

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#: 22-27077

FILED FOR RECORD
2022 AUG -4 PM 2:02
WELLEY PRICE
COUNTY CLERK, WOOD CO TX

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 7/30/2008, Russell Voyles and wife, Stephanie Voyles, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Scott L. Luna, as Trustee, Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as nominee for SFMC, LP. - DBA Solutions Funding Mortgage Company, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$85,204.00, payable to the order of Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as nominee for SFMC, LP. - DBA Solutions Funding Mortgage Company, which Deed of Trust is Recorded on 8/1/2008 as Volume 00093285, Book 02340, Page 00186, Loan Modification recorded on 1/13/2020 as Instrument No. 2020-00000252 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;

See attached exhibit "A" attached hereto and made a part hereof

Commonly known as: 222 W BUCHANAN ST, MINEOLA, TX 75773

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, Allan Johnston, Sharon St. Pierre 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 J.P. Morgan Mortgage Acquisition Corp., 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.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on 10/4/2022 at 10:00 AM, 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: **THE EAST DOOR OF THE WOOD COUNTY COURTHOUSE (ALSO REFERRED TO AS THE FRONT DOOR) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

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.



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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.

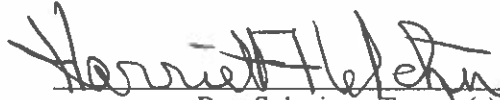
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WITNESS, my hand this 8/3/2022

WITNESS, my hand this August 04, 2022.

Monica Sandoval

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



By: Substitute Trustee(s)

Harriett Fletcher Robert LaMont, Sheryl LaMont,
Allan Johnston, Sharon St. Pierre

C/O Carrington Foreclosure Services, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

0234000000

EXHIBIT A
PAGE 1 OF 1

That certain lot, tract or parcel of land within the City of Mineola, Wood County, Texas, and being part of Lot 6, Block 38, City of Mineola as shown of record in Volume 7 on Page 47 of the Plat Records and being described as the West 72 feet of Lot 6 in Deed from Donald R. Massey to John Lemmon, dated September 11, 2007 and recorded in Volume 2266 on Page 54 of the Real Property Records of Wood County, Texas, and this 0.149 acre tract being more fully described as follows:

BEGINNING at a 1/4" Iron Rod set for the Southwest corner of Lot 6, the Southwest corner of Block 38 and being at the intersection of the North line of Buchanan Street (80' wide right-of-way) and the East line of Hogg Street (50' wide right-of-way);

THENCE North 13 deg. 54 min. 58 sec. East, a distance of 90.00 feet, with the West line of Block 38 and the East line of Hogg Street, to a 1/4" Iron Rod set for the Northwest corner of Lot 6 and the Southwest corner of Lot 5;

THENCE South 76 deg. 05 min. 02 sec. East, a distance of 72.00 feet, with the North line of Lot 6 and the South line of Lot 5, to a 1/2" Iron Rod set for corner;

THENCE South 13 deg. 54 min. 58 sec. West, a distance of 90.00 feet, across Lot 6, to a 1/2" Iron Rod set in the South line of same and in the North line of Buchanan Street;

THENCE North 76 deg. 05 min. 02 sec. West, a distance of 72.00 feet, with the South line of Lot 6 and the North line of Buchanan Street, to the POINT OF BEGINNING AND CONTAINING 0.149 OF AN ACRE OF LAND, MORE OR LESS.

Filed for Record in:
Wood County
On: Aug 01, 2008 at 10:16A

As a
Recordings
Document Number: 00093285
Amount: 80.00
Receipt Number - 149823
By:
Dachelle Haggerty

STATE OF TEXAS
COUNTY OF WOOD
I hereby certify that this instrument was
filed on the date and time stamped herein by me
and was duly recorded in the volume and page
of the same records of:
Wood County
as stated herein by me.
Aug 01, 2008

Honorable Brenda Taylor, County Clerk
Wood County

198 CR 4136
QUITMAN, TX 75783

FILED FOR RECORD
2022 AUG -4 PM 2:02
KELLEY PRICE 0000009561499
COUNTY CLERK, WOOD CO TX

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: **October 04, 2022**

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE EAST DOOR OF THE **WOOD COUNTY** COURTHOUSE (ALSO REFERRED TO AS THE FRONT DOOR) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 10, 2008 and recorded in Document CLERK'S FILE NO. 2008-00099393; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2013-00009698 real property records of WOOD County, Texas, with WILLIAM J. ALSUP JR, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by WILLIAM J. ALSUP JR, securing the payment of the indebtednesses in the original principal amount of \$71,555.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



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

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



Israel Saucedo

Certificate of Posting

My name is Harriett Fletcher, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on August 04, 2022 I filed at the office of the WOOD County Clerk and caused to be posted at the WOOD County courthouse this notice of sale.



Declarants Name: Harriett Fletcher

Date: August 04, 2022

198 CR 4136
QUITMAN, TX 75783

0000009561499

0000009561499

WOOD

EXHIBIT "A"

LOTS ONE (1) AND TWO (2), IN BLOCK FOUR (4), OF THE FOREST HILL ESTATES SUBDIVISION, A SUBDIVISION OF THE W.R. BUCKLEY SURVEY, ABSTRACT NO. 55, WOOD COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 8, PLAT RECORDS, WOOD COUNTY, TEXAS.

