

1-2-2024 12-12-2021  
**NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE**

**Deed of Trust**

**Date:** July 16, 2021  
**Grantor(s):** Timothy Dean Hilliard and Nancy Mae Hilliard  
**Mortgagee:** 219 Marshall, LLC, a Delaware Limited Liability Company  
**Recorded in:** Clerk 's File No. 2021-00013064  
**Property County:** Bowie County

BOWIE COUNTY, TEXAS  
TINA PETTY, COUNTY CLERK  
2021 DEC 12 PM 1:22

**Legal Description:** All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Bowie County, Texas being more particularly described Lot 8, Block 29, Beverly Heights Addition, to the City of Texarkana, Bowie County, Texas (Volume 558, Page 12, of the Deed Records, Bowie County, Texas) (more particularly described in the Loan Documents).

**Date of Sale:** 01/2/2024

**Earliest Time Sale will Begin:** 11:00 A.M.

**Place of Sale of Property:** Designated area by Commissioner's Court of Bowie County, being the Bowie County Courthouse, or as further designated by the County Commissioner.

The Trustee or Substitute Trustee will sell the property by the 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.

**THIS INSTRUMENT APPOINTS THE TRUSTEE OR 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**


**ACTIVE MILITARY SERVICE NOTICE**

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active 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.**

The Mortgagee, whose address is:

219 Marshall, LLC, a Delaware Limited Liability Company  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 12th day of December, 2023



**Robert LaMont or Harriett Fletcher or  
David Garvin or Kelly Goddard or  
Enrique Loera or Susana Garcia or  
Donna Brammer or Katrina Rodriguez or  
Cesar Acosta or Christopher Apodaca or  
Rinki Shah or Theresa Phillips or Sandra  
Benavides or David Cerda or Renaud Ba  
or Angelique Lozada or Vanessa Lopez or  
Jose Martinez or Mark Laffaye or  
Alexander Lawson or Maria Dabrowska  
or Lesbia Longoria or Alan Zamarripa or  
Francis Staser or Daniel Fiedler or Emilio  
Martinez or Miguel Alberto Molina  
Álvarez or Sara Friedman or Viridiana  
Silva or Tami Machoka  
Trustee or Substitute Trustee  
6101 Southwest Fwy, Suite 400, Houston, TX 77057**



2023 NOV 14 PM 1:06

1/2/24  
**Notice of [Substitute] Trustee 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:** 01/02/2024

**Time:** The sale will begin at 11:00 AM or not later than three hours after that time


**Place:** Bowie County, Texas at the following location: **THE FRONT (NORTH) ENTRANCE OF THE BOWIE COUNTY COURTHOUSE IN NEW BOSTON, TEXAS OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

**Property Address:** 2916 Sunset Road, Texarkana, TX 75501

**2. 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. Any conveyance of the property is subject to all matters of record affecting the property.

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 06/23/2006 and recorded 06/27/2006 in Book 4924, Page 117, Document 9556, real property records of Bowie County, Texas, with **Jerone C. Sheffield, a married man & Minnie Sheffield, his spouse, signing pro forma to perfect lien only** grantor(s) and WMC MORTGAGE CORP. as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

**4. Appointment of Substitute Trustee:** In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent 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.

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by **Jerone C. Sheffield, a married man & Minnie Sheffield, his spouse, signing pro forma to perfect lien only**, securing the payment of the indebtedness in the original principal amount of \$60,944.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2006-WM2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-WM2** is  te and deed of trust or contract lien.

TS No.: 2023-01331-TX  
17-000025-673

### **Notice of [Substitute] Trustee Sale**

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

**7. Property to be sold:** The property to be sold is described as follows:

**LOT NUMBERED NINE (9) IN BLOCK NUMBERED TEN (10) OF SHERWOOD, AN ADDITION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION RECORDED IN VOLUME 204, PAGE 407 OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS.**

**8. 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. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

**C/O PHH Mortgage Corporation**

**PO BOX 24605**

**West Palm Beach, FL 33416-4605**

**Phone: 877-744-2506**

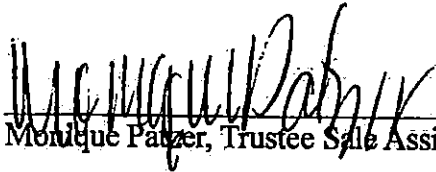
TS No.: 2023-01331-TX  
17-000025-673

## Notice of [Substitute] Trustee Sale

**9. Limitation of Damages:** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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

