

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
7/3/2013

**Grantor(s)/Mortgagor(s):**  
BLAZE DEWAYNE JOHNSON, AN  
UNMARRIED PERSON

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE  
FOR GUARANTY BOND BANK, N.A., ITS  
SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
Rushmore Loan Management Services LLC

**Recorded in:**  
**Volume:** 6473  
**Page:** 65  
**Instrument No:** 8504

**Property County:**  
BOWIE

**Mortgage Servicer:**  
Rushmore Loan Management Services, LLC is  
representing the Current Beneficiary/Mortgagee under a  
servicing agreement with the Current  
Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
15480 Laguna Canyon Road, Suite 100,  
Irvine, CA 92618

FILED FOR RECORDING  
DEKALB COUNTY, TEXAS  
TIMA PELTY, COUNTY CLERK  
2020 JAN 23 PM 3:09

**Legal Description:** ALL OF LOT NUMBERED FIVE (5) IN BLOCK NUMBERED ONE (1) OF KING PLAZA FIRST ADDITION, AN ADDITION TO THE CITY OF DEKALB, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 329, PAGE 277, PLAT RECORDS OF BOWIE COUNTY, TEXAS.

**Date of Sale:** 3/3/2020

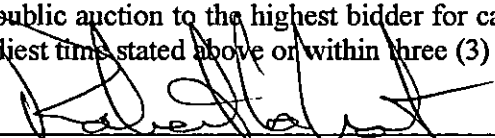
**Earliest Time Sale Will Begin:** 11:00:00 AM

**Place of Sale of Property:** Bowie County Courthouse, 710 James Bowie Drive, New Boston, TX 75570 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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

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

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



Darla Boettcher, Ramiro Cuevas, Aurora Campos, 01-23-20  
Jonathan Harrison, Shawn Schiller, Patrick Zwiars,  
Dana Kamin, Jami Hutton, Ronda Tyler, Kristopher  
Holub, Robert LaMont, Harriett Fletcher, Ronnie  
Hubbard, Sheryl LaMont, Allan Johnston, Sheryl  
LaMont 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

service to the sender of this notice immediately.

**MH File Number:** TX-19-74399-POS  
**Loan Type:** Farm Loan

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

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

2020 JAN 23 PM 3:08

**BOWIE County**

**Deed of Trust Dated:** May 1, 2006

**Amount:** \$99,000.00

**Grantor(s):** DARRYL WYRICK and RONNETTE WYRICK

**Original Mortgagee:** COUNTRYWIDE HOME LOANS, INC.

**Current Mortgagee:** THE BANK OF NEW YORK MELLON AS TRUSTEE FOR CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-8

**Mortgagee Servicer and Address:** c/o SELECT PORTFOLIO SERVICING, INC., 3217 South Decker Lake Drive, Salt Lake City, UT 84119

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

**Recording Information:** Document No. 7185

**Legal Description:** LOT NUMBERED 1 IN BLOCK NUMBERED 11 OF GREENFIELD THIRD ADDITION TO THE CITY OF WAKE VILLAGE, BOWIE COUNTY, TEXAS, BEING A PART OF THE NANCY DYCUS HEADRIGHT SURVEY, ABST. NO. 145, ACCORDING TO THE PLAT OF SAID ADDITION RECORDED IN VOLUME 329, PAGE 140 OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS.

WHEREAS DARRYL WYRICK is deceased.

**Date of Sale:** March 3, 2020 between the hours of 11:00 AM and 2:00 PM.

**Earliest Time Sale Will Begin:** 11:00 AM

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

AURORA CAMPOS OR RAMIRO CUEVAS, JONATHAN HARRISON, PATRICK ZWIERS, KRISTOPHER HOLUB, DARLA BOETTCHER, DANA KAMIN, JAMI HUTTON, RONDA TYLER, SHAWN SCHILLER, ROBERT LAMONT, DAVID SIMS, HARRIETT FLETCHER, SHARON ST. PIERRE, SHERYL LAMONT, RONNIE HUBBARD OR ALLAN JOHNSTON have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

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

Anthony Adam Garcia, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.

