

November 2, 2024

CLERK OF COURTS
BOWIE COUNTY TEXAS
TINA PETTY, COUNTY CLERK

2024 SEP 30 PM 3: 23

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS }}{

COUNTY OF BOWIE }}{

On July 13, 2021, Paul M. Ford, as Grantor (whether one or more), executed a Deed of Trust, conveying to Bradley D. Bailey, as Trustee, the real estate hereinafter described to secure Red River Employees Federal Credit Union, in payment of debts therein described, said Deed of Trust being recorded at Instrument 2021-00008628, Official Records of Bowie County, Texas.

By instrument dated September 25, 2024, the Trustee was removed and Robert S. McGinnis, Jr. was appointed Substitute Trustee in the place and stead of the original Trustee, and was requested and authorized to sell the real estate described in said Deed of Trust to satisfy the debts.

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

NOTICE IS HEREBY GIVEN that on Tuesday, November 2, 2024, between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m., local time, I will sell the real estate described in said Deed of Trust at the steps of the County Courthouse in Bowie County, Texas, as designated by the Bowie County Commissioner's Court, said steps being the north steps, to the highest bidder for cash, binding the present obligors to warrant and forever defend the title to said property and making no further warranty. The sale will begin at 10:00 a.m. local time or within three hours after that time.

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

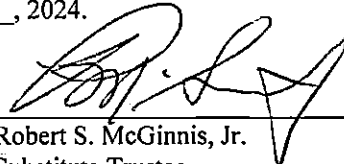
Lot Numbered EIGHTY-FIVE (85) and EIGHTY-SIX (86) in Block Numbered FOUR (4) OF RUNNELS CITY FIRST ADDITION, a subdivision out of the Nancy Dycus Headright Survey, Bowie County, Texas, located in the City of Wake Village, Bowie County, Texas, according to the map or plat of said Subdivision recorded in Volume 204, Page 285 of the Plat Records, Bowie County, Texas.

The Real Property or its address is commonly known as 420 Northwest Drive, Wake Village, TX 75501.

ACTIVE MILITARY SERVICE NOTICE

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

WITNESS MY HAND this Sept. 26, 2024.

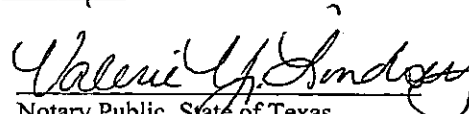

Robert S. McGinnis, Jr.
Substitute Trustee

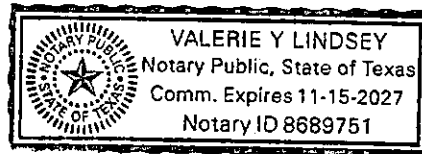
STATE OF TEXAS)(

COUNTY OF BOWIE)(

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

WITNESS my hand and official seal this Sept. 26, 2024.


Notary Public, State of Texas
My Commission Expires:



11-5-2024

TIMOTHY W. COUNTY CLERK

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

2024 OCT -8 AM 11:22

WHEREAS That certain Deed of Trust (the "Deed of Trust") dated June 5th, 2024, from Joseph Andrew Malina ("Borrower"), as Grantor Carmen Majia, Trustee, filed for record on June 24th, 2024, in Real Property Records of Bowie County, Texas, more particularly described therein, which serves as security for a \$58,000 promissory note described therein (the "Note") executed by Borrower.

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, November 5th, 2024, beginning at 12:00 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 Fourteen (14) in Block Numbered One (1) of SUSSEX DOWN 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.

Commonly known as: 3426 Moore Dr, Texarkana, Bowie County, 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 30, 2024.