**Date:** November 9, 2023



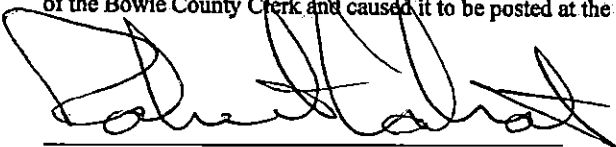
Monique Patzer, Trustee Sale Assistant

C/O Power Default Services, Inc.  
7730 Market Center Ave, Suite 100  
El Paso, TX 79912  
Telephone: 855-427-2204  
Fax: 866-960-8298

**POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.**

### Certificate of Posting

I am Robert LaMont 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 November 14, 2023 I filed this Notice of Foreclosure Sale at the office of the Bowie County Clerk and caused it to be posted at the location directed by the Bowie County Commissioners Court.



Robert LaMont, November 14, 2023



2023 NOV 14 AM 1:19

Jan 2, 2024

23TX373-0466

480 COUNTY ROAD 3101, NEW BOSTON, TX 75570

## NOTICE OF FORECLOSURE SALE

Property:

The Property to be sold is described as follows:

SEE EXHIBIT "A"

Security Instrument:

Deed of Trust dated August 26, 2015 and recorded on August 31, 2015 as Instrument Number 2015-9672 in the real property records of BOWIE County, Texas, which contains a power of sale.

Sale Information:

January 02, 2024, at 11:00 AM, or not later than three hours thereafter, at the front (north) entrance of the Bowie County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale:

Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured:

The Deed of Trust executed by KIM GOODWIN AND RICKY GOODWIN secures the repayment of a Note dated August 26, 2015 in the amount of \$127,645.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 951 Yamato Road, Suite 175, Boca Raton, FL 33431, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

FILED FOR RECORD IN:  
BOWIE COUNTY, TEXAS  
TINA PETTY, COUNTY CLERK  
2023 NOV 14 AM 1:19

Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Jami Grady, Tonya Washington, Misty McMillan, Terry Waters, Ashlee Luna, Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Dustin George

**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.**

**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.**



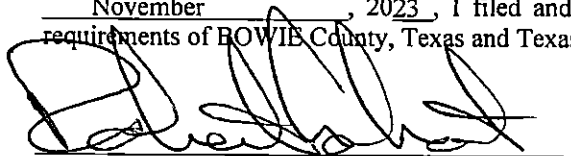
Miller, George & Suggs, PLLC  
Tracey Midkiff, Attorney at Law  
Jonathan Andring, Attorney at Law  
Rachel Son, Attorney at Law  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024



Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Jami Grady, Tonya Washington, Misty McMillan, Terry Waters, Ashlee Luna, Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Dustin George  
c/o Miller, George & Suggs, PLLC  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024

#### Certificate of Posting

I, Robert LaMont, declare under penalty of perjury that on the 13th day of November, 2023, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of BOWIE County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).



Robert LaMont, November 13, 2023

LOAN NO.: 4837478936

Loan Name: RICKY GOODWIN AND KIM GOODWIN, HUSBAND AND WIFE  
Property Address: 480 COUNTY ROAD 3101, NEW BOSTON, TEXAS 75570-4618

**EXHIBIT "A"**  
**LEGAL DESCRIPTION OF PROPERTY**

All that certain tract or parcel of land situated about 4 miles Northwest of New Boston, Bowie County, Texas, a part of the WILLIAM RITCHIE HEADRIGHT SURVEY, A-492, being the partition of Tract No. 2 as shown in a survey made of the Delbert Bodeker land and being more fully described as follows:

BEGINNING at an iron pin for corner in a fence line, the North boundary line of said Bodeker land, 3200.79 feet South and 4712.02 feet East of the Northwest corner of said Ritchie Survey;

THENCE South 0° 26' 55" West, 1826.43 feet to an iron pin for corner in a fence line, the South boundary line of said Bodeker tract, the North boundary line of a County Road;

THENCE North 89° 35' 14" West, 271.00 feet with said fence line to an iron pin for corner;

THENCE North 0° 26' 55" East, 1824.80 feet to an iron pin for corner in a fence line, the North boundary line of said Bodeker tract;

THENCE South 89° 55' 56" East, 271.01 feet to the PLACE OF BEGINNING and containing 11.358 acres of land, more or less, and being the same land described in a deed from Leonard R. Bush, et ux, to Delbert D. Bodeker, et ux, recorded in Volume 664, Page 668, Deed Records, Bowie County, Texas.



