

November 4, 2025

NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE
SERVICING (ALW)
HEATON, DAVID
2678 FM 3098, MAUD, TX 75567

VA 49-49-6-1544792
Firm File Number: 25-043013

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

2025 AUG 28 AM 11:19

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 30, 2021, DAVID W. HEATON AND WIFE, KARENE E. HEATON, as Grantor(s), executed a Deed of Trust conveying to CHRIS PEIRSON, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NEWREZ LLC D/B/A NEWREZ MORTGAGE 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 2021-00005977, 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, November 4, 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:

THE FOLLOWING PROPERTY SITUATED IN THE COUNTY OF BOWIE, STATE OF TEXAS, AND DESCRIBED AS FOLLOWS:

TRACT I:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE W. S. GRACE HEADRIGHT SURVEY, A-248, BOWIE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN IRON PIPE AT A FENCE CORNER, THE SOUTHWEST CORNER OF THE W. S. GRACE HEADRIGHT SURVEY, A-248, BOWIE COUNTY, TEXAS; THENCE - N. 00° 24' 55" E., 1001.96 FT. TO AN IRON PIPE AT A FENCE CORNER;

THENCE - N. 89° 36' 14" E., 693.65 FT. TO AN IRON PIPE AT A FENCE CORNER ON THE WEST RIGHT-OF-WAY LINE OF F. M. HIGHWAY 3098;

THENCE - S. 89° 33' 16" E., 126.27 FT. TO AN IRON PIPE AT A FENCE CORNER ON THE EAST RIGHT-OF-WAY LINE OF SAID F. M. HIGHWAY 3098;

THENCE - N. 18° 34' 29" E., 499.60 FT. WITH SAID RIGHT-OF-WAY LINE TO AN IRON PIPE FOUND IN PLACE, THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE - N. 18° 35' 26" E., 288.49 FT. WITH THE ABOVE MENTIONED EAST RIGHT-OF-WAY LINE OF F. M. HIGHWAY 3098, A LINE 60 FT. AT RIGHT ANGLES FROM AND PARALLEL TO THE CENTERLINE OF SAID HIGHWAY, TO A 1/2" REINF. STEEL SET FOR CORNER;

THENCE - S. 81° 53' 24" E., 328.11 FT. TO A 1/2" REINF. STEEL SET FOR CORNER;

THENCE - S. 55° 16' 03" E., 275.65 FT. TO 1/2" REINF. STEEL SET FOR CORNER;

THENCE - S. 00° 41' 48" E., 62.27 FT. TO A 1/2" REINF. STEEL SET FOR CORNER;

THENCE - S. 89° 18' 11" W., 644.13 FT. WITH AN EXISTING FENCE LINE TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY BEING SURVEYED BY RICHARD V. HALL, JR. CONTAINS 2.871 ACRES OF LAND, MORE OR LESS.

TRACT NO. 2:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE W. S. GRACE HEADRIGHT

SURVEY, A-248, BOWIE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN IRON PIPE AT A FENCE CORNER, THE SOUTHWEST CORNER OF THE W. S. GRACE HEADRIGHT SURVEY, A-248, BOWIE COUNTY, TEXAS; THENCE - N. 00° 24' 55" E., 1001.96 FT. TO AN IRON PIPE AT A FENCE CORNER;

THENCE - N. 89° 36' 14" E., 693.65 FT. TO AN IRON PIPE AT A FENCE CORNER ON THE WEST RIGHT-OF-WAY LINE OF F. M. HIGHWAY 3098;

THENCE - S. 89° 33' 16" E., 126.27 FT. TO AN IRON PIPE AT A FENCE CORNER ON THE EAST RIGHT-OF-WAY LINE OF SAID F. M. HIGHWAY 3098;

THENCE - N. 18° 34' 29" E., 499.60 FT. WITH SAID EAST RIGHT-OF-WAY LINE TO A 1/2" REINF. STEEL FOUND IN PLACE;

THENCE - N. 18° 35' 26" E., 288.49 FT. WITH THE ABOVE MENTIONED EAST RIGHT-OF-WAY LINE OF F. M. HIGHWAY 3098, A LINE 60 FT. AT RIGHT ANGLES FROM AND PARALLEL TO THE CENTERLINE OF SAID HIGHWAY, TO A 1/2" REINF. STEEL SET FOR CORNER;

THENCE - S. 81° 53' 24" E., 328.11 FT. TO A 1/2" REINF. STEEL SET FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE - N. 08° 19' 13" E., 128.99 FT. TO A 1/2" REINF. STEEL FOUND IN PLACE IN AN EXISTING FENCE LINE;