Property Address: 3426 Moore Dr, Texarkana, Bowie County, 75501



Centex Casas, LLC

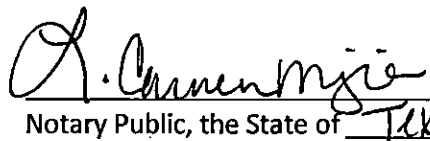
Acknowledgement

STATE OF Texas)
COUNTY OF Lampasas)

This instrument was acknowledged before me on September 30, 2024 by Justin 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

11-5-2024

CLERK OF COURTS
BOWIE COUNTY, TEXAS

2024 OCT -4 AM 11:49

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS }}{

COUNTY OF BOWIE }}{

On July 13, 2021, Paul M. Ford, as Grantor (whether one or more), executed a Deed of Trust, conveying to Bradley D. Bailey, as Trustee, the real estate hereinafter described to secure Red River Employees Federal Credit Union, in payment of debts therein described, said Deed of Trust being recorded at Instrument 2021-00008628, Official Records of Bowie County, Texas.

By instrument dated September 25, 2024, the Trustee was removed and Robert S. McGinnis, Jr. was appointed Substitute Trustee in the place and stead of the original Trustee, and was requested and authorized to sell the real estate described in said Deed of Trust to satisfy the debts.

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

~~NOTICE IS HEREBY GIVEN that on Tuesday, November 5, 2024, between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m., local time,~~ I will sell the real estate described in said Deed of Trust at the steps of the County Courthouse in Bowie County, Texas, as designated by the Bowie County Commissioner's Court, said steps being the north steps, to the highest bidder for cash, binding the present obligors to warrant and forever defend the title to said property and making no further warranty. The sale will begin at 10:00 a.m. local time or within three hours after that time.

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

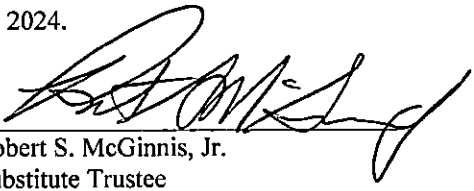
Lot Numbered EIGHTY-FIVE (85) and EIGHTY-SIX (86) in Block Numbered FOUR (4) OF RUNNELS CITY FIRST ADDITION, a subdivision out of the Nancy Dycus Headright Survey, Bowie County, Texas, located in the City of Wake Village, Bowie County, Texas, according to the map or plat of said Subdivision recorded in Volume 204, Page 285 of the Plat Records, Bowie County, Texas.

The Real Property or its address is commonly known as 420 Northwest Drive, Wake Village, TX 75501.

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WITNESS MY HAND this October 1, 2024.

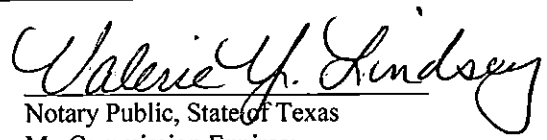

Robert S. McGinnis, Jr.
Substitute Trustee

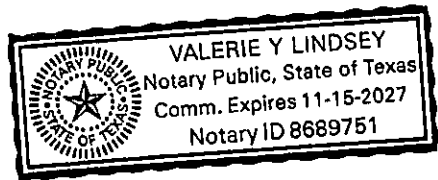
STATE OF TEXAS)(

COUNTY OF BOWIE)(

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

WITNESS my hand and official seal this October 1, 2024.


Notary Public, State of Texas
My Commission Expires:



CLERK OF THE DISTRICT COURT
BOWIE COUNTY, TEXAS
TINA PETERSON, COUNTY CLERK

2024 OCT -4 AM 11:49

AFFIDAVIT OF POSTING

I, Lori Knight, at approximately 11:49 A.m. on Oct 4, 2024,
did personally post at the place designated for posting near the Courthouse door of the Bowie County Courthouse, a
Notice of Substitute Trustee's Sale dated October 1, 2024, wherein Robert S. McGinnis, Jr. is Substitute Trustee under
Deed of Trust dated July 13, 2021, for a sale to be held on Tuesday, November 5, 2024.