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
4/30/2007

Grantor(s)/Mortgagor(s):
SHANNON DYER F/K/A SHANNON M. HARPER AND
DARYL DYER, WIFE AND HUSBAND
Current Beneficiary/Mortgagee:
Bank Of America

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS"), ACTING SOLELY AS NOMINEE FOR
COUNTRYWIDE HOME LOANS, INC., ITS SUCCESSORS
AND ASSIGNS

Recorded in:
Volume: 2238
Page: 218
Instrument No: 00070273

Property County:
WOOD

RECORDED FOR REC
2022 SEP -1 PM 2:32
COUNTY CLERK, WOOD CO TX

Mortgage Servicer:
Bank of America, N.A. is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
7105 Corporate Drive,
Plano, TX 75024

Legal Description: BEING ALL OF LOT 78, PART 1, SECTION V OF HOLLY LAKE RANCH, A SUBDIVISION OF
WOOD COUNTY, TEXAS AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED IN VOLUME 5, PAGE 12 OF THE
PLAT RECORDS OF WOOD COUNTY, TEXAS.

Date of Sale: 10/4/2022 **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.

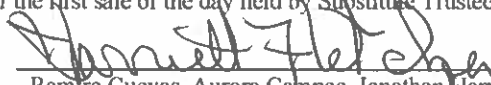
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The
sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the
purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct
an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further
conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.**



Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn
Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa
Bruno, Angie Uselton, Tonya Washington, Monica Henderson,
Meryl Olsen, Misty McMillan, Tiffiney Bruton, Auction.com,
David Ray, 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
Posted September 01, 2022

MH File Number: TX-22-80972-POS
Loan Type: Conventional Residential

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD
2022 SEP -1 PM 2:32

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.

Matter No.: 105385-TX

Date: August 24, 2022

County where Real Property is Located: Wood

ORIGINAL MORTGAGOR: ALTON LEON LANCASTER, UNMARRIED MAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR GUARANTEED RATE, INC., ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 7/3/2019, RECORDING INFORMATION: Recorded on 7/8/2019, as Instrument No. 2019-00006596

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 6, SECTION NO. 4, BROOKHAVEN IN THE PINES, ACCORDING TO THE PLAT RECORDED IN VOLUME 3, PAGE 39, PLAT RECORDS, WOOD COUNTY, TEXAS, AND LOTS 7 AND 8, REPLAT SECTION NO. 4, BROOKHAVEN IN THE PINES, ACCORDING TO THE PLAT RECORDED IN VOLUME 3, PAGE 47, PLAT RECORDS, WOOD COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 10/4/2022, the foreclosure sale will be conducted in Wood County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

LOANCARE, LLC is acting as the Mortgage Servicer for LAKEVIEW LOAN SERVICING, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. LOANCARE, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

LAKEVIEW LOAN SERVICING, LLC
c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452-4262

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




Matter No.: 105385-TX

authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE AUCTION.COM, SHARON ST. PIERRE, TERRI WORLEY, HARRIETT FLETCHER, ROBERT LAMONT, SHERYL LAMONT, ALLAN JOHNSTON, PAUL A. HOEFKER, ROBERT L. NEGRIN** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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.

By: 

Paul A. Hoefker, Attorney
Robert L. Negrin, Attorney
Aldridge Pite, LLP
701 N. Post Oak Road, Suite 205
Houston, TX 77024

Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036


Posted by Harriett Fletcher, 9/01/2022

FORECLOSURE SALE / AUCTION

DATE : OCTOBER 4 ,2022

TIME 10 AM TO 1 PM

LOCATION : WOOD COUNTY COURTHOUSE

FILED FOR RECORD
2022 SEP --1 PM 3: 10
COUNTY CLERK, WOOD CO TX

PROPERTY TO BE AUCTIONED: LOT 748
SECTION 1 SUN EAGLE BAY SUBDIVISION

OUTSTANDING DEBT : \$5718.00

BORROWER : JOSEPH, BONNIE OVERFELT
416 S. CLINTON, AVE
DALLAS, TX. 75208-5915

LENDER : SUN EAGLE BAY
550 CR 1977
P.O. BOX 359
YANTIS , TX. 75497

PROPERTY RECOVERY MANAGER:
SCOTT TAYLOR

FORECLOSURE PROCEEDINGS ARE GOVERNED AND PURSUANT TO RULE 736 OF THE TEXAS RULES OF CIVIL PROCEDURE AND SUPPORT ALL ACTIONS TAKEN. ALL REQUISITE NOTICES HAVE BEEN PROVIDED REQUIRED UNDER SECTION 209.0064 OF THE TEXAS PROPERTY CODE.

NOTICE HAS ALSO BEEN GIVEN TO ALL PARTIES THAT IF THERE IS A MILITARY SERVICE MEMBER THAT THEY SHOULD NOTIFY THE SENDER OF THIS NOTICE ABOUT THEIR MILITARY STATUS WHICH IS GOVERNED BY THE SERVICE MEMBERS CIVIL RELIEF ACT PROTECTING THE AMERICAN MILITARY SERVICE MEMBERS FACING FORECLOSURE.