THENCE - N. 07° 54' 40" E., 313.08 FT. TO A 1/2" REINF. STEEL FOUND IN PLACE IN AN OLD FENCE LINE;

THENCE - S. 89° 20' 49" E., 248.29 FT. WITH AN OLD FENCE LINE TO A 1/2" REINF. STEEL FOUND IN PLACE AT A FENCE CORNER;

THENCE - S. 17° 59' 43" E., 684.10 FT. TO A 1/2" REINF. STEEL FOUND IN PLACE AT A FENCE CORNER;

THENCE - S. 89° 18' 11" W., 294.10 FT. WITH AN EXISTING FENCE LINE TO A 1/2" REINF. STEEL FOUND IN PLACE;

THENCE - N. 00° 41' 48" W., 62.27 FT. TO A 1/2" REINF. STEEL FOUND IN PLACE;

THENCE - N. 55° 16' 03" W., 275.65 FT. TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY BEING SURVEYED BY RICHARD V. HALL, JR. CONTAINS 5.206 ACRES OF LAND, MORE OR LESS.

APN(S): 09120002507
FOR INFORMATIONAL PURPOSES ONLY:
PROPERTY TYPE: 1-4 FAMILY RESIDENCE
ADDRESS: 2678 FM 3098 MAUD, TX 75567
COUNTY: BOWIE
TAX ACCOUNT NO.: 09120002507

NONE
PARCEL ID: 09120002507

Property Address:	2678 FM 3098 MAUD, TX 75567
Mortgage Servicer:	NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE SERVICING
Mortgagee:	NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING 601 OFFICE CENTER DRIVE SUITE 100 FORT WASHINGTON, PA 19034

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.

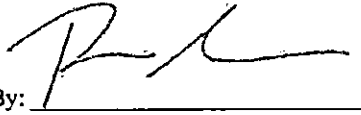
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO
SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT
IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE**

**IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE
SERVICER**

SUBSTITUTE TRUSTEE

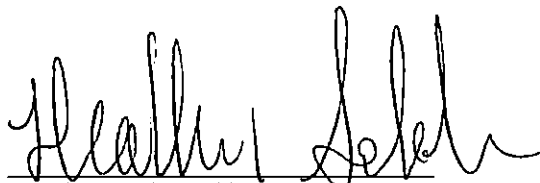
Richard Paul Carr Jr, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Margaret Rosanne Kayl, Sharon Sharp, Michael Turner
4600 Fuller Ave., Suite 400
Irving, TX 75038

WITNESS MY HAND this day August 27, 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 NewRez LLC d/b/a Shellpoint Mortgage
Servicing

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.



Posted by Heather Golden, August 28, 2025.

Nov 4, 2025

BOWIE COUNTY, TEXAS
TINA PETTY, COUNTY CLERK

25-03393

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

2025 SEP -4 AM 8:22

**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: ~~November 4, 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 AND KENNETH VINCENT SANDERS secures the repayment of a Note dated May 9, 2024 in the amount of \$140,000.00. US BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL BUT SOLEY 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.



4851941

Mary Company

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

Substitute Trustee(s): Richard Paul Carr Jr, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Margaret Rosenne Kayl, Sharon Sharp, Michael Turner, Jabria Foy, Heather Golden, Agency Sales and Posting LLC||Richard Paul Carr Jr, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Margaret Rosanne Kayl, Agency Sales and Posting LLC

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).

November 4, 2025

2025 SEP 16 AM 8:17
BOWIE COUNTY CLERK

204 COUNTY ROAD 3006
NEW BOSTON, TX 75570

00000009733775

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: November 04, 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 May 24, 2012 and recorded in Document INSTRUMENT NO. 6493 real property records of BOWIE County, Texas, with KYLE MATTHEW MARTIN AND ERICA JOLEAN MARTIN 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 KYLE MATTHEW MARTIN AND ERICA JOLEAN MARTIN HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$82,845.00, 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.

