

10-3-23

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

2023 SEP -8 AM 10:46

FILED FOR RECORD IN:  
BOWIE COUNTY, TEXAS  
TINA PETTY, COUNTY CLERK  
2023 SEP 23 SEP 10:46 AM 10:46**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

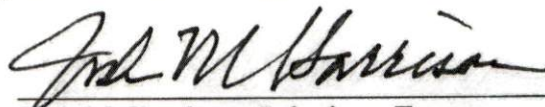
WHEREAS, the undersigned Substitute Trustee has been appointed by Hancock Whitney Bank, successor by merger to The Peoples State Bank and MidSouth Bank, N.A., the beneficiary under that certain Deed of Trust ("Deed of Trust") dated December 23, 2010, executed by **REGIONAL SOUND & COMMUNICATIONS, INC.**, and filed for record in the Office of the County Clerk of Bowie County, Texas, under Clerk's File No. 2010-00016784, Volume 5965, Page 218; and

WHEREAS, the note owned and held by Hancock Whitney Bank, successor by merger to The Peoples State Bank and MidSouth Bank, N.A., is now in default and the note is secured by the above described Deed of Trust;

NOW, THEREFORE, Josh M. Harrison or Preston C. Goodwin or Jim Mills or Susan Mills or George Hawthorne or Christy Smith or Renee McCoart or Ken Autrey or Ed Henderson or Andrew Mills-Middlebrook, or another duly appointed Substitute Trustee, will, as Substitute Trustee under the Deed of Trust, in order to satisfy the indebtedness secured thereby, and at the request of the holder of the indebtedness, default having been made in the payment thereof, sell on the **3<sup>rd</sup> day of October, 2023**, at public auction to the highest bidder for cash, in the area for such public sales of real property, located at the front (North) entrance of the Bowie County Courthouse in New Boston, Texas, in the area designated by the Bowie County Commissioners' Court, or at such other location as may be designated by the Bowie County Commissioners' Court, between the hours of 10:00 o'clock a.m. and 1:00 o'clock p.m. on that day, the following described property, to-wit:

Lot Numbered One-A (1A) in Block Numbered Two (2) of the Replat of a part of Lot No. 1, Block No. 2, Nash Business Park, a part of the William Crutcher Headright Survey, Abstract 107, Bowie County, Texas, according to the map or plat thereof recorded in Volume 5095, Page 282 of the Real Property Records of Bowie County, Texas.

WITNESS MY HAND on this 6<sup>th</sup> day of September, 2023.



Josh M. Harrison, Substitute Trustee  
Goodwin & Harrison, L.L.P.  
P.O. Box 8278  
The Woodlands, Texas 77387-8278  
(281) 363-3136  
Email: josh@goodwin-harrison.com

10/3/23

RECORDED IN  
BOWIE COUNTY, TEXAS  
TINA PETTY, COUNTY CLERK

NOTICE OF NON-JUDICIAL FORECLOSURE SALE SEP 13 AM 10:40

WHEREAS, That certain Deed of Trust (the "**Deed of Trust**"), dated March 5, 2022, from **GAGKK Redevelopers LLC ("Borrower")**, as Grantor to Carmen Mejia, Trustee, filed for record in Real Property Records of Bowie County, Texas, more particularly described therein, which serves as security for a \$56,000.00 promissory note described therein (the "**Note**") executed by Borrower, payable to the order of Centex Casas, LLC.

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

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

WHEREAS, Centex Casas, LLC, the Owner and Holder of the Promissory Note has requested the undersigned to sell the real property described in the Deed of Trust to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, October 3, 2023 beginning at 12 o'clock pm, or not later than 3:00 o'clock pm, the Substitute Trustee, will sell the following described real property, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness affecting the property which is superior to the Deed of Trust, if any, at the Courthouse of Bowie County, Texas, in the area designated by the Commissioners Court of such County, or if no such area has been so designated, then at the place where nonjudicial foreclosure sales of real property are customarily and regularly held in Bowie County, Texas, which real property is described as follows:

Legal Description: Lots Numbered Seventeen (17) and Eighteen (18) in Block Numbered One (1) of the T.W. ROSEBOROUGH SUBDIVISION, an Addition to the City of Texarkana, Bowie County, Texas, according to the map or plat of record in Volume 204, Page 380 of the Plat of Records of Bowie County, Texas.

Commonly Known as: 3414 Tyler Street, Texarkana, TX 75501

Together with all improvements on the property; all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights, and water stock; all fixtures attached to the property; and all personal property, if any described in and secured by the Deed of Trust.

The property to be sold is the same property described in said Deed of Trust, except as same may have been modified of record.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE(S), EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE OWNER OF THE PROMISSORY NOTE NOR THE SUBSTITUTE TRUSTEE(S) MAKES ANY REPRESENTATIONS OR WARRANTIES WITH THE RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATIONS WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.



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.

IN WITNESS HEREOF, this instrument has been executed to be effective September 6, 2023

Property Address: 3414 Tyler Street, Texarkana, Bowie County, TX 75501

  
Centex Casas, LLC

Acknowledgement

STATE OF Texas )  
COUNTY OF Lampasas )

This instrument was acknowledged before me on September 6, 2023 by Nancy Milam  
for Centex Casas, LLC.

NOTARY SEAL:



  
Notary Public, the State of Texas

After Recording please send to:  
Centex Casas, LLC  
P.O. Box 1606  
Lampasas, TX 76550



Prepared by:

Jaci Roberts Berry, Attorney at Law

NORTON + WOOD, L.L.P.

315 Main Street, Texarkana, Texas 75501-5604

10-3-2023

After recording, return to:

Jaci Roberts Berry, Attorney at Law

NORTON + WOOD, L.L.P.

315 Main Street, Texarkana, Texas 75501-5604

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**NOTICE OF FORECLOSURE SALE  
AND  
APPOINTMENT OF SUBSTITUTE TRUSTEE(S)  
October 3, 2023**

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

**Dated:** June 17, 2019

**Grantor:** Crystalline Ann Martinez

**Trustee:** Kyle B. Davis

**Lender:** John Brown Landscaping, L.L.C., a Texas Limited Liability Company

**Recorded in:** Instrument No. 2019-00009846 of the Real Property Records of Bowie County, Texas

**Legal Description:** Lot Forty-One (41) in Block Four (4) of Kings Way Phase 1 to the City of Wake Village, Bowie County, Texas, according to the Plat filed for record on September 25, 2001, and recorded in Volume 3546, Page 45 of the Real Property Records of Bowie County, Texas.

