

December 3, 2024

TS No.: 2024-01318-TX
17-000025-673

CLERK OF THE DISTRICT COURT
BOWIE COUNTY, TEXAS

2024 OCT 10 AM 11:26

Notice of [Substitute] Trustee Sale

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

1. Date, Time and Place of Sale.

Date: 12/03/2024

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

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

Property Address: 2916 Sunset Road, Texarkana, TX 75501

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 06/23/2006 and recorded 06/27/2006 in Book 4924 Page 117 Document 9556, real property records of Bowie County, Texas, with **Jerone C. Sheffield, a Married Man & Minnie Sheffield, his spouse, signing pro forma to perfect lien only** grantor(s) and WMC MORTGAGE CORP. as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

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

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Jerone C. Sheffield, a Married Man & Minnie Sheffield, his spouse, signing pro forma to perfect lien only**, securing the payment of the indebtedness in the original principal amount of **\$60,944.00**, 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, NATIONAL ASSOCIATION, AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2006-WM2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-WM2** is the current mortgagee of the note and deed of trust or contract lien.



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Notice of [Substitute] Trustee Sale

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

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

LOT NUMBERED NINE (9) IN BLOCK NUMBERED TEN (10) OF SHERWOOD, AN ADDITION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION RECORDED IN VOLUME 204, PAGE 407 OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS.

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

C/O PHH Mortgage Corporation

PO BOX 24605

West Palm Beach, FL 33416-4605

Phone: 877-744-2506

TS No.: 2024-01318-TX
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Notice of [Substitute] Trustee Sale

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

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

Date: 10/08/2024



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

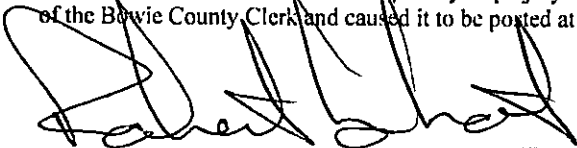
C/O Power Default Services, Inc.
7730 Market Center Ave, Suite 100
El Paso, TX 79912
Telephone: 855-427-2204
Fax: 866-960-8298

For additional sale information visit: www.mwzinlaw.com/tx-investors

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

Certificate of Posting

I am Robert LaMont whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on October 10, 2024 I filed this Notice of Foreclosure Sale at the office of the Bowie County Clerk and caused it to be posted at the location directed by the Bowie County Commissioners Court.



Robert LaMont, October 10, 2024

December 3, 2024

RECORDED
BOWIE COUNTY, TEXAS
LINA PETTY, COUNTY CLERK

2024 NOV 12 PM 4:22

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 August 24, 2023, Jose David Chavez, 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 2023-00008309, Real Property Records of Bowie County, Texas.

By instrument dated November 6, 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, December 3, 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.

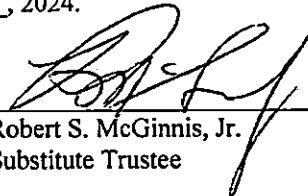
Lots 4 and 5, Block 29 of HIGHLAND PARK ADDITION to the City of Texarkana, Bowie County, Texas, according to the map or plat recorded in Volume 1, Page 201 of the Deed Records, Bowie County, Texas.

The Real Property or its address is commonly known as 2403 Magnolia Street, Texarkana, TX 75503.

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 November 6, 2024.

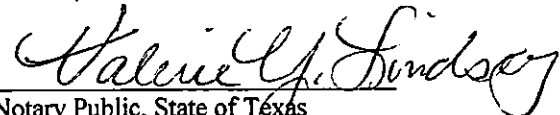

Robert S. McGinnis, Jr.
Substitute Trustee

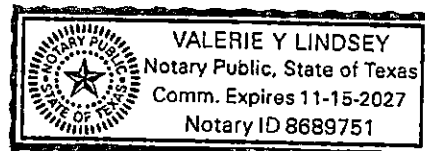
STATE OF TEXAS)(

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 November 6, 2024.


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



December 3, 2024

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2024 NOV 12 PM 2:01

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BOWIE

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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

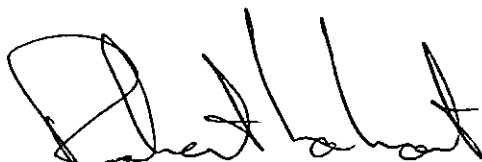
WHEREAS, default has occurred and continues under the terms of the Deed of Trust and

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 3rd day of December 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 7th day of November, 2024.

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

Posted by Robert LaMont, November 12, 2024.