1201 Louisiana, Suite 2800

Houston, Texas 77002

Reference: 2019-005664

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

Robert Lamont 01-23-20

3-3-2020

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

PREPARED AND SENT BY: Robert S. McGinnis, Jr.  
4102 Summerhill Road  
Texarkana, Texas 75503  
903/798-1717

2020 JAN 21 PM 4: 03

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS            }}

COUNTY OF BOWIE         }}

On February 27, 2013, Liepman Restaurants, Inc., a Texas Corporation, as Grantor (whether one or more), executed a Deed of Trust ("Deed of Trust") conveying to Kevin Huff, as Trustee, the real estate hereinafter described to secure 1<sup>st</sup> Bank, a division of First National Bank, N.A., now known as Farmers Bank & Trust Company, in payment of debts therein described, said Deed of Trust being recorded a Volume 6397, Page 163, Official Records of Bowie County, Texas.

By instrument dated January 15, 2020, the Trustee was removed and Robert S. McGinnis, Jr. was appointed Substitute Trustee in the place and stead of the original Trustee, and was requested and authorized to sell the real estate described in said Deed of Trust to satisfy the debts.

Default has occurred in the payment of said debts and the same are now wholly due, and the owner and holder of said debts has requested the undersigned to sell said property to satisfy said debts.

NOTICE IS HEREBY GIVEN that on Tuesday, March 3, 2020, between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m., local time, I will sell the real estate described in said Deed of Trust at the steps of the County Courthouse in Bowie County, Texas, as designated by the Bowie County Commissioner's Court, said steps being the north steps, to the highest bidder for cash, binding the present obligors to warrant and forever defend the title to said property and making no further warranty. The sale will begin at 10:00 a.m. local time or within three hours after that time.

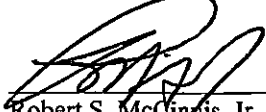
NOTICE IS FURTHER GIVEN that the property will be sold in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, and at the purchaser's own risk making no further warranty. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Said real estate is located in Bowie County, Texas and is described in Exhibit "A" attached hereto and made a part hereof for all purposes.

**ACTIVE MILITARY SERVICE NOTICE**

**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.**

WITNESS MY HAND this January 16, 2020.

  
\_\_\_\_\_  
Robert S. McGinnis, Jr.  
Substitute Trustee

STATE OF TEXAS )(

COUNTY OF BOWIE )(

BEFORE ME, the undersigned authority, on this day personally appeared Robert S. McGinnis, Jr., known to me to be the person whose name appears on the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

WITNESS my hand and official seal this January 16, 2020.

*Valerie Y. Lindsey*

Notary Public, State of Texas

My Commission Expires:

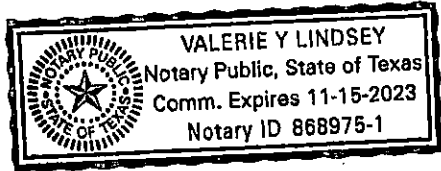


Exhibit "A"  
Legal Description

TRACT 1:  
(416 NW Front St., DeKalb, Tx.)

All that certain tract or parcel of land, being all of Lot Numbered TWO (2), and a part of Lots Numbered THREE (3) and FOUR (4) of Block Numbered TEN (10) of the original TOWN OF DEKALB, Bowie County, Texas, according to the map or plat of record in Volume (F), Page 468, (Volume 28, Pg. 116) of the Deed Records of Bowie County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2" rebar for corner at the Northwest corner of Block No. 10 of the said Original Town of DeKalb;

THENCE S 82 deg. 16' 00" E., with the North boundary line of Block No. 10 of said Original Town of DeKalb, same being the South right-of-way line of North Street (undeveloped), 208.07 feet to a found 3/4" iron bolt for corner;

THENCE S 08 deg. 29' 15" W., with the East boundary line of Lot No. 2 in Block No. 10 of said Original Town of DeKalb, 208.33 feet to a set 5/8" rebar for corner;

THENCE S 82 deg. 16' 00" E., with the North boundary line of Lot No. 4 in Block No. 10 of said Original Town of DeKalb, 16.28 feet to a set 5/8" rebar for corner;

THENCE S 08 deg. 29' 15" W., 189.15 feet to a set 5/8" rebar for corner on the North right-of-way line of U. S. Highway No. 82;

THENCE Northwesterly, with the North right-of-way line of U. S. Highway No. 82, same being a curve to the left having a radius of 686.63 feet, a central angle of 11 deg. 58' 23", a tangent length of 72.00 feet and an arc length of 143.48 feet to a found railroad spike for corner;

THENCE N 08 deg. 05' 34" E., 49.94 feet to a found 1/2" rebar for corner;

THENCE N 77 deg. 17' 29" W., 29.37 feet to a found 1/2" rebar for corner;

THENCE N 08 deg. 43' 00" E., 49.92 feet to a found 1/2" rebar for corner;

THENCE N 75 deg. 29' 39" W., 56.32 feet to a found 1/2" iron pipe for corner on the East right-of-way line of Mill Street;

THENCE N 08 deg. 29' 15" E., with the East right-of-way line of Mill Street, same being the West boundary line of Block No. 10 of said Original Town of DeKalb, 251.96 feet to the POINT OF BEGINNING, containing 1.6616 acres of land, more or less.