**Secures:** Promissory Note ("Note") in the original principal amount of \$130,000.00, executed by Crystalline Ann Martinez ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

**Substitute Trustee(s):** Jaci Roberts Berry, Richard J. Kroll, Marshall C. Wood, and/or Fred Norton, Jr.



**Substitute Trustee's****Address:**

315 Main Street, Texarkana, Texas 75501-5604

**Foreclosure Sale:****Date:**

October 3, 2023

**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 in New Boston, Texas

**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/Beneficiary'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 a 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, the 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.

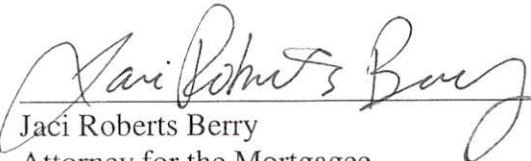
**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member**



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.

Date: September 11, 2023.

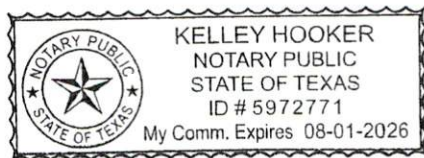
  
Jaci Roberts Berry  
Attorney for the Mortgagee

[Space Below This Line For Acknowledgment]

STATE OF TEXAS           §  
                                     §  
COUNTY OF BOWIE       §

BEFORE ME, the undersigned Notary Public, on this day came 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 11<sup>th</sup> day of September, 2023.



  
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.

2023-00008784

APPT

09/11/2023 03:51:43 PM Total Fees: \$38.00

Tina Petty, County Clerk  
Bowie County, Texas





10/3/23

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

20-059717

**Notice of Substitute Trustee's Sale**

2023 AUG 21 PM 3:30

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> November 1, 2007	<b>Original Mortgagor/Grantor:</b> JAMES L. WARE AND PEGGY D. WARE
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CAPITAL ONE HOME LOANS, LLC., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION
<b>Recorded in:</b> <b>Volume:</b> 5264 <b>Page:</b> 187 <b>Instrument No:</b> 16153	<b>Property County:</b> BOWIE
<b>Mortgage Servicer:</b> SELENE FINANCE LP	<b>Mortgage Servicer's Address:</b> 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 \$50,000.00, executed by ESTATE OF JAMES L WARE; ESTATE OF PEGGY D WARE and payable to the order of Lender.

**Property Address/Mailing Address:** 105 SHILOH ST, REDWATER, TX 75573

**Legal Description of Property to be Sold:** ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE DANIEL MORRIS HEADRIGHT SURVEY, ABSTRACT NO. 381, BOWIE COUNTY, TEXAS, BEING A PART OF THE SAME TRACT DESCRIBED IN A DEED OF TRUST DATED MAY 7, 1987, FROM DAVID LOUIS STANPHILL AND WIFE, BARBARA MAE STANPHILL, RECORDED IN VOLUME 1004, PAGE 4, REAL PROPERTY RECORDS, BOWIE COUNTY, TEXAS, AND THE SAME TRACT CONVEYED FROM DAVID LOUIS STANPHILL AND WIFE, BARBARA MAE STANPHILL TO JOHNNY L. MURPHY AND WIFE, FREIDA K. MURPHY BY DEED DATED MAY 22, 1997, AND RECORDED IN VOLUME 2669, PAGE 139 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, AND THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH REINFORCING STEEL ROD SET FOR CORNER ON THE NORTHEAST CORNER ON THE EAST BOUNDARY LINE OF LOT NO. 1 OF SUBDIVISION ON THE J.C. WILLIAMS ESTATE AS DESCRIBED IN A PARTITION DEED DATED AUGUST 18, 1941, RECORDED IN VOLUME 183, PAGE 408, DEED RECORDS OF BOWIE COUNTY, TEXAS, SAID POINT OF BEGINNING BEING THE NORTHEAST CORNER OF SAID MURPHY TRACT;

THENCE: S 00°00'00" W, 191.20 FEET WITH THE EAST BOUNDARY LINE OF SAID MURPHY TRACT AND WITH THE WEST BOUNDARY LINE OF A CERTAIN TRACT CONVEYED TO W.F. GREEN BY DEED DATED FEBRUARY 1, 1940, AND RECORDED IN VOLUME 177, PAGE 12 OF DEED RECORDS OF BOWIE COUNTY, TEXAS, TO A 1/2 INCH REINFORCING STEEL ROD FOUND FOR CORNER IN THE SOUTHEAST CORNER OF SAID MURPHY TRACT;





THENCE: S 89°52'55" W, 153.83 FEET WITH THE SOUTH BOUNDARY LINE OF SAID MURPHY TRACT AND WITH THE NORTH BOUNDARY LINE OF A CERTAIN TRACT CONVEYED TO DANNY BRIGGS BY DEED DATED NOVEMBER 19, 1987, AND RECORDED IN VOLUME 1105, PAGE 294 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, TO A 3/4 INCH PIPE FOUND FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF A STREET DESIGNATED AS SHILOH STREET;

THENCE: N 00°36'35" W, 152.00 FEET WITH THE EAST RIGHT-OF-WAY LINE OF SAID SHILOH STREET AND WITH THE WEST BOUNDARY LINE OF SAID MURPHY TRACT TO A 1/2 INCH REINFORCING STEEL ROD SET FOR CORNER AT THE NORTHWEST CORNER OF SAID MURPHY TRACT;

THENCE: N 75°43'59" E, 160.40 FEET WITH THE NORTH BOUNDARY LINE OF SAID MURPHY TRACT AND WITH THE SOUTH BOUNDARY LINE OF A CERTAIN TRACT CONVEYED TO JOHNNY AND FREDIA MURPHY BY DEED DATED JUNE 30, 1995, AND RECORDED IN VOLUME 2335, PAGE 54 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, TO THE POINT OF BEGINNING AND CONTAINING 0.610 ACRE OF LAND, MORE OR LESS.

<b>Date of Sale:</b> October 3, 2023	<b>Earliest time Sale will begin:</b> 11:00 AM
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**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 TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION*, the owner and holder of the Note, has requested Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont or Allan Johnston whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

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



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

A handwritten signature in dark ink, appearing to read "Robert LaMont", written over a horizontal line.

SUBSTITUTE TRUSTEE

Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl  
LaMont or Allan Johnston Trustee Posted August 21, 2023.