Lori Knight
Name (print): Lori Knight

11-5-2024

CLERK OF COUNTY CLERK
BOWIE COUNTY, TEXAS

2024 OCT -3 AM 11:21

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Robert LaMont, Harriett Fletcher, Ronnie Hubbard,
Sheryl LaMont, Allan Johnston
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX14000179-24-1

APN 168101 / 26900001800

TO No FIN-24008797

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on January 2, 2007, SHAMEIKA L KELLEY as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of BRYAN DANIEL as Trustee, UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$90,500.00, payable to the order of United States Department of Agriculture as current Beneficiary, which Deed of Trust recorded on January 4, 2007 as Document No. 151 in Book 5057, on Page 229 and re-recorded on February 13, 2007 as Instrument No. 2217 in Book 5082, on Page 186 in Bowie County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 168101 / 26900001800

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and United States Department of Agriculture, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

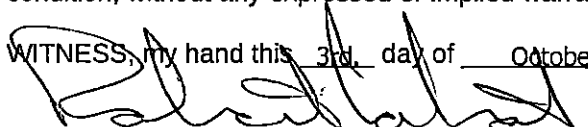
NOW THEREFORE, NOTICE IS HEREBY GIVEN that on ~~Tuesday, November 5, 2024 at 11:00-AM~~, no later than three (3) hours after such time, being the first ~~Tuesday~~ of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Bowie County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **710 James Bowie Drive, New Boston TX 75570; 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 Court.**

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

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 3rd day of October, 2024.


By: Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston
Substitute Trustee(s)

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.

**SALE INFORMATION CAN BE OBTAINED ONLINE AT www.insourcelogic.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

TS No TX14000179-24-1

APN 168101 / 26900001800

TO No FIN-24008797

EXHIBIT "A"

Lot Numbered TWENTY-ONE (21) in Block Numbered TWELVE (12) of TWILIGHT TERRACE FOURTH ADDITION to the City of Wake Village, Bowie County, Texas, as per the map or plat of said Addition recorded in Volume 532, Page 113 of the Deed Records of Bowie County, Texas.

November 5, 2024

NOTICE OF SUBSTITUTE TRUSTEE'S SALE FILED FOR RECORD IN: BOWIE COUNTY, TEXAS BY: A PETTY, COUNTY CLERK

2024 OCT 15 PM 1:53

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

~~COUNTY OF BOWIE~~

WHEREAS, by that certain Deed of Trust, Security Agreement—Financing Statement (the “Deed of Trust”) dated March 25, 2022, recorded in the Real Property Records of Bowie County, Texas as Instrument Number 2022-0003787, Magnolia-John, LLC, a Texas limited liability company (“Grantor”), conveyed to John C. Shackelford, as Trustee, that certain Property (defined in the Deed of Trust), including the real property located in Dallas County, Texas more particularly described as follows:

ALL OF LOTS NUMBERED FIVE (5), SIX (6), SEVEN (7), EIGHT (8) AND NINE (9) OF RICHMOND-MCKNIGHT ADDITION, A PART OF THE GEORGE BRINLEE HEADRIGHT SURVEY, ABSTRACT NO. 18, BOWIE COUNTY, TEXAS, ACCORDING TO THE AMENDED PLAT RECORDED IN VOLUME 2778, PAGE 292 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS.

The Property’s commonly known addresses being ~~4205 Richmond Meadow, Texarkana, Bowie County, Texas 75503~~, respectively. Said conveyance was to secure payment of that certain Promissory Note (the “Note”) therein described, as the same may have been subsequently modified, renewed and extended, in the original stated principal amount of One Million Eight Hundred Fifty Thousand and 00/100 dollars (\$1,850,000.00), of even date with the Deed of Trust, executed by Grantor, and made payable to the order of Harmony Bank (“Lender”); and

WHEREAS, the undersigned has been appointed as a Substitute Trustee in the place and stead of the Trustee named in the Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred and continues under the terms of the Deed of Trust and

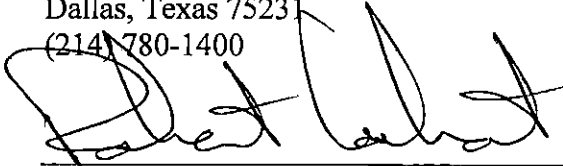
Lender, as sole owner and holder of the Note and indebtedness, as well as Beneficiary under the Deed of Trust, has requested that a Substitute Trustee sell the Property to satisfy the same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on ~~Tuesday, the 5th day of~~ ~~November 2024~~, beginning at 11:00 a.m. local time, or not later than three (3) hours after that time, a duly appointed Substitute Trustee will sell the Property to the highest bidder for cash in the area designated for foreclosure sales by the Commissioner's Court of Bowie County, Texas, pursuant to §51.002 of the Texas Property Code, to wit: the front (north) entrance of the Bowie County Courthouse in New Boston, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners' Court as the location where sales of real property under a power of sale conferred by a deed of trust are to take place.

