

09-07-2021

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

2021 JUL 13 PM 1:45

1 N. MAPLE STREET
NEW BOSTON, TX 75570

00000008875056

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: September 07, 2021

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 September 23, 2010 and recorded in Document VOLUME 5911, PAGE 311; AS AFFECTED BY LOAN MODIFICATION AGREEMENT VOLUME 6580, PAGE 135 real property records of BOWIE County, Texas, with LORI LAVON SMITH, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by LORI LAVON SMITH, securing the payment of the indebtednesses in the original principal amount of \$133,206.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, N.A. 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. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP
7105 CORPORATE DRIVE
PLANO, TX 75024



1 N. MAPLE STREET
NEW BOSTON, TX 75570

00000008875056

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, IRENE LINDSAY, DANA KAMIN, LISA BRUNO, ANGIE USELTON, JAMI HUTTON, TONYA WASHINGTON, MONICA HENDERSON, TERRY WATERS, LOGAN THOMAS, ROBERT LAMONT 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 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 7.13.21 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: Beatrice Carrillo

Date: 7.13.21

1 N. MAPLE STREET
NEW BOSTON, TX 75570

00000008875056

00000008875056

BOWIE

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF LOT NUMBERED SEVEN (7) AND A PORTION OF LOT NUMBERED SIX (6), ALL IN BLOCK NUMBERED ONE (1) OF THE F. W. MCGEE ADDITION TO THE CITY OF NEW BOSTON, BOWIE COUNTY, TEXAS, AND ALSO A PORTION OF LOT NUMBERED SIX (6) AND LOT NUMBERED SEVEN (7), ALL IN BLOCK NUMBERED TWO (2) OF SAID F. W. MCGEE ADDITION TO THE CITY OF NEW BOSTON, BOWIE COUNTY, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION RECORDED IN VOLUME 204, PAGE 171 OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS, AND THE HEREIN DESCRIBED TRACT OF LAND BEING THAT SAME TRACT CONVEYED FROM HOLLY KAY BURLESON AND HUSBAND RANDY W. BURLESON BY QUIT CLAIM DEED DATE MARCH 6, 1997 AND RECORDED IN VOLUME 2632, PAGES 304-306 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, AND THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN IRON PIPE FOR CORNER AT THE NORTHEAST CORNER OF SAID LOT NO. 7 IN BLOCK NO. 1 OF THE F. W. MCGEE ADDITION, SAID POINT BEING IN THE SOUTH RIGHT-OF-WAY LINE OF MAPLE STREET AND THE WEST RIGHT-OF-WAY LINE OF CENTER STREET;

THENCE: S 89° 25' 35" W, 133.92 FEET WITH THE SOUTH RIGHT-OF-WAY LINE OF MAPLE STREET AND THE NORTH LINE OF SAID LOT NO. 7 TO A 1/2 INCH REINFORCING STEEL ROD SET FOR CORNER AT THE NORTHEAST CORNER OF SAID BURLESON TRACT AND BEING THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT OF LAND;

THENCE: S 00° 00' 00" W, 150.16 FEET ACROSS SAID LOT NO. 7 AND ACROSS SAID LOT NO. 6, ALL IN BLOCK NO. 1 AND WITH THE EAST LINE OF SAID BURLESON TRACT TO A 1/2 IN REINFORCING STEEL ROD SET FOR CORNER IN SAID LOT NO. 6 AT THE SOUTHEAST CORNER OF SAID BURLESON TRACT;

THENCE: N 89° 59' 55" W, 244.99 FEET ACROSS SAID LOT NO. 6 IN BLOCK NO. 1 AND ACROSS SAID LOT NO. 7 IN BLOCK NO. 2 TO A 1 INCH PIPE FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID BURLESON TRACT AND AT THE SOUTHEAST CORNER OF A CERTAIN 0.50 ACRE TRACT CONVEYED TO CLARENCE LANGFORD BY DEED RECORDED IN VOLUME 228 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS;