/s/ Derek D. Rollins

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

December 3, 2024

FILED FOR RECORDING
BOWIE COUNTY, TEXAS
TIMA PETTY, COUNTY CLERK
2024 NOV 12 PM 12:56

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

Date: November 12, 2024

Substitute Trustee: Lori Corpier, 409 W. Loop 281 #102, Longview, TX 75605

Lender: WJR Properties, LLC—Series 201

Note: Real Estate Lien Note dated December 22, 2022, executed by LaQuintoria Grayson and made payable to WJR Properties, LLC—Series 201

Deed of Trust:

Date: December 22, 2022

Grantor: LaQuintoria Grayson

Lender: WJR Properties, LLC—Series 201

Recording information: Document No. 2023-00000066, Official Public Records, Bowie County, Texas.

Property (including any improvements): All that certain tract or parcel of land situated in the J.S. Herring Headright Survey, Abstract No. 263, Bowie County, Texas, and being a part of a certain 8.07 acre tract conveyed from R. L. and May Arnold to John E. and Verlie Foster by Deed dated January 22, 1941, and recorded in Volume 182, Page 91 of the Deed Records of Bowie County, Texas, and the herein described tract of land being that same tract of land conveyed from Dan E. Thomas and wife, Karen Thomas to Danny Ray Proctor by Warranty Deed with Vendor's Lien dated November 28, 1997, recorded in Volume 2764, Page 1 of the Real Property Records of Bowie County, Texas, and the subject tract being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4 inch pipe found for corner in the South right-of-way line of a street designated as Fir Street at the Northwest corner of said Proctor tract;

THENCE N. 90 deg. 00' 00" E. 150.00 feet with the South side of said Fir Street and the North line of said Proctor tract to a point in a street designated as Fannin Street at the Northeast corner of said Proctor tract;

THENCE S. 00 deg. 00' 00" W. 70.00 feet with the said Fannin Street and the East line of said Proctor tract to a point for corner at the Southeast corner of said Proctor tract;

THENCE N 90 deg. 00' 00" W. 20.00 feet with the South line of said Proctor tract and the North line of a certain tract conveyed to John E. Foster by Deed dated January 33, 1941, and recorded in Volume 182, Page 91 of the Deed Records of Bowie County, Texas, to a 1/2 inch reinforcing steel rod set for reference and continuing N. 90 deg. 00' 00" W. 130.00 feet for a total distance of 150.00 feet to a

1/2 inch reinforcing steel rod set for corner at the Southwest corner of said Proctor tract;

THENCE N 00 deg. 06' 04" W. 70.00 feet with the West side of said Proctor tract and the East side of a certain tract conveyed to Terry Green by Deed dated September 29, 1999, and recorded in Volume 3145, Page 347 of the Real Property Records of Bowie County, Texas, to the POINT OF BEGINNING and containing 0.241 acres of land, more or less.

TOGETHER WITH, all and singular, the rights, privileges and appurtenances pertaining to the said real property, including any right, title and interest of Grantor in and to adjacent streets, alleys, and rights-of-way; situated on and attached thereto.

Date of Sale: ~~December 3, 2024~~

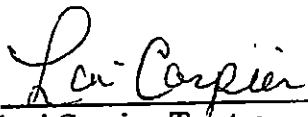
Time of Sale: 1:00 P.M.

Place of Sale: At the area designated at the Bowie County, Texas, courthouse by the Commissioners Court for such sales, or if the Commissioners Court has not designated an area, then at the front courthouse steps of the courthouse of Bowie County, Texas.

The maturity of the note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable. Lender appointed a Trustee under the Deed of Trust. Because of the default in performance of the obligations of the Deed of Trust, Lender has instructed the Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, the Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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.



Lori Corpier, Trustee

December 3, 2024

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

Date: November 12, 2024

Trustee: Lori Corpier, 409 W. Loop 281 #102, Longview, TX 75605

Lender: WJR Properties, LLC—Series 129

Note: Real Estate Lien Note dated January 17, 2020, executed by Edward J. Hushelpeck & Dawna G. Hushelpeck and made payable to WJR Properties, LLC—Series 129

Deed of Trust:

Date: January 17, 2020

Grantor: Edward J. Hushelpeck & Dawna G. Hushelpeck

Lender: WJR Properties, LLC—Series 129

Recording information: Instrument No. 2020-00000791, Official Public Records, Bowie County, Texas.

Property (including any improvements): All of Lot Numbered (4) in Block Numbered (2) of C.J.'S 1ST ADDITION, an addition to the City of Texarkana, Bowie County, Texas, according to the map or plat recorded in Volume 587, Page 68, Plat Records of Bowie County, Texas.

Date of Sale: ~~December 3, 2024~~

Time of Sale: 1:00 P.M.


Place of Sale: At the area designated at the Bowie County, Texas, courthouse by the Commissioners Court for such sales, or if the Commissioners Court has not designated an area, then at the front courthouse steps of the courthouse of Bowie County, Texas.