Exhibit "A" Cont'd

TRACT 2:

108 Magnolia, New Boston, Tx)

Lot Numbered THREE (3) in Block Numbered FIVE (5) as occupied on the ground in WEVER'S FIRST ADDITION to New Boston, Bowie County, Texas, according to the plat thereof recorded in Volume 204, Page 16, Real Property Records, Bowie County, Texas, and being more fully described as follows:

**BEGINNING** at an iron pin for corner at a fence corner on the North boundary line of Magnolia Street at the Southeast corner of said Lot 3, Block 5;

**THENCE** North 89 deg. 24' 00" West, 210.00 feet with a fence line, the North boundary line of Magnolia Street to an iron pin for corner near a fence corner;

**THENCE** North 1 deg. 15' 10" East, 209.50 feet generally with a fence line to an existing iron pin for corner at a fence corner;

**THENCE** South 89 deg. 59' 11" East, 205.40 feet with a fence line to an existing iron pin for corner at a fence corner;

**THENCE** South 0 deg. 00' 08" East, 211.60 feet with a fence line to the place of beginning and containing 1.004 acres of land, more or less, and being the same land conveyed in a Third Party Deed dated September 1, 1999, from Cheryl May to Mark H. Liepman and wife, Teresa H. Liepman recorded in Volume 3130, Page 106, Real Property Records of Bowie County, Texas.

**AFFIDAVIT OF POSTING**

I, Ambra Roberts, at approximately 4:03 p.m. on January 21, 2020, did personally post at the place designated for posting in the Bowie County Courthouse, a Notice of Substitute Trustee's Sale dated January 16, 2020, wherein Robert S. McGinnis, Jr. is Substitute Trustee under a Deed of Trust dated February 27, 2013, and recorded at Volume 6397, Page 163, Official Records, Bowie County, Texas, for a sale to be held on Tuesday, March 3, 2020.

Ambra Roberts  
Name (print): Ambra Roberts  
Bowie County Clerk's Office

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

**Notice of Substitute Trustee's Sale**

Notice Concerning Military Duty: **Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Tex. Prop. Code § 51.002(i)**

<b>Deed of Trust Date:</b> July 12, 2006	<b>Original Mortgagor/Grantor:</b> DANNY R. BOWLING AND BEVERLY JEAN BOWLING
<b>Original Beneficiary / Mortgagee:</b> CAPITAL ONE, NATIONAL ASSOCIATION	<b>Current Beneficiary / Mortgagee:</b> WILMINGTON SAVINGS FUND SOCIETY FSB D/B/A CHRISTIANA TRUST NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST
<b>Recorded in:</b> <b>Volume:</b> 4943 <b>Page:</b> 182 <b>Instrument No:</b> 10855	<b>Property County:</b> BOWIE
<b>Mortgage Servicer:</b> Rushmore Loan Management Services, LLC	<b>Mortgage Servicer's Address:</b> 15480 LAGUNA CANYON RD #100, IRVINE, CA 92618

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

**Secures:**Note in the original principal amount of \$41,124.28, executed by DANNY BOWLING and payable to the order of Lender.

