852, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS, SAID LOT, TRACT, OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 15.050 ACRE TRACT AND AT THE SOUTHEAST CORNER OF A CALLED 19.992 ACRE TRACT OF LAND DESCRIBED IN A CONTRACT OF SALE AND PURCHASE FROM THE VETERANS LAND BOARD OF TEXAS TO MAURICE DEE WAGGONER, DATED FEBRUARY 01, 1991, AS SHOWN OF RECORD IN VOLUME 1228, PAGE 292, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS, A CONCRETE MARKER FOUND AT THE NORTHEAST CORNER OF SAID 55.197 ACRE TRACT BEARS NORTH 15 DEGREES 09 MINUTES 59 SECONDS WEST A DISTANCE OF 242.74 FEET AND NORTH 14 DEGREES 59 MINUTES 03 SECONDS WEST A DISTANCE OF 419.15 FEET; THENCE SOUTH 15 DEGREES 13 MINUTES 40 SECONDS EAST ALONG THE EAST LINE OF SAID 15.050 ACRE TRACT, A DISTANCE OF 242.64 FEET TO A 1/2 INCH IRON ROD FOUND AT THE MOST EASTERLY SOUTHEAST CORNER OF SAID 15.050 ACRE TRACT AND AT THE NORTHEAST CORNER OF A CALLED 55.043 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM REBA COTHRAN TO J. D. CAMERON, DATED OCTOBER 05, 1989, AS SHOWN OF RECORD IN VOLUME 1175, PAGE 861, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS; THENCE SOUTH 62 DEGREES 48 MINUTES 44 SECONDS WEST ALONG THE SOUTHEAST LINE OF SAID 15.050 ACRE TRACT AND ALONG THE NORTH LINE OF SAID 55.043 ACRE TRACT, A DISTANCE OF 1835.01 FEET TO A 1/2 INCH IRON PIPE FOUND AT THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID 15.050 ACRE TRACT AND AT THE NORTHWEST CORNER OF SAID 55.043 ACRE TRACT AND AT THE NORTHEAST CORNER OF A



CALLED 6.0 ACRE TRACT OF LAND DESCRIBED IN A DEED TO BRENDA NOSKI COFER, DATED APRIL, 1993 AS SHOWN OF RECORD IN VOLUME 1332, PAGE 440, REAL PROPERTY RECORDS. WOOD COUNTY, TEXAS; THENCE SOUTH 89 DEGREES 20 MINUTES 13 SECONDS WEST ALONG THE SOUTH LINE OF SAID 15.050 ACRE TRACT, A DISTANCE OF 187.70 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 15.050 ACRE TRACT AND AT THE NORTHWEST CORNER OF SAID 6.0 ACRE TRACT AND BEING IN THE EAST RIGHT-OF-WAY LINE OF TEXAS FARM ROAD NO. 14; THENCE NORTHERLY, ALONG THE WEST LINE OF SAID 15.050 ACRE TRACT AND ALONG SAID RIGHT-OF-WAY LINE, SAME BEING ALONG A CURVE TO THE LEFT THAT IS CONCENTRIC WITH AND 40 FEET PERPENDICULAR DISTANCE FROM THE CENTERLINE OF SAID FARM ROAD, SAID CURVE HAVING A CENTRAL ANGLE OF 08 DEGREES 06 MINUTES 45 SECONDS, A RADIUS OF 2796.90 FEET, A LONG CHORD LENGTH OF 395.68 FEET, A LONG CHORD BEARING OF NORTH 01 DEGREES 46 MINUTES 10 SECONDS EAST A DISTANCE OF 396.01 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST. THENCE NORTH 68 DEGREES 43 MINUTES 15 SECONDS EAST ALONG THE NORTH LINE OF SAID 15.050 ACRE TRACT AND ALONG THE SOUTH LINE OF SAID 19.992 ACRE TRACT, A DISTANCE OF 1871.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.051 ACRES OF LAND. NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED HEREIN. ANY STATEMENT IN THE LEGAL DESCRIPTION CONTAINED IN SCHEDULE "A" AS TO AREA OR QUANTITY OF LAND IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT, BUT IS MADE ONLY FOR INFORMAL IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE ITEM 2 OF SCHEDULE "B" HEREOF.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 06/03/2009 and recorded in Document 2009-00007682 real property records of Wood County, Texas.

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

Date: 11/01/2022

Time: 01:00 PM


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

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

5. *Obligations Secured.* The Deed of Trust executed by BASHIE SUE WAGGONER AND MAURICE DEE WAGGONER, provides that it secures the payment of the indebtedness in the original principal amount of \$510,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Mortgage Assets Management, LLC is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is Mortgage Assets Management, LLC c/o PHH MORTGAGE CORPORATION, 14405 Walters Road, Suite 200, Houston, TX 77014 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

Certificate of Posting
I am, Harnett Fletcher whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056 I declare under penalty of perjury that on October 06, 2022 I filed this Notice of Foreclosure Sale at the office of the Wood County Clerk and caused it to be posted at the location directed by the Wood County Commissioners Court.


Harnett Fletcher, October 06, 2022

21-000044-952-1/2000 N FM 14, QUITMAN, TX 75783