THANK YOU,
SCOTT TAYLOR



FORECLOSURE SALE / AUCTION

DATE : OCTOBER 4, 2022

TIME 10 AM TO 1 PM

LOCATION : WOOD COUNTY COURTHOUSE

FILED FOR RECORD
2022 SEP -1 PM 3:13
COUNTY CLERK, WOOD CO TX

PROPERTY TO BE AUCTIONED: LOTS # 152
SECTION 1 SUN EAGLE BAY SUBDIVISION

OUTSTANDING DEBT : \$ 6592.00

BORROWER : JAMES & BRIDGETTE TAYLOR
7322 HIGHLAND GLEN TRAIL
DALLAS, TEXAS 75248

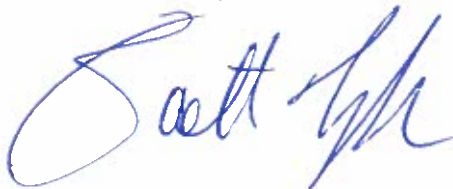
LENDER : SUN EAGLE BAY
550 CR 1977
P.O. BOX 359
YANTIS , TX. 75497

PROPERTY RECOVERY MANAGER:
SCOTT TAYLOR

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THANK YOU,
SCOTT TAYLOR



FORECLOSURE SALE / AUCTION

DATE : OCTOBER 4, 2022

TIME 10 AM TO 1 PM

LOCATION : WOOD COUNTY COURTHOUSE

FILED FOR RECORD
2022 SEP -1 PM 3:13
SHELLEY PRICE
COUNTY CLERK, WOOD CO TX

PROPERTY TO BE AUCTIONED: LOTS # 071
SECTION 1 SUN EAGLE BAY SUBDIVISION

OUTSTANDING DEBT : \$ 6589.00

BORROWER : DONALD ROBERTS
263 ARAPAHO
GORDONVILLE ,TEXAS 76245-3329

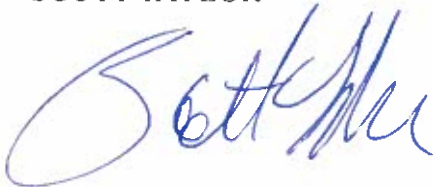
LENDER : SUN EAGLE BAY
550 CR 1977
P.O. BOX 359
YANTIS , TX. 75497

PROPERTY RECOVERY MANAGER:
SCOTT TAYLOR

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THANK YOU,
SCOTT TAYLOR



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

WHEREAS, Louis Mancha and Regina Lohrenz, P. O. Box 359, Quitman, Texas 75783, heretofore executed and delivered to Patton C. Chapman, Trustee, that certain Deed of Trust dated May 5, 2019, recorded in Document Number 2019-00006645, Deed of Trust Records, Henderson County, Texas, covering certain real property situated in said County, being Lot(s) 107 and 108, Section I, Holiday Villages of Fork Subdivision, according to the most recently heretofore recorded plat covering such property recorded in the plat or map records of said county, said Deed of Trust having been given to secure payment of that certain Promissory Note of even date therewith in the principal sum of \$73,000.00 executed by the person(s) first named hereinabove and payable to the order of TEXAS HOLIDAY VILLAGES, LLC, 4144 N. Central Expressway, Suite 420, Dallas, Texas 75204 and

WHEREAS, default has been made in the payment of the indebtedness evidenced by said Note secured by said Deed of Trust, and all of the indebtedness evidenced by said Note is now due and payable; and

WHEREAS, the hereinabove named payee of said Note, also being the present holder thereof, has requested the undersigned to sell the real property hereinabove described in accordance with the terms of the Deed of Trust; NOW, THEREFORE, notice is hereby given that on Tuesday, the 4th day of October, 2022, the above described property will be sold by auction at a public sale to be held at the County Courthouse in said County 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 A. M., and it will begin within three hours of such time.

EXECUTED this 6th day of September, 2022.



PATTON C. CHAPMAN, TRUSTEE

FILED FOR RECORD
2022 SEP 12 PM 12: 27

KELLEY PRICE
COUNTY CLERK, WOOD CO TX

WHEN RECORDED MAIL TO:

**The Secretary of Housing and Urban
Development
451 7th Street S.W.
Washington, DC 20410**

APN: 26167

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on March 17, 2003, a certain Mortgage Deed of Trust in the amount of \$157,500.00 was executed by W.T. HUGHES AND RUTH HUGHES as trustors in favor of FINANCIAL FREEDOM SENIOR FUNDING CORPORATION, A SUBSIDIARY OF LEHMAN BROTHERS BANK, FSB, as beneficiary, and was recorded on April 1, 2003, as Instrument No. 00098813, in Book 01908, Page 00591, in the Office of the Recorder of **WOOD COUNTY, Texas**; and

WHEREAS, the Mortgage Deed of Trust was insured by the United States Secretary of Housing and Urban Development ("Secretary" or "HUD") pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the beneficial interest in the Mortgage Deed of Trust is now owned by the Secretary of Housing and Urban Development, pursuant to the following assignment:

Corporate Assignment of Deed of Trust from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE FOR FINANCIAL FREEDOM ACQUISITION, LLC in favor of THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT dated July 21, 2011, recorded on August 29, 2011, as Instrument No. 2011-00010389, in the office of the Recorder of WOOD COUNTY, Texas; and

WHEREAS, the entire amount delinquent as of August 24, 2022 is \$160,629.00; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Mortgage Deed of Trust to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single-Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B (the "Act"), and by the Secretary's designation of me as Foreclosure Commissioner, which is recorded herewith,

NOTICE IS HEREBY GIVEN that on **October 4, 2022**, between **1:00 PM** and **4:00 PM** local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

LEGAL DESCRIPTION:

BEING ALL OF THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE G.F. MARTIN SURVEY, ABSTRACT NO. 387, WOOD COUNTY, TEXAS, AND ALL OF THAT CERTAIN TRACT DESCRIBED IN A DEED FROM BERNHARD OSTBY AND WIFE, SYLVIA OSTBY TO WILLIAM T. PHILLIPS AND WIFE, SHERRY GAIL PHILLIPS DATED OCTOBER 8, 1992, AS SHOWN OF RECORD IN VOLUME 1304, PAGE 218, REAL PROPERTY RECORDS, WOOD

COUNTY, TEXAS, SAID TRACT BEING A PART OF LOT 123 OF SECTION 2 OF CLEAR LAKES SUBDIVISION AS SHOWN BY PLAT OF RECORD IN VOLUME 3, PAGE 49, PLAT 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 LOT 123 AND IN THE WEST LINE OF OAKLANE DRIVE (WOOD COUNTY ROAD NO. 2130);

