

August 5, 2025

FOR RECORD IN:  
BOWIE COUNTY, TEXAS  
FINA PETTY, COUNTY CLERK

25-01813

119 E PIONEER ST, WAKE VILLAGE, TX 75501

2025 MAY 15 AM 10:38

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

**Property:**

The Property to be sold is described as follows:

ALL OF LOTS NO. 1 & 2, A. N. HAYES SUBDIVISION, A SUBDIVISION  
OF A PART OF THE NANCY DYCUS HEADRIGHT SURVEY, ABSTRACT  
145, BOWIE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED  
IN VOLUME 366 PAGE 233 OF THE DEED RECORDS OF BOWIE  
COUNTY, TEXAS.

**Security Instrument:**

Deed of Trust dated November 12, 2021 and recorded on November 22, 2021 at  
Instrument Number 2021-00014142 in the real property records of BOWIE County,  
Texas, which contains a power of sale.

**Sale Information:**

August 5, 2025, at 11:00 AM, or not later than three hours thereafter, at the front (north)  
entrance of the Bowie County Courthouse, or as designated by the County  
Commissioners Court.

**Terms of Sale:**

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

**Obligation Secured:**

The Deed of Trust executed by KRYSTAL MURPHY secures the repayment of a Note  
dated November 12, 2021 in the amount of \$181,649.00. LAKEVIEW LOAN  
SERVICING, LLC, whose address is c/o LoanCare, LLC, 3637 Sentara Way, Virginia  
Beach, VA 23452, is the current mortgagee of the Deed of Trust and Note and LoanCare,  
LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing  
agreement and Texas Property Code section 51.0025, the mortgagee authorizes the  
mortgage servicer to administer the foreclosure on its behalf.

**Substitute Trustee:**

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

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

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED  
STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING  
ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL  
GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED  
FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY  
MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**



4843317

*Mary Company*

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De Cubas & Lewis, P.C.  
Mary Company, Attorney at Law  
PO Box 5026  
Fort Lauderdale, FL 33310

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Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Jami Grady, Tonya Washington, Misty McMillan, Terry Waters, Ashlee Luna, Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston||Richard Paul Carr Jr, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Margaret Rosanne Kayl

c/o De Cubas & Lewis, P.C.  
PO Box 5026  
Fort Lauderdale, FL 33310

Certificate of Posting

I, \_\_\_\_\_, declare under penalty of perjury that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of BOWIE County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

TS No.: 2024-01636-TX  
25-000404-673

2025 MAY 22 AM 8:16

## Notice of [Substitute] Trustee Sale

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

### 1. Date, Time and Place of Sale.

**Date:** 08/05/2025

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

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

**Property Address:** 2902 PAGE ST, TEXARKANA, TX 75503

**2. Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property.

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 11/03/2003 and recorded 11/06/2003 in Book 4147 Page 307 Document 18345, real property records of Bowie County, Texas, with **Hollis C. Majors III and Sammie R. Majors, husband and wife** grantor(s) and CIMARRON MORTGAGE COMPANY DBA THE MORTGAGE WAREHOUSE as Lender, CITIBANK, N.A. as owner trustee for New Residential Mortgage Loan Trust 2016-3 as Beneficiary.

**4. Appointment of Substitute Trustee:** In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by **Hollis C. Majors III and Sammie R. Majors, husband and wife**, securing the payment of the indebtedness in the original principal amount of \$77,625.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **CITIBANK, N.A. as owner trustee for New Residential Mortgage Loan Trust 2016-3** is the current mortgagee of the note and deed of trust or contract lien.



TS No.: 2024-01636-TX  
25-000404-673

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

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

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

**LOT NUMBERED SIXTEEN (16), OF WAGNON ESTATES SUBDIVISION A PART OF THE J.W. JOHNSON HEADRIGHT SURVEY, ABST. NO. 308, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 3894, PAGE 97 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS.**

**8. Mortgage Servicer Information:** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

**C/O PHH Mortgage Corporation**

**PO BOX 24605**

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

**Phone: 877-744-2506**

TS No.: 2024-01636-TX  
25-000404-673

## Notice of [Substitute] Trustee Sale

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

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

Date: 05/21/2025



Mark Bombick – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

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

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

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

### Certificate of Posting

I am \_\_\_\_\_ whose address is c/o AVT Title Services, L.L.C., 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on \_\_\_\_\_ 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.

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

2025 MAY 30 AM 10:58

301 CHURCH STREET  
REDWATER, TX 75573

00000009788589

**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: August 05, 2025

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 September 17, 2010 and recorded in Document CLERK'S FILE NO. 12450; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2022-00002575 real property records of BOWIE County, Texas, with TRENT JAMES KLITZ AND ERICA LEE KLITZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., (MERS) AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by TRENT JAMES KLITZ AND ERICA LEE KLITZ securing the payment of the indebtednesses in the original principal amount of \$209,675.00, 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.** 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD  
FORT MILL, SC 29715



**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, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, JAMI HUTTON, TONYA WASHINGTON, MISTY MCMILLAN, AUCTION.COM, TERRY WATERS, ASHLEE LUNA, 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 \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ 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: \_\_\_\_\_

Date: \_\_\_\_\_

**EXHIBIT "A"**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE DANIEL MORRIS HEADRIGHT SURVEY, ABSTRACT NO. 381, BOWIE COUNTY, TEXAS, AND BEING A PART OF A CERTAIN 9.00 ACRE TRACT CONVEYED FROM W.M. SMITH AND WIFE, JACKIE SMITH TO JOE R. NUNN BY DEED DATED JANUARY 31, 1961 AND RECORDED IN VOLUME 392, PAGES 605-607 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS, AND THE HEREIN DESCRIBED TRACT OF LAND BEING THAT SAME TRACT OR PARCEL OF LAND CONVEYED FROM JOE R. NUNN AND WIFE, RITA GRIMES NUNN TO CHARLES W. MAGEE, JR. AND WIFE, JANET MAGEE BY DEED DATED OCTOBER 26, 1988 AND RECORDED IN VOLUME 2946, PAGES 34-36 OF THE REAL PROPERTIES OF BOWIE COUNTY, TEXAS, AND THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½ INCH REINFORCING STEEL ROD FOUND FOR CORNER ON THE NORTH SIDE OF A STREET DESIGNATED AS CHURCH STREET AT THE SOUTHWEST CORNER OF SAID 9.00 ACRE JOE R. NUNN TRACT AND THE SOUTHWEST CORNER OF SAID MAGEE TRACT AND BEING THE SOUTHEAST CORNER OF A CERTAIN 2.61 ACRE TRACT CONVEYED FROM JANIS DURHAM TO JAMES C. EDWARDS, ET UX, BY DEED DATED MARCH 26 AND RECORDED IN VOLUME 1923, PAGE 167 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, AND ALSO BEING THE SOUTHEAST CORNER OF A CERTAIN TRACT CONVEYED TO CHRISTOPHER M. HUGHES AND INA M. HUGHES BY DEED DATED DECEMBER 9, 2009 AND RECORDED IN VOLUME 5744, PAGES 43-45 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS;

THENCE: N 00° 00' 00" E, 218.24 FEET WITH THE WEST LINE OF SAID MAGEE TRACT AND AN EAST LINE OF SAID HUGHES TRACT TO A ½ INCH REINFORCING STEEL ROD FOUND AT AN EXISTING FENCE CORNER AT THE NORTHWEST CORNER OF SAID MAGEE TRACT;