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

10/3/23

RECORDED IN:  
BOWIE COUNTY, TEXAS  
TINA PETTY, COUNTY CLERK

2023 AUG 25 AM 9:57

8415 FM 561  
DE KALB, TX 75559

00000009155011

### NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

Date: October 03, 2023

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 December 28, 2011 and recorded in Document VOLUME 6162, PAGE 96; AS AFFECTED BY 2023-00005620 real property records of BOWIE County, Texas, with GARY B KILPATRICK, grantor(s) and WELLS FARGO BANK N A, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by GARY B KILPATRICK, securing the payment of the indebtednesses in the original principal amount of \$72,700.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2018 G-CTT 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. RUSHMORE LOAN MANAGEMENT SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

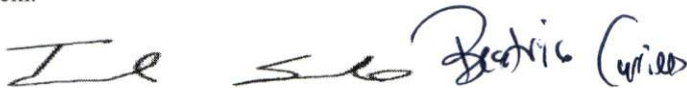
c/o RUSHMORE LOAN MANAGEMENT SERVICES, LLC  
15480 LAGUNA CANYON RD.  
SUITE 100  
IRVINE, CA 92618





**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 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: \_\_\_\_\_

00000009155011

BOWIE

**EXHIBIT "A"**

TRACT NO. 1

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE JOHN MCKEE HEADRIGHT SURVEY, A 406, BOWIE COUNTY, TEXAS, AND BEING ALL OF A TRACT WHICH WAS CALLED 4.9908 ACRES, TRACT NO. 1 CONVEYED FROM NELDA JEAN RAINEY BRAZIER, ET VIR TO GARY B. KILPATRICK, BY INSTRUMENT OF RECORD IN VOLUME 3452, PAGE 134, BOWIE COUNTY REAL PUBLIC RECORD (BCRPR), SAID 4.991 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND SHOWN ON THE PLAT PREPARED BY 360 DURVEYING AS JOB NUMBER 15171 (BEARING BASIS: STATE PLANE COORDINATES, TEXAS NORTH CENTRAL 42202, NAD83, GRID)

BEGINNING AT A 5/8" IRON ROD FOUND FOR SOUTHEAST CORNER, BEING THE SOUTHEAST CORNER OF SAID 4.9908 ACRE TRACT AND SOUTHWEST CORNER OF A TRACT WHICH WAS CALLED 4.6951, TRACT NO. 2 CONVEYED FROM NELDA JEAN RAINEY BRAZIER, ET VIR TO GARY B. KILPATRICK, BY AN INSTRUMENT OF RECORD IN VOLUME 3452, PAGE 134, BCRPR, LYING IN THE NORTH LINE OF A TRACT WHICH WAS CALLED 67.963 ACRES CONVEYED FROM WANDA M. METCALF, ET AL TO MARTIN WAYNE KEMPA, BY AN INSTRUMENT OF RECORD IN VOLUME 5510, PAGE 167, BCRPR;

THENCE N89°04'55"W, 484.50 FEET ALONG THE COMMON LINE OF SAID 4.9908 ACRE TRACT AND SAID 67.963 ACRE TRACT TO A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER, BEING THE SOUTHWEST CORNER OF SAID 4.9908 ACRE TRACT AND SOUTHEAST CORNER OF THE RESIDUE OF A TRACT WHICH WAS CALLED 15.000 ACRES CONVEYED FROM PAUL H. ROBERTS, ET AL TO CRAIG LOE, BY AN INSTRUMENT OF RECORD IN VOLUME 3714, PAGE 16, BCRPR;

THENCE N04°08'06"E, 407.23 FEET ALONG THE COMMON LINE OF SAID 4.9908 ACRE TRACT AND SAID RESIDUE TRACT TO A 5/8" IRON ROD FOUND FOR NORTHWEST CORNER, BEING THE NORTHWEST CORNER OF SAID 4.9908 ACRE TRACT AND NORTHEAST CORNER OF SAID RESIDUE TRACT, LYING IN THE SOUTH RIGHT-OF-WAY (R-O-W) LINE OF FARM TO MARKET HIGHWAY 561 (FM561);

THENCE N88°17'15"E, 197.62 ALONG THE COMMON LINE OF SAID 4.9908 ACRE TRACT AND FM 561 TO A 5/8" IRON ROD SET FOR BEGINNING OF A CURVE, BEING THE BEGINNING OF A CURVE OF SAID 4.9908 ACRE TRACT;

THENCE 384.73 FEET ALONG THE ARC OF A TO THE RIGHT, (DELTA=20°07'03", RADIUS=1,095.73 FEET, CHORD=S81°40'22"E, 382.75 FEET), CONTINUING ALONG SAID COMMON LINE TO A 5/8" IRON ROD FOUND FOR NORTHEAST CORNER, BEING THE NORTHEAST CORNER OF SAID 4.9908 ACRE TRACT AND NORTHWEST CORNER OF SAID 4.6951 ACRE TRACT;

THENCE DEPARTING FM561, S18°23'39"W, 384.02 FEET ALONG THE COMMON LINE OF SAID 4.9908 ACRE TRACT AND SAID 4.6951 TO THE PLACE OF BEGINNING, CONTAINING 4.991 ACRES OF LAND, MORE OR LESS.

TRACT NO. 2

ALL THAT CERTAIN TRACT OR PARCEL CONTAINING 4.693 ACRES OF LAND IN THE JOHN MCKEE SURVEY, A-406, BOWIE COUNTY, TEXAS, BEING ALL OF A TRACT WHICH WAS CALLED 4.6951 ACRES, TRACT NO. 2 CONVEYED FROM NELDA JEAN RAINEY BRAZIER, ET VIR TO GARY B. KILPATRICK, BY AN INSTRUMENT OF RECORD IN VOLUME 3452, PAGE 134, BOWIE COUNTY REAL PUBLIC RECORD (BCRPR), BOWIE COUNTY OFFICIAL PUBLIC RECORD (BCOPR), SAID 4.693 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND SHOWN ON THE PLAT PREPARED BY 360 SURVEYING AS JOB NUMBER 15171, (BEARING BASIS: STATE PLANE COORDINATES, TEXAS NORTH CENTRAL 4202, NAD83, GRID)