THENCE: N 00° 00' 00" E, 147.70 FEET ACROSS SAID LOT NO. 6 IN BLOCK NO. 2 AND WITH THE WEST LINE OF SAID BURLESON TRACT AND THE EAST LINE OF SAID LANGFORD TRACT TO A 1 INCH PIPE FOUND FOR CORNER ON THE SOUTH RIGHT-OF-WAY LINE OF MAPLE STREET AT THE NORTHWEST CORNER OF SAID BURLESON TRACT AND AT THE NORTHEAST CORNER OF SAID LANGFORD TRACT;

THENCE: N 89° 25' 35" E, 245.00 FEET WITH THE SOUTH RIGHT-OF-WAY LINE OF MAPLE STREET TO THE POINT OF BEGINNING AND CONTAINING 0.838 ACRES OF LAND, MORE OR LESS.

09-07-2021

THE MONEY SOURCE INC. (MYS)
SOWERS, JAMES
372 LEVI JACKSON ROAD, TEXARKANA, TX 75501

FHA 511-1898949-703
Firm File Number: 21-036890

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

NOTICE OF TRUSTEE'S SALE

2021 JUL 15 AM 11:40

WHEREAS, on June 19, 2017, JAMES THOMAS SOWERS AND MELISSA VEANN SOWERS, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to RUTH W. GARNER, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CITIZENS BANK AND TRUST CO. OF VIVIAN, LOUISIANA in payment of a debt therein described. The Deed of Trust was filed in the real property records of BOWIE COUNTY, TX and is recorded under Clerk's File/Instrument Number 2017-7092, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, September 7, 2021** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of Bowie county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Bowie, State of Texas:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE W.B. MERRILL HEADRIGHT SURVEY, ABSTRACT NO. 390, BOWIE COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN 13.00 ACRE TRACT OF LAND CONVEYED BY JAMES F. FAGAN, INDIVIDUALLY AND ON BEHALF OF THE ESTATE OF GEORGE F. THOMAS, DECEASED AND NETTIE M. THOMAS, A PERSON OF UNSOUND MIND, TO A.M. STONE, BY DEED DATED DECEMBER 9, 1982, RECORDED IN VOLUME 694, PAGES 34-36 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS, THE SUBJECT TRACT OF LAND BEING THE SAME 5.00 ACRE TRACT OF LAND AS CONVEYED TO PAMELA D. HUDDLESTON BY WARRANTY DEED RECORDED AS INSTRUMENT NO. 2015-1359 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, AND THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A NAIL SET FOR CORNER AT THE NORTHEAST CORNER OF SAID 5.00 ACRE TRACT, THE POINT OF BEGINNING BEING LOCATED IN THE CENTERLINE OF A 50 FOOT ROAD EASEMENT FOR LEVI JACKSON ROAD AND BEING LOCATED SOUTH 796.00 FEET FROM THE NORTHEAST CORNER OF SAID 13.00 ACRE TRACT, AND ALSO BEING THE SOUTHEAST CORNER OF A CERTAIN 4 ACRE TRACT OF LAND AS CONVEYED TO DENNIS JONES AND WIFE JENNIFER JONES, BY WARRANTY DEED RECORDED IN VOLUME 4710, PAGE 46 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS;

THENCE: SOUTH 00°00'00" W 354.52 FEET WITH THE EAST LINE OF SAID 5.00 ACRE TRACT AND WITH THE CENTER OF SAID ROAD EASEMENT TO A NAIL SET FOR CORNER AT AN ANGLE POINT;

THENCE: S 64°17'22" W, 60.00 FEET WITH THE EAST LINE OF SAID 5.00 ACRE TRACT AND THE CENTER OF SAID ROAD EASEMENT TO A NAIL SET AN ANGLE POINT;

THENCE: S 21°15'40" W, 104.00 FEET WITH THE EAST LINE OF SAID 5.00 ACRE TRACT AND THE CENTER OF SAID ROAD EASEMENT TO A NAIL SET FOR CORNER AT THE SOUTHEAST CORNER OF SAID 5.00 ACRE TRACT;