THENCE: N 88° 58' 41" E, 145.17 FEET ALONG AN EXISTING FENCE LINE AND WITH THE NORTH LINE OF SAID MAGEE TRACT AND WITH A SOUTH LINE OF A CERTAIN TRACT CONVEYED TO JASON MORTON AND WIFE, LINDSAY MORTON BY DEED DATED APRIL 25, 2007 AND RECORDED IN VOLUME 5135, PAGES 82-84 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, TO A ½ INCH REINFORCING STEEL ROD FOUND FOR CORNER AT AN EXISTING FENCE CORNER AT THE NORTHEAST CORNER OF SAID MAGEE TRACT;

THENCE: S 02° 06' 19" W, 223.85 FEET ALONG AN EXISTING FENCE LINE AND WITH THE EAST LINE OF SAID MAGEE TRACT AND WITH A WEST LINE OF SAID MORTON TRACT TO A ½ INCH REINFORCING STEEL ROD SET FOR CORNER ON THE NORTH SIDE OF CHURCH STREET AT THE SOUTHEAST CORNER OF SAID MAGEE TRACT;

THENCE: N 88° 48' 00" W, 136.95 FEET WITH THE NORTH SIDE OF CHURCH STREET TO THE POINT OF BEGINNING AND CONTAINING 0.715 ACRES OF LAND, MORE OR LESS.



FOR RECORDING  
BOWIE COUNTY, TEXAS  
TINA PETTY, COUNTY CLERK

2025 MAY 30 AM 10:58

2 WOODCLIFF DR  
TEXARKANA, TX 75503

00000010365534

**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: August 05, 2025

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 June 29, 2022 and recorded in Document INSTRUMENT NO. 2022-00007943; AS AFFECTED BY INSTRUMENT NO. 2025-00001367 real property records of BOWIE County, Texas, with BRITTANY D DAVIS AND DAMIEN D DAVIS SR, WIFE AND HUSBAND, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by BRITTANY D DAVIS AND DAMIEN D DAVIS SR WIFE AND HUSBAND, securing the payment of the indebtednesses in the original principal amount of \$266,680.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC 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. LOANCARE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o LOANCARE, LLC  
3637 SENTARA WAY  
VIRGINIA BEACH, VA 23452

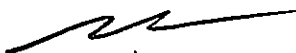


**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

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, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, JAMI HUTTON, TONYA WASHINGTON, MISTY MCMILLAN, AUCTION.COM, TERRY WATERS, ASHLEE LUNA, 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 \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ 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: \_\_\_\_\_

Date: \_\_\_\_\_

2 WOODCLIFF DR  
TEXARKANA, TX 75503

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BOWIE

**EXHIBIT "A"**

LOT NUMBERED FIVE (5) IN BLOCK NUMBERED SIX (6) OF PARK VILLA ESTATES (FORMERLY FARR OAKS ADDITION),  
AN ADDITION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD  
IN VOLUME 329, PAGE 11, PLAT RECORDS OF BOWIE COUNTY, TEXAS

August 5, 2025

FOR RECORD IN  
BOWIE COUNTY, TEXAS  
LINA PETTY, COUNTY CLERK

25-00075

1700 -1702 W DR MLK JR BL, TEXARKANA, TX 75501

2025 JUN -5 AM 9:05

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

**Property:**

The Property to be sold is described as follows:

The South 90 feet of Lot Numbered Twelve (12) and the South 90 feet of the East 35 feet of Lot Numbered Eleven (11), in Block Numbered Six (6) of City Improvement Company's West Side Addition to the City of Texarkana per the map or plat recorded in Volume 14, Page 62, Plat Records, Bowie County, Texas.

**Security Instrument:**

Deed of Trust dated May 9, 2024 and recorded on May 14, 2024 at Instrument Number 2024-00004420 in the real property records of BOWIE County, Texas, which contains a power of sale.

**Sale Information:**

August 5, 2025, at 11:00 AM, or not later than three hours thereafter, at the front (north) entrance of the Bowie County Courthouse, or as designated by the County Commissioners Court.

**Terms of Sale:**

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

**Obligation Secured:**

The Deed of Trust executed by TRIPLE 7'S UNLIMITED ENTERPRISES, LLC secures the repayment of a Note dated May 9, 2024 in the amount of \$140,000.00. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR STONE ROOTS N TRUST, whose address is c/o Selene Finance LP, 9990 Richmond Avenue, Suite 400 South, Houston, TX 77042-4546, is the current mortgagee of the Deed of Trust and Note and Selene Finance LP is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

**Substitute Trustee:**

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

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

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

*Mary Company*

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De Cubas & Lewis, P.C.  
Mary Company , Attorney at Law  
PO Box 5026  
Fort Lauderdale, FL 33310

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Substitute Trustee(s): Richard Paul Carr Jr, Harriett  
Fletcher, Sheryl LaMont, Sharon St. Pierre, Margaret  
Rosanne Kayl||Richard Paul Carr Jr, Harriett Fletcher,  
Sheryl LaMont, Sharon St. Pierre, Margaret Rosanne  
Kayl, Sharon Sharp, Michael Turner

c/o De Cubas & Lewis, P.C.  
PO Box 5026  
Fort Lauderdale, FL 33310

**Certificate of Posting**

I, \_\_\_\_\_, declare under penalty of perjury that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of BOWIE County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

REGIONS MORTGAGE (UPN)  
TAYLOR, RICKY  
902 CONWAY DRIVE, TEXARKANA, TX 75501

CONVENTIONAL  
Firm File Number: 23-040691

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

2025 JUN -5 PM 4:28

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on January 28, 2015, RICKY TAYLOR, UNMARRIED, as Grantor(s), executed a Deed of Trust conveying to JOHN ULMER, as Trustee, the Real Estate hereinafter described, to REGIONS BANK 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 2015-1562, 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, August 5, 2025~~ 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 at the County Courthouse in BOWIE COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said 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 MARK EPPERSON HEADRIGHT SURVEY, ABSTRACT NO. 185, IN BOWIE COUNTY, TEXAS, BEING A PART OF THAT CERTAIN 156.43 ACRE TRACT OF LAND CONVEYED TO T. A. MATLOCK BY D. C. MEREDITH AND WIFE, BY DEED DATED OCTOBER 27, 1916, AND RECORDED IN VOLUME 74, PAGE 491 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS AND BEING A PART OF A 97.516 ACRE TRACT, THE SAME TRACT OF LAND CONVEYED TO MAX LANIER GOODWIN (CALLED 100 ACRES) AND SAID TRACT OR TRACTS BEING A PART OF THAT CERTAIN CALLED 10.00 ACRE TRACT CONVEYED FROM PAUL E. PALMORE TO JAMES E. SPARKMAN, ET UX, BY CORRECTION DEED DATED JUNE 10, 1993, AND RECORDED IN VOLUME 1962, PAGE 70, OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, AND THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING IN THE CENTER OF A COUNTY ROAD AT THE SOUTHEAST CORNER OF THE ABOVE MENTIONED 156.43 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID GOODWIN 100 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF A CERTAIN 20.00 ACRE TRACT OF LAND CONVEYED BY JACK OGLESBY TO JIMMY D. CROWSON, ET UX, BY DEED DATED NOVEMBER 7, 1963, AND RECORDED IN VOLUME 430, PAGE 113 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS;

