

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
8/6/2018

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE
FOR FINANCE OF AMERICA MORTGAGE LLC.,
ITS SUCCESSORS AND ASSIGNS

Recorded in:
Volume: N/A
Page: N/
Instrument No: 2018-00007081

Mortgage Servicer:
Nationstar Mortgage LLC d/b/a Mr. Cooper is
representing the Current Beneficiary/Mortgagee under a
servicing agreement with the Current
Beneficiary/Mortgagee.

Grantor(s)/Mortgagor(s):
JAMES WILARD WESTON JR. A SINGLE MAN

Current Beneficiary/Mortgagee:
Nationstar Mortgage LLC d/b/a Mr. Cooper

Property County:
WOOD

Mortgage Servicer's Address:
8950 Cypress Waters Blvd.,
Coppell, TX 75019

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Date of Sale: 10/5/2021 **Earliest Time Sale Will Begin:** 1PM

Place of Sale of Property: THE FRONT DOOR ON THE EAST SIDE OF THE COURTHOUSE 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.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

Assert and protect your rights as member of
the armed forces of the United States. If you
or your spouse are serving on active military duty,
including active military duty as a member of the
Texas National 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.



Terri Worley, Harriett Fletcher, Robert LaMont,
Sheryl LaMont, Allan Johnston, Sharon St. Pierre,
Lisa DeLong, Ronnie Hubbard, Harriett Fletcher or
Allan Johnston
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

August 19, 2021

MH File Number: TX-21-79362-POS
Loan Type: Farm Loan

EXHIBIT "A"

All that certain tract or parcel of land situated in the GRAY B. KING SURVEY, ABSTRACT NO. 3, CITY OF WINNSBORO, Wood County, Texas; being all of that certain LOT NO. 12 of the LAMOR SUBDIVISION as shown by plat recorded in Vol. 3, Page 60, Plat Records of Wood County, Texas; and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found on the Southeast corner of said Lot No. 12 and on the Southwest corner of Lot No. 11 and of a 0.186 acre tract described in deed to Charles Green, recorded in Volume 1072, Page 687, Real Property Records of Wood County, Texas;

THENCE S 68° 56' 00" W with the North right-of-way of Gearner Drive (being 20.0 feet from the center line) - 100.0 feet to a 5/8 inch iron pipe set on the Southwest corner of said Lot No. 12;

THENCE N 21° 22' 16" W with the East right-of-way line of Autumn Drive - 90.0 feet to a 5/8 inch iron pipe set on the Northwest corner of said Lot No.12;

THENCE N 68° 56' 00" E with the North line of said Lot No. 12 - 100.0 feet to a 5/8 inch iron pipe set on the Northeast corner of said Lot No. 12 and on the Northwest corner of said Lot No. 11;

THENCE S 21° 22' 16" E with a fence along the East line of said Lot No.12 and the West line of said Lot No. 11 - 90.0 feet to the PLACE OF BEGINNING containing 0.207 of an acre as surveyed by Lynn Swanner, Registered Professional Land Surveyor No. 3806 for the State of Texas, during the month of March, 1997.

Notice of Substitute Trustee's Sale

FILED FOR RECORD
2021 AUG 23 AM 11:51
RILEY PRICE
COUNTY CLERK, WOOD CO TX

Date: October 5, 2021

Trustee: Richard Reynolds

Substitute Trustee: James W. Litzler

Substitute Trustee's Address: 201 Connally Street
Sulphur Springs, Texas 75482

Lender: City National Bank of Sulphur Springs

Lender's Address: 201 Connally Street, Sulphur Springs, TX 75482

Note: Note dated September 27, 2016 in the amount of \$65,000.00.

Deed of Trust

Date: September 27, 2016

Grantor: Dennis M. Price and Latonia Young Price

Lender: City National Bank of Sulphur Springs

Recording information:

Instrument #2016-00009673 of the Official Records of Wood County, Texas

Property:

See Exhibit "A" attached hereto and incorporated herein

County: Wood

Date of Sale (first Tuesday of month): October 5, 2021


Time of Sale: 10:00 a.m.

Place of Sale: Front door on the east side of the Wood County Courthouse in Quitman, Texas, or as the Commissioner's Court rules.

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.

Richard Reynolds is Trustee under the Deed of Trust. Lender has appointed James W. Litzler as Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter.




JAMES W. LITZLER, Substitute Trustee

ACKNOWLEDGMENT

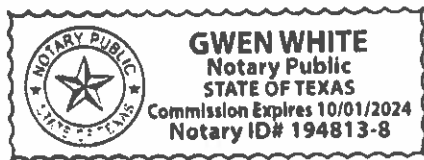
STATE OF TEXAS §
COUNTY OF HOPKINS §

BEFORE ME, the undersigned authority, on this day personally appeared JAMES W. LITZLER, Substitute Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the  day of August 2021.