THENCE: S 75°40'40" W, 359.40 FEET WITH THE SOUTH LINE OF SAID 5.00 ACRE TRACT TO A 1/2" IRON PIN FOUND FOR CORNER IN DYKE THOMAS ROAD, BEING THE SOUTHWEST CORNER OF SAID 5.00 ACRE TRACT, SAID CORNER BEING THE SOUTHEAST CORNER OF A CERTAIN 4.00 ACRE TRACT OF LAND AS CONVEYED TO JACKIE Q. BYRD AND WIFE, DOROTHY J. BYRD BY WARRANTY DEED RECORDED IN VOLUME 3466, PAGE 196 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS;

THENCE: N 00°00'00" W, PASSING A 1/2" IRON PIN FOUND ON LINE AT 25.00 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 566.38 FEET WITH THE WEST LINE OF SAID 5.00 ACRE TRACT AND WITH THE EAST LINE OF SAID BYRD TRACT TO A 1" IRON PIPE FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID 5.00 ACRE TRACT;

THENCE: N 90°00'00" E, WITH THE NORTH LINE OF SAID 5.00 ACRE TRACT AND WITH THE SOUTH LINE OF SAID JONES TRACT, PASSING A 1" IRON PIPE LOCATED NORTH OF LINE 6.14 FEET AT 417.08 FEET CONTINUING FOR A TOTAL DISTANCE OF 440.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 5.00 ACRES OF LAND, MORE OR LESS.

Property Address: 372 LEVI JACKSON ROAD
TEXARKANA, TX 75501
Mortgage Servicer: THE MONEY SOURCE INC.
Mortgagee: THE MONEY SOURCE INC.
500 SOUTH BROAD STREET
SUITE #100A
MERIDEN, CT 06450

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.


SUBSTITUTE TRUSTEE

July 15, 2021

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
c/o Law Office of Gerald M. Shapiro, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713) 462-2565

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 military service to the sender of this notice immediately.

09-07-2021

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

2021 JUL 15 AM 11:39

21-071134

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)**

Deed of Trust Date: July 30, 2019	Original Mortgagor/Grantor: DUSTIN WILLIAM BARNETT
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SWBC MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: SWBC MORTGAGE CORPORATION
Recorded in: Volume: N/A Page: N/A Instrument No: 2019-00008104	Property County: BOWIE
Mortgage Servicer: CENLAR FEDERAL SAVINGS BANK	Mortgage Servicer's Address: 425 Phillips Blvd. Ewing, New Jersey 08618-1430

* 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 \$173,789.00, executed by DUSTIN WILLIAM BARNETT and payable to the order of Lender.

Property Address/Mailing Address: 216 LARKSPUR LANE, WAKE VILLAGE, TX 75501

Legal Description of Property to be Sold: THE EAST 74.0 FEET OF LOT NUMBERED TWELVE (12) AND THE WEST 6.57 FEET OF LOT NUMBERED THIRTEEN (13) IN BLOCK NUMBERED FIVE (5) OF PINE FOREST THIRD ADDITION, A SUBDIVISION OF A PART OF THE NANCY DYCUS HEADRIGHT SURVEY, ABSTRACT NO. 145, TO THE CITY OF WAKE VILLAGE, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION RECORDED IN VOLUME 637, PAGE 475 OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS.

TAX ID: 18210000900.

Date of Sale: September 07, 2021	Earliest time Sale will begin: 11:00 AM
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Place of sale of Property: Bowie County Courthouse, 710 James Bowie Drive, New Boston, TX 75570

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, SWBC



MORTGAGE CORPORATION, the owner and holder of the Note, has requested 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 whose address is 1 Mauchly Irvine, CA 92618 OR Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont or 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 *SWBC MORTGAGE CORPORATION* 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, 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 whose address is 1 Mauchly Irvine, CA 92618 OR Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont or 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 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 whose address is 1 Mauchly Irvine, CA 92618 OR Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont or 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.

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.