BEGINNING AT 5/8" IRON ROD FOUND FOR SOUTHEAST CORNER, BEING THE SOUTHEAST CORNER OF SAID 4.6951 ACRE TRACT, LYING IN THE NORTH LINE OF A TRACT WHICH WAS CALLED 67.963 ACRES CONVEYED FROM WANDA M. METCALF, ET AL TO MARTIN WAYNE KEMPA, BY AN INSTRUMENT OF RECORD IN VOLUME 5510, PAGE 167, BCRPR;

THENCE N89°04'55"W, 808.81 FEET ALONG THE COMMONLINE OF SAID 4.6951 ACRE TRACT AND SAID 67.963 ACRE

TRACT TO A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER, BEING THE SOUTHWEST CORNER OF SAID 4.6951 ACRE TRACT AND SOUTHEAST CORNER OF A TRACT WHICH WAS CALLED 4.9908 ACRES, TRACT NO. 1 CONVEYED FROM NELDA JEAN RAINEY BRAZIER, ET VIR TO GARY B. KILPATRICK, BY AN INSTRUMENT OF RECORD IN VOLUME 3452, PAGE 134, BCRPR;

THENCE N18°23'39"E, 384.02 FEET ALONG THE COMMON LINE OF SAID 4.6951 ACRE TRACT AND SAID 4.9908 ACRE TRACT TO A 5/8" IRON ROD FOUND FOR NORTHWEST CORNER, BEING THE NORTHWEST CORNER OF SAID 4.6951 ACRE TRACT AN NORTHEAST CORNER OF SAID 4.9908 ACRE TRACT, LYING IN THE SOUTH RIGHT-OF-WAY (R-O-W) LINE OF FARM TO MARKET HIGHWAY 561 (FM561);

THENCE S74°18'43"E, 207.60 FEET ALONG THE COMMON LINE OF SAID 4.6951 ACRE TRACT AND FM 561 TO A 5/8" IRON ROD FOUND FOR AN ANGLE POINT, BEING AN ANGLE POINT OF SAID 4.6951 ACRE TRACT;

THENCE S71°35'12"E, 502.36 FEET CONTINUING ALONG SAID COMMON LINE OF SAID 4.6951 ACRE TRACT AND FM 561 TO A 5/8" IRON ROD FOUND FOR NORTHEAST CORNER, BEING THE NORTHEAST CORNER OF SAID 4.6951 ACRE TRACT;

THENCE DEPARTING FM 561, S03°52'48"E, 162.92 FEET ALONG THE EAST LINE OF SAID 4.6951 ACRE TRACT TO THE PLACE OF BEGINNING, CONTAINING 4.693 ACRES OF LAND, MORE OR LESS.



10/3/23

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

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

2023 AUG 21 PM 3:29

**BOWIE County**

Deed of Trust Dated: June 12, 2003

Amount: \$80,000.00

Grantor(s): DON BARNETT and GINA BARNETT

Original Mortgagee: OLYMPIC FUNDING

Current Mortgagee: PNC BANK, NATIONAL ASSOCIATION

Mortgagee Address: PNC BANK, NATIONAL ASSOCIATION, 3232 Newmark Drive, Miamisburg, OH 45342

Recording Information: Document No. 10016

Legal Description: SEE EXHIBIT A

Date of Sale: October 3, 2023 between the hours of 11:00 AM and 2:00 PM.

Earliest Time Sale Will Begin: 11:00 AM

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

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

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

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

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



Anthony Adam Garcia, ATTORNEY AT LAW

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

1201 Louisiana, SUITE 2800

Houston, Texas 77002

Reference: 2022-004394



Printed Name: Robert LaMont, August 21, 2023

c/o Auction.com, LLC

1 Mauchly

Irvine, California 92618

**EXHIBIT "A"**

A certain 1.671 acre tract of land located in the ESDERT GERDES SURVEY, A-229, in Bowie County, Texas, being all of the "First Tract" and all of the "Second Tract" of land as conveyed from Deborah E. Barnett to Don H. Barnett, by Warranty Deed dated August 27, 1982, recorded in Volume 3433, Page 25, and part of a called 15.70 acre tract of land conveyed from Odis E. Barnett et ux, to Don H. Barnett, by Warranty Deed dated August 21, 1992, recorded in Volume 1828, Page 3335, both of the Real Property Records of Bowie County, Texas, said 1.671 acres of land being more particularly described by metes and bounds as follows: (Bearing Basis: Astronomical North)

COMMENCING at a 1" square bar found for the Northwest corner of the original called 28-1/2 acre tract of land conveyed to Floyd Pruitt et ux, by Warranty Deed recorded in Volume 222, Page 72, of the Deed Records of Bowie County, Texas, same being the Northwest corner of a called 3 acre tract of land conveyed to Stephen L. Hutchinson et ux, by Warranty Deed recorded in Volume 3546, Page 186, of said Real Property Records;

Thence: S 00° 34' 23" E, 975.00 feet along the West line of said called 28-1/2 acre tract, same being the West line of said called 3 acre tract to a 5/8" iron rod set for the POINT OF BEGINNING, the Southwest corner of said called 3 acre tract and the Northwest corner of this tract;

Thence: N 89° 25' 37" E, 157.00 feet along the South line of said called 3 acre tract to a 5/8" iron rod set for its Southwest corner and an ell corner of this tract;

Thence: N 00° 34' 23" W, 33.74 feet along the East line of said called 3 acre tract to a 5/8" iron rod set for the Northwest corner of said "First Tract";

Thence: N 88° 42' 32" E, 107.81 feet along the North line of said "First Tract" to a 5/8" iron rod set for its Northeast corner;

Thence: S 00° 34' 27" E, 296.85 feet along the East line of said "First Tract" to a 5/8" iron rod set for its Southeast corner;

Thence: S 89° 48' 25" W, 264.81 feet to a 5/8" iron rod set for the Southwest corner of said "Second Tract", the most Westerly Northwest corner of said called 15.70 acre tract and on the West line of said called 28-1/2 acre tract;

Thence: N 00° 34' 23" W, 260.00 feet along the West line of said "Second Tract", same being the West line of said called 28-1/2 acre tract to the POINT OF BEGINNING, containing 1.671 acres of land, more or less.



10/3/23

FILED FOR RECORD TO  
BOWIE COUNTY, TEXAS  
FINA PETTY, COUNTY CLERK

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

2023 AUG 28 PM 1:40

WHEREAS, That certain Deed of Trust (the "**Deed of Trust**"), dated November 19th, 2022, from **Brianna Nichole Dancer ("Borrower")**, as Grantor to Carmen Mejia, Trustee, filed for record on December 22nd, 2023 in Real Property Records of **Bowie County**, Texas, more particularly described therein, which serves as security for a \$78,000.00 promissory note described therein (the "**Note**") executed by Borrower, payable to the order of Challenger Trust, LLC.