THENCE S 20 DEG. 08 MINUTES 12 SECONDS E ALONG THE EAST LINE OF SAID LOT 123 AND ALONG THE WEST LINE OF OAKLANE DRIVE, A DISTANCE OF 105.00 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID LOT AND IN THE NORTHWEST LINE OF TWIN LAKES ROAD (WOOD COUNTY ROAD NO. 2140);

THENCE S 66 DEG. 19 MINUTES 28 SECONDS W CONTINUING ALONG THE SOUTHEAST LINE OF SAID LOT 123 AND THE NORTHWEST LINE OF TWIN LAKES ROAD, A DISTANCE OF 56.38 FEET TO A 1/2 INCH IRON ROD SET FOR A CORNER;

THENCE N 88 DEG. 44 MINUTES 26 SECONDS W CONTINUING ALONG THE SOUTH LINE OF SAID LOT 123 AND THE EAST LINE OF LAKE SHORE DRIVE (WOOD COUNTY ROAD NO. 2135), A DISTANCE OF 36.40 FEET TO A 1/2 INCH IRON ROD SET FOR A CORNER;

THENCE N 58 DEG. 07 MINUTES 34 SECONDS W CONTINUING ALONG THE WEST LINE OF SAID LOT 123 AND THE EAST LINE OF LAKE SHORE DRIVE, A DISTANCE OF 29.48 FEET TO A 1/2 INCH IRON ROD SET FOR A CORNER;

THENCE N 25 DEG. 05 MINUTES 42 SECONDS W CONTINUING ALONG THE WEST LINE OF SAID LOT 123 AND THE EAST LINE OF LAKE SHORE DRIVE, A DISTANCE OF 37.02 FEET TO A CHAIN LINK FENCE CORNER;

THENCE N 21 DEG. 09 MINUTES 36 SECONDS W CONTINUING ALONG THE WEST LINE OF SAID LOT 123 AND THE EAST LINE OF LAKE SHORE DRIVE, A DISTANCE OF 45.39 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN A DEED FROM BERNHARD OSTBY AND WIFE, SYLVIA OSTBY TO JOHN W. WORLEY AND WIFE, HELEN B. WORLEY DATED OCTOBER 25, 1986 AS SHOWN OF RECORD IN VOLUME 1043, PAGE 545, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS;

THENCE N 75 DEG. 06 MINUTES 17 SECONDS E ALONG THE SOUTH LINE OF SAID WORLEY TRACT, A DISTANCE OF 112.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.269 ACRES OF LAND.

Purportedly known as: 436 COUNTY ROAD 2130, QUITMAN, TEXAS 75783

The sale, which will begin at the earliest time stated above or within three hours after that time, will be held at: **East Door (Front Door) Of The Wood County Courthouse Or As Designated By The County Commissioner's Office.**

Per the Secretary, the estimated opening bid will be **\$160,629.00**. There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his pro rata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders, except the Secretary, must submit a deposit totaling ten percent (10%) of the Secretary's estimated bid amount in the form of a certified check or cashier's check made payable to

the **Secretary of Housing and Urban Development**. Ten percent of the estimated bid amount for this sale is \$16,063.00. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$16,063.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount must be delivered in the form of a certified or cashier's check made payable to **Nemovi Law Group, APC**. We will accept certified or cashier's checks made payable to the bidder and endorsed to Nemovi Law Group, APC if accompanied by a **notarized power of attorney or other notarized authorization** authorizing Nemovi Law Group, APC to deposit the check into the firm's trust account on behalf of the Secretary of Housing and Urban Development. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of: \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the Foreclosure Commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this Notice of Default and Foreclosure Sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary, before public auction of the property is completed.

The amount that must be paid if the Mortgage Deed of Trust is to be reinstated prior to the scheduled sale is based on the nature of the breach, this loan is not subject to reinstatement. A total payoff is required to cancel the foreclosure sale, or the breach must otherwise be cured, if applicable. A description of the default is as follows: **FAILURE TO PAY THE PRINCIPAL BALANCE WHICH BECAME ALL DUE AND PAYABLE BASED UPON THE DEATH OF A MORTGAGOR AND THE PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF AT LEAST ONE SURVIVING BORROWER.**

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

The sale date shown on this Notice of Default and Foreclosure Sale may be postponed one or more times by the Secretary, the Foreclosure Commissioner or a court. **For Sales Information please call (916) 939-**

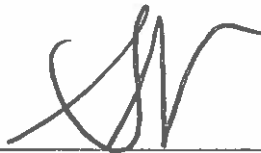
0772 or visit the website www.nationwideposting.com using the file number assigned to this case FC# 8294.00178. Your ability to obtain sales information by Internet Website or phone is provided as a courtesy to those not present at the sale and neither Nemovi Law Group, APC nor the website host makes any representations or warranties as to the accuracy or correctness of the information provided thereby. Nemovi Law Group, APC and its agents do not assume any responsibility for reliance on any information received by telephone or website. THIS INFORMATION IS SUBJECT TO CHANGE AT ANY TIME. It will be necessary for you to attend all sales in order to obtain the most current information. Neither Nemovi Law Group, APC nor its agents will be liable for any loss you may sustain in using or receiving any information obtained online or by phone.


NOTICE TO MEMBERS OF THE ARMED FORCES:

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.