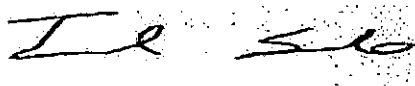
6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any 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

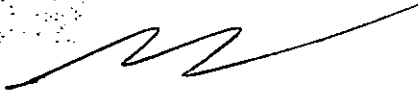


THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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: _____

00000009733775

BOWIE



ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE JOHN KITTRELL HEADRIGHT SURVEY, ABSTRACT NO. 329, BOWIE COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS DESCRIBED IN VOLUME 5663, PAGE 93 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, AND THE SUBJECT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN SET FOR CORNER ON THE EAST LINE OF COUNTY ROAD NO. 3006, SAME BEING LOCATED 248.00 FEET NORTH OF THE SOUTHWEST CORNER OF THE 10 ACRE TRACT OF LAND CONVEYED TO U. U. JOHNSON BY DEED RECORDED IN VOLUME 455, PAGE 248 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS;

THENCE NORTH 245.00 FEET WITH THE WEST LINE OF SAID 10 ACRE TRACT AND THE EAST LINE OF SAID COUNTY ROAD TO A 1/2" IRON PIN SET FOR CORNER;

THENCE S 89 DEG. 25' 52" E., 175.00 FEET TO A 1/2" IRON PIN SET FOR CORNER;

THENCE SOUTH 245.00 FEET TO A 1/2" IRON PIN FOUND FOR CORNER;

THENCE N 89 DEG. 25' 52" W., 175.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.984 ACRES OF LAND, MORE OR LESS.

NOV 4, 2025

BOWIE COUNTY, TEXAS
TINA PERRY, COUNTY CLERK

2025 SEP 18 AM 10:08

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.

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 4th day of November, 2025
Time: 11am or not later than three hours after that time
Place: AT "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" in Bowie County, Texas.

TERMS OF SALE: CASH

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: March 5, 2021
Grantor(s): Earnest L. Johnson JR, A single Person
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Caliber Home Loans, Inc., its successors and assigns
Original Principal: \$160,298.00
Recording Information: Deed Inst.# 2021-00002956
Current Mortgagee/Beneficiary: NewRez LLC d/b/a Shellpoint Mortgage Servicing
Secures: The Promissory Note (the "Note") in the original principal amount of \$160,298.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

PROPERTY TO BE SOLD:

Property County: Bowie
Property Description: (See Attached Exhibit "A")
Property Address: 608 N Ellis St, New Boston, TX 75570
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

Mortgage Servicer: Shellpoint Mortgage Servicing
Mortgage Servicer Address: 75 Beattie Place, Suite 300 Greenville, SC 29601

SUBSTITUTE TRUSTEE(S): McCalla Raymer Leibert Pierce, LLP, Agency Sales and Posting LLC

SUBSTITUTE TRUSTEE ADDRESS: 1320 Greenway Drive, Suite 780 Irving, TX 75038

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

/s/ Coury Jacocks

Coury Jacocks - Bar #: 24014306

Attorney for NewRez LLC d/b/a Shellpoint Mortgage Servicing

Coury.Jacocks@mccalla.com

1320 Greenway Drive, Suite 780

Irving, TX 75038

(469) 942-7141 Office

(469) 469-6670 Fax

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLP

1320 Greenway Drive, Suite 780 Irving, TX 75038

AS ATTORNEY FOR THE HEREIN

IDENTIFIED MORTGAGEE AND/OR

MORTGAGE SERVICER

Certificate of Posting

I am Heather Golden whose address is 1604 N 10th. St, Longview, TX 75601. I declare

under penalty perjury that September 18, 2025 I filed and/or recorded 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.

Return to: McCalla Raymer Leibert Pierce, LLP, 1320 Greenway Drive, Suite 780 Irving, TX 75038

EXHIBIT "A"

The land hereinafter referred to is situated in the City of New Boston, County of Bowie, State of TX, and is described as follows:

The North 66.00 feet (N. 66.00') of Lot Numbered TWO (2) and all of Lot Numbered THREE (3) in Block Numbered Two (2) of F. W. McGee Subdivision to the City of New Boston, Texas, according to the map or plat thereof recorded in Volume 204, Page 171 of the Plat Records of Bowie County, Texas.

COPY

BOWIE COUNTY, TEXAS
TINA PETTY, COUNTY CLERK

2025 SEP 23 AM 11:06

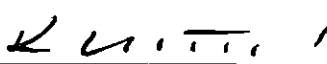
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NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated June 30, 2023, executed by **THELMA ALDEN STEWART A/K/A THELMA LEE ALDEN STEWART, A SINGLE PERSON**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2023-00006501, Official Public Records of Bowie County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesseltine, whose address is listed below, or Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Heather Golden, Jabria Foy, Kara Riley, Harriett Fletcher or Sheryl LaMont, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on Tuesday, November 4, 2025, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Bowie County Courthouse at the place designated by the Commissioner's Court for such sales in Bowie County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 11:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 2023 Champion Manufactured Home, Serial No. 125000HB009216A.