THENCE SOUTH 88 DEGREES 37 MINUTES 00 SECONDS WEST 967.19 FEET WITH THE NORTH BOUNDARY LINE OF SAID CROWSON 20 ACRE TRACT TO A 3" IRON PIPE FOR CORNER AT THE SOUTHEAST CORNER OF SAID 10.00 ACRE SPARKMAN TRACT;

THENCE NORTH 00 DEGREES 28 MINUTES 00 SECONDS EAST 1717.50 FEET WITH THE EAST LINE OF SAID SPARKMAN TRACT TO AN IRON PIN FOR CORNER AND BEING THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 89 DEGREES 29 MINUTES 21 SECONDS WEST 185.24 FEET TO AN IRON PIN FOR CORNER;

THENCE NORTH 01 DEGREES 29 MINUTES 51 SECONDS WEST 252.36 FEET TO AN IRON PIN FOR CORNER;

THENCE SOUTH 89 DEGREES 29 MINUTES 21 SECONDS WEST 30.00 FEET TO AN IRON PIN FOR CORNER;

THENCE NORTH 01 DEGREES 23 MINUTES 21 SECONDS WEST 234.94 FEET WITH THE EAST LINE OF A PUBLIC STREET TO AN IRON PIN FOR CORNER, BEING THE NORTHWEST CORNER OF SAID SPARKMAN TRACT;

THENCE NORTH 89 DEGREES 29 MINUTES 21 SECONDS EAST 231.51 FEET WITH THE NORTH LINE OF SAID SPARKMAN TRACT TO AN IRON PIN FOR CORNER AT THE NORTHEAST CORNER OF SAME;

THENCE SOUTH 00 DEGREES 28 MINUTES 00 SECONDS WEST 487.26 FEET WITH THE EAST LINE OF

SAID SPARKMAN TRACT TO THE POINT OF BEGINNING AND CONTAINING 2.326 ACRES OF LAND,  
MORE OR LESS.

Property Address: 902 CONWAY DRIVE  
TEXARKANA, TX 75501  
Mortgage Servicer: REGIONS MORTGAGE  
Mortgagee: REGIONS  
6200 POPLAR AVENUE  
MEMPHIS, TN 38119

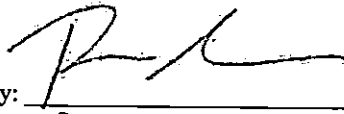
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property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

**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**

**SUBSTITUTE TRUSTEE**

Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Harriett Fletcher or Sheryl LaMont  
14800 Landmark Blvd, Suite 850  
Dallas, TX 75254

WITNESS MY HAND this day June 4, 2025.

By:   
Ronny George  
Texas Bar No. 24123104  
Grant Tabor  
Texas Bar No. 24027905  
Kathryn Dahlin  
Texas Bar No. 24053165  
rgeorge@logs.com  
13105 Northwest Freeway, Suite 960  
Houston, TX 77040  
Telephone No: (713) 462-2565  
Facsimile No: (847) 879-4823  
Attorneys for REGIONS

**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.**

Aug 5, 2025

RECORDED FOR RECORD H.  
BOWIE COUNTY, TEXAS  
FINA PETTY, COUNTY CLERK

**NOTICE OF TRUSTEE'S SALE**

2025 JUN 12 AM 11:09

WHEREAS, on November 1, 2016, JIMMIE K CORNELIUS SR AS UNMARRIED MAN, executed a Deed of Trust/Security Instrument conveying to MICHAEL H. PATTERSON, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR MIDSOUTH BANK, NA. ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2016-13066 in the DEED OF TRUST OR REAL PROPERTY RECORDS of BOWIE COUNTY, TEXAS; and

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 the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN ~~that on TUESDAY, AUGUST 5, 2025 between ten~~ o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate at Bowie County Courthouse, 710 James Bowie Drive, New Boston, TX 75570 in **BOWIE COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said 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 was posted.

Said Real Estate is described as follows: LOT NUMBERED ELEVEN (11) IN BLOCK NUMBERED TWO (2) OF ASHLEE PARK, A SUBDIVISION OF A PART OF THE GEORGE BRINLEE HEADRIGHT SURVEY, ABST. NO. 18, NASH, BOWIE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 637, PAGE 643 OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS.

Property Address: 17 ROBIN DRIVE, NASH, TX 75569

Mortgage Servicer: NATIONSTAR

Noteholder: NATIONSTAR MORTGAGE LLC  
8950 CYPRESS WATERS BLVD., COPPELL, TX 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

**ACTIVE MILITARY SERVICE NOTICE**

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active 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 12th. day of June, 2025.



Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Jami Grady, Tonya Washington, Misty McMillan, Auction.com, Terry Waters, Ashlee Luna, Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Richard Paul Carr Jr, Sharon St. Pierre, Margaret Rosanne Kayl, Marinosci Law Group PC

Substitute Trustee Address:

Marinosci Law Group, P.C.  
16415 Addison Road, Suite 725  
Addison, TX 75001  
(972) 331-2300



August 5, 2025

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

RECORDING REQUESTED BY  
Law Offices of Jason C. Tatman

2025 JUN 16 AM 10:48

And When Recorded Mail To  
SECRETARY OF HOUSING AND URBAN DEVELOPMENT  
C/O Compu-Link, HUD Division  
14002 East 21<sup>st</sup> St., Suite 300  
Tulsa, OK 74134

APN 23551

TS No. LO-53458-TX

Space above this line for recorder's purposes

**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
NOTICE OF DEFAULT AND FORECLOSURE SALE**

Recorded in accordance with 12 USCA 3764 (c)

WHEREAS, on 5/24/2010, a certain Deed of Trust was executed by E. GLEN GENTRY AND WIFE, JUNE M. GENTRY as trustor in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., (MERS) AS NOMINEE FOR AMERICAN ADVISORS GROUP ITS SUCCESSORS AND/OR ASSIGNS as beneficiary, and OLD REPUBLIC TITLE COMPANY as trustee, and was recorded on 6/11/2010, as Instrument No. 7390, in Book 5848, Page 123, in the Office of the County Recorder of Bowie County, Texas; and

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

WHEREAS, the beneficial interest in the Deed of Trust is now owned by the Secretary, pursuant to an Assignment of Deed of Trust dated 6/11/2020, recorded on 9/25/2020, as instrument number 2020-00010246, book XX, page XX, in the Office of the County Recorder, Bowie County, Texas; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on 3/9/2025, was not made due to the property ceases to be the principal residence of a borrower for reasons other than death and the property is not the principal residence of at least one other borrower and remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and

WHEREAS, the entire amount delinquent as of 3/9/2025 is \$214,930.27; and

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

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of Law Offices of Jason C. Tatman as Foreclosure Commissioner (see attached), notice is hereby given that on 8/5/2025 between 10:00AM-1:00PM local time, all real and personal property at or used in connection with the following described property will be sold at public auction to the highest bidder:

**Legal Description:**

Lot 3, of THE MEADOW, a Subdivision of a part of the M.H. James Headright Survey in Bowie County, Texas, according to the Plat recorded in Volume 608, Page 181 of the Plat records of Bowie County Texas.