Filed For Record In:  
Bowie County, Texas  
Tina Petty  
County Clerk  
On: Aug 31, 2015 at 03:32P



1/2/24

FILED FOR RECORD IN:  
BOWIE COUNTY, TEXAS  
TINA PETTY, COUNTY CLERK

## NOTICE OF FORECLOSURE SALE

2023 NOV 21 PM 1:05

**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: ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE J. H. BENNETT HEADRIGHT SURVEY, ABSTRACT NO. 17, BOWIE COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN 25 ACRE TRACT OF LAND AS CONVEYED TO JAMES ROBERTS AND WIFE, MARY SUE ROBERTS BY DEED RECORDED IN VOLUME 386, PAGE 211 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS, THE SUBJECT TRACT OF LAND ALSO BEING ALL OF PARCEL ONE AND A PART OF PARCEL TWO AS CONVEYED TO RICHARD O. WHITE AND LINDA A. WHITE, AS TRUSTEES OF THE RICHARD AND LINDA WHITE IRREVOCABLE TRUST BY WARRANTY DEED RECORDED IN VOLUME 6621, PAGE 19 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, AND THE SUBJECT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIN FOUND FOR CORNER AT THE NORTHWEST CORNER OF PARCEL TWO, THE POINT OF BEGINNING BEING LOCATED ON THE WEST LINE OF SAID 25 ACRE TRACT AND BEING SOUTH 00 DEGREES 13 MINUTES WEST, 867.55 FEET FROM THE NORTHWEST CORNER OF SAME;

THENCE: NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 585.71 FEET WITH THE NORTH LINE OF PARCEL TWO AND PARCEL ONE, BEING A LINE ACROSS SAID 25 ACRE TRACT, AND WITH THE SOUTH LINE OF A CERTAIN 2 ACRE TRACT OF LAND AS CONVEYED TO CLYDE R. ROBERTS AND WIFE, ROSIE ROBERTS, BY DEED RECORDED IN VOLUME 1365, PAGE 24 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, TO A FENCE POST FOUND FOR CORNER ON THE WEST RIGHT OF WAY LINE OF F. M. ROAD NO. 990, SAID CORNER BEING THE NORTHEAST CORNER OF PARCEL ONE AND THE SOUTHEAST CORNER OF SAID 2 ACRE TRACT;

THENCE: SOUTH 00 DEGREES 52 MINUTES 30 SECONDS EAST, 158.71 FEET WITH THE WEST RIGHT-OF-WAY LINE OF F. M. ROAD NO. 990, BEING THE EAST LINE OF SAID PARCEL ONE, TO A 5/8" IRON PIN FOUND FOR CORNER AT THE SOUTHEAST CORNER OF SAID PARCEL ONE AND A NORTHEAST CORNER OF SAID PARCEL TWO;

THENCE SOUTH 00 DEGREES 52 MINUTES 30 SECONDS EAST, 248.64 FEET WITH THE WEST RIGHT-OF-WAY LINE OF F. M. ROAD NO. 990 AND THE EAST LINE OF SAID PARCEL TWO TO A 1/2" IRON PIN SET FOR CORNER;

THENCE: NORTH 85 DEGREES 45 MINUTES 51 SECONDS WEST, 213.81 FEET WITH A FENCE LINE AND ACROSS SAID PARCEL TWO TO A 1/2 INCH IRON PIN SET FOR CORNER AT A FENCE CORNER;

THENCE: NORTH 00 DEGREES 33 MINUTES 46 SECONDS WEST, 70.51 FEET WITH A FENCE LINE AND ACROSS SAID PARCEL TWO TO A 1/2 INCH IRON PIN SET FOR CORNER AT A FENCE CORNER;

THENCE: NORTH 86 DEGREES 59 MINUTES 55 SECONDS WEST, 157.50 FEET WITH A FENCE LINE AND ACROSS SAID PARCEL TWO TO A 1/2 INCH IRON PIN SET AT AN ANGLE POINT;