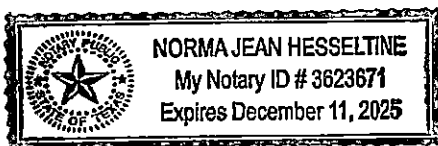
Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the Armed Forces of the United States, Please Send Written Notice of the Active Duty Military Service to the Sender of this Notice Immediately.

EXECUTED this 19 day of September, 2025.


K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401
Telephone: (361) 884-0612
Facsimile: (361) 884-5291
Email: clittlefield@umhlaw.com

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 19 day of September, 2025, to certify which witness my hand and official seal.



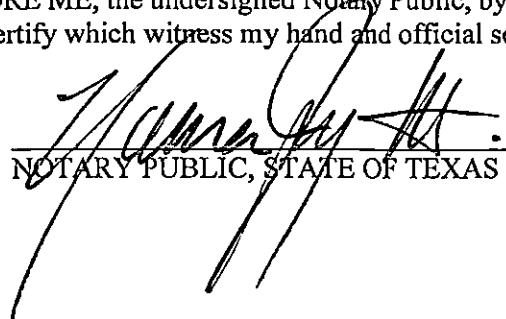

NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

TRACT NO. 1--1.000 ACRES

All that certain tract or parcel of land being a part of the J. L. SHIPP HEADRIGHT SURVEY, Abstract No. 750, Bowie County, Texas, the subject tract of land being a part of a 61 acre tract of land as conveyed to W. H. Lynch by Deed recorded in Volume 56, Page 9 of the Deed Records of Bowie County, Texas, the subject tract of land being a part of a 2.553 acre tract of land as conveyed to Kimberly Diana Doss by Quitclaim Deed recorded in Volume 3667, Page 138 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:

Commencing at a 1/4" iron pin found for corner at the Southwest corner of said Doss tract, the Point of Beginning also being the Southerly Southeast corner of a 4.250-acre tract of land as conveyed to Jerry Roberts and wife, Evelyn Sue Roberts, by Third Party Deed recorded in Volume 2393, Page 4 of the Real Property Records of Bowie County, Texas;

THENCE: N 02°18'33" W, 182.78 feet with the West line of said Doss tract and the Southerly East line of said Roberts tract to a 1/4" iron pin set for corner and being the Point of Beginning for the herein described tract of land;

THENCE: N 02°18'33" W, 118.98 feet with the West line of said Doss tract and the Southerly East line of said Roberts tract to a 1/4" iron pin found for corner at the Northwest corner of said Doss tract and an inside corner of said Roberts tract;

THENCE: N 87°57'22" E, 366.12 feet with the North line of said Doss tract and the Northerly South line of said Roberts tract of said Roberts tract to a 1/4" iron pin found for corner at the Northeast corner of said Doss tract and the Northerly Southeast corner of said Roberts tract, same being located on the West line of a 30.404 acre tract of land as conveyed to William Smith and Deanna Smith, by Warranty Deed with Vendor's Lien recorded as Instrument No. 2022-00011265 of the Real Property Records of Bowie County, Texas;

THENCE: S 02°35'32" E, 118.99 feet with the East line of said Doss tract and the West line of said Smith tract to a 1/4" iron pin set for corner; THENCE: S 87°37'22" W, 366.71 feet across said Doss tract to the Point of Beginning and containing 1.000 acre of land, more or less.

Together With a 30 foot Access Easement to Provide access to an from a street known as George Thomas Road, said Access Easement being described in Quitclaim Deed to Kimberly Diana Doss as recorded in Volume 3667, Page 138 of the Real Property Records of Bowie County, Texas, and also described in Third Party Deed to Jerry Roberts and wife, Evelyn Sue Roberts as recorded in Volume 2393, Page 4 of the Real Property Records of Bowie County, Texas;

And Also an Access Easement being a part of the J. L. SHIPP HEADRIGHT SURVEY,

Abstract No. 750, Bowle County, Texas, the subject tract of land being a part of a 61 acre tract of land as conveyed to W. H. Lynch by Deed recorded in Volume 36, Page 9 of the Deed Records of Bowle County, Texas, the subject tract of land being a part of a 2,553 acre tract of land as conveyed to Kimberly Diana Doss by Quitclaim Deed recorded in Volume 3667, Page 138 of the Real Property Records of Bowle County, Texas, and the subject tract of land being more particularly described by metes and bounds as follows:

Commencing at a 1/2" iron pin found for corner at the Southwest corner of said Doss tract, the Point of Beginning also being the Southerly Southeast corner of a 4.250 acre tract of land as conveyed to Jerry Roberts and wife, Evelyn Sue Roberts, by Third Party Deed recorded in Volume 2393, Page 4 of the Real Property Records of Bowle County, Texas;

THENCE: N 02°18'33" W, 126.25 feet with the West line of said Doss tract and the Southerly East line of said Roberts tract to the Point of Beginning for the herein described tract of land;

THENCE: N 02°18'33" W, 56.53 feet with the West line of said Doss tract and the Southerly East line of said Roberts tract to a 1/2" iron pin set for corner;

THENCE: N 87°57'22" E, 254.96 feet across said Doss tract to a point for corner;

THENCE: S 50°25'02" W, 29.34 feet across said Doss tract to a point for corner;

THENCE: S 83°50'08" W, 193.62 feet across said Doss tract to a point for corner;

THENCE: S 55°06'09" W, 45.61 feet across said Doss tract to the Point of Beginning and containing 0.154 acres of land, more or less.

November 4, 2025

4401 Suzanne Ave
Texarkana, TX 75503

CLERK OF DISTRICT COURT
BOWIE COUNTY, TEXAS
FINA PETTY, COUNTY CLERK

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

2025 SEP 25 AM 8:10

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.

1. Date, Time, and Place of Sale.

DATE: November 4, 2025

TIME: 11:00 AM

PLACE: 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

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 50.009 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.

3. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 19, 2019 and recorded as Instrument Number 2019-00004317, real property records of Bowie County, Texas.

4. Obligations Secured. Deed of Trust or Contract Lien executed by TERRY COUCH AND BILLIE JEAN COUCH, securing the payment of the indebtedness in the original principal amount of \$246,375.00, and obligations therein described including but not limited to the promissory note; and all modifications renewals and extensions of the promissory note. Village Capital & Investment LLC is the current mortgagee of the note and deed of trust or contract lien.

5. 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.

6. Property to be Sold. The property to be sold is described as follows:

LOT ONE (1), IN BLOCK TWO (2), OF WOODSTOCK ESTATES, AS PER THE MAP OR PLAT RECORDED IN VOLUME 608, PAGE 485, OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS.

7. 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 Services is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. Village Capital & Investment LLC as Mortgage Servicer, is representing the current mortgagee, whose address is:



2460 Paseo Verde Parkway
Suite 110
Henderson, Nevada 89074

8. **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 Jennifer Hooper, Agency Sales and Posting, LLC, whose address is c/o Brock & Scott, 4225 Wingren Drive, Suite 105, Irving, TX 75602, Substitute Trustee to act under and by virtue of said Deed of Trust.
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: 9/23/2025


Jennifer Hooper

Certificate of Posting

I am Angelie Basham whose address is PO Box 5224 Texarkana Texas 75505. I declare under penalty of perjury that on September 25, 2025 I filed this Notice of [Substitute] Trustees 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.


Declarant's Name: Angelie Basham
Date: 9-25-25

November 4

BOWIE COUNTY, TEXAS
TINA PETTY, COUNTY CLERK

Our Case No. 24-06289-FC-2

2025 SEP 25 AM 10:59

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

THE STATE OF TEXAS
COUNTY OF BOWIE

Deed of Trust Date:
June 24, 2022

Property address:
2505 E AVE B
HOOKS, TX 75561

Grantor(s)/Mortgagor(s):
RICHARD LEE CURTIS WARREN AND TAMEKA R
WARREN, HUSBAND AND WIFE

LEGAL DESCRIPTION: All of Lot Numbered FOUR (4) in Block Numbered THREE (3) of WINNWOOD ADDITION to the City of Hooks, Bowie County, Texas, according to the map or plat of said Addition recorded in Volume 329, Page 63 of the Plat Records of Bowie County, Texas.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC., ("MERS") AS BENEFICIARY, AS NOMINEE FOR
EVERETT FINANCIAL, INC. DBA SUPREME LENDING,
A TEXAS CORPORATION, ITS SUCCESSORS AND
ASSIGNS

~~Earliest Time Sale Will Begin: 10:00 AM~~

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

~~Date of Sale: NOVEMBER 4, 2025~~

Property County: BOWIE

Original Trustee: SCOTT EVERETT

Recorded on: June 28, 2022
As Clerk's File No.: 2022-00007810
Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC

Substitute Trustee:
Darla Boettcher, Jackie Perkins, Lisa Bruno, Conrad Wallace,
Shawn Schiller, Auction.com LLC, Harriett Fletcher, Sheryl
LaMont, Kevin Key, Jay Jacobs, Christine Wheelless, Phillip
Hawkins, Meghan Byrne, Ronnie Hubbard, Heather Golden,
Resolve Trustee Services, LLC

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.