Date: September 2, 2022

NEMOVI LAW GROUP, APC
Foreclosure Commissioner
2173 Salk Ave., Suite 250
Carlsbad, CA 92008
Phone: (760) 585-7077
Sales Info: (916) 939-0772

By: 
Genail M. Nemovi


Posted by Harriett Fletcher,
September 2, 2022

ACKNOWLEDGMENT

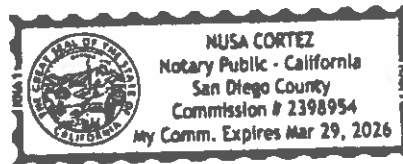
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)

On 09.02.2022, before me, NUSA CORTEZ, a Notary Public, personally appeared GENAIL M. NEMOVI, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature NusaC.



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Fort Worth Regional Office, Region VI
Office of Regional Counsel
307 W 7th Street, Ste. 1000
Fort Worth, TX 76102
Phone: 817-978-5987 FAX: 817-978-5563

August 2, 2021

FORECLOSURE COMMISSIONER DESIGNATION

To: **Genail M. Nemovi**
Nemovi Law Group, APC
2173 Salk Avenue, Ste. 250
Carlsbad, CA 92008

Pursuant to Section 805 of the Single Family Mortgage Foreclosure Act of 1994 (the "Act"), and the Delegation of Authority published in 76 FR 42466 on July 18, 2011, you are hereby designated as a Foreclosure Commissioner to act on behalf of the Secretary of Housing and Urban Development to conduct nonjudicial foreclosures in the State of Texas of the mortgages that may be referred to you by the Department of Housing and Urban Development ("HUD") including cases under Title I, Title II, and Section 312. A copy of the Act, as codified at 12 U.S.C. §§ 3751-3768 and the federal regulations (24 CFR 27, Subpart B, the "Regulations") applicable to your designation are available online through the Government Printing Office website. Foreclosures HUD refers to you are to be conducted pursuant to the Act, the Regulations, and the instructions that HUD will give to you at the time of referral.

HUD will pay you a commission for a completed foreclosure of \$1,350.00 (a "Commission"). HUD will pay you a percentage of the Commission for cases that HUD withdraws, based on the following:

- 20% of Commission for work completed if withdrawn prior to "service" of Notice of Foreclosure and Sale
- 80% of Commission for work completed if withdrawn after "service" of Notice of Foreclosure and Sale but prior to foreclosure sale, including the start of publication, or posting if required.

As a Foreclosure Commissioner, you are a fiduciary of the Secretary and not an employee of the Department of Housing and Urban Development or of the Federal Government. You will be responsible for your actions as any other fiduciary.

This designation is effective immediately and may be revoked by HUD with or without cause pursuant to the Act. An original and two copies of this Designation are enclosed. Please sign and date them, providing your Tax Identification or Social Security Number, and return one copy to Sakeena M. Adams at 307 W 7th Street, Ste 1000, Fort Worth, TX 76102 and send a scanned copy to SF.Designations.RegionVI@hud.gov.

By: 
Sakeena M. Adams, Regional Counsel

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

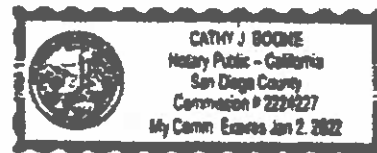
On Aug. 4, 2021 before me, Cathy J. Boone
(insert name and title of the officer)

personally appeared Genail M. Nemovi
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Cathy J. Boone (Seal)



Foreclosure Commissioner Designation - Texas

**THE STATE OF TEXAS
COUNTY OF WOOD**

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Wood County, Texas.

2022-00010020 NOT
09/07/2022 01:05:31 PM Total Fees: \$54.00

Kelley Price, Wood, TX
Wood County, Texas



Kelley Price

NOTICE OF FORECLOSURE SALE

FILED FOR RECORD
2022 JUL 21 PM 12:38
COUNTY CLERK, WOOD COUNTY, TEXAS

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD 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



CALLLED 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 2009-00007687 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: 10/04/2022

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 July 21, 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.


Posted by Harnett Fletcher, July 21, 2022

FILED FOR
2022 AUG 11 PM 12:10
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 OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. *Property to Be Sold.* The property to be sold is described as follows: ALL OF THE FOLLOWING DESCRIBED REAL PROPERTY IN WOOD COUNTY, TEXAS, TO-WIT: BEING A 9.186 ACRE TRACT OF LAND SITUATED IN THE C. HARDEMAN SURVEY, ABSTRACT NO. 289, WOOD COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 8.5 ACRE TRACT DESCRIBED AS "THIRD TRACT" IN A DEED FROM ARA JUNE STARNES AND JOSEPH BARRY STARNES TO DOYLE D. STARNES, JR., DATED FEBRUARY 16, 1982 AS SHOWN OF RECORD IN VOLUME 842, PAGE 676, DEED RECORDS, WOOD COUNTY, TEXAS, SAID 9.186 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID 8.5 ACRE TRACT AND IN THE OCCUPIED EAST LINE OF SAID HARDEMAN SURVEY, A FENCE INTERSECTION BEARS NORTH 00 DEGREES 16 MINUTES 23 SECONDS EAST, A DISTANCE OF 20.49 FEET, A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF A CALLED 40 ACRE TRACT DESCRIBED AS "SECOND TRACT" IN SAID DEED TO DOYLE D. STARNES, JR. BEARS NORTH 9 DEGREES 47 MINUTES 48 SECONDS WEST, A DISTANCE OF 12.78 FEET;

THENCE NORTH 89 DEGREES 47 MINUTES 48 SECONDS WEST, ALONG THE APPROXIMATE CENTERLINE OF A PUBLIC ROAD, SAME BEING THE NORTH LINE OF SAID 40 ACRE TRACT, A DISTANCE OF 886.79 FEET TO A RAILROAD SPIKE SET FOR A CORNER;