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

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

WHEREAS, Challenger Trust, LLC, the Owner and Holder of the Promissory Note has requested the undersigned to sell the real property described in the Deed of Trust to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, **October 3d, 2023** beginning at 12 o'clock pm, or not later than 3:00 o'clock pm, the Substitute Trustee, will sell the following described real property, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness affecting the property which is superior to the Deed of Trust, if any, at the Courthouse of Bowie, Texas, in the area designated by the Commissioners Court of such County, or if no such area has been so designated, then at the place where nonjudicial foreclosure sales of real property are customarily and regularly held in Bowie County, Texas, which real property is described as follows:

Legal Description: Lot Numbered thirteen (13), In Block Numbered. Two (2), of parish place addition to the city of Texarkana, Bowie County, according to the map or plat thereof recorded in Volume 40, Page 352, of the Plat Records of Bowie County, Texas.

Commonly known as: 108 S. Circle Dr, Bowie County, TX 75503

Together with all improvements on the property; all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights, and water stock; all fixtures attached to the property; and all personal property, if any described in and secured by the Deed of Trust.

The property to be sold is the same property described in said Deed of Trust, except as same may have been modified of record.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE(S), EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE OWNER OF THE PROMISSORY NOTE NOR THE SUBSTITUTE TRUSTEE(S) MAKES ANY REPRESENTATIONS OR WARRANTIES WITH THE RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATIONS WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.



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.

IN WITNESS HEREOF, this instrument has been executed to be effective <sup>pm</sup>~~June~~ August 24, 2023

Property Address 108 S. Circle Dr, Texarkana, Bowie County, TX 75503

Justin Milam  
Challenger Trust, LLC

Acknowledgement

STATE OF Texas )  
COUNTY OF Lampasas )

This instrument was acknowledged before me on August 24, 2023 by Justin Milam  
for Challenger, LLC.

NOTARY SEAL:



Laura Carmen Mejia  
Notary Public, the State of Texas

After Recording, please send to:  
Challenger Trust, LLC  
P.O. Box 1606  
Lampasas, TX 76550

10-3-2023

NOTICE OF TRUSTEE'S SALE

RECORDED IN:  
BOWIE COUNTY, TEXAS  
TINA PETTY, COUNTY CLERK

2023 SEP -7 PM 3: 52

Date: September 7, 2023

Trustee: Stephen A. Beal

Substitute Trustee: Eric Jancovech

Street Address for Trustee: PO Box 195607, Dallas County, Texas 75219

Current Owner and Holder of the Note and Deed of Trust: Sendero Residential, L.L.C.

Obligation: Real Estate Lien Note dated August 1, 2022, from Maker, Timothy Shawn Price to Payee, Sendero Residential, L.L.C., in the original principal amount of \$44,100.00

Deed of Trust

Date: August 1, 2022

Recording Information: Filed on September 26, 2022, and recorded under document number -202200011465 Official Public Records of BOWIE County, Texas

Grantor: Timothy Shawn Price

Trustee: Stephen A. Beal

Beneficiary: Sendero Residential, L.L.C.

Property: All that certain lot, tract or parcel of land lying and situated in the W.L. Browning Headright Survey, Abstract 23, Bowie County, Texas, being all of that certain tract of land described as the West 60 feet of Lot 4, Block 17 of Old DeKalb, Bowie County, Texas.

Date of Sale (first Tuesday of month): October 3, 2023

Time of Sale: The sale will begin no earlier than 10:00 AM, and no later than three hours thereafter.

Place of Sale: Bowie County Courthouse

Default has occurred under the Deed of Trust. The current owner and holder of the Real Estate Lien Note and the Deed of Trust has instructed the Trustee to offer the Property for sale toward the satisfaction of the Real Estate Lien Note, by a nonjudicial foreclosure sale in accordance with the power of sale granted by the Deed of Trust.

**Notice is given that on the Date of Sale, the Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS", without any express or implied warranties, except warranties of title.**

*Terms of Sale.* The sale will be conducted as a public auction to the highest bidder. If the highest bidder is someone other than the Lender, the purchase price will be payable in cash or its equivalent, at the discretion of the Trustee, and will be payable immediately on acceptance of the bid by the Trustee. If the Lender is the highest bidder, payment will be by a credit on the Obligation, as permitted by the Deed of Trust.

Those persons and entities desiring to purchase the Property at the public auction, other than the Lender, will need to demonstrate their ability to pay cash on acceptance of the bid by the Trustee.


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

The Trustee may sell the Property in one or more parcels and/or 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075 of the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the 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 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."

  
\_\_\_\_\_  
Eric Jancovech, Substitute Trustee



10-3-23

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** September 6, 2023

**MORTGAGEE:** Texas Department of Housing and Community Affairs, a public and official agency of the State of Texas

**MORTGAGEE'S ADDRESS:** P.O. Box 13941, Austin, Texas 78711

**DEED OF TRUST:**

**Date:** 1/12/2012

**Grantor:** Lora B. Washington

**Trustee:** Timothy K. Irvine of Travis County, Texas

**Lender:** Texas Department of Housing and Community Affairs, a public and official agency of the State of Texas

**County:** Bowie County, Texas

**Recording Info:** (HOME Program Owner Occupied Program) Deed of Trust dated 1/12/2012, recorded on 2/3/2012 at Document Number 1421, at Volume 6176, Page 288 in the real property records of Bowie County, Texas (the "Records"), being in renewal and extension of the unpaid principal balance from a (HOME Program Owner Occupied Program) Mechanic's Lien Contract signed on January 12, 2012, and recorded on February 3, 2012 at Document Number 1419, at Volume 6176, Page 274 in the Records, securing a (HOME Program Owner Occupied Program) Mechanic's Lien Note dated January 12, 2012, in the amount of \$75,648, as transferred to TDHCA by a Transfer of Lien recorded at Document Number 1420, at Volume 6176, Page 285 in the Records.

**Property:** All of Lot Numbered Two (2) in Block Numbered Thirty-two (32) of WEST TEXARKANA ADDITION to the City of Texarkana, Bowie County, Texas, with a street address of 2205 W. 9th St, Texarkana, TX 75501, including all personal property secured by the security agreement included in the Deed of Trust.