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 Darla Boettcher, Jackie Perkins, Lisa Bruno, Conrad Wallace, Shawn Schiller, Auction.com LLC, Harriett Fletcher, Sheryl LaMont, Kevin Key, Jay Jacobs, Christine Wheelless, Phillip Hawkins, Meghan Byrne, Ronnie Hubbard, Heather Golden, Resolve Trustee Services, LLC, 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, NOVEMBER 4, 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. 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.

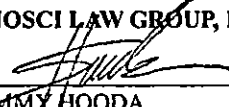
PENNYMAC LOAN SERVICES, LLC, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement 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, 9/23/25

MARINOSCI LAW GROUP, P.C.

By: 

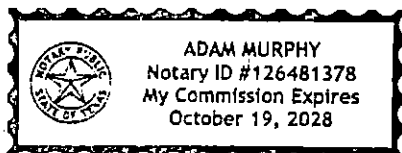
SAMMY HOODA
MANAGING ATTORNEY

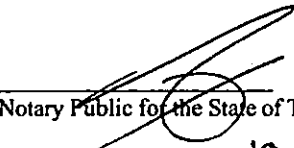
THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Adam Murphy, the undersigned officer, on this, the 23 day of SEPT 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)




Notary Public for the State of TEXAS

My Commission Expires: 10-19-28

Adam Murphy
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD, #200
WESTLAKE VILLAGE, CA 91361
Our File No. 24-06289

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

2025 OCT -2 AM 8:54

~~1022~~ 11-04-2025

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

Matter No.: 134339-TX

Date: September 30, 2025

County where Real Property is Located: Bowie

ORIGINAL MORTGAGOR: KINGSLEY UCHEM, A SINGLE MAN

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

CURRENT MORTGAGEE: NewRez LLC D/B/A Shellpoint Mortgage Servicing

MORTGAGE SERVICER: NewRez LLC D/B/A Shellpoint Mortgage Servicing

DEED OF TRUST DATED 5/16/2023, RECORDING INFORMATION: Recorded on 5/22/2023, as Instrument No.
2023-00004707

**SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT NUMBERED FOUR (4) IN BLOCK
NUMBERED FOUR (4) OF OAKLAWN SUBDIVISION IN BOWIE COUNTY, TEXAS, ACCORDING TO
THE REVISED PLAT OF RECORD IN VOL. 204, PAGE 124 OF THE PLAT RECORDS OF BOWIE
COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 11/4/2025, the foreclosure sale will be conducted in
Bowie County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property
Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners
Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be
conducted no earlier than **10:00 AM**, or not later than three (3) hours after that time, by one of the Substitute
Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien
indebtedness superior to the Deed of Trust.

NewRez LLC D/B/A Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for NewRez LLC D/B/A
Shellpoint Mortgage Servicing who is the Mortgagee of the Note and Deed of Trust associated with the above
referenced loan. NewRez LLC D/B/A Shellpoint Mortgage Servicing, as Mortgage Servicer, is representing the
Mortgagee, whose address is:

NewRez LLC D/B/A Shellpoint Mortgage Servicing
55 Beattie Place, Suite 100
Greenville, South Carolina 29601-2743

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



WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE AUCTION.COM, LLC, AGENCY SALES AND POSTING, LLC, ALDRIDGE PITE, LLP** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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

By: Hollis Hamilton
Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
3333 Camino Del Rio South, Suite 225
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

COPY

November 4, 2025

THE COUNTY, TEXAS,
ETTY. COUNTY CLERK

2025 OCT -9 PM 1:11

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.

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated June 26, 2020, executed by MICHELLE ELIZABETH MARTIN, AN UNMARRIED PERSON, AND RICKIE LANE HENDERSON, JR., AN UNMARRIED PERSON, ("Mortgagor") to Tim Williams, Trustee, for the benefit of 21ST MORTGAGE CORPORATION ("Mortgagee"), filed for record under Instrument No. 2020-00006343, Official Public Records of Bowie County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesselstine, whose address is listed below, or Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Heather Golden, Jabria Foy, Kara Riley, Harriett Fletcher or Sheryl LaMont, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, November 4, 2025**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Bowie County Courthouse at the place designated by the Commissioner's Court for such sales in Bowie County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 11:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 2020 Jessup Manufactured Home, Serial No. JHW01680TX20AB.