**Commonly known as: 904 PINE MEADOW DRIVE, TEXARKANA, TX 75503**

The sale will be held at the front (north) entrance of the Bowie County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court. The Secretary of Housing and Urban Development will bid an estimate of \$223,163.29.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$22,316.33 [10% of the Secretary's bid] in the form of a certified check or cashier's check made out to the Secretary of HUD. Each oral bid need not be accompanied by a deposit. If the successful bid is oral, a deposit of \$22,316.33 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the high bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveyancing fees, all real estate and other taxes that are due on or after the delivery of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

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

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

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

The amount that must be paid if the Mortgage is to be reinstated prior to the scheduled sale is \$223,163.29, as of 3/4/2025, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

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

Date: 6/5/2025

Law Offices of Jason C. Tatman  
U.S. Dept. of HUD Foreclosure Commissioner

BY: *Rhonda Rorie*  
Rhonda Rorie, AVP  
[rr@tatmanlegal.com](mailto:rr@tatmanlegal.com)  
9665 Chesapeake Dr., Ste 365, San Diego, CA  
92123  
(844) 252-6972 Fax (858) 348-4976

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

State of California  
County of San Diego

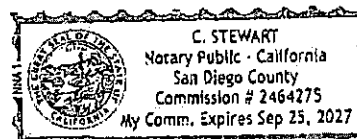
On 6/5/2025 before me, C. Stewart, a Notary Public, personally appeared Rhonda Rorie who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal

Signature

*C. Stewart*





U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
Fort Worth Regional Office, Region VI  
Office of Regional Counsel  
307 W 7<sup>th</sup> Street, Ste. 1000  
Fort Worth, TX 76102  
Phone: 817-978-5987 FAX: 202-485-9114

February 1, 2022

FORECLOSURE COMMISSIONER DESIGNATION

To: Jason C. Tatman  
Law Office of Jason C. Tatman  
5677 Oberlin Dr. Ste 210  
San Diego, CA, 92121

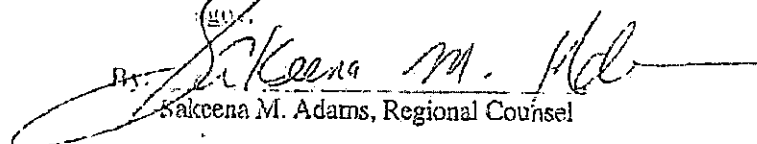
Pursuant to Section 805 of the Single Family Mortgage Foreclosure Act of 1994 (the "Act"), and the Delegation of Authority published in 76 FR 42466 on July 18, 2011, you are hereby designated as a Foreclosure Commissioner to act on behalf of the Secretary of Housing and Urban Development to conduct nonjudicial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

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

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

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

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

By:   
Sakeena M. Adams, Regional Counsel

ACCEPTANCE OF DESIGNATION

I, JASON TATUM, hereby accept designation as a Foreclosure Commissioner and agree to abide by the provisions of my appointment, the Act referred to above, the regulations, and the Instructions as provided to me by HUD.

2.8.2022  
Date

LAW OFFICES OF JASON TATUM  
Name of Firm

By: [Signature]  
416-5437418  
Tax ID. or Social Security No.

ACKNOWLEDGEMENT

State of \_\_\_\_\_ )

[County/Parish] of \_\_\_\_\_ )

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
by \_\_\_\_\_

\_\_\_\_\_  
Notary Public

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

State of California

County of San Diego

On 2/8/2022 before me, Baron Tennelle III, a notary public, personally appeared Jason C. Tatman who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Baron Tennelle III (Seal)



August 5, 2025

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

2025 JUN 16 AM 10:49

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**T.S. No.:** LO-34197-TX

**DATE:** June 11, 2025

**NOTE:** Promissory Note described as follows:

Date:	8/7/2023
Debtor(s):	Triple 7's Unlimited Enterprises, LLC, a Texas Limited Liability Company, a Texas Limited Liability Company and Michael Newton
Original Creditor:	Mortgage Electronic Registration Systems, Inc., (MERS) as nominee for Blue Gate Capital LLC it successors and or assigns
Original Principal Amount:	\$115,237.50
Current Holder:	LOAN FUNDER LLC

**DEED OF TRUST:** Deed of Trust described as follows:

Date:	8/7/2023
Grantor:	Triple 7's Unlimited Enterprises, LLC, a Texas Limited Liability Company, a Texas Limited Liability Company and Michael Newton
Trustee:	Philip M. Ruais, Esq.
Current Beneficiary:	LOAN FUNDER LLC
Recorded:	8/8/2023, In Book/Reel/Liber: XX Page/Folio: XX as Instrument No.: 2023-00007594, In the County of Bowie, State of Texas

**LENDER:** LOAN FUNDER LLC

**BORROWER:** Triple 7's Unlimited Enterprises, LLC, a Texas Limited Liability Company a Texas Limited Liability Company and Michael Newton

**PROPERTY:** The real property described as follows:

**Lots Numbered one (1) and Two (2) in Block Numbered Twenty-Four (24) of Highland Park Addition, to the City of Texarkana, Bowie County, Texas, according to the map or plat as recorded in Volume 1, Page 201, Deed Records, Bowie County, Texas.**

**2317 Walnut Street, Texarkana, TX 75501**

**SUBSTITUTE TRUSTEE: Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, Christy Smith, Renee McCoart, Ken Autrey, Ed Henderson, Jamey Parsons**

Substitute Trustee's Mailing Address: Law Offices of Jason C. Tatman, 9665 Chesapeake Drive, Suite 365, San Diego, California 92123

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

**8/5/2025, the first Tuesday of the month, to commence between 10:00AM – 1:00PM.**

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

At the front (north) entrance of the Bowie County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

#### **RECITALS**

Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

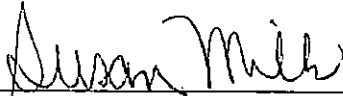
Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.



ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Notice of Sale executed by:

A handwritten signature in cursive script, appearing to read "Susan Mills", written over a horizontal line.

Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, Christy Smith, Renee McCoart, Ken Autrey, Ed Henderson, Jamey Parsons, Trustee

8-5-2025

2025 JUN 18 PM 4:25

20-047250

### 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> February 23rd, 2000	<b>Original Mortgagor/Grantor:</b> CORNELIOUS FISHER AND LAWANDA FISHER
<b>Original Beneficiary / Mortgagee:</b> JIM WALTER HOMES, INC.	<b>Current Beneficiary / Mortgagee:</b> U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO FIRST UNION NATIONAL BANK AS TRUSTEE, FOR MID-STATE TRUST X
<b>Recorded in:</b> <b>Volume:</b> 3224 <b>Page:</b> 175 <b>Instrument No:</b> 2513	<b>Property County:</b> BOWIE
<b>Mortgage Servicer:</b> NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING	<b>Mortgage Servicer's Address:</b> 55 BEATTIE PLACE, SUITE 110, MS#001, GREENVILLE, SC 29601

\* 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 \$56,800.00, executed by LAWANDA FISHER and payable to the order of Lender.