**NOTE:**

**Date:** 1/12/2012

**Amount:** \$75,648.00

**Borrower:** Lora B. Washington

2023 SEP - 8 AM 10:47

RECORDED IN  
BOWIE COUNTY, TEXAS  
TINA PETTY, COUNTY CLERK

Lender: Texas Department of Housing and Community Affairs, a public and official agency of the State of Texas

**SUBSTITUTE TRUSTEE:** JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE, CHRISTY SMITH, RENEE MCCOART, KEN AUTREY, ED HENDERSON, ANDREW MILLS-MIDDLEBROOK

**MAILING ADDRESS:** P.O. Box 9932  
Austin, Texas 78766

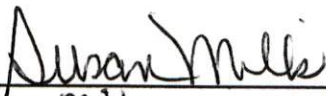
**DATE OF SALE OF PROPERTY:** October 3, 2023

**EARLIEST TIME OF SALE OF PROPERTY:** The earliest time at which the sale will occur is 10 o'clock a.m., and the sale shall occur no later than three hours after that time.

**PLACE OF SALE OF PROPERTY:** Area designated by the County Commissioner's Court, to wit: Front (north) entrance of Bowie County Courthouse located at 710 James Bowie Drive, New Boston, Texas 75570.

Mortgagee has appointed Substitute Trustee as Trustees under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale of Property, and because of default in performance of the obligations of the deed of trust, Substitute Trustee will offer the Property for sale by public auction to the highest bidder for cash, "AS IS", at the place and date specified to satisfy the debt secured by the deed of trust. The sale will begin at the earliest time stated above or within three hours after that time.

  
Susan Mills, Substitute Trustee



10-3-2023

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

2023 SEP -8 AM 11:26

## NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, That certain Deed of Trust (the "**Deed of Trust**"), dated January 7, 2022, from **Ramses Logistics LLC** ("**Borrower**"), as Grantor to Carmen Mejia, Trustee, filed for record in Real Property Records of Bowie County, Texas, more particularly described therein, which serves as security for a \$55,000.00 promissory note described therein (the "**Note**") executed by Borrower, payable to the order of Centex Casas, LLC.

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

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

WHEREAS, Centex Casas, LLC, the Owner and Holder of the Promissory Note has requested the undersigned to sell the real property described in the Deed of Trust to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, October 3, 2023 beginning at 12 o'clock pm**, or not later than 3:00 o'clock pm, the Substitute Trustee, will sell the following described real property, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness affecting the property which is superior to the Deed of Trust, if any, at the Courthouse of Bowie County, Texas, in the area designated by the Commissioners Court of such County, or if no such area has been so designated, then at the place where nonjudicial foreclosure sales of real property are customarily and regularly held in Bowie County, Texas, which real property is described as follows:

Legal Description: Lot 5, Block 9, of BROOKHAVEN ADDITION to the City of Texarkana, Bowie County, Texas, according to the map or plat of said addition recorded in Volume 204, Page 73, of the Plat Records of Bowie County, Texas.

Commonly Known as: 909 Wheeler, Texarkana, TX 75501

Together with all improvements on the property; all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights, and water stock; all fixtures attached to the property; and all personal property, if any described in and secured by the Deed of Trust.

The property to be sold is the same property described in said Deed of Trust, except as same may have been modified of record.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE(S), EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE OWNER OF THE PROMISSORY NOTE NOR THE SUBSTITUTE TRUSTEE(S) MAKES ANY REPRESENTATIONS OR WARRANTIES WITH THE RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATIONS WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.



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.

IN WITNESS HEREOF, this instrument has been executed to be effective September 4, 2023

Property Address: 909 Wheeler, Texarkana, Bowie County, TX 75501

Nancy Casas  
Centex Casas, LLC

Acknowledgement

STATE OF Texas )  
COUNTY OF Lampasas )

This instrument was acknowledged before me on September 4, 2023 by Nancy Milam  
for Centex Casas, LLC.

NOTARY SEAL:



L. Carmen Mejia  
Notary Public, the State of Texas

After Recording please send to:  
Centex Casas, LLC  
P.O. Box 1606  
Lampasas, TX 76550

10-3-2023

FOR RECORDING  
BOWIE COUNTY, TEXAS  
TINA PETTY, COUNTY CLERK

2023 SEP -8 AM 11:26

## NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, That certain Deed of Trust (the "**Deed of Trust**"), dated September 23, 2022, from **Ramses Logistics LLC ("Borrower")**, as Grantor to Carmen Mejia, Trustee, filed for record in Real Property Records of Bowie County, Texas, more particularly described therein, which serves as security for a \$52,500.00 promissory note described therein (the "**Note**") executed by Borrower, payable to the order of EQUITY TRUST COMPANY CUSTODIAN FBO Nancy Milam IRA 74% undivided interest, Equity Trust Company Custodian FBO Bradley Milam CESA 13% undivided interest, Equity Trust Company Custodian FBO Katy Milam CESA 13% undivided interest.

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

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

WHEREAS, EQUITY TRUST COMPANY CUSTODIAN FBO Nancy Milam IRA 74% undivided interest, Equity Trust Company Custodian FBO Bradley Milam CESA 13% undivided interest, Equity Trust Company Custodian FBO Katy Milam CESA 13% undivided interest, the Owner and Holder of the Promissory Note has requested the undersigned to sell the real property described in the Deed of Trust to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, October 3, 2023 beginning at 12 o'clock pm**, or not later than 3:00 o'clock pm, the Substitute Trustee, will sell the following described real property, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness affecting the property which is superior to the Deed of Trust, if any, at the Courthouse of Bowie County, Texas, in the area designated by the Commissioners Court of such County, or if no such area has been so designated, then at the place where nonjudicial foreclosure sales of real property are customarily and regularly held in Bowie County, Texas, which real property is described as follows:

Legal Description: Lot Numbered THREE (3) IN Block Numbered SEVEN (7) of BEVERLY HEIGHTS ADDITION to the City of Texarkana, Bowie County, Texas, according to the map or plat of said Addition recorded in Volume 40, Page 202, Plat Records of Bowie County, Texas.

Commonly Known as: 605 Melton St, Texarkana, TX 75501

Together with all improvements on the property; all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights, and water stock; all fixtures attached to the property; and all personal property, if any described in and secured by the Deed of Trust.