Notary Public, State of Texas



BEING all of that certain lot, tract, or parcel of land situated in the A. McKenzie Survey, Abstract No. 426, Wood County, Texas, and in the J. B. Gant Survey, Abstract No. 242, Wood County, Texas, and being all of a called 31.29 acre tract of land described in a Deed from Jerry Kelley and Mae Jewel Price-Kelley to Dennis Price, dated July 16, 2016, as shown of record in Document No. 2016-00007367, Real Records, Wood County, Texas, all of a called 4.9 acre tract of land described in a Deed from Jerry Kelley and Cathy Kelley to Dennis Price, dated July 16, 2016, as shown of record in Document No. 2016-00007368, Real Records, Wood County, Texas, and all of a called 2.71 acre tract of land described in a Deed from Jerry Kelley and Mae Jewel Price-Kelley to Dennis Price, dated July 16, 2016, as shown of record in Document No. 2016-00007369, Real Records, Wood County, Texas, said tracts being the residue of a called 77 acre tract of land described in a Partition Deed to R. C. Kelley, dated April 11, 1953, as shown of record in Volume 384, Page 189, 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 said 4.9 acre tract and at the Southwest corner of a called 5.000 acre tract of land described in a Deed from Quitman Realty to Jerry R. Wansley and wife, Thelma J. Wansley, dated July 16, 2010, as shown of record in Document No. 2010-00009660, Real Records, Wood County, Texas, same being in the South line of said McKenzie Survey and in the North line of the J. B. Gant Survey, Abstract No. 239, Wood County, Texas;

THENCE N 88° 04' 00" W, along the South line of said 4.9 acre tract and along the South line of said McKenzie Survey, a distance of 603.43 feet to a 1/2 inch iron rod found at the Southwest corner of said 4.9 acre tract and the Southeast corner of a called 6.000 acre tract of land described in a Deed from Mae Jewell Price to Michael T. Pence and wife, Lisa K. Pence, dated August 30, 2010, as shown of record in Document No. 2010-00011612, Real Records, Wood County, Texas;

THENCE N 01° 45' 08" E, along the West line of said 4.9 acre tract, a distance of 456.05 feet to a 1/2 inch iron rod found at the Northwest corner of said 4.9 acre tract, same being in the South line of said 31.29 acre tract and at the Northeast corner of said 6.000 acre tract;

THENCE N 89° 20' 52" W, along the easterly South line of said 31.29 acre tract, a distance of 767.14 feet to the southerly Southwest corner of said 31.29 acre tract, same being the Northwest corner of the residue of a called 18.000 acre tract of land described in a Deed from R. L. Kelley and wife, Tommie Kelley, to Mae Jewell Price, dated September 19, 1979, as shown of record in Volume 785, Page 889, Deed Records, Wood County, Texas, and being in or near the centerline of Wood County Road No. 2195, a 1/2 inch iron rod found for a reference marker bears S 89° 20' 52" E, a distance of 23.98 feet;

THENCE N 00° 39' 08" E, along the southerly West line of said 31.29 acre tract, and generally along and through the centerline of said County Road, a distance of 69.28 feet to a re-entrant corner of said 31.29 acre tract and the Northeast corner of a called 2.71 acre tract of land described as "Tract Three" in a Deed from Charles W. English to Patricia Ann Sargent, dated November 25, 2003, as shown of record in Volume 1970, Page 55, Real Property Records, Wood County, Texas, a 1/2 inch iron rod set for a reference marker bears N 89° 20' 52" W, a distance of 25.00 feet;

THENCE N 89° 20' 52" W, along the middle South line of said 31.29 acre tract, a distance of 249.69 feet to a 1/2 inch iron rod found at the middle Southwest corner of said 31.29 acre tract, same being the Northwest corner of said 2.71 acre tract and being in the West line of said McKenzie Survey and the East line of said first mentioned Gant Survey;

THENCE N 00° 29' 04" E, along the middle West line of said 31.29 acre tract and along the West line of said McKenzie Survey, a distance of 886.60 feet to a 1/2 inch iron rod set at the Southeast corner of said first mentioned 2.71 acre tract, same being the easterly Northeast corner of a called 28.75 acre tract of land described in a Deed from Murtella Russell and husband, Willie Russell, to Odelle Russell Davenport and Zeffie Lee Russell Wade, dated December 23, 1958, as shown of record in Volume 450, Page 524, Deed Records, Wood County, Texas;

THENCE N 89° 30' 56" W, along the South line of said first mentioned 2.71 acre tract, a distance of 931.54 feet to a 3 inch iron pipe found at the Southwest corner of said first mentioned 2.71 acre tract and a re-entrant corner of said 28.75 acre tract;

THENCE N 00° 29' 04" E, along the West line of said first mentioned 2.71 acre tract, at approximately 95.8 feet passing through the Northwest corner of said first mentioned 2.71 acre tract and the westerly Southwest corner of said 31.29 acre tract, same being the westerly Southwest corner of said McKenzie Survey and the Southeast corner of the A. Baird Survey, Abstract No. 90, Wood County, Texas, continuing along same bearing, in all, a total distance of 300.91 feet to a 1/2 inch iron rod set at the Northwest corner of said 31.29 acre tract and at the Northwest corner of said McKenzie Survey, same being the Northeast corner of said first mentioned Gant Survey and being in the South line of the J. Richards Survey, Abstract No. 482, Wood County, Texas;