THENCE NORTH 0 DEGREES 51 MINUTES 28 SECONDS WEST A DISTANCE OF 22.55 FEET TO A RAILROAD SPIKE SET FOR A CORNER, A 1/2 INCH IRON PIN FOUND FOR A REFERENCE MARKER BEARS NORTH 01 DEGREES 51 MINUTES 28 SECONDS WEST A DISTANCE OF 20.45 FEET;

THENCE ALONG THE CENTERLINE OF A PUBLIC ROAD AS FOLLOWS : NORTH 66 DEGREES 55 MINUTES 20 SECONDS EAST A DISTANCE OF 143.70 FEET; NORTH 37 DEGREES 47 MINUTES 17 SECONDS EAST, A DISTANCE OF 575.47 FEET, NORTH 41 DEGREES 41 MINUTES 06 SECONDS EAST, A DISTANCE OF 215.74 FEET, NORTH 45 DEGREES 54 MINUTES 17 SECONDS EAST, A DISTANCE OF 339.31 FEET TO A RAILROAD SPIKE SET FOR A CORNER. A 1/2 INCH IRON ROD SET FOR A REFERENCE MARKER AT A FENCE CORNER BEARS SOUTH 00 DEGREES 16 MINUTES 23 SECONDS WEST, A DISTANCE OF 26.00 FEET;

THENCE SOUTH 00 DEGREES 16 MINUTES 23 SECONDS WEST, ALONG THE OCCUPIED EAST LINE OF SAID HARDEMAN SURVEY, A DISTANCE OF 933.95 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.186 ACRES OF LAND, MORE OR LESS, OF WHICH APPROXIMATELY 1.0 ACRES LIE WITHIN SAID PUBLIC ROAD

LESS AND EXCEPT:

BEING ALL OF THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE C. HARDEMAN SURVEY, ABSTRACT NO. 289, WOOD COUNTY, TEXAS AND BEING A PART OF A 9.186 ACRE TRACT DESCRIBED IN A DEED FROM DOYLE D. STARNES, JR. AND FERN NOBLITT LEE TO CLAUDE FRANK MATHEWS AND WIFE CHLOTA LEE MATHEWS DATED DECEMBER 27, 1982 AS SHOWN OF RECORD IN VOLUME 869, PAGE 78, 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 POINT FOR A CORNER IN THE EASE LINE OF SAID 9.186 ACRE TRACT AND IN THE CALLED EAST LINE OF SAID HARDEMAN SURVEY AND THE WEST LINE OF JNO. SWIFT SURVEY, ABSTRACT NO. 542, WOOD COUNTY, TEXAS 1/2 INCH IRON ROD FOUND BEARS SOUTH 89 DEGREES 45 MINUTES WEST A DISTANCE OF 1.90 FEET. A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 9.186 ACRE TRACT BEARS SOUTH 00 DEGREES 02 MINUTES 59 SECONDS WEST A DISTANCE OF 241.59 FEET, SAID POINT OF BEGINNING ALSO BEING THE NORTHEAST CORNER OF A CALLED 1.381 ACRE TRACT DESCRIBED IN A DEED FROM CLAUDE FRANK MATHEWS AND WIFE CHLOTA LEE MATHEW TO KENNETH LEE MATHEW DATED JULY 21, 1992 AS SHOWN OF RECORD IN VOLUME 1294, PAGE 29, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 45 MINUTES 32 SECONDS WEST ALONG THE NORTH LINE OF SAID 1.381 ACRE TRACT, A DISTANCE OF 240.64 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID TRACT;

THENCE SOUTH 04 DEGREES 10 MINUTES 01 SECONDS WEST ALONG THE WEST LINE OF SAID 1.381 ACRE TRACT, A DISTANCE OF 242.12 FEET TO THE SOUTHWEST CORNER OF SAID TRACT IN OR NEAR THE CENTERLINE OF WOOD COUNTY ROAD CO. 2328 A 1/2 INCH IRON ROD FOUND FOR A REFERENCE MARKER BEARS NORTH 04 DEGREES 10 MINUTES EAST A DISTANCE OF 21.13 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 30 SECONDS WEST ALONG THE MOST SOUTHERLY LINE OF SAID 9.186 ACRE TRACT, SAID LINE BEING WITH THE LIMITS OF SAID COUNTY ROAD, A DISTANCE OF 608.40 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID TRACT;

THENCE NORTH 02 DEGREES 15 MINUTES 56 SECONDS WEST ALONG THE WEST LINE OF SAID 9.186 ACRE TRACT, SAID LINE BEING WITHIN THE LIMITS OF SAID COUNTY ROAD, A DISTANCE OF 22.55 FEET TO A 1/2



INCH IRON ROD FOUND FOR A CORNER IN THE WEST LINE OF SAID 9.186 ACRE TRACT:

THENCE NORTH 66 DEGREES 25 MINUTES 52 SECONDS EAST CONTINUING ALONG THE WEST LINE OF SAID 9.186 ACRE TRACT, SAID LINE BEING WITHIN THE LIMITS OF WOOD COUNTY ROAD NO. 2351, A DISTANCE OF 143.86 FEET TO AN ANGLE POINT IN SAID WEST LINE,

THENCE NORTH 37 DEGREES 23 MINUTES 03 SECONDS EAST CONTINUING ALONG THE WEST LINE OF SAID 9.186 ACRE TRACT, SAID LINE BEING WITHIN THE LIMITS OF WOOD COUNTY ROAD NO. 2351, A DISTANCE OF 575.47 FEET TO AN ANGLE POINT IN SAID WEST LINE;