The property to be sold is the same property described in said Deed of Trust, except as same may have been modified of record.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE(S), EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE OWNER OF THE PROMISSORY NOTE NOR THE SUBSTITUTE TRUSTEE(S) MAKES ANY REPRESENTATIONS OR WARRANTIES WITH THE RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR

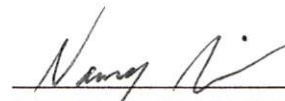


SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATIONS WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

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.

IN WITNESS HEREOF, this instrument has been executed to be effective September 4, 2023

Property Address: 605 Melton St, Texarkana, Bowie County, TX 75501



EQUITY TRUST COMPANY CUSTODIAN FBO  
Nancy Milam IRA 74% undivided interest,  
Equity Trust Company Custodian FBO Bradley  
Milam CESA 13% undivided interest, Equity  
Trust Company Custodian FBO Katy Milam  
CESA 13% undivided interest

Acknowledgement

STATE OF Texas )(   
COUNTY OF Lampasas )(

This instrument was acknowledged before me on September 4, 2023 by Nancy Milam for EQUITY TRUST COMPANY CUSTODIAN FBO Nancy Milam IRA 74% undivided interest, Equity Trust Company Custodian FBO Bradley Milam CESA 13% undivided interest, Equity Trust Company Custodian FBO Katy Milam CESA 13% undivided interest.

NOTARY SEAL:



  
Notary Public, the State of Texas

After Recording please send to:  
Nancy Milam  
P.O. Box 1606  
Lampasas, TX 76550

RECORDED IN:  
BOWIE COUNTY, TEXAS  
TINA PETTY, COUNTY CLERK

10/3/23

2023 SEP -8 AM 11:03

3124 WOOD STREET  
TEXARKANA, TX 75503

00000009885435

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

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

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

**Date:** October 03, 2023

**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 March 12, 2003 and recorded in Document CLERK'S FILE NO. 4176 (VOLUME 3934, PAGE 327) real property records of BOWIE County, Texas, with JIM NASON AND FRANCES NASON HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by JIM NASON AND FRANCES NASON HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$57,550.00, 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





3124 WOOD STREET  
TEXARKANA, TX 75503

00000009885435

**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: \_\_\_\_\_

3124 WOOD STREET  
TEXARKANA, TX 75503

00000009885435

00000009885435

BOWIE

**EXHIBIT "A"**

THE NORTH HALF (N-1/2) OF LOT NUMBERED ELEVEN (11) AND ALL OF LOT NUMBERED TWELVE (12) IN BLOCK NUMBERED TWENTY (20) OF ROCHELLE ADDITION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION FILED FOR RECORD ON MARCH 4, 1907 AND RECORDED IN VOLUME 40, PAGE 23, PLAT RECORDS OF BOWIE COUNTY, TEXAS.



10/3/23

## NOTICE OF FORECLOSURE SALE

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

**1. Property to Be Sold.** The property to be sold is described as follows: LOT NUMBERED NINE (9) IN BLOCK NUMBERED ONE (1) OF SUSSEX DOWNS ADDITION, TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION RECORDED IN VOLUME 40, PAGE 322 OF THE PLAT RECORDS OF **BOWIE COUNTY, TEXAS.**

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 11/09/2007 and recorded in Book 5273 Page 314 Document 16837 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: **10/03/2023**

Time: 11:00 AM

Place: Bowie County, Texas at the following location: THE FRONT (NORTH) ENTRANCE OF THE BOWIE COUNTY COURTHOUSE IN NEW BOSTON, TEXAS OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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

**5. Obligations Secured.** The Deed of Trust executed by **EVELYN WYRICK BELFORD**, provides that it secures the payment of the indebtedness in the original principal amount of \$47,200.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Carrington Mortgage Services, LLC is the current mortgagee of the note and deed of trust and CARRINGTON MORTGAGE SERVICES LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Carrington Mortgage Services, LLC c/o CARRINGTON MORTGAGE SERVICES LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Order to Foreclose.** Carrington Mortgage Services, LLC obtained a Order from the 102nd District Court of Bowie County on 08/14/2023 under Cause No. 23C0189-102. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

**7. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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



Mackie Wolf Zientz & Mann, P.C.

Brandon Wolf, Attorney at Law

✓ L. Keller Mackie, Attorney at Law

Michael Zientz, Attorney at Law

Lori Liane Long, Attorney at Law

Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law

Karla Balli, Attorney at Law

Parkway Office Center, Suite 900

14160 Dallas Parkway

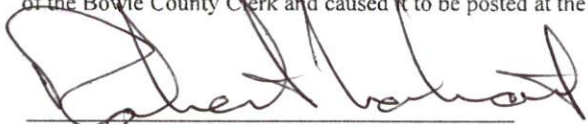
Dallas, TX 75254

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

Certificate of Posting

2023 AUG 24 AM 11:31  
BOWIE COUNTY, TEXAS  
TINA PETTY, COUNTY CLERK

I am Robert LaMont whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on August 24, 2023 I filed this Notice of Foreclosure Sale at the office of the Bowie County Clerk and caused it to be posted at the location directed by the Bowie County Commissioners Court.



Robert LaMont, August 24, 2023





10.3.23

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

2023 AUG 10 AM 11:43

## NOTICE OF FORECLOSURE SALE

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

**1. Property to Be Sold.** The property to be sold is described as follows: A PART OF A TRACT IN BLOCK TWENTY(20) OF THE GEORGE MORRIS HRS A-372 SUBDIVISION, DESCRIBED THIRD IN A PARTITION DEED BY AND BETWEEN RAYMOND HARLAND AND OTHERS DATED APRIL 14, 1965 AND OF RECORD IN VOLUME 458, PAGE 234 OF THE **BOWIE COUNTY, TEXAS**, DEED RECORDS AND DESCRIBED AS FOLLOWS:

BEGINNING IN THE SBL OF SAID THIRD-DESCRIBED TRACT 792 FEET EAST OF AN IRON PIPE AT ITS SOUTHWEST CORNER AND AT THE SOUTHEAST CORNER OF A TRACT OF 85/100THS OF AN ACRE WHICH DONALD H. HARLAND AND PATTY HARLAND, HIS WIFE CONVEYED TO RAYMOND L. LONG BY DEED DATED FEBRUARY 28, 1972;

THENCE: NORTH 01 DEGREES 13 MINUTES 19 SECONDS WEST ALONG THE EBL OF THE SAID 85/100THS OF AN ACRE LONG TRACT 140.11 FEET TO ITS NORTHEAST CORNER IN THE SBL OF A 50 FOOT WIDE ROAD;