/s/William Attmore

William Attmore

Attorney for Cenlar Federal Savings Bank

State Bar No. 24064844

wattmore@rascrane.com

Robertson, Anschutz, Schneid, Crane & Partners,
PLLC / Attorney for Mortgagee

5601 Executive Dr, Suite 400

Irving, TX 75038

Telephone: 817-873-3080

Facsimile: (817) 796-6079



Posted by Robert La Mont, July 15, 2021

Sept 7, 2021

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

2021 JUL 22 PM 3:13

1711 S Kenwood Road, Texarkana, TX 75501

21-004454

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: 09/07/2021

Time: Between 11:00 AM to 2:00 PM and beginning not earlier than 11:00 AM to 2:00 PM or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Bowie County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 06/30/2006 and recorded in the real property records of Bowie County, TX and is recorded under Clerk's File/Instrument Number, 4941, Page 295, with Lana Jo Marfoglio, deceased (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Realty Mortgage Corporation mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Lana Jo Marfoglio, deceased, securing the payment of the indebtedness in the original amount of \$52,181.00, 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, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT NUMBERED THREE (3) IN BLOCK NUMBERED TWO (2) OF LAZY ACRES, A SUBDIVISION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 378, PAGE 409 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS.



4732763

ServiceLink

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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Bank, N.A.
3476 Stateview Blvd.
Fort Mill, SC 29715

Sheryl LaMont

SUBSTITUTE TRUSTEE

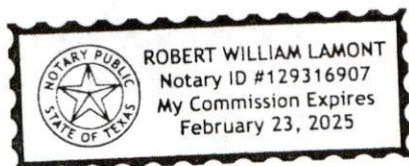
Robert LaMont, Harriett Fletcher, Sheryl LaMont,
Allan Johnston, Sharon St. Pierre, Ronnie Hubbard
1320 Greenway Drive, Suite 300
Irving, TX 75038

July 22, 2021

STATE OF TEXAS
COUNTY OF GREGG

Before me, the undersigned authority, on this day personally appeared Sheryl LaMont, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 22nd day of July, 2021.



Robert William LaMont
NOTARY PUBLIC in and for

GREGG COUNTY

My commission expires: February 23, 2025

Print Name of Notary:

Robert William LaMont

CERTIFICATE OF POSTING

My name is Sheryl LaMont, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on July 22, 2021 I filed at the office of the Bowie County Clerk and caused to be posted at the Bowie County courthouse this notice of sale.

Sheryl LaMont
Declarant's Name: Sheryl LaMont
Date: July 22, 2021

Samuel R. Bowers

NOTICE OF FORECLOSURE SALE

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

2021 AUG 17 AM 10:45

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

See **Exhibit A** attached hereto and made a part hereof for all intended purposes.

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

Date: Tuesday, September 7, 2021

Time: The sale shall begin no earlier than 1:00 p.m. or no later than three hours thereafter. The sale shall be completed no later than 4:00 p.m.

Place: The area of the Bowie County Courthouse in New Boston, Texas, designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code as a place where foreclosure sales are to take place.

The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the date the property is sold.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the beneficiary has the right to direct the trustee or substitute trustee to sell the property in one or more parcels and/or sell all or only part of the property.

Pursuant to 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. Prospective bidders are advised to conduct an independent investigation of the nature and condition of the property.

Pursuant to the Texas Property Code, the trustee or substitute trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the sale.

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. app. Section 501 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.

4. Type of Sale. The sale is a nonjudicial Deed of Trust lien foreclosure sale being conducted pursuant to the power of sale granted by that one certain Corrected Deed of Trust executed by Samuel R. Bowers, dated February 25, 2011, and recorded in Document Number 4477 VOL: 6026 PG: 164 of the Official Public Records of Bowie County, Texas.

5. Obligations Secured. The Corrected Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described in the original principal amount of \$40,000.00 executed by Samuel R. Bowers payable to the order of BancorpSouth Bank and all other indebtedness owed by Samuel R. Bowers to BancorpSouth Bank (collectively the "Obligation"). BancorpSouth Bank is the current owner and holder of the Obligation and is the beneficiary under the Deed of Trust.

6. Default and Request To Act. Default has occurred under the Deed of Trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: August 16, 2021.