The maturity of the note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable. Lender appointed a Trustee under the Deed of Trust. Because of the default in performance of the obligations of the Deed of Trust, Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, the Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

FILED FOR RECORDING
BOWIE COUNTY, TEXAS
CLERK
2024 NOV 12 PM 1:57

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.



Lori Corpier, Trustee

December 3, 2024

RECORDED IN
BOWIE COUNTY, TEXAS
FINA PETTY, COUNTY CLERK

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2024 NOV -8 AM 10:56

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.

STATE OF TEXAS §
 §
COUNTY OF BOWIE §

WHEREAS, on March 10, 2020, RWE, LLC executed a Deed of Trust (the "Deed of Trust") conveying to Kirk L. Lee, Trustee, certain real property more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference, together with all improvements, fixtures and personal property located thereon or used in connection therewith and certain other personal property as more fully described in the Deed of Trust (all of the real and personal property covered by the Deed of Trust is hereinafter referred to as the "Property"), which Deed of Trust is recorded in Document Number 2020-00002469 of the Real Property Records of Bowie County, Texas; and

WHEREAS, the Deed of Trust secures, among other things, that certain indebtedness evidenced by that certain Promissory Note (as amended, the "Note") dated March 10, 2020 executed by RWE, LLC payable to Guaranty Bank & Trust, N.A. in the original principal amount of \$233,900.00 (the Note and all other obligations owing to Holder under the Deed of Trust are hereinafter called the "Indebtedness"); and

WHEREAS, Guaranty Bank & Trust, N.A. ("Holder") has all interest in, to and under the Note and Deed of Trust and in and to all other indebtedness secured by the Deed of Trust; and

WHEREAS, the undersigned Donna Hughes, whose address is 100 West Arkansas, Mt. Pleasant, Texas 75455, has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and

WHEREAS, default has occurred pursuant to the provisions of the Deed of Trust, the Indebtedness is now wholly due, and Holder, being the owner and holder of said Indebtedness has requested the undersigned to sell the Property to satisfy the Indebtedness;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on ~~Tuesday, December 3,~~
~~2024, at 10:00 a.m.~~ or within three hours after that time, the undersigned will sell the Property at the Bowie County Courthouse, New Boston, Texas, at the place designated by the Bowie County Commissioner's Court in Bowie County, Texas, 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.

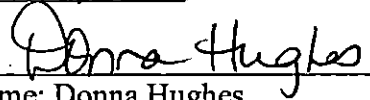
Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is, where is" condition, without any implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation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

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

The real property and personal property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by Section 9.604(a) of the Texas Business and Commerce Code.

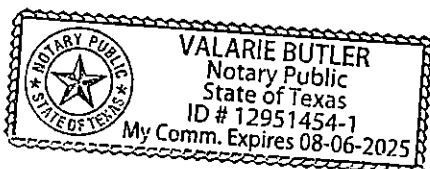
In the event that the sale of the Property is set aside for any reason, the purchaser shall be entitled only to a refund of sums paid. The purchaser shall have no other recourse against Grantor, Holder, any Trustee or substitute Trustee, or Holder's attorney.

WITNESS my and this 8 day of November, 2024.


Name: Donna Hughes
Substitute Trustee
Address: 100 West Arkansas Street
Mt. Pleasant, Texas 75455
Phone: 903-572-9881

THE STATE OF TEXAS
COUNTY OF TITUS

This instrument was acknowledged before me on the 8 day of November, 2024, by Donna Hughes, Substitute Trustee, in the capacity therein stated.





Notary Public in and for the State of Texas

EXHIBIT A

All that certain tract or parcel of land situated in Bowie County, Texas, and being that portion of Lots Numbered THREE (3) and TWENTY-FOUR (24) of M. D. TILSON'S SUBDIVISION of a 397 acre tract of land out of the Nancy Dycus Headright Survey, A-145, and according to the map or plat of said Addition recorded in Volume 40, Page 175, Plat Records of Bowie County, Texas, and being more fully described by metes and bounds as follows:

COMMENCING at an iron pipe for corner in the South line of Lot No. 24 and being N. 88 deg. 42' E., 105.87 feet from the Southwest corner of said Lot No. 24, said point being the Southwest corner of a certain 5.93 acre tract of land;
THENCE N. 88 deg. 42' E., 202.80 feet to an iron pipe;
THENCE N. 89 deg. 38' E., 199.74 feet to an iron pipe;
THENCE N. 00 deg. 40' W., 437.17 feet to the Point of Beginning for the herein described tract;
THENCE S. 89 deg. 38' W., 199.74 feet to a point in the center of a road;
THENCE N. 00 deg. 40' W., 853.13 feet with the center of the concrete road to point for corner in the South right-of-way line of U. S. Highway 67;

THENCE N. 80 deg. 46' E., 201.99 feet with the South right-of-way line of Highway 67 to an iron pin for corner;
THENCE S. 00 deg. 40' E., 884.26 feet to the Point of Beginning and containing 3.98 acres of land, more or less.