**Property Address/Mailing Address:** 1273 COUNTY RD 2109, HOOKS, TX 75561

**Legal Description of Property to be Sold:** ALL THAT CERTAIN TRACT OF LAND LOCATED IN THE LEMUEL PETERS H.R.S. AND BEING A PART OF THE 408 ACRES OF LAND DEEDED BY H.D. NICHOLS TO J.W. SMITH. THIS BY W.M. SMITH TO E.H. SMITH TO MATILDA RANSOM AND JOHN RANSOM TO JOE BURTON AND WIFE LUCILE BURTON TO ARDALIA COTTON. BEGINNING AT THE SE CORNER OF SAID TRACT. THENCE NORTH 87 ½ FT. A STAKE. THENCE WEST 1250 FT. A STAKE. THENCE SOUTH 87 ½ FT. A STAKE. THENCE EAST 1250 FT. A STAKE TO THE POINT OF BEGINNING, CONTAINING (2 ½) TWO AND ONE HALF ACRES MORE OR LESS.

<b>Date of Sale:</b> <del>AUGUST 05, 2025</del>	<b>Earliest time Sale will begin:</b> <del>11:00 AM</del>
-------------------------------------------------	-----------------------------------------------------------

**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 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, U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO FIRST UNION NATIONAL BANK AS TRUSTEE, FOR MID-STATE TRUST X, the owner and holder of the Note, has requested Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Harriett



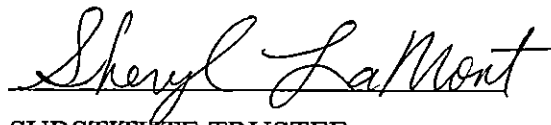
Fletcher or Sheryl LaMont whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**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 *U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO FIRST UNION NATIONAL BANK AS TRUSTEE, FOR MID-STATE TRUST X* 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, Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Harriett Fletcher or Sheryl LaMont 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 Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Harriett Fletcher or Sheryl LaMont 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

Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins,  
Harriett Fletcher or Sheryl LaMont, Trustee Posted 6/18/2025

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
13010 Morris Rd, Suite 450, Alpharetta, Georgia 30004  
PH: (470)321-7112

August 5, 2025

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

**NOTICE OF FORECLOSURE SALE** JUN 26 PM 3:28

**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 SEVENTEEN (17) IN BLOCK NUMBERED TWO (2) OF PLEASANT RIDGE ADDITION, A SUBDIVISION OF A PART OF SECTION 11, M.E. P. & P. RAILWAY CO. SURVEY, ABSTRACT NO. 428, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION FILE FOR RECORD UNDER CLERK'S FILE NO. 3380 AND RECORDED IN VOLUME 608, PAGE 209, PLAT RECORDS OF BOWIE COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 12/30/2005 and recorded in Book 4803 Page 294 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: 08/05/2025

Time: 10:00 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 ROY T. WRIGHT, JR AND MARY P. CARLSON, provides that it secures the payment of the indebtedness in the original principal amount of \$78,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. DEUTSCHE BANK TRUST COMPANY AMERICAS AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF SAXON ASSET SECURITIES TRUST 2006-1 MORTGAGE LOAN ASSET BACKED NOTES, SERIES 2006-1 is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is DEUTSCHE BANK TRUST COMPANY AMERICAS AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF SAXON ASSET SECURITIES TRUST 2006-1 MORTGAGE LOAN ASSET BACKED NOTES, SERIES 2006-1 c/o PHH MORTGAGE CORPORATION, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Order to Foreclose.** DEUTSCHE BANK TRUST COMPANY AMERICAS AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF SAXON ASSET SECURITIES TRUST 2006-1 MORTGAGE LOAN ASSET BACKED NOTES, SERIES 2006-1 obtained a Order from the 5th - Bowie County District Court of Bowie County on 05/29/2025 under Cause No. 25C0300-005. 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.**

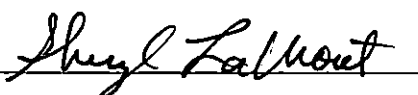


Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
✓ L. Keller Mackie, Attorney at Law  
Michael Zientz, Attorney at Law  
Lori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Karla Balli, Attorney at Law  
Parkway Office Center, Suite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

For additional sale information visit: [www.auction.com](http://www.auction.com) or (800) 280-2832

Certificate of Posting

I am Sheryl LaMont whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on June 26, 2025 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.



8-05-2025

BOWIE COUNTY, TEXAS  
FINA PETTY, COUNTY CLERK

2025 JUN 27 PM 3: 05

109 E GREENFIELD DR  
WAKE VILLAGE, TX 75501

00000010424315

### 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: August 05, 2025~~

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 December 03, 2021 and recorded in Document INSTRUMENT NO. 2021-00014624 real property records of BOWIE County, Texas, with KIMBERLY JORDAN AND HUSBAND, JERRY LYNN JORDAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by KIMBERLY JORDAN AND HUSBAND, JERRY LYNN JORDAN, securing the payment of the indebtednesses in the original principal amount of \$151,603.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING 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. NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING  
601 OFFICE CENTER DRIVE  
SUITE 100  
FORT WASHINGTON, PA 19034



**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 RICHARD PAUL CARR JR , HARRIETT FLETCHER, SHERYL LAMONT, ALLAN JOHNSTON, MARGARET ROSANNE KAYL, OR SHARON ST. PIERRE 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.



Ryan Bourgeois

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ 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: \_\_\_\_\_

Date: \_\_\_\_\_

109 E GREENFIELD DR  
WAKE VILLAGE, TX 75501

00000010424315

00000010424315

BOWIE

**EXHIBIT "A"**

LOT 10, BLOCK 5, GREENFIELD THIRD ADDITION, TO THE CITY OF WAKE VILLAGE, BOWIE COUNTY, TEXAS,  
ACCORDING TO THE MAP OR PLAT OF SAID ADDITION RECORDED IN VOLUME 329, PAGE 140, OF THE PLAT RECORDS  
OF BOWIE COUNTY, TEXAS.

August 5, 2025

CLERK OF COURTS  
BOWIE COUNTY, TEXAS  
LINA PETTY, COUNTY CLERK

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

2025 JUN 27 PM 2:32

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS                   X

COUNTY OF BOWIE               X

On September 1, 2023, Christian Britt and Holly Harrah aka Holly Karrh-Britt, Grantor (whether one or more), executed a Deed of Trust, conveying to Bradley D. Bailey, as Trustee, the real estate hereinafter described to secure Red River Employees Federal Credit Union, in payment of debts therein described, said Deed of Trust being recorded at Instrument 2023-00008569, Real Property Records of Bowie County, Texas.

By instrument dated June 23, 2025, 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, August 5, 2025, 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.

All that certain tract or parcel containing 0.786 acre of land in the Daniel Morris Survey, A-381, Bowie County, Texas, being all of a tract which was called 0.80 acre conveyed from Bobby Lee Simpson, et aux to James Robert Bohon, by an instrument of record in Clerks File #2021-15103, Bowie County Official Public Record (BCOPR), said 0.786 acre being more particularly described as follows and shown on the plat prepared by 36C Surveying as Job Number 15119, (Bearing Basis: State Plane Coordinates, Texas North Central 4202, NAD83, GRID)

BEGINNING at a 1" iron pipe found for northwest corner, being the northwest corner of said 0.80 acre tract, lying in the east right of way (R-O-W) line of Shiloh Street;

THENCE departing Shiloh Street, N87°51'13"E, 181.94 feet along the common line of said 0.80 acre tract and said 0.610 acre conveyed from Johnny L. Murphy, et ux to James L. Ware, et ux, by an instrument of record in Volume 5264, Page 183, BCOPR to a 1/2" iron rod found for northeast corner, being the northeast corner of said 0.80 acre tract and northwest corner of a tract which was called 4.991 acre conveyed from Barbara Campbell Hay, et al to Nathan A. Williams, et ux, by an instrument of record in Volume 6654, Page 327, BCOPR;