THENCE: 85 DEGREES 05 MINUTES 18 SECONDS WEST, 216.73 FEET WITH A FENCE LINE AND ACROSS SAID PARCEL TWO TO A 1/2 INCH IRON PIN SET FOR CORNER ON THE WEST LINE OF SAID PARCEL TWO, SAID CORNER ALSO BEING LOCATED ON THE EAST LINE OF A CERTAIN 25.176 ACRE TRACT OF LAND AS CONVEYED TO MICHAEL CULPEPPER AND JASON CULPEPPER BY GENERAL WARRANTY DEED RECORDED IN VOLUME 4753, PAGE 183 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS;

THENCE: NORTH 00 DEGREES 55 MINUTES 57 SECONDS WEST, 294.24 FEET WITH THE WEST LINE OF SAID PARCEL TWO AND THE EAST LINE OF SAID CULPEPPER TRACT TO THE POINT OF BEGINNING AND CONTAINING 4.596 ACRES OF LAND, LESS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 11/06/2020 and recorded in Document 2020-00012218 real property records of Bowie County, Texas.

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

Date: 01/02/2024

Time: 11:00 AM

Place: Bowie County, Texas at the following location: THE FRONT (NORTH) ENTRANCE OF THE BOWIE COUNTY COURTHOUSE IN NEW BOSTON, TEXAS 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 JAMI HILTON AND TRAVIS HILTON, provides that it secures the payment of the indebtedness in the original principal amount of \$158,585.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Truist Bank formerly known as Branch Banking and Trust Company is the current mortgagee of the note and deed of trust and TRUIST BANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is Truist Bank formerly known as Branch Banking and Trust Company c/o TRUIST BANK, 1001 Seemes Ave, Richmond, VA 23224 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.**



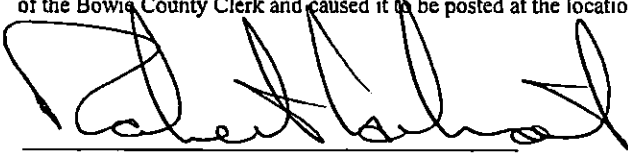


Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
✓ L. Keller Mackie, Attorney at Law  
Michael Zientz, Attorney at Law  
Lori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Karla Balli, Attorney at Law  
Parkway Office Center, Suite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

For additional sale information visit: [www.mwzmlaw.com/tx-investors](http://www.mwzmlaw.com/tx-investors)

Certificate of Posting

I am Robert LaMont 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 November 21, 2023 I filed this Notice of Foreclosure Sale at the office of the Bowie County Clerk and caused it to be posted at the location directed by the Bowie County Commissioners Court.



Robert LaMont, November 21, 2023.



1/2/24

FILED FOR RECORD IN  
BOWIE COUNTY, TEXAS  
TINA PETTY, COUNTY CLERK

2023 NOV 21 PM 1:06

## 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: ALL LOTS NUMBERED 5 AND 6 IN BLOCK NO. 132 OF TRIGGS ADDITION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, AND BEING A PART OF THE T. DRENNAN HEADRIGHT SURVEY, ABSTRACT 166, BOWIE COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 02/19/2020 and recorded in Document 2020-00001800 real property records of Bowie County, Texas.

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

Date: 01/02/2024

Time: 11:00 AM

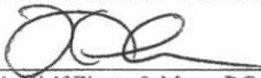
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5. **Obligations Secured.** The Deed of Trust executed by GRAB THE MAP LLC AND JOHNOSON CRUTCHFIELD, provides that it secures the payment of the indebtedness in the original principal amount of \$270,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE OF HOMEWARD OPPORTUNITIES FUND TRUST 2020-2 is the current mortgagee of the note and deed of trust and FAY SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE OF HOMEWARD OPPORTUNITIES FUND TRUST 2020-2 c/o FAY SERVICING, LLC, 425 S. Financial Place, Suite 2000, Chicago, IL 60605 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.

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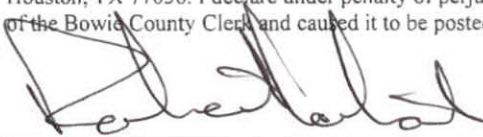


Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
✓ L. Keller Mackie, Attorney at Law  
Michael Zientz, Attorney at Law  
Lori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Karla Balli, Attorney at Law  
Parkway Office Center, Suite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

For additional sale information visit: [www.mwzmlaw.com/tx-investors](http://www.mwzmlaw.com/tx-investors)

### Certificate of Posting

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Robert LaMont, November 21, 2023.