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

WITNESS MY HAND this 14th day of October, 2024.

/s/ Derek D. Rollins
Derek D. Rollins, Substitute Trustee
9201 N. Central Expressway, Fourth Floor
Dallas, Texas 75231
(214) 780-1400



Posted by Robert LaMont, October 15, 2024.

November 5, 2024

FILED FOR RECORD IN:
NOTICE OF FORECLOSURE SALE BOWIE COUNTY, TEXAS
TINA PETTY, COUNTY CLERK

Notice is hereby given of a public non-judicial foreclosure sale. 2024 OCT 15 PM 1:54

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

ALL OF LOT NUMBERED EIGHT (8) IN BLOCK NUMBERED SEVEN (7) IN BROWNWOOD THIRD ADDITION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 427, PAGE 34, DEED RECORDS OF BOWIE COUNTY, TEXAS.

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

Date: November 5, 2024

Time: The sale shall begin no earlier than 11:00 AM or no later than three hours thereafter. The sale shall be completed by no later than 2:00 PM.

Place: Bowie County, at the front (north) entrance of the Bowie County Courthouse, Boston, TX, or at the location and address designated by the Commissioners Court of said county, pursuant to 51.002 of the Texas Property Code as the location and address where the sale is to be held. The sale shall take place in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where 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.

3. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. If a purchaser desires to pay with cashier's checks, they should be made payable to Anderson Vela, L.L.P. or endorsed in accordance with the instructions by the Trustee. The purchase price in a sale held by the undersigned herein is payable immediately on acceptance of the bid by the undersigned trustee or substitute 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. 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. 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 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee. If the Foreclosure Sale is passed, 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.

4. The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

5. 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 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

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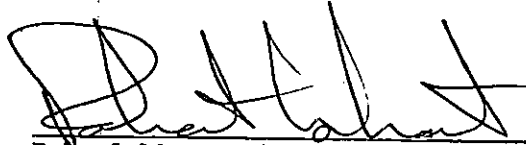
first sale of the day held by the trustee or any substitute trustee.

6. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust/Security Instrument ("Deed of Trust") executed by Dwann B. Jackson ("Debtor") and Anne Jackson ("Pro Forma"). Said Deed of Trust secures a Promissory Note/Loan Agreement, and any renewals, extensions or modifications thereof, dated September 27, 2018 and executed by Debtor in the Original Principal Amount of \$143,966.00. The current beneficiary of the Deed of Trust is U.S. Bank Trust National Association, as Trustee of Cabana Series V Trust, 323 5th Street, Eureka, CA 95501. The Deed of Trust is dated September 27, 2018, designating Allan B. Polunsky as the Original Trustee and is recorded in the office of the County Clerk of Bowie County, Texas, under Instrument No. 2018-00010536, of the Real Property Records of Bowie County, Texas. The foreclosure of this mortgage is being administered by a mortgage servicer representing the mortgagee under a servicing agreement. Questions concerning the sale may be directed to the undersigned, Richard E. Anderson, 4920 Westport Drive, The Colony, Texas 75056, who sent this notice, or to the mortgage servicer, SN Servicing Corporation, 323 5th Street, Eureka, CA 95501.

7. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

8. **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.**

DATED: October 15, 2024.