THENCE S 89° 30' 56" E, along the North line of said 31.29 acre tract, at 964.80 feet passing through a 1/2 inch iron rod found, continuing along same bearing, in all, a total distance of 1361.20 feet to a 1/2 inch iron rod found at the Northeast corner of said 31.29 acre tract, same being the northerly Northwest corner of a called 5.000 acre tract of land described in a Deed from Greg A. Simpkins and wife, Jaime Simpkins, to Roger Smith and wife, Shirley Smith, dated September 22, 2011, as shown of record in Document No. 2011-00011361, Real Records, Wood County, Texas, and being in or near the centerline of Wood County Road No. 2195;

THENCE Southwesterly, along the northerly East line of said 31.29 acre tract and generally along and through the centerline of said County Road as follows:

S 72° 46' 40" W, a distance of 34.45 feet to a point for a corner;

S 53° 21' 32" W, a distance of 30.94 feet to a point for a corner;

S 30° 58' 42" W, a distance of 16.96 feet to a point for a corner;

S 23° 18' 32" W, a distance of 57.36 feet to a point for a corner;

S 10° 55' 02" W, a distance of 22.08 feet to a 60d nail found at a re-entrant corner of said 31.29 acre tract, a 1/2 inch iron rod set for a reference marker bears S 37° 47' 28" E, a distance of 35.92 feet;

THENCE S 37° 47' 28" E, along the East line of said 31.29 acre tract, at approximately 1454.8 feet passing through the Southeast corner of said 31.29 acre tract and the Northeast corner of said 4.9 acre tract, continuing along same bearing, in all, a total distance of 2054.18 feet to the POINT OF BEGINNING and containing 31.983 acres of land, of which approximately 2.71 acres lie within said first mentioned Gant Survey, approximately 29.27 acres lie within said McKenzie Survey, and approximately 1.37 acres lie within said County Road.

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
8/29/2007

Original Beneficiary/Mortgagee:
JPMORGAN CHASE BANK, N.A.

Recorded in:
Volume: 02269
Page: 00404
Instrument No: 00076616

Mortgage Servicer:
JPMorgan Chase Bank, National Association is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Legal Description: SEE ATTACHED

Date of Sale: 10/5/2021

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

Place of Sale of Property: Wood County Courthouse, 100 Main Street, Quitman, TX 75783 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.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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

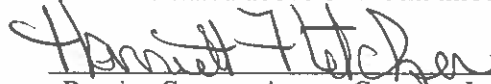
service to the sender of this notice immediately.

Grantor(s)/Mortgagor(s):
WILBUR JOHNSON AND MOLLY JOHNSON

Current Beneficiary/Mortgagee:
JPMorgan Chase Bank, National Association

Property County:
WOOD

Mortgage Servicer's Address:
1111 Polaris Parkway,
Columbus, OH 43240



Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Monica Henderson, Lisa DeLong, Terri Worley, Robert LaMont, Sheryl LaMont, Ronnie Hubbard, Harriett Fletcher or Allan Johnston or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

August 26, 2021

MH File Number: TX-19-70638-HE
Loan Type: Conventional Residential

TX-19-70638-FC

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN WOOD COUNTY, TEXAS. BEING 2.000 ACRES IN THE WM. BARNHILL SURVEY, ABSTRACT NO. 1 AND BEING PART OF A CALLED 23.375 ACRE TRACT DESCRIBED IN A DEED TO WILBUR JOHNSON, ET UX MOLLY JOHNSON FROM JAMES E. TINKLE, ET UX VIRGINIA D. TINKLE, DATED MAY 10, 2001 AND RECORDED IN VOLUME 1784, PAGE 100, REAL PROPERTY RECORDS OF WOOD COUNTY, TEXAS. SAID 2.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A "J" IRON ROD SET FOR CORNER IN THE EAST RIGHT OF WAY LINE OF FARM ROAD NO. 69. SAID POINT BEING IN THE WEST LINE OF 23.375 ACRE TRACT AND BEING N. 02 DEG. 09 MIN. 00 SEC. E. 150.00 FEET FROM THE SOUTHWEST CORNER OF SAID TRACT; THENCE N. 02 DEG. 09 MIN. 00 SEC. E. WITH SAID LINES, 194.71 FEET TO A "J" IRON ROD SET FOR CORNER; THENCE N. 86 DEG. 01 MIN. 53 SEC. E. 439.65 FEET TO A "J" IRON ROD SET FOR CORNER; ✓ THENCE S. 03 DEG. 58 MIN. 07 SEC. E. 193.60 FEET TO A "J" IRON ROD SET FOR CORNER; THENCE S. 86 DEG. 01 MIN. 53 SEC. W. 460.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.000 ACRES OF LAND, ACCORDING TO MY SURVEY AND CALCULATIONS.