THENCE NORTH 41 DEGREES 16 MINUTES 52 SECONDS EAST CONTINUING ALONG THE WEST LINE OF SAID 9.186 ACRE TRACT, SAID LINE BEING WITHIN THE LIMITS OF WOOD COUNTY ROAD NO. 2351, A DISTANCE OF 156.17 FEET TO A POINT FOR A CORNER. A 1/2 INCH IRON ROD SET FOR A REFERENCE MARKER BEAR SOUTH 48 DEGREES 53 MINUTES EAST, A DISTANCE OF 25.0 FEET,

THENCE SOUTH 48 DEGREES 53 MINUTES 23 SECONDS EAST ACROSS SAID 9.186 ACRE TRACT, A DISTANCE OF 375.73 FEET TO A 1/2 IRON ROD SET FOR A CORNER IN THE EAST BOUNDARY FENCE OF SAID TRACT:

THENCE SOUTH 00 DEGREES 02 MINUTES 59 SECONDS EAST ALONG THE MOST NORTHERLY EAST LINE OF SAID 9.186 ACRE TRACT, A DISTANCE OF 162.74 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.077 ACRES OF LAND, OF WHICH APPROXIMATELY 1.2 ACRES LIE WITHIN THE LIMITS OF SAID COUNTY ROADS

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 08/20/2004 and recorded in Book 02029 Page 00065 Document 00025446 real property records of Wood County, Texas. Re-filed in Document 2011-00003889 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: 10-04-2022

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 CLAUDE FRANK MATHEWS AND CHI.OTA LEE MATHEWS, provides that it secures the payment of the indebtedness in the original principal amount of \$144,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. CAG NATIONAL FUND I LLC is the current mortgagee of the note and deed of trust and RUSHMORE LOAN MANAGEMENT SERVICES, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is CAG NATIONAL FUND I LLC c/o RUSHMORE LOAN MANAGEMENT SERVICES, LLC, 15480 Laguna Cyn Road, Suite 100, IRVINE, CA 92618 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 Harriett Fletcher whose address is AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on August 11, 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.



Posted by Harriett Fletcher, August 11, 2022.

2022 SEP 12 PM 3:00
COUNTY CLERK, WOOD COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

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

Date: September 12, 2022

Deed of Trust:

Date: September 14, 2018

Grantor: Robert James and Teresa James, as husband and wife

Beneficiary: Mineola Community Bank, SSB

Trustee: J. H. Herlocker, III

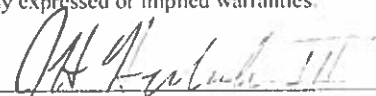
Recorded in: Document Number 2018-00008668 of the Real Records of Wood County, Texas

Property: See Exhibit "A" attached hereto and made a part thereof

Date of Sale of Property: **Tuesday, October 4, 2022**, at or within three hours after 10 a.m.

Place of Sale of Property (including County): At the East Door of the Wood County Courthouse (Wood County), or as designated by County Commissioner's Court rules.

Because of default in performance of the obligations under the Deed of Trust, 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. Any sale will be subject to unpaid ad valorem taxes and any title matters set forth in the deed of trust. A purchaser at the sale of the Property acquires the Property "AS IS" without any expressed or implied warranties.

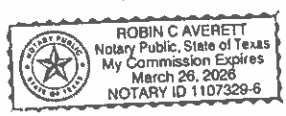


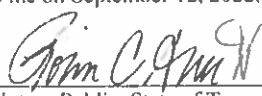
J. H. Herlocker, III Trustee
215 W Broad
Mineola TX 75773

STATE OF TEXAS

COUNTY OF WOOD

This instrument was acknowledged before me on September 12, 2022, by J. H. Herlocker, III.





Notary Public, State of Texas

EXHIBIT "A"

BEING a 5.045 acre tract and being all that certain lot, tract or parcel of land situated in the DANIEL FULLER SURVEY, ABSTRACT NO. 207, Wood County, Texas, and being part of a called 30.104 acre tract described in a Contract for Deed from Sam J. Hughes and wife Madelynn F. Hughes to Ellen Laura Franklin and Roy Don Shipp as recorded in Volume 1469, Page 17, Wood County Real Property Records, and being more particularly described as follows:

BEGINNING at a ½ inch iron rod found on the northerly most north line of said 30.104 acre tract at the northeast corner of a called 5.000 acre tract described in a Contract for Deed to Stanford as recorded in Volume 1787, Page 663, Real Property Records of Wood County, Texas, on the south line of a called 3.000 acre tract described in a deed to Blakeney as recorded in Volume 1188, Page 87, Real Property Records of Wood County, Texas, for a corner;

THENCE S 89 deg. 38 min. 52 sec. East along the northerly most north line of said 30.104 acre tract and the south line of said 3.000 acre tract and the south line of a called 2.45 acre tract described in a deed to Rateliff as recorded in Volume 1287, Page 55, Real Property Records of Wood County, Texas, a distance of 332.76 feet to a ½ inch iron rod set, for a corner;

THENCE S 00 deg. 33 min. 48 sec. West a distance of 673.20 feet to a ½ inch iron rod set on the north line of a 60 feet in width access easement recorded as Tract Three in said Contract for Deed to Stanford, for a corner;

THENCE S 89 deg. 41 min. 32 sec. West along the north line of said easement a distance of 235.55 feet to a ½ inch iron rod found at the beginning of a curve to the left, for a corner;

THENCE along the north line of said easement and said curve having a radius of 60.00 feet, an arc length of 133.51 feet, being subtended by a chord of North 64 deg. 03 min. 09 sec. West, a distance of 107.62 feet, to a ½ inch iron rod found at an angle corner on the east line of said 5.000 acre tract, for a corner;

THENCE N 00 deg. 33 min. 48 sec. East along the east line of said 5.000 acre tract a distance of 629.42 feet to the POINT OF BEGINNING and containing 5.045 acres of land.