**Property Address/Mailing Address:** 20 TIMBERLANE ST, TEXARKANA, TX 75501

**Legal Description of Property to be Sold:** ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF ECHO HILLS ESTATES, A PART OF THE NANCY DYCUS HEADRIGHT SURVEY, A-146, IN BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 434 PAGE 117, OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS, AND SAID TRACT BEING THAT CERTAIN TRACT CONVEYED FROM P. H. SHIRLEY TO JESSIE DON MOLTON, ET UX, BY WARRANT DEED DATED DECEMBER 5, 1972, AND RECORDED IN VOLUME 553, PAGE 4-5, OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS, AND THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A ONE HALF INCH REINFORCING ROD, BEING S 89 DEG 54 MIN W, 125.00 FEET FROM THE NORTHEAST CORNER OF SAID SUBDIVISION, BEING THE NORTHEAST CORNER OF LOT NO. 4 IN BLOCK NO. 1 OF ECHO HILLS ESTATES, THENCE S 89 DEG 54 MIN W, 335.00 FEET WITH AN EXISTING FENCE AND THE NORTH LINE OF SAID ECHO HILLS ESTATES TO A ONE HALF INCH REINFORCING ROD FOR CORNER, BEING A COMMON CORNER OF LOTS 3 AND 4 OF BLOCK NO. 1 OF SAID ECHO HILLS ESTATES, THENCE S 12 DEG 24 MIN W, 304.93 FEET TO A ONE HALF INCH REINFORCING ROD FOR CORNER, BEING IN THE NORTH LINE OF A STREET KNOWN AS TIMBER LANE, THENCE S 68 DEG 01 MIN E, 117.60 FEET WITH THE NORTH LINE OF SAID STREET TO A ONE HALF INCH ROD FOR CORNER, THENCE N 40 DEG 24 MIN E, 449.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.72 ACRES OF LAND, MORE OR LESS.

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

<b>Date of Sale:</b> March 03, 2020	<b>Earliest time Sale will begin:</b> 11:00 AM
-------------------------------------	--

**Place of sale of Property:** THE FRONT (NORTH) ENTRANCE OF THE BOWIE COUNTY COURTHOUSE IN NEW BOSTON, TX



OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

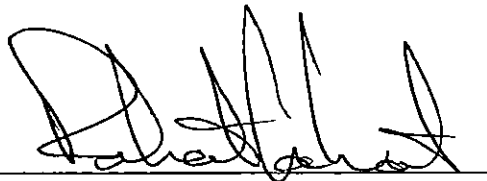
**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *WILMINGTON SAVINGS FUND SOCIETY FSB D/B/A CHRISTIANA TRUST NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST*, the owner and holder of the Note, has requested Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *WILMINGTON SAVINGS FUND SOCIETY FSB D/B/A CHRISTIANA TRUST NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

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



SUBSTITUTE TRUSTEE

01-23-20

~~Robert LaMont~~, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Trustee

c/o RAS CRANE, LLC, 10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia 30097; PH: (470)321-7112

[RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:]

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

2020 JAN 23 PM 3:07

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#: 19-22059

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 10/3/1997, ROGER D. STRACHAN, JOINED HEREIN BY CARLA A. VENABLE STACHAN, HIS WIFE, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of EDWARD G. CARLTON, as Trustee, STATE FIRST NATIONAL BANK – ARKANSAS, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$55,550.00, payable to the order of STATE FIRST NATIONAL BANK – ARKANSAS, which Deed of Trust is Recorded on 10/8/1997 as Volume 12195, Book 2734, Page 94, in Bowie 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;

**ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE JAMES B. FLOYD HEAD RIGHT SURVEY, ABSTRACT NO 219, BOWIE COUNTY, TEXAS, BEING A PART OF A CERTAIN 320 ACRE TRACT, BEING THE SAME PROPERTY DESCRIBED IN A DEED FROM MARY M. BRECKINRIDGE, ET AL, DATED NOVEMBER 22, 1965, AND RECORDED IN VOLUME 475, PAGE 809 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS, AND THE HEREIN DESCRIBED TRACT OF LAND BEING THAT SAME CALLED 1.277 ACRE TRACT CONVEYED FROM TRAVIS FRANK SHELTON, ET UX, TO THOMAS W. SCHWANN BY DEED DATED AUGUST 31, 1994, AND RECORDED IN VOLUME 2212, PAGE 57 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, AND THE HEREIN DESCRIBED TRACT ALSO BEING KNOWN AS LOT NUMBERED ONE (1) IN BLOCK NUMBERED FOUR (4) OF AN UNRECORDED SUBDIVISION KNOWN AS INDIAN ACRES SECOND ADDITION, AND THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND**

**BOUNDS AS FOLLOWS:**

**COMMENCING AT THE SOUTHWEST CORNER OF THE WILLIAM CRUTCHER HEADRIGHT SURVEY, ABSTRACT NO 114, SAME BEING AN IRON PIPE FOUND AT AN "ELL" CORNER OF SAID JAMES B FLOYD HEADRIGHT SURVEY;**

**THENCE; N 00 DEGREES 19" 15" W, 1833.57 FEET ALONE THE EAST LINE OF SAID J. B. FLOYD HEADRIGHT SURVEY, TO AN IRON PIPE FOUND FOR CORNER,**