Blake Rasner
Substitute Trustee
Haley & Olson, P.C.
100 N. Ritchie Road, Suite 200
Waco, Texas 76712
Telephone: (254) 776-3336
Facsimile: (254) 776-6823
Email: brasner@haleyolso.com

EXHIBIT "A"

713 S Front

THIS IS TO CERTIFY: that this plat and field notes correctly reflect the results of a survey made by us on the ground covering all that certain tract or parcel of land situated in the C. M. COLLUM HEADRIGHT SURVEY, Abstract No. 103, Bowie County, Texas, and the herein described tract of land being that same tract conveyed to Karen Randall by deed recorded in volume 2958, Page 87 of the Real Property Records of Bowie County, Texas, and the subject tract being more particularly described by metes and bounds as follows:

BEGINNING at 1/2 inch reinforcing steel rod found for corner at the Northwest corner of said Karen Randall tract and being on the South right-of-way line of a street designated as South Front Street and also being South, 50.00 feet from the South right-of-way line of the old T & P Railroad Company, and the said Point of Beginning being the Northeast corner of a certain tract conveyed to Bower Rentals by deed dated June 1, 1996 and recorded in Volume 2495, Page 24 of the Real Property Records of Bowie County, Texas;

THENCE: 81° 45' 21" E, 83.29 feet with the South right-of-way line of South Front Street to a 1/2 inch reinforcing steel rod found for corner at the Northeast corner of said Karen Randall tract;

THENCE: S 00° 04' 11" W, 200.24 feet with the East boundary line of said Karen Randall tract and the most Northerly West boundary line of a certain tract conveyed to Samuel R. Bowers by deed dated November 17, 1998 and recorded in Volume 2958, Page 72 of the Real Property Records of Bowie County, Texas to a 1/2 inch reinforcing steel rod found for corner at the Southeast corner of said Karen Randall tract;

THENCE: S 89° 37' 22" W, 82.19 feet with the South boundary line of said Karen Randall tract and with a North boundary line of said Samuel R. Bowers tract recorded in Volume 2958, Page 72 of the Real Property Records of Bowie County, Texas, to a 1/2 inch reinforcing steel rod found for corner at the Southwest corner of said Karen Randall tract;

THENCE: N 00° 00' 00" E, 212.72 feet with the West boundary line of said Karen Randall tract and the East boundary line of said Bowers Rental tract recorded in Volume 2495, Page 24 of the Real Property Records of Bowie County, Texas, to the POINT OF BEGINNING and containing 0.390 acres of land, more or less.

109 Miller

New Boston, Texas 75570

All of Lot Seven (7) and Lot Eight (8) of Block Seven (7), in the Wever's Second Addition to the City of New Boston, Bowie County, Texas, and being the same land described in a deed dated May 4, 1974, from Earl Payne, et ux, to Port Capps, et ux, and recorded in Volume 573, Page 361 - 362 of the Deed Records, Bowie County, Texas, and being the same land described in a Deed from Pam Kocher and husband, William D. Kocher, to Sam Bowers dated October 17, 1984, recorded in Volume 737, Page 474, Real Property Records of Bowie County, Texas.

9-7-2021

Jo F. Bittorf

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

Prepared by:
J. Randell Stevens, Attorney at Law
NORTON WOOD FLOYD, L.L.P.
315 Main Street, Texarkana, Texas 75503-5604

2021 JUL 28 AM 10:19

After recording, return to:
TEXAR Federal Credit Union
2301 Richmond Road, Texarkana, Texas 75501

**NOTICE OF PUBLIC FORECLOSURE SALE
AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

Pursuant to Section 51.002 of the Texas Property Code, notice is hereby given of the following non-judicial foreclosure sale (the "Sale"):

I. PROPERTY FOR SALE. The property for sale (the "Property") is commonly known as **131 Guitar Road, Texarkana, Texas 75501**, and is further described in the Real Property Records of **Bowie County, Texas** as follows:

All that certain tract or parcel of land being a part of the Nancy McCarter Headright Survey, A-385, Bowie County, Texas, and being a part of a 333.41 acre tract as described in Warranty Deed to George Thomas dated December 17, 1947, recorded in Volume 243, Page 375, of the Deed Records of Bowie County, Texas, and being more particularly described as follows:
BEGINNING: At a set 5/8" rebar for corner in the North boundary line and being S. 64 deg. 25' 02" W, 619.97 feet from a found existing fence corner at the Northeast corner of a 22.472 acre tract as described in Warranty Deed from James F. Fagan to James D. Sparkman and wife, Shelia Sparkman, dated March 20, 1996, recorded in Volume 2457, Page 270, of the Real Property Records of Bowie County, Texas;
THENCE: S 64 deg. 25' 02" W, with the North boundary line of the above described 22.472 acre tract, 117.15 feet to a set 5/8" rebar for corner;
THENCE: N 29 deg. 36' 03" W, along an existing fence line, 87.72 feet to a set 5/8" rebar for corner at an existing fence corner;
THENCE: N 23 deg. 41' 48" W, along an existing fence line and its projection, 258.19 feet to a set 5/8" rebar for corner;
THENCE: N 64 deg. 25' 02" E, 127.70 feet to a set 5/8" rebar for corner;
THENCE: S 23 deg. 33' 39" E, along an existing fence line and its projection, 255.84 feet to a set 5/8" rebar for corner at an existing fence corner;
THENCE: S 23 deg. 06' 56" E, along an existing fence line, 89.97 feet to the POINT OF BEGINNING, containing 1.0000 acre of land, more or less. (BASIS OF BEARINGS: Bearings are based on record bearing between found iron pins on the most Southerly East boundary line of the above described 22.472 acre tract of land).

TOGETHER WITH THE FOLLOWING ACCESS AND UTILITY EASEMENT:

All that certain tract or parcel of land being a part of the Nancy McCarter Headright Survey, A-385, Bowie County, Texas, and being a part of a 333.41 acre tract as described in Warranty Deed to George Thomas dated December 17, 1947, recorded in Volume 243, Page 375 of the Deed Records of Bowie County, Texas, and being more particularly described as follows:
BEGINNING: At an existing fence corner at the Northeast of a 22.472 Acre tract as described in Warranty Deed from James F. Fagan to James D. Sparkman and wife, Shelia Sparkman, dated March 20, 1996, recorded in Volume 2457, Page 270, of the Real Property Records of Bowie County, Texas;

THENCE: S 64 deg. 25' 02" W, with the North boundary line of the above described 22.472 acre tract, 619.97 feet to a point for corner;
 THENCE: N 23 deg. 06' 56" W, along an existing fence line, 30.30 feet to a Point for corner;
 THENCE: N 64 deg. 25' 02" E, 619.92 feet to a point for corner;
 THENCE: N 69 deg. 09' 56" E, 148.89 feet to a point for corner;
 THENCE: S 85 deg. 12' 47" E, 144.93 feet to a point for corner;
 THENCE: S 87 deg. 45' 36" E, 175.46 feet to a point for corner;
 THENCE: S 77 deg. 42' 41" E, 101.52 feet to a point for corner;
 THENCE: S 73 deg. 40' 39" E, 113.66 feet to a point for corner;
 THENCE: 84 deg. 59' 07" E, 210.59 feet to a point for corner on the West Right-of-Way line of County Road No. 1339 (George Thomas Road);
 THENCE: S 00 deg. 33' 29" W, with the West right-of-way line of County Road No. 1339, 30.09 feet to a point for corner;
 THENCE: N 84 deg. 59' 07" W, 215.89 feet to a point for corner;
 THENCE: N 73 deg. 40' 39" W, 115.57 feet to a point for corner;
 THENCE: N 77 deg. 42' 41" W, 97.83 feet to a point for corner;
 THENCE: N 87 deg. 45' 36" W, 173.49 feet to a point for corner;
 THENCE: N 85 deg. 12' 47" W, 138.78 feet to a point for corner;
 THENCE: S 69 deg. 09' 56" W, 14.82 feet to the Point of Beginning, containing 1.0390 acres of land, more or less.