EASEMENT ONLY:

BEING a 20 foot wide access easement and being all that certain lot, tract or parcel of land situated in the DANIEL FULLER, ABSTRACT NO. 207, Wood County, Texas, and being part of a called 30.104 acre tract described in a Contract for Deed from Sam J. Hughes and wife, Madelynn F. Hughes to Ellen Laura Franklin and Roy Don Shipp as recorded in Volume 1469, Page 17, Real Property Records, Wood County, Texas, and being more particularly described as follows:

BEGINNING at a point on the South line of said 30.104 acre tract on the North line of County Road No. 2436 from which an inside corner of said 30.104 acre tract and the Southeast corner of a called 0.663 acre tract described in a deed to Corbin as recorded in Volume 1682, Page 660, Real Property Records, Wood County, Texas, bears S 86 deg. 04 min. 45 sec. West a distance of 16.18 feet, for a reference;

THENCE N 00 deg. 52 min. 08 sec. East a distance of 198.88 feet to a point, for a corner;

THENCE N 05 deg. 14 min. 30 sec. West a distance of 178.02 feet to a point, for a corner;

THENCE N 05 deg. 34 min. 03 sec. East a distance of 73.54 feet to a point at the beginning of curve to the right, for a corner;

THENCE along said curve having a radius of 77.95 feet, an arc length of 42.98 feet, being subtended by a chord of N 21 deg. 22 min. 04 sec. East a distance of 42.44 feet to a point at the end of said curve, for a corner;

THENCE N 89 deg. 41 min. 32 sec. East a distance of 28.56 feet to a point at the beginning of a curve to the left, for a corner;

THENCE along said curve having a radius of 57.95 feet, an arc length of 49.60 feet, being subtended by a chord of S 30 deg. 05 min. 29 sec. West a distance of 48.10 feet to a point at the end of said curve, for a corner;

THENCE S 05 deg. 34 min. 03 sec. West a distance of 71.64 feet to a point, for a corner;

THENCE S 05 deg. 14 min. 30 sec. East a distance of 177.20 feet to a point, for a corner;

THENCE S 00 deg. 52 min. 08 sec. West a distance of 198.28 feet to a point on the South line of said 30.104 acre tract and on the North line of said road, for a corner;

THENCE S 86 deg. 04 min. 45 sec. West along the South line of said 30.104 acre tract and the North line of said road a distance of 20.07 feet to the POINT OF BEGINNING and containing 0.227 acres of land.

EXHIBIT "A" PG 2

EASEMENT ONLY:

BEING a 60 foot wide access easement and being all that certain lot, tract or parcel of land situated in the DANIEL FULLER SURVEY, ABSTRACT NO. 207, Wood County, Texas, and being part of a called 30.104 acre tract described in a Contract for Deed from Sam J. Hughes and wife Madelynn F. Hughes to Ellen Laura Franklin and Roy Don Shipp as recorded in Volume 1469, Page 17, Real Property Records, Wood County, Texas, and being more particularly described as follows:

BEGINNING at a point for a corner within said 30.104 acre tract from which point an inside corner of said 30.104 acre tract on the North line of County Road No. 2436 and the Southeast corner of a called 0.663 acre tract described in a deed to Corbin as recorded in Volume 1682, Page 660, Real Property Records, Wood County, Texas, bears S 05 deg. 34 min. 03 sec. West, a distance of 52.87 feet, S 05 deg. 14 min. 30 sec East a distance of 178.02 feet, S 00 deg. 52 min. 08 sec. West, 198.88 feet and S 86 deg. 04 min. 45 sec. West a distance of 16.18 feet, for a reference;

THENCE S 89 deg. 41 min. 32 sec. West along the North line of a called 1.464 acre tract described in a deed to Corbin as recorded in Volume 1757, Page 7, Real Property Records, Wood County, Texas, passing a 1/2 inch iron rod found for a reference at a distance of 21.58 feet and continuing a total distance of 491.07 feet to a point on the East line of Lot 10 of Dogwood Estates, Phase I, Revised, according to the plat thereof as recorded in Volume 9, Page 210, Real Property Records, Wood County, Texas, for a corner;

THENCE N 03 deg. 02 min. 41 sec. West along the East line of said Lot 10 a distance of 57.20 feet to a point at the beginning of a curve to the right, for a corner;

THENCE along said curve having a radius of 60.00 feet, an arc length of 191.36 feet, being subtended by a chord of N 88 deg. 19 min. 26 sec. East a distance of 119.97 feet to a point at the end of said curve, for a corner;

THENCE N 89 deg. 41 min. 32 sec. East a distance of 391.66 feet to a point at the beginning of curve to the left, for a corner.

THENCE along said curve having a radius of 77.95 feet, an arc length of 42.98 feet, being subtended by a chord of S 21 deg. 22 min. 04 sec. West a distance of 42.44 feet to point at the end of said curve, for a corner;

THENCE S 05 deg. 34 min. 03 sec. West a distance of 20.67 feet to the POINT OF BEGINNING and containing 0.816 acres of land.

Being the same land described in WARRANTY DEED WITH VENDOR'S LIEN dated April 16, 2002, from AARON STANFORD AND TAMMY STANFORD, HUSBAND AND WIFE to TRAVIS L. KRATZMEYER AND MELISA R. KRATZMEYER, HUSBAND AND WIFE, recorded in Volume 1841, Page 517, REAL PROPERTY Records of Wood County, Texas.