**THENCE; WEST, 909.24 FEET TO A 1/2 INCH IRON PIN SET FOR CORNER AND BEING THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT OF LAND, SAID POINT BEING THE SOUTHEAST CORNER SAID SCHWANN TRACT AND THE**



4716536



**NORTHEAST CORNER OF A CERTAIN TRACT CONVEYED TO WILLIAM KIDWELL AND WIFE, KATHERINE KIDWELL, BY DEED RECORDED IN VOLUME 2449, PAGE 126 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, SAID POINT ALSO BEING IN THE WEST RIGHT-OF-WAY LINE OF A STREET DESIGNATED AS TOMAHAWK DRIVE;**

**THENCE: N 90 DEGREES 00' 00" W, 139.14 FEET ALONG AN EXISTING FENCE LINE AND THE SOUTH LINE OF SAID SCHWANN TRACT, SAME BEING THE NORTH LINE OF SAID KIDWELL TRACT, TO A 1/2 INCH IRON PIN FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID SCHWANN TRACT,**

**THENCE; N 00 DEGREES 11' 52" W, 400.00 FEET WITH AN EXISTING FENCE LINE, BEING THE WEST LINE OF SAID SCHWANN TRACT AND THE EAST LINE OF A CERTAIN TRACT CONVEYED TO PHILLIP TOMMEY AND RECORDED IN VOLUME 413, PAGE 812 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS, TO A 1/2 INCH IRON PIN SET FOR CORNER AT THE NORTHWEST CORNER OF SAID SCHWANN TRACT, SAID POINT BEING IN THE SOUTH RIGHT-OF-WAY LINE OF A STREET DESIGNATED AS ARROWHEAD DRIVE.**

**THENCE: S 89 DEGREES 57' 45" E, 139.14 FEET WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID ARROWHEAD DRIVE AND THE NORTH LINE OF SAID SCHWANN TRACT, TO A 5/8 INCH IRON PIN FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID SCHWANN TRACT, SAID POINT BEING IN THE WEST RIGHT-OF-WAY LINE OF SAID TOMAHAWK DRIVE;**

**THENCE; S 00 DEGREES 11' 52" E, 399.91 FEET WITH THE EAST LINE OF SAID SCHWANN TRACT AND THE WEST RIGHT-OF-WAY LINE OF SAID TOMAHAWK DRIVE, TO THE POINT OF BEGINNING AND CONTAINING 1.28 ACRES OF LAND, MORE OR LESS.**

Commonly known as: **RT 2 BOX 329, TEXARKANA, TX 75501**

**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 **Robert LaMont, Harriett Fletcher, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard** 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 **Carrington Mortgage Services, LLC**, 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 **3/3/2020 at 11:00 AM**, or no later than three (3) hours after such time, in **Bowie 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 front (North) entrance of the Courthouse**

**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.

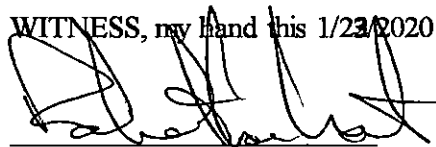
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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 1/23/2020



By: Substitute Trustee(s)

Robert LaMont, Harriett Fletcher, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard  
C/O Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803

***THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.***

3-3-2020

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

2020 JAN 30 PM 3:16

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**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.: 051952-TX

Date: January 27, 2020

County where Real Property is Located: Bowie

ORIGINAL MORTGAGOR: WELDON L LILES, AN UNMARRIED MAN

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

CURRENT MORTGAGEE: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RBSGC  
MORTGAGE LOAN TRUST 2005-A, MORTGAGE LOAN PASS-  
THROUGH CERTIFICATES, SERIES 2005-A

MORTGAGE SERVICER: PHH Mortgage Corporation

DEED OF TRUST DATED 11/24/2004, RECORDING INFORMATION: Recorded on 11/29/2004, as Instrument  
No. 18645 in Book 4472 Page 1

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LOT NUMBERED THIRTEEN (13) IN BLOCK  
NUMBERED ONE (1) OF COOPER LANE ESTATES, A SUBDIVISION OF A PART OF THE GEORGE  
BRINLEE HEADRIGHT SURVEY, ABSTRACT NO. 18, BOWIE COUNTY, TEXAS, ACCORDING TO  
MAP OR PLAT THEREOF RECORDED IN VOLUME 3738, PAGE 20 OF THE REAL PROPERTY  
RECORDS OF BOWIE COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 3/3/2020, the foreclosure sale will be conducted in  
Bowie 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 11:00 AM, 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.