Robert LaMont, Harriett Fletcher, David Garvin, Kelly Goddard,
Richard E. Anderson, Ray Vela, or Cesar DelaGarza

4920 Westport Drive
The Colony, Texas 75056
214.276.1545 - telephone
214.276.1546 - facsimile
Substitute Trustees

November 5, 2024

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2024 OCT 15 PM 1:53

**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.: 116420-TX

Date: September 17, 2024

County where Real Property is Located: Bowie

ORIGINAL MORTGAGOR: ANTHONY FRANK CHAVEZ, A SINGLE MAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR STATE BANK OF DE KALB, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 2/27/2014, RECORDING INFORMATION: Recorded on 3/6/2014, as Instrument No. 2217 in Book 6593 Page 225 and later modified by a loan modification agreement recorded as Instrument 2021-00006545 on 06/04/2021

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF WILLIAM CRUTCHER HEADRIGHT SURVEY, ABSTRACT NO. 107, BOWIE COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN 55/100 ACRE TRACT OF LAND AS CONVEYED TO D.J. BUNCH BY WARRANTY DEED RECORDED IN VOLUME 342, PAGE 114 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS, THE SUBJECT TRACT BEING THE SAME TRACT OF LAND AS CONVEYED TO ALAN BRIDGES BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 6145, PAGE 181 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, AND THE SUBJECT TRACT OF LAND BEING MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on ~~11/5/2024~~ the foreclosure sale will be conducted in Bowie County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 11:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

PennyMac Loan Services, LLC is acting as the Mortgage Servicer for PennyMac Loan Services, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. PennyMac Loan Services, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

PennyMac Loan Services, LLC
3043 Townsgate Rd, Suite 200



Matter No.: 116420-TX

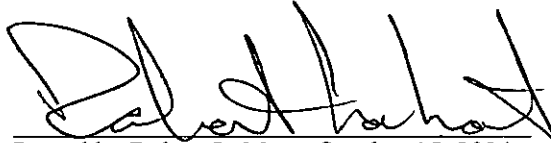
Westlake Village, CA 91361

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE ROBERT LAMONT, HARRIETT FLETCHER, SHERYL LAMONT, SHARON ST. PIERRE, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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


Posted by Robert LaMont, October 15, 2024.

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

EXHIBIT "A"

TS# 116420-TX

All that certain tract or parcel of land being a part of WILLIAM CRUTCHER HEADRIGHT SURVEY, Abstract No. 107, Bowie County, Texas, and being a part of that certain 55/100 acre tract of land as conveyed to D.J. Bunch by Warranty Deed recorded in Volume 342, Page 114 of the Deed Records of Bowie County, Texas, the subject tract being the same tract of land as conveyed to Alan Bridges by Special Warranty Deed recorded in Volume 6145, Page 181 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 West line of a street known as Hickory Street, said Point of Beginning being located on the East line of said Bunch tract at a point that is called S 04° E, 72 feet from the Northeast corner of same, said Point of Beginning being the Northeast corner of said Bridges tract and the Southeast corner of a certain tract of land conveyed to Connie Golden Meloy and Curtis Meloy by Warranty Deed recorded in Volume 6231, Page 172 of the Real Property Records of Bowie County, Texas;

THENCE: S 02°51'16" E, 156.52 feet (called S 04° E, 156 feet) along the West line of Hickory Street, being the East line of said Bridges tract, to a nail set for corner at the Southeast corner of same, said corner being located in the intersection of Hickory Street and East Front Street;

THENCE: N 68°11'40" W, 156.60 feet along the South line of said Bridges tract, same being the North line of East Front Street and a line parallel to and 90 feet North of the North boundary line of the T & P Railroad, to a 1/2" iron pin found for corner at the Southwest corner of said Bridges tract and the Southwest corner of said Bunch tract;

THENCE: N 18°00'00" E, (Basis of Bearing), 111.83 feet with the West line of said Bridges tract to a 1/2" iron pin found for corner at the Northwest corner of same, said corner being the Southwest corner of said Meloy tract;

THENCE: S 85°27'04" E, 103.37 feet (called S 87° E, 104 feet with the North line of said Bridges tract and the South line of said Meloy tract to the Point of Beginning and containing 0.385 acres of land, more or less.

Nov. 5, 2024

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2024 SEP -9 PM 1:37

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: November 5, 2024 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 Alon Garcia, ATTORNEY AT LAW
HUGHES, WATERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2022-004394



Printed Name: Robert LaMont
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

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 **Odie 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.