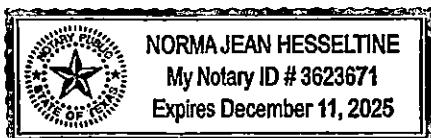
Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the Armed Forces of the United States, Please Send Written Notice of the Active Duty Military Service to the Sender of this Notice Immediately.

EXECUTED this 8 day of October, 2025.

K. CLIFFORD LITTLEFIELD, Mortgage Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401
Telephone: (361) 884-0612
Facsimile: (361) 884-5291
Email: clittlefield@umhlaw.com

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by K. CLIFFORD LITTLEFIELD, this 8 day of October, 2025, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

The West One-half (1/2) of the following described real property:

All that certain lot, tract or parcel of land lying and being situated about 4 miles Southeast of Boston, the County seat of Bowie County, Texas, a part of the John Reed Headright Survey, A-497, and being 10 acres out of an original 225.3 acre tract of land, more fully described as follows:

BEGINNING at the Northeast corner of L.D. Noel's 10 acre tract described in a certain deed dated July 28, 1948, recorded in Volume 250, Page 223, Deed Records of Bowie County, Texas;

THENCE: North with Joe Hoke's West boundary line, 186.05 feet to a stake;

THENCE: West, approximately 2334 feet to a stake in the East boundary line of the County Road;

THENCE: South with the East boundary line of said County Road, 186 feet to a stake, the Northwest corner of Noel's original 10 acre tract;

THENCE: East with Noel's original North boundary line, 2336.7 feet to the **PLACE OF BEGINNING**, containing 10 acres of land, more or less, being the same land described in a Warranty Deed dated April 30, 1949 from Dalton Bookout and wife, Norma L. Bookout to L.D. Noel and wife, Hazel Noel, recorded in Volume 265, Page 312, Deed Records of Bowie County, Texas.

BOVIE COUNTY TEXAS
CLERK
2025 OCT -9 PM 1:12

November 4, 2025

IN RE: JUDICIAL
BOWIE COUNTY, TEXAS
TINA PETTY, COUNTY CLERK

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.

2025 OCT 9 PM 2:30

1. **Property to Be Sold.** The property to be sold is described as follows: LOT NUMBERED TWO (2) IN BLOCK NUMBERED TWO (2) OF LAZY ACERS, A SUBDIVISION OF TEXARKANA, BOWIE COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 378, PAGE 409 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 12/26/2003 and recorded in Book 4207 Page 235 Document 933 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: 11/04/2025

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 HOWELL D. MONTGOMERY, provides that it secures the payment of the indebtedness in the original principal amount of \$51,900.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NewRez LLC d/b/a Shellpoint Mortgage Servicing is the current mortgagee of the note and deed of trust and SHELLPOINT MORTGAGE SERVICING is mortgage servicer. A servicing agreement between the mortgagee, whose address is NewRez LLC d/b/a Shellpoint Mortgage Servicing c/o SHELLPOINT MORTGAGE SERVICING, 17000 Katy Freeway, Suite 300, Houston, TX 77094 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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


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

For additional sale information visit: servicelinkauction.com/texas or (866) 539-4173

Certificate of Posting

I am  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 10-9-25 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.



11-4-2025

BOWIE COUNTY, TEXAS
JANIA PETTY, COUNTY CLERK

2025 OCT 10 AM 9:50

2927 LYONS STREET
TEXARKANA, TX 75501

00000010211969

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: ~~November 04, 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 08, 2001 and recorded in Document VOLUME 3478, PAGE 125; RE-RECORDED IN VOLUME 3583, PAGE 163 real property records of BOWIE County, Texas, with PATRICK S CAIN, A MARRIED PERSON AND ELIZABETH CAIN, A MARRIED PERSON, grantor(s) and INSTAMORTGAGE.COM, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by PATRICK S CAIN, A MARRIED PERSON AND ELIZABETH CAIN, A MARRIED PERSON, securing the payment of the indebtednesses in the original principal amount of \$44,550.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

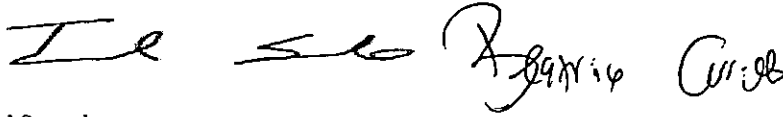
6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD
STE 110
OKLAHOMA CITY, OK 73118-6077



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: _____

2927 LYONS STREET
TEXARKANA, TX 75501

00000010211969

00000010211969

BOWIE

EXHIBIT "A"

LOTS NUMBERED NINE (9), TEN (10) AND ELEVEN (11) IN BLOCK NUMBERED SIX (6) OF OAKLAWN SUBDIVISION, TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 204, PAGE 124 OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS.