PHH Mortgage Corporation is acting as the Mortgage Servicer for U.S. BANK NATIONAL ASSOCIATION, AS  
TRUSTEE FOR RBSGC MORTGAGE LOAN TRUST 2005-A, MORTGAGE LOAN PASS-THROUGH  
CERTIFICATES, SERIES 2005-A who is the Mortgagee of the Note and Deed of Trust associated with the above  
referenced loan. PHH Mortgage Corporation, as Mortgage Servicer, is representing the Mortgagee, whose address  
is:

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RBSGC MORTGAGE LOAN TRUST 2005-A,  
MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2005-A  
c/o PHH Mortgage Corporation



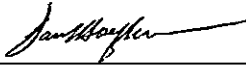
Matter No.: 051952-TX

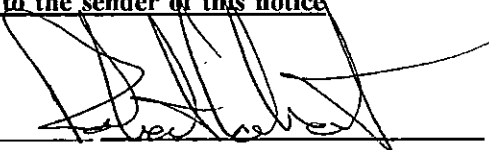
1 Mortgage Way  
Mailstop SV03  
Mount Laurel, NJ 08054

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

**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 ROBERT LAMONT, HARRIETT FLETCHER, SHERYL LAMONT, ALLAN JOHNSTON, SHARON ST. PIERRE, RONNIE HUBBARD, 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 Aldridge Pite, LLP, 701 N. Post Oak Road, Suite 205, Houston, TX 77024. (713) 293-3618.

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

  
Robert LaMont 01-30-2020

**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

03-3-2020

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

2020 JAN 31 AM 10:56

3881 FM 2149 E  
MAUD, TX 75567

0000008711970

**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: March 03, 2020

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

Place: THE FRONT (NORTH) ENTRANCE OF THE BOWIE COUNTY COURTHOUSE 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 April 01, 2016 and recorded in Document CLERK'S FILE NO. 2016-4345 real property records of BOWIE County, Texas, with RYAN DENNIS AND JENNIFER GASKIN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by RYAN DENNIS AND JENNIFER GASKIN, securing the payment of the indebtednesses in the original principal amount of \$125,152.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. TRUIST BANK, SUCCESSOR BY MERGER TO SUNTRUST 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. TRUIST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o TRUIST BANK  
1001 SEMMES AVENUE  
MAIL CODE RVW 3014  
RICHMOND, VA 23224



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 DARLA BÖETTCHER, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DANA KAMIN, JAMI HUTTON, RONDA TYLER, KRISTOPHER HOLUB, ROBERT LAMONT, HARRIETT FLETCHER, RONNIE HUBBARD, SHERYL LAMONT, ALLAN JOHNSTON KEVIN MCCARTHY, BEATRICE CARRILLO, SHANNAH WALKER, MURPHY HOWLE OR JOHN MCCARTHY 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.

*Il sb*

Israel Saucedo

Certificate of Posting

My name is Beatrice Carrillo, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 1-31-2020 I filed at the office of the BOWIE County Clerk and caused to be posted at the BOWIE County courthouse this notice of sale.

Beatrice Carrillo

Declarants Name: Beatrice Carrillo

Date: 1-31-2020



**EXHIBIT "A"**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE JOHN A. REED HRS, ABSTRACT NO. 497, BOWIE COUNTY, TEXAS, AND BEING A PART OF THE 77.75 ACRE TRACT CONVEYED TO LEWIS RUMBO, ET UX, BY DEED DATED AUGUST 28, 1948, AND RECORDED IN VOLUME 253, PAGE 46 OF THE DEED RECORDS, BOWIE COUNTY, TEXAS, THE SUBJECT TRACT OF LAND BEING THE SAME 1.815 ACRE TRACT OF LAND AS CONVEYED TO THOMAS E. DEVASIER BY WARRANTY DEED RECORDED IN VOLUME 6092, PAGE 92 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" IRON PIN FOUND FOR CORNER ON THE EAST RIGHT-OF-WAY LINE OF F.M. ROAD NO. 2149, THE POINT OF BEGINNING BEING THE MOST WESTERLY NORTHWEST CORNER OF A CERTAIN TRACT OF LAND AS CONVEYED TO SAMUEL EDWARD BRAY BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED AS INSTRUMENT NO. 2015-2009 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, AND ALSO BEING THE SOUTHWEST CORNER OF SAID DEVASIER TRACT;