THENCE: EAST 264.00 FEET ALONG THE SBL OF SAID ROAD;

THENCE: SOUTH 01 DEGREES 13 MINUTES 19 SECONDS EAST 140.11 FEET TO THE SBL OF THE TRACT WHICH IS DESCRIBED THIRD IN THE PARTITION DEED BY AND BETWEEN RAYMOND HARLAND AND OTHERS DATED APRIL 14, 1965 AND OF RECORD IN VOLUME 458, AT PAGE 234 OF THE BOWIE COUNTY, TEXAS, DEED RECORDS AS AFORESAID;

THENCE: WEST ALONG THE SBL OF SUCH THIRD-DESCRIBED TRACT 264.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 85/100THS OF AN ACRE OF LAND.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 04/14/2009 and recorded in Book 5599 Page 319 Document 5138 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: 10/03/2023

Time: 11:00 AM

Place: Bowie County, Texas at the following location: THE FRONT (NORTH) ENTRANCE OF THE BOWIE COUNTY COURTHOUSE IN NEW BOSTON, TEXAS OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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

**5. Obligations Secured.** The Deed of Trust executed by **JOHNNY C. TENBROOK AND KITTY L. TENBROOK**, provides that it secures the payment of the indebtedness in the original principal amount of \$172,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Mortgage Assets Management, LLC is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is Mortgage Assets Management, LLC c/o PHH MORTGAGE CORPORATION, 14405 Walters Road, Suite 200, Houston, TX 77014 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Order to Foreclose.** Mortgage Assets Management, LLC obtained a Order from the 102nd District Court of Bowie County on 07/24/2023 under Cause No. 23C201-102. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

**7. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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







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

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

Certificate of Posting

I am Robert LaMont whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on August 10, 2023 I filed this Notice of Foreclosure Sale at the office of the Bowie County Clerk and caused it to be posted at the location directed by the Bowie County Commissioners Court.



Robert LaMont, August 10, 2023

10/3/23

TS No.: 2023-00945-TX  
23-000508-673

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

2023 AUG 31 PM 2:14

## 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:** 10/03/2023

**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:** 159 COUNTY ROAD 1230, TEXARKANA, TX 75501

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

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 02/28/2023 and recorded 03/02/2023 in Document 2023-00001958, real property records of Bowie County, Texas, with **CHRISTOPHER TODD JOHNSON, UNMARRIED MAN** grantor(s) and Everett Financial, Inc. DBA Supreme Lending as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

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

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by **CHRISTOPHER TODD JOHNSON, UNMARRIED MAN**, securing the payment of the indebtedness in the original principal amount of \$161,616.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **PHH MORTGAGE CORPORATION** is the current mortgagee of the note and deed of trust or contract lien.





### 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:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART THE NANCY DYCUS HEADRIGHT SURVEY, ABSTRACT NO. 146, BOWIE COUNTY, TEXAS, THE SUBJECT TRACT OF LAND BEING ALL OF A CALLED 1.00 ACRE TRACT OF LAND AS CONVEYED TO BLUE MARLIN INVESTMENT PROPERTIES, LLC, BY GENERAL WARRANTY DEED RECORDED AS INSTRUMENT NO. 2022-00013394 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, AND THE SUBJECT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 5/8" IRON PIN FOUND FOR CORNER ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 1230, THE POINT OF BEGINNING BEING THE NORTHWEST CORNER OF SAID CALLED 1.00 ACRE TRACT AND THE SOUTHWEST CORNER OF A CERTAIN 0.9966 ACRE TRACT OF LAND AS CONVEYED TO D & D HUGHES CONSTRUCTION LLC BY WARRANTY DEED RECORDED AS INSTRUMENT NO. 2019-00009598 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS; THENCE: N 90°00'00" E, 299.64 FEET WITH THE NORTH LINE OF SAID CALLED 1.00 ACRE TRACT AND THE SOUTH LINE OF SAID 0.9966 ACRE TRACT TO A 1/2" IRON PIN FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID CALLED 1.00 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 0.9966 ACRE TRACT, SAID CORNER ALSO BEING LOCATED ON THE WEST LINE OF A 7.733 ACRE TRACT OF LAND AS CONVEYED TO ANDREW J. PAGE, JR. AND WIFE, TERRIE L. PAGE, BY DEED RECORDED IN VOLUME 1014, PAGE 272 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS; THENCE: S 00°26'49" W, 145.52 FEET WITH THE EAST LINE OF SAID CALLED 1.00 ACRE TRACT AND THE WEST LINE OF SAID 7.733 ACRE TRACT TO A 1/2" IRON PIN FOUND FOR CORNER AT THE SOUTHEAST CORNER OF SAID CALLED 1.00 ACRE TRACT AND THE NORTHEAST CORNER OF A 0.998 ACRE TRACT OF LAND AS CONVEYED TO HARVEY RAYMOND KULLENBERG, JR. AND JENNIFER BETH KULLENBERG BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED AS INSTRUMENT NO. 2021- 00002270 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS; THENCE: N 89°58'13" W, 299.84 FEET WITH THE SOUTH LINE OF SAID CALLED 1.00 ACRE TRACT AND THE NORTH LINE OF SAID KULLENBERG TRACT TO A 1/2" IRON PIN FOUND FOR CORNER ON THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD, SAID CORNER BEING THE SOUTHWEST CORNER OF SAID CALLED 1.00 ACRE TRACT AND THE NORTHWEST CORNER OF SAID KULLENBERG TRACT; THENCE: N 00°31'29" E, 145.37 FEET WITH THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD AND THE WEST LINE OF SAID CALLED 1.00 ACRE TRACT TO THE POINT OF BEGINNING AND CONTAINING 1.000 ACRE OF LAND, MORE OR LESS.

**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



### 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:** August 28, 2023

  
Monique Patzer, Trustee Sale Assistant

C/O Power Default Services, Inc.  
2300 Lakeview Parkway, Suite 756  
Alpharetta, GA 30009  
Telephone: 855-427-2204  
Fax: 866-960-8298

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

Certificate of Posting  
I am Robert LaMont whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on August 31, 2023 I filed this Notice of Foreclosure Sale at the office of the Bowie County Clerk and caused it to be posted at the location directed by the Bowie County Commissioners Court.



Robert LaMont, August 31, 2023