THENCE S02°16'00"E, 180.40 feet along the common line of said 0.80 acre tract and said 4.991 acre tract to a 1" iron pipe found for southeast corner, being the southeast corner of said 0.80 acre tract, southwest corner of said 4.991 acre tract and northeast corner of a tract which was called 0.779 acre conveyed from Betty Satterfield to Nathan Williams, et ux, by an instrument of record in Clerks File #2022-0007210, BCOPR;

THENCE S38°16'26"W, 30.78 feet along the common line of said 0.80 acre tract and said 0.779 acre tract to a 5/8" iron rod found for angle point, being an angle point of said 0.80 acre tract, northwest corner of said 0.779 acre tract and northeast corner of a tract which was called 0.934 acres conveyed from Christopher Charles Boyd to Nathan Williams, et ux, by an instrument of record in Clerks File #2022-3673, BCOPR;



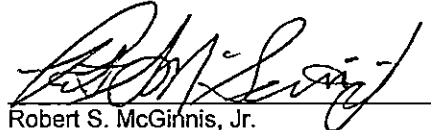
THENCE S77°23'29"W, 147.34 feet along the common line of said 0.80 acre tract and said 0.934 acre tract to a 1/2" iron rod found for southwest corner, being the southwest corner of said 0.80 acre tract and northwest corner of said 0.934 acre tract, lying in the east R-O-W line of Shiloh Street;

THENCE N03°59'20"W, 207.04 feet along the common line of said 0.80 acre tract and Shiloh Street to the PLACE OF BEGINNING, containing 0.786 acre of land, more or less.  
The real property or its address is commonly known as 109 Shiloh Street, Maud, Texas 75567.

### 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 June 24, 2025.

  
Robert S. McGinnis, Jr.  
Substitute Trustee

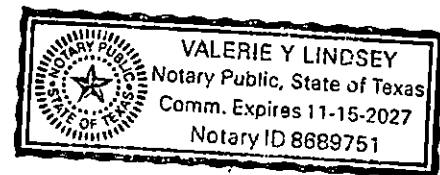
STATE OF TEXAS        )(

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 June 24, 2025.

  
Valerie Y. Lindsey  
Notary Public, State of Texas  
My Commission Expires:



August 5, 2025

FILED FOR RECORDING  
BOWIE COUNTY, TEXAS  
FINA PETTY, COUNTY CLERK

**Notice of Foreclosure Sale**

2025 JUL -2 PM 2: 33

July 2, 2025

Deed of Trust, Security Agreement, Financing Statement and Assignment of Rentals  
("Deed of Trust"):

Dated: July 2, 2021

Grantor: TOTAL GENERAL CONTRACTING, LLC

Trustee: Korey Keith

Lender: BODCAW BANK

Recorded in: Instrument Number: 2021-00007964 of the real property records of  
Bowie County, Texas

Legal Description: All of Lots Numbered ONE (1), TWO (2), THREE (3), and FOUR  
(4), Block Numbered ONE HUNDRED SIXTY (160), of TRIGGS  
ADDITION (also known as Original City) to the City of  
Texarkana, Bowie County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of  
\$529,000.00, executed by TOTAL GENERAL CONTRACTING,  
LLC ("Borrower") and payable to the order of Lender and all other  
indebtedness of Borrower to Lender

Guaranty: The Note and all other indebtedness of Borrower to Lender is  
guaranteed by a Guaranty Agreement dated July 2, 2021, and  
executed by Traci Hackleman in favor of Lender

Foreclosure Sale:

Date: Tuesday, August 5, 2025

Time: The sale of the Property will be held between the hours of 10:00  
A.M. and 4:00 P.M. local time; the earliest time at which the  
Foreclosure Sale will begin is 10:00 A.M. and not later than three  
hours thereafter.

Place: The Front (North) entrance of the Bowie County Courthouse in  
New Boston, Texas or as designated by the County Commissioners  
office.

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 BODCAW BANK's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, BODCAW BANK, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of BODCAW BANK's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with BODCAW BANK's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If BODCAW BANK passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by BODCAW BANK. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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, Substitute 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 Substitute Trustee.

**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.**

By: *Felicia K. Cienfuegos*  
Felicia K. Cienfuegos  
Texas Bar No. 24135002  
fcienfuegos@ldatty.com  
625 Sam Houston Dr  
New Boston, TX 75570  
Tel. (903)628-5571  
Fax (903)628-5868  
Attorney for Bodcaw Bank



Prepared by:  
Jaci Roberts Berry, Attorney at Law  
NORTON + WOOD  
315 Main Street, Texarkana, Texas 75501-5604

August 5, 2025

2025 JUL -3 AM 9:19  
JACI ROBERTS BERRY  
NORTON + WOOD  
315 MAIN STREET, TEXARKANA, TEXAS 75501-5604

After recording, return to:  
Jaci Roberts Berry, Attorney at Law  
NORTON + WOOD  
315 Main Street, Texarkana, Texas 75501-5604

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

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**Date:** July 3, 2025

**Deed of Trust ("Deed of Trust")**

**Dated:** August 8, 2022

**Grantor:** James R. Henderson Jr.

**Trustee:** Joy Waters

**Lender:** Domino Federal Credit Union

**Recorded in:** Instrument No. 202200009585 dated August 8, 2022 of the Real Property Records of Bowie County, Texas.

**Legal Description:**

All that certain tract or parcel of land situated in Bowie County, Texas, about 7 miles Southwest of Texarkana, being part of the WM. CRUTCHER HRS, and being part of the 17.7 acre tract conveyed to Enoch Smith, et ux, by Helen Dawson by deed dated December 13, 1962, and recorded in Vol. 419, Page 86 of the Deed Records of Bowie County, Texas, and more particularly described as follows:

BEGINNING at a stake in the NBL of said Headright Survey 112 feet West of the Northeast corner of the said 17.7 acre tract;  
THENCE West 225.77 feet to a stake;  
THENCE South 15-3/4 feet West 880.6 feet to a stake;  
THENCE East 443 feet to a stake;  
THENCE Northwesterly to the PLACE OF BEGINNING; CONTAINING 4 1/2 acres of land, more or less.

**The Property is located at 8 N Pinewood Drive, Texarkana, TX 75501**

**Secures:** Promissory Note ("Note") in the original principal amount of \$42,750.00, executed by James R. Henderson Jr. ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

**Property:** The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described in the attached Exhibit "A", and all rights and appurtenances thereto

**Foreclosure Sale:**

**Date:** August 5, 2025

**Time:** The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; **the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three (3) hours thereafter.**

**Place:** North Entrance of the Bowie County Courthouse, 710 James Bowie Drive, New Boston, Texas 75570.

**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 Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal

property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law. If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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, Substitute 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 Substitute Trustee.

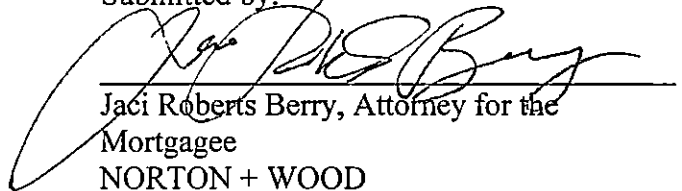
**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the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

Joy L. Walters is Trustee under the Deed of Trust. Lender has appointed Jaci Roberts Berry, Richard J. Kroll, Marshall C. Wood, and/or Fred R. Norton, Jr. as Substitute Trustees under the Deed of Trust. Lender has instructed the Substitute Trustees to offer the Property for sale toward the satisfaction of the Note.