THENCE NORTHWESTERLY, WITH SAID RIGHT-OF-WAY LINE, BEING A CURVE TO THE LEFT HAVING A RADIUS OF 1196.28 FEET, A DISTANCE OF 294.66 FEET (CHORD IS N 41° 11' 16" W, 293.91 FEET), THROUGH A CENTRAL ANGLE OF 14° 06' 45" TO A 1/2" IRON PIN SET FOR CORNER AT THE NORTHWEST CORNER OF SAID DEVASIER TRACT;

THENCE S 88° 10' 00" E, 467.82 FEET WITH THE NORTH LINE OF SAID DEVASIER TRACT AND ALONG THE SOUTH LINE OF PRIVATE ROAD NO. 21494 TO A 1" IRON PIN FOUND FOR CORNER AT A FENCE CORNER, SAID CORNER BEING THE NORTHEAST CORNER OF SAID DEVASIER TRACT;

THENCE S 10° 59' 16" E, 197.92 FEET WITH THE EAST LINE OF SAID DEVASIER TRACT, BEING AN EXISTING FENCE LINE, TO A 1" IRON PIN FOUND FOR CORNER IN A FENCE CORNER AT THE SOUTHEAST CORNER OF SAME;

THENCE S 87° 48' 32" W, 311.98 FEET WITH THE SOUTH LINE OF SAID DEVASIER TRACT TO THE POINT OF BEGINNING AND CONTAINING 1.814 ACRES OF LAND, MORE OR LESS.

3-3-2020

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

2020 FEB 11 AM 10:01

409 ARIZONA AVENUE  
WAKE VILLAGE, TX 75501

0000008808784

**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: March 03, 2020

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE FRONT (NORTH) ENTRANCE OF THE BOWIE COUNTY COURTHOUSE 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 February 12, 2008 and recorded in Document VOLUME 5326 PAGE 25 real property records of BOWIE County, Texas, with REGINALD D. STEWART, CHRISIE D. STEWART, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by REGINALD D. STEWART, CHRISIE D. STEWART, securing the payment of the indebtednesses in the original principal amount of \$65,075.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER 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. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
8950 CYPRESS WATERS BLVD.  
COPPELL, TX 75019



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.

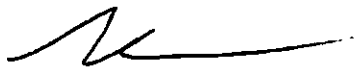
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead DARLA BOETTCHER, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DANA KAMIN, JAMI HUTTON, RONDA TYLER, KRISTOPHER HOLUB, ROBERT LAMONT, HARRIETT FLETCHER, RONNIE HUBBARD, SHERYL LAMONT, ALLAN JOHNSTON KEVIN MCCARTHY, BEATRICE CARRILLO, SHANNAH WALKER, MURPHY HOWLE OR JOHN MCCARTHY 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 Kevin McCarthy, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 02/11/2020 I filed at the office of the BOWIE County Clerk and caused to be posted at the BOWIE County courthouse this notice of sale.



Declarants Name: Kevin McCarthy

Date: 02/11/2020

409 ARIZONA AVENUE  
WAKE VILLAGE, TX 75501

0000008808784

0000008808784

BOWIE

**EXHIBIT "A"**

LOT NUMBERED FIFTEEN (15) IN BLOCK NUMBERED ONE (1), OF ROZZELL SUBDIVISION TO WAKE VILLAGE, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID SUBDIVISION FILED FOR RECORD ON SEPTEMBER 16, 1952 AND RECORDED IN VOLUME 204, PAGE 291, DEED OF RECORDS OF BOWIE COUNTY, TEXAS.

**ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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.**

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

2020 FEB 10 PM 12:33

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS, GABRIEL HANNAH, A SINGLE PERSON** delivered that one certain Deed of Trust dated JANUARY 18, 2019, which is recorded in INSTRUMENT NO. 2019-00000681 of the real property records of BOWIE County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$53,164.00 payable to the order of STATE BANK OF DE KALB, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

**WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and**

**WHEREAS, the undersigned has been appointed Substitute Trustee in place of the original Trustee, upon the contingency and the manner authorized by the Deed of Trust; and**

**WHEREAS, GATEWAY MORTGAGE GROUP, A DIVISION OF GATEWAY FIRST BANK, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.**

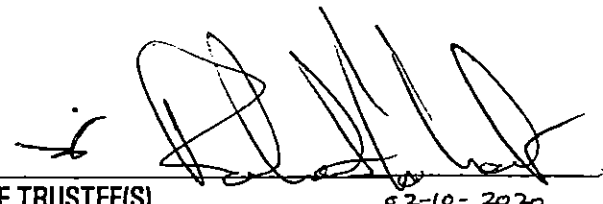
**NOTICE IS HEREBY GIVEN** that on Tuesday, MARCH 3, 2020, beginning at 11:00 AM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

**LOT ONE (1) IN BLOCK LETTERED "A" OF WHERRY ADDITION TO THE CITY OF NEW BOSTON, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 374, PAGE 419 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS.**

The sale will occur at that area designated by the Commissioners Court of BOWIE County, Texas, for such sales (OR AT THE FRONT NORTH ENTRANCE OF THE COURTHOUSE).