2025 OCT 14 AM 10:22

203 REX AVENUE
HOOKS, TX 75561

00000010570299

November 4, 2025

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: November 04, 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 February 09, 2022 and recorded in Document INSTRUMENT NO. 2022-00001823 real property records of BOWIE County, Texas, with MICHAEL HILLIS AND SUZANNE HILLIS HUSBAND AND WIFE, grantor(s) and NASA FEDERAL CREDIT UNION, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MICHAEL HILLIS AND SUZANNE HILLIS HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$59,600.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NASA FEDERAL CREDIT UNION 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. NASA FEDERAL CREDIT UNION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NASA FEDERAL CREDIT UNION
500 PRINCE GEORGE'S BLVD.
UPPER MALBORO, MD 20774



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: _____



LOT NUMBERED SEVEN (7) IN BLOCK NUMBERED THREE (3) OF BEVERLY HEIGHTS FIRST ADDITION TO THE CITY OF HOOKS, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 329, PAGE 269 OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS.

AND ALSO ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE GEORGE COLLUM HEADRIGHT SURVEY, ABSTRACT NO. 119, BOWIE COUNTY, TEXAS, AND THE SUBJECT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF LOT NO. 7 IN BLOCK NO. 3 OF THE BEVERLY HEIGHTS ADDITION TO THE CITY OF HOOKS, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 329, PAGE 269 OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS;

THENCE: S 82DEG 51' 39" W, 329.82 FEET TO A 1-1/2" IRON PIPE FOUND FOR REFERENCE AND CONTINUING FOR A TOTAL DISTANCE OF 350.00 FEET TO A POINT FOR CORNER IN THE APPROXIMATE CENTER OF BROWNING STREET;

THENCE: N 07DEG 13' 21" W, 114.70 FEET WITH THE APPROXIMATE CENTER OF OF BROWNING STREET TO A POINT OF CORNER;

THENCE: N 82DEG 47' 00" E, 20.49 FEET TO A 1/2" IRON PIN FOUND FOR REFERENCE AND CONTINUING FOR A TOTAL DISTANCE OF 350.00 FEET TO A POINT FOR CORNER AT THE NORTHWEST CORNER OF SAID LOT NO. 7 IN BLOCK NO. 3 OF BEVERLY HEIGHTS ADDITION;

THENCE: S 07DEG 13' 21" E, 115.17 FEET WITH THE WEST LINE OF SAID LOT NO. 7 IN BLOCK NO. 3 OF BEVERLY HEIGHTS ADDITION TO THE POINT OF BEGINNING AND CONTAINING 0.923 ACRES OF LAND, MORE OR LESS

11. 4. 25

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 02/26/2024

Grantor(s): James Shifflette III

Mortgagee: 239 Emerson, LLC, a Delaware Limited Liability Company

Recorded in: Clerk's File No. 2024-00004400

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, **North 42 feet of Lot 4 and South 40 feet of Lot 5, part of Block 6, Smolley & Smith Addition, (Bowie CAD Tract 6N), City of New Boston, Bowie County, Texas (All of that property described in Volume 4501, Page 11, Deed Records, Bowie County, Texas).** (more particularly described in the Loan Documents).

2025 OCT 14 AM 11:46

CLERK OF DISTRICT COURT
BOWIE COUNTY, TEXAS

~~**Date of Sale:** 11/4/2025~~

~~**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:

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

Dated this 10/14/2025



Christine Wheelless or Kevin Key or
Jay Jacobs or Phillip Hawkins or
Heather Golden or Jabria Foy or
Kara Riley or Harriett Fletcher or
Sheryl LaMont or Lucia Cortinas
or Michelle Figueroa or Enrique
Loera or Hans-Peter Ludwig 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
Tamiriramunashe Cathy Lee
Machoka or William Koeing or
Eduardo Silva or Peggy Munoz or
Kenneth David Fisher or John
Hodges or Rodolfo Pineda or
Karina Galvan or Ramon Guajardo
or Nailah Hicks or Alex Collazo or
Yajaira Garcia or Jennifer Nava or
Nicholas Wizig,
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057