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

Date: July 3, 2025.

Submitted by:



Jaci Roberts Berry, Attorney for the  
Mortgagee

NORTON + WOOD

315 Main Street

Texarkana, TX 75501-5604

State Bar No.: 24134655

Email: [jaci@nortonandwood.com](mailto:jaci@nortonandwood.com)

Telephone: (903) 823-1321

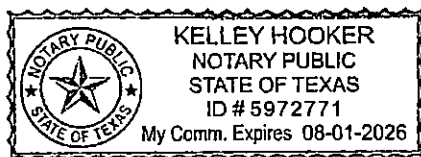
Facsimile: (903) 823-1325

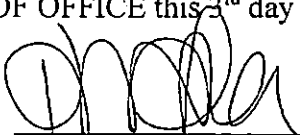


STATE OF TEXAS       §  
                                  §  
COUNTY OF BOWIE   §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 3<sup>rd</sup> day of July, 2025.



  
\_\_\_\_\_  
NOTARY PUBLIC - STATE OF TEXAS

THE STATE OF TEXAS  
COUNTY OF BOWIE

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

2025-00006349   NOTC  
07/03/2025 09:18:32 AM   Total Fees: \$41.00

Tina Petty, County Clerk  
Bowie County, Texas



August 5, 2025

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

Our Case No. 24-06499-FC

2025 JUL -3 AM 11:19

**APPOINTMENT OF SUBSTITUTE TRUSTEE  
and NOTICE OF TRUSTEE SALE**

THE STATE OF TEXAS  
COUNTY OF BOWIE

**Deed of Trust Date:**  
February 14, 1996

**Property address:**  
5002 FM 1398  
HOOKS, TX 75561

**Grantor(s)/Mortgagor(s):**  
JERRY L. RAINS AND WIFE, DIANA R. RAINS

**LEGAL DESCRIPTION:** ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE W.B. HAWKINS HEADRIGHT SURVEY, ABOUT SIX MILES NORTHEAST OF HOOKS, BOWIE COUNTY, TEXAS, BEING A PART OF THE 4 ACRE TRACT RECORDED IN VOL. 307, PAGES 48-49 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS AS MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON STAKE THIS POINT BEING THE NORTHWEST CORNER OF THE SAID 4 ACRE TRACT; THENCE EAST 290.6 FEET ALONG THE SOUTH LINE OF F.M. ROAD NO. 1398 TO AN IRON STAKE FOR CORNER; THENCE SOUTH 150 FEET TO AN IRON STAKE FOR CORNER IN THE SOUTH LINE OF THE 4 ACRE TRACT; THENCE WEST 290.6 FEET ALONG THE FENCE TO AN IRON STAKE FOR CORNER; THENCE NORTH 150 FEET ALONG A FENCE TO THE POINT OF BEGINNING, CONTAINING 1 ACRE OF LAND, MORE OR LESS.

**Original Mortgagee:**  
THE UNITED STATES OF AMERICA, ACTING THROUGH  
THE FARMERS HOME ADMINISTRATION, UNITED  
STATES DEPARTMENT OF AGRICULTURE, ITS  
SUCCESSORS AND ASSIGNS

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

**Current Mortgagee:**  
UNITED STATES DEPARTMENT OF AGRICULTURE  
RURAL HOUSING SERVICE (RHS), FORMERLY  
FARMERS HOME ADMINISTRATION

**Date of Sale:** AUGUST 5, 2025

**Property County:** BOWIE

**Original Trustee:** L. GEORGE ELLIS

**Recorded on:** February 16, 1996  
**As Clerk's File No.:** 1810  
**Mortgage Servicer:**  
UNITED STATES DEPARTMENT OF AGRICULTURE  
RURAL HOUSING SERVICE (RHS), FORMERLY  
FARMERS HOME ADMINISTRATION

**Substitute Trustee:**  
Richard Paul Carr Jr, Harriett Fletcher, Sheryl LaMont,  
Sharon St. Pierre, Margaret Rosanne Kayl, Sharon Sharp,  
Michael Turner, Marinosci Law Group PC

**Substitute Trustee Address:**  
c/o Marinosci Law Group, P.C.  
16415 Addison Road, Suite 725  
Addison, TX 75001  
(972) 331-2300

**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.**



4846857

The current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Richard Paul Carr Jr, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Margaret Rosanne Kayl, Sharon Sharp, Michael Turner, Marinosci Law Group PC, 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 Mortgagee therein.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, AUGUST 5, 2025** 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 the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the Bowie County Courthouse, 710 James Bowie Drive, New Boston, TX 75570 as designated by the Commissioners' Court, of said 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 was posted.

UNITED STATES DEPARTMENT OF AGRICULTURE RURAL HOUSING SERVICE (RHS), FORMERLY FARMERS HOME ADMINISTRATION, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. 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 debt.

**ACTIVE MILITARY SERVICE NOTICE**

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active 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, 6/26/25

MARINOSCI LAW GROUP, P.C.

By: [Signature]

SAMMY HOODA  
MANAGING ATTORNEY

THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, Adam Murphy, the undersigned officer, on this, the 26 day of JUNE 2025, personally appeared SAMMY HOODA, ☐ known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal

(SEAL)

[Signature]  
Notary Public for the State of TEXAS

My Commission Expires: 10-19-28

Adam Murphy  
Printed Name and Notary Public

Grantor: UNITED STATES DEPARTMENT OF AGRICULTURE Return to:  
RURAL HOUSING SERVICE (RHS), FORMERLY  
FARMERS HOME ADMINISTRATION  
3775 VENTURE DRIVE  
DULUTH, GA 30096  
Our File No. 24-06499

MARINOSCI LAW GROUP, P.C.  
MARINOSCI & BAXTER  
16415 Addison Road, Suite 725  
Addison, TX 75001

August 5, 2025

24-230737

Notice of Substitute Trustee's Sale

FOR RECORD IN:  
BOWIE COUNTY, TEXAS  
FINA PETTY, COUNTY CLERK

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: December 7, 2023	Original Mortgagor/Grantor: FANNIE M. MAZONE
Original Beneficiary / Mortgagee: ("MERS") MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUARANTEED RATE INC.	Current Beneficiary / Mortgagee: SELENE FINANCE LP
Recorded in: Volume: N/A. Page: N/A. Instrument No: 2023-00011878	Property County: BOWIE
Mortgage Servicer: SELENE FINANCE LP	Mortgage Servicer's Address: 3501 OLYMPUS BLVD., SUITE 500 DALLAS, TEXAS 75019

\* 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 \$150,000.00, executed by FANNIE MAZONE and payable to the order of Lender.