**NOTICE IS FURTHER GIVEN** that the address of GATEWAY MORTGAGE GROUP, the Mortgagee or Mortgage Servicer, is P.O. BOX 1560, JENKS, OK 74037. Pursuant to the Texas Property Code, the Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: FEBRUARY 10, 2020.



SUBSTITUTE TRUSTEE(S)  
MICHAEL J. SCHROEDER OR ROBERT LAMONT OR  
HARRIETT FLETCHER OR SHARON ST-PIERRE OR  
SHERYL LAMONT OR ALLAN JOHNSTON OR  
RONNIE HUBBARD

02-10-2020

FILE NO.: GMG-2222  
PROPERTY: 901 E SOUTH STREET  
NEW BOSTON, TEXAS 75570

GABRIEL HANNAH

NOTICE SENT BY:  
MICHAEL J. SCHROEDER  
3610 NORTH JOSEY LANE, SUITE 206  
CARROLLTON, TEXAS 75007  
Tele: (972) 394-3086  
Fax: (972) 394-1263



4718061

**ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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.**

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

2020 FEB 10 PM 12:33

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**WHEREAS, AMANDA DAWN GARNER, SEPERATED** delivered that one certain Deed of Trust dated APRIL 29, 2019, which is recorded in INSTRUMENT NO. 2019-00004542 of the real property records of BOWIE County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$151,414.00 payable to the order of FARMERS BANK & TRUST COMPANY, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

**WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and**

**WHEREAS, the undersigned has been appointed Substitute Trustee in place of the original Trustee, upon the contingency and the manner authorized by the Deed of Trust; and**

**WHEREAS, GATEWAY MORTGAGE GROUP, A DIVISION OF GATEWAY FIRST BANK, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.**

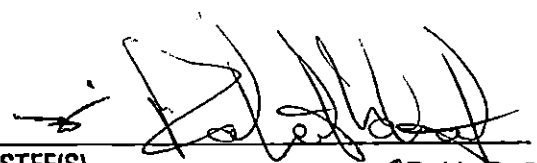
**NOTICE IS HEREBY GIVEN** that on Tuesday, MARCH 3, 2020, beginning at 11:00 AM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

LOT NUMBERED EIGHT (8), IN BLOCK NUMBERED SIX (6) OF GREENFIELD THIRD ADDITION TO THE CITY OF WAKE VILLAGE, BOWIE COUNTY, TEXAS, BEING A PART OF THE NANCY DYCUS HEADRIGHT SURVEY, ABSTRACT NO. 145, ACCORDING TO THE MAP OR PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 329, PAGE 140 OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of BOWIE County, Texas, for such sales (OR AT THE FRONT NORTH ENTRANCE OF THE COURTHOUSE).

**NOTICE IS FURTHER GIVEN** that the address of GATEWAY MORTGAGE GROUP, the Mortgagee or Mortgage Servicer, is P.O. BOX 1560, JENKS, OK 74037. Pursuant to the Texas Property Code, the Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: FEBRUARY 10, 2020.

  
SUBSTITUTE TRUSTEE(S)  
MICHAEL J. SCHROEDER OR ROBERT LAMONT OR  
HARRIETT FLETCHER OR SHARON ST. PIERRE OR  
SHERYL LAMONT OR ALLAN JOHNSTON OR  
RONNIE HUBBARD

02-10-2020

FILE NO.: GMG-2240  
PROPERTY: 38 E GREENFIELD DR  
WAKE VILLAGE, TX 75501

AMANDA DAWN MAJOR F/K/A AMANDA DAWN GARNER

NOTICE SENT BY:  
MICHAEL J. SCHROEDER  
3610 NORTH JOSEY LANE, SUITE 206  
CARROLLTON, TEXAS 75007  
Tele: (972) 394-3086  
Fax: (972) 394-1263



4718064

S D L  
S