II. DATE, TIME, & VENUE OF THE SALE. The Sale will be held at the North Entrance of the Bowie County Courthouse in New Boston, Texas, on **Tuesday, September 7, 2021**. The Sale will begin no earlier than 10:00 a.m., or no later than three (3) hours thereafter, and will be completed by no later than 4:00 p.m. *Please be aware that the Bowie County Commissioners' Court may hereafter designate another location for the Sale, in which case such designation will be recorded in the Real Property Records of Bowie County, Texas. The Sale may also be postponed, in which case such postponement will be recorded in the Real Property Records of Bowie County, Texas.*

III. AUTHORITY TO CONDUCT THE SALE. The Sale will be conducted pursuant to the power of sale conferred upon Domino Federal Credit Union (the "Lender") by that one certain Deed of Trust executed on September 26, 2008, and recorded in Volume 5475, Page 144, the Real Property Records of Bowie County, Texas on September 30, 2008 (the "Security Instrument"), wherein Jo F. Bittorf (the "Borrower") conveyed the Property to Joy Waters (the "Trustee") to be held in trust. Insofar as the Mortgagor has failed to timely cure default under the terms of the Security Instrument and the promissory note it secures, the Mortgagee has elected to foreclose upon its lien on the Property in accordance with Texas law.

IV. TERMS OF THE SALE. The Sale will be conducted according to the terms of the Security Instrument. One or more of the Substitute Trustees named in Paragraph "V" of this Notice will conduct the Sale as a public auction. The Property will be sold in one or more parcels to the highest bidder for cash in any order that the Substitute Trustee(s) determine(s). The purchase price will be due and payable immediately upon acceptance of a bid. The Property will be sold in "as-is" condition, without any express or implied warranties, except for the warranties of title (if any) provided for in the Security Instrument. Thus, for example, there may be occupants that claim an interest in the Property based upon said occupancy. Prospective bidders are, therefore, advised to conduct an independent investigation of the nature and physical condition of the Property prior to the Sale. If the Sale is set aside for any reason, the purchaser of the Property will be entitled only to a return of the purchase price that he, she, or it paid and will have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorneys. *Please be aware that the Substitute Trustee(s) reserve(s) the right to set further reasonable terms of sale.* Any such terms shall be announced before bidding is opened for the first sale of the day conducted by the Substitute Trustee(s) on Tuesday, September 7, 2021.

V. APPOINTMENT OF SUBSTITUTE TRUSTEE(S).

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 Substitute Trustees shall be: J. Randell Stevens, Fred R. Norton, Jr., Marshall C. Wood, Cory J. Floyd, and Jacob Hill, or any one of them. All said individuals are attorneys of NORTON WOOD FLOYD, L.L.P., 315 Main Street, Texarkana, Texas 75501-5604.

VI. NOTICE TO THE MORTGAGOR.

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 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: July 15, 2021

Submitted by:


J. Randell Stevens, Attorney for the Mortgagee

[Space Below This Line For Acknowledgment]

STATE OF TEXAS §
 §
COUNTY OF BOWIE §

BEFORE ME, the undersigned Notary Public, on this day came J. Randell Stevens, known to me to be the person whose name is subscribed to this instrument, and acknowledged to me that he has the authority to execute this instrument and that he executed this instrument for the purposes and consideration stated herein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15th day of July, 2021.




NOTARY PUBLIC - STATE OF TEXAS

9-7-2021

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

2021 JUL -1 PM 1:23

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: LOT NUMBERED NINE (9) IN BLOCK NUMBERED THREE (3) OF PINE FOREST FIRST ADDITION, A PART OF THE NANCY DYCUS HEADRIGHT SURVEY IN THE CITY OF WAKE VILLAGE, BOWIE COUNTY, TEXAS, AS SHOWN BY THAT CERTAIN PLAT RECORDED IN VOL. 532, PAGE 255, OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 07/29/2016 and recorded in Document 2016-9459 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: 09/07/2021

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 JOE E. ALLEN, provides that it secures the payment of the indebtedness in the original principal amount of \$210,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Reverse Mortgage Funding LLC is the current mortgagee of the note and deed of trust and REVERSE MORTGAGE FUNDING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Reverse Mortgage Funding LLC c/o REVERSE MORTGAGE FUNDING, LLC, 3900 Capital City Blvd., Lansing, MI 48906 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Order to Foreclose. Reverse Mortgage Funding LLC obtained a Order from the 102nd District Court of Bowie County on 06/10/2021 under Cause No. 20C0866-102. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. 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
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

Certificate of Posting

I am Robert La Mont 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 01, 2021 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 7-01-21