Property Address/Mailing Address: 816 N KENWOOD RD, TEXARKANA, TX 75501

**Legal Description of Property to be Sold:** ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF LOT NUMBERED TWO (2) OF KENWOOD PARK ADDITION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION RECORDED IN VOLUME 40, PAGE 186 OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS, AND THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 1/4 INCH REINFORCING STEEL ROD FOUND FOR CORNER ON THE EAST RIGHT OF WAY LINE OF A STREET DESIGNATED AS NORTH KENWOOD ROAD, SAID POINT BEING S 89° 04' 00" E, 20.00 FEET AND S 00° 25' 21" E, 60.00 FEET FROM THE NORTHWEST CORNER OF SAID LOT NO. 2; THENCE S 00° 25' 21" E, 66.06 FEET WITH THE EAST RIGHT OF WAY LINE OF NORTH KENWOOD ROAD TO A 1/2 INCH REINFORCING STEEL ROD FOUND FOR CORNER; THENCE S 89° 04' 00" E, 140.00 FEET TO A 1-1/2 INCH IRON PIPE FOUND FOR CORNER; THENCE N 00° 25' 21" W, 66.06 FEET TO A 1/4 INCH REINFORCING STEEL ROD FOUND FOR CORNER; THENCE N 89° 04' 00" W, 140.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.2123 ACRES OF LAND, MORE OR LESS.

Date of Sale: AUGUST 05, 2025	Earliest time Sale will begin: 11:00 AM
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**Place of sale of Property:** "At the front (north) entrance of the Bowie County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court 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, *GINNIE MAE*, the owner and holder of the Note, has requested Richard Paul Carr Jr, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Margaret Rosanne Kayl, Sharon Sharp, Michael Turner whose address is 1320 GREENWAY DRIVE SUITE 300 IRVING, TX 75038 OR Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Harriett Fletcher or Sheryl LaMont 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 *GINNIE MAE* 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, Richard Paul Carr Jr, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Margaret Rosanne Kayl, Sharon Sharp, Michael Turner whose address is 1320 GREENWAY DRIVE SUITE 300 IRVING, TX 75038 OR Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Harriett Fletcher or Sheryl LaMont 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 Richard Paul Carr Jr, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Margaret Rosanne Kayl, Sharon Sharp, Michael Turner whose address is 1320 GREENWAY DRIVE SUITE 300 IRVING, TX 75038 OR Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Harriett Fletcher or Sheryl LaMont 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.

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#### SUBSTITUTE TRUSTEE

Richard Paul Carr Jr, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Margaret Rosanne Kayl, Sharon Sharp, Michael Turner Sharon Sharp , Michael Turner OR Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Harriett Fletcher or Sheryl LaMont, Trustee Posted July 3, 2025

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
13010 Morris Rd, Suite 450, Alpharetta, Georgia 30004  
PH: (470)321-7112

August 5, 2025

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

2025 JUL 10 PM 4: 09

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

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

**DEED OF TRUST INFORMATION:**

Date: July 19, 2022

Grantor(s): Jesse J. Bowling and Jordan Bowling, Husband and Wife

Original Mortgagee: WaterStone Loan Mortgage Corporation, a Corporation

Original Principal: \$468,065.00

Recording Information: 2022-00008961

Property County: ~~Bowie~~

Property: Lot Numbered Two (2) of HIDDEN OAK ESTATES, a subdivision of the Jarrett Janes Headright Survey, Abstract No. 302, Bowie County, Texas, according to the map or plat of said Addition recorded in Volume 1744, Page 297 of the Real Property Records of Bowie County, Texas.

Property Address: 2 Forsyth Circle, Texarkana, Texas 75503

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: WaterStone Bank SSB

Mortgage Servicer: WaterStone Bank SSB

Mortgage Service Address: 11200 West Plank Court  
Wauwatosa, WI 53226

**SALE INFORMATION:**

~~Date of Sale:~~ August 5, 2025

Time of Sale: 11:00 AM or within three hours thereafter

Place of Sale: The Front (North) Entrance of the Bowie County Courthouse at  
710 James Bowie Drive, New Boston, Texas 75570, in New

Boston, Texas or as designated by the County Commissioner's Office.  
Substitute Trustee: Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Harriett Fletcher, or Sheryl LaMont, any to act  
Substitute c/o Tejas Trustee  
Trustee Address: 14800 Landmark Blvd, Suite 850  
Dallas, Texas 75254

**APPOINTMENT OF SUBSTITUTE TRUSTEE:**

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 is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place, any to act, those substitute trustees identified in the SALE INFORMATION section of this notice, whose address is c/o Tejas Trustee, 14800 Landmark Blvd, Suite 850, Dallas, Texas 75254, as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) previously conveyed the above-described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin at or within three hours of that time.

3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

5. 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, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

Maryam Safari  
Maryam Safari

**CERTIFICATE OF POSTING**

My name is Sheryl LaMont, and my address is 1604 N 10th St, Longview, TX 75601. I declare under penalty of perjury that on July 10, 2025, I filed at the office of the Bowie County Clerk to be posted at the Bowie County courthouse this notice of sale.

Sheryl LaMont (Signature)

Declarant's Name: Sheryl LaMont

Date: July 10, 2025

Safari Law Firm, PLLC  
17304 Preston Road, Suite 800  
Dallas, Texas 75252  
[maryam@safarilawfirm.com](mailto:maryam@safarilawfirm.com)  
(214) 918-5828



4-5-2025

FILED FOR RECORDING:  
BOWIE COUNTY, TEXAS  
TINA PETTY, COUNTY CLERK

**NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE**

2025 JUL 15 PM 1:01

**Deed of Trust**

**Date:** 02/28/2025

**Grantor(s):** Stephanie Conswella Thompson

**Mortgagee:** Texas Capital Loans, LLC, a Delaware Limited Liability Company

**Recorded in:** Clerk's File No. 2025-00004082

**Property County:** Bowie County

**Legal Description:** All that certain tract or parcel of land (together with all improvements thereon, if any) situated in **Bowie County, Texas**, being more particularly described as, **LOT TWENTY-FOUR (24), BELMONT SUBDIVISION, A PART OF THE M.E.P. & P. RAILWAY COMPANY SURVEY, ABSTRACT NO. 435, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION, RECORDED IN VOLUME 204, PAGE 327 OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS.** (more particularly described in the Loan Documents).

**Date of Sale:** 8/5/2025

**Earliest Time Sale Will Begin:** 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

The Trustee or 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.

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

**ACTIVE MILITARY SERVICE NOTICE**

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

The Mortgagee, whose address is:

Texas Capital Loans, LLC, a Delaware Limited Liability Company  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 7/15/2025



Christine Wheelless or Kevin Key or  
Jay Jacobs or Phillip Hawkins or  
Harriett Fletcher or Sheryl LaMont  
or Maribel Manrique or Lucia  
Cortinas or Michelle Figueroa or  
Enrique Loera or Hans-Peter  
Ludwig or Susana Macias or Donna  
Brammer or Katrina Rodriguez or  
Rinki Shah or Theresa Phillips or  
David Cerda or Jose Martinez or  
Mark Laffaye or Alexander Lawson  
or Maria Dabrowska or Lesbia  
Longoria or Emilio Martinez or  
Miguel Alberto Molina Alvarez or  
Viridiana Silva or  
Tamiriramunashe Cathy Lee  
Machoka or William Koeing or  
Eduardo Silva or Peggy Munoz or  
Kenneth David Fisher or John  
Hodges or Michele Laffite or  
Rodolfo Pineda or Karina Galvan  
or Ramon Guajardo or Nailah  
Hicks or Alex Collazo or Yajaira  
Garcia or Michael Gurwitch or  
Nicholas Wizig,  
Trustee or Substitute Trustee  
6101 Southwest Fwy, Suite 400, Houston, TX 77057