TOGETHER WITH a 60 foot right of way easement for ingress and egress across the 8.913 acre tract of land formerly owned by KD Properties and a tract of land owned by Clyde B. Jones, described in a Deed dated December 31, 1982, recorded in Volume 595, Page 167 of the Deed Records of Bowie County, Texas, the centerline of which is described as follows:

BEGINNING at an iron pipe for corner at the Southwest corner of a 5.983 acre tract of land described in a Deed from William P. Estep, et al to J. Wesley Watkins, et ux, dated July 30, 1945, recorded in Volume 215, Page 198 of the Deed Records of Bowie County, Texas, said point being the South line of Lot 24 of M. D. Tilson's Subdivision of a 397 acre tract of land out of the Nancy Dycus Headright Survey, Bowie County, Texas, and being North 88 deg. 42' East 308.67 feet from the Southwest corner of said Lot 24, thence with the centerline of the said 60 foot easement being the line that travels from the point of Beginning, N. 00 deg. 40' W., approximately 1289.33 feet to an iron pipe in the South right-of-way of U. S. Highway 67 which is the most Northerly Northwest corner of an 8.911 acre tract of land described in a Deed of Trust recorded in Volume 433, Page 262 of the Deed Records of Bowie County, Texas.

SAVE AND EXCEPT 2.00 acres of land, more or less, together with 60 foot right of way easement, conveyed by Arley V. Smith, Jr. and wife, Sharon L. Smith to RCS Land Company, LLC by Deed dated December 12, 1996, of record in Volume 2595, Page 349, Real Property Records of Bowie County, Texas, AND
SAVE AND EXCEPT 0.87 of an acre, more or less, conveyed by Arley V. Smith, Jr. and wife, Sharon Smith to Bradley Barker by Deed dated January 17, 1997, of record in Volume 2930, Page 230, Real Property Records of Bowie County, Texas.

December 3, 2024

BOWIE COUNTY, TEXAS
TINA PETTY, COUNTY CLERK

2024 NOV -7 AM 10:39

1605 SOUTH ROBISON ROAD
TEXARKANA, TX 75501

00000007636954

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: December 03, 2024

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, 2005 and recorded in Document VOLUME 4653, PAGE 301; AS AFFECTED BY CLERK'S DOCUMENT NO. 2018-00012917 real property records of BOWIE County, Texas, with ZEDIA L LANE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ZEDIA L LANE, securing the payment of the indebtednesses in the original principal amount of \$102,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR REGISTERED HOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-7 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. CARRINGTON MORTGAGE SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CARRINGTON MORTGAGE SERVICES, LLC
1600 SOUTH DOUGLASS ROAD
SUITE 200-A
ANAHEIM, CA 92806



1605 SOUTH ROBISON ROAD
TEXARKANA, TX 75501

00000007636954

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

Beatrice Carrillo

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: _____

1605 SOUTH ROBISON ROAD
TEXARKANA, TX 75501

00000007636954

00000007636954

BOWIE

EXHIBIT "A"

LOT NUMBERED NINETEEN (19) AND THAT PART OF LOT NUMBERED EIGHTEEN (18) IN BLOCK NUMBERED THREE (3) OF LAKEWOOD ADDITION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 329, PAGE 65 OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A STAKE ON THE EAST BOUNDARY LINE OF A STREET DESIGNATED AS ROBISON ROAD IN THE ABOVE MENTIONED PLAT, THE COMMON CORNER OF LOTS NUMBERED EIGHTEEN (18) AND NINETEEN (19) IN BLOCK NUMBERED THREE (3);

THENCE NORTH 89 DEGREES 47' EAST, 95.80 FEET TO THE SOUTHEAST CORNER OF LOT NUMBERED NINETEEN (19), SAME BEING THE NORTHEAST CORNER OF LOT NUMBERED EIGHTEEN (18);

THENCE SOUTH 00 DEGREES 09' EAST, WITH THE EAST BOUNDARY LINE OF LOT NUMBERED EIGHTEEN (18), EIGHT (8) FEET TO A STEEL PIN;

THENCE NORTH 89 DEGREES 12' WEST, 95.88 FEET TO A STEEL PIN IN THE EAST BOUNDARY LINE OF ROBISON ROAD;

THENCE WITH THE EAST BOUNDARY LINE OF ROBISON ROAD AS IT CURVES TO THE LEFT, 6.30 FEET, SAID CURVE HAVING A RADIUS OF 773.74 FEET AND A CENTRAL ANGLE OF 00 DEGREES 28' THE CHORD BEING NORTH 00 DEGREES 26' EAST, 6.30 FEET TO THE POINT OF BEGINNING, MORE OR LESS.

December 3, 2024

NOTICE OF TRUSTEE'S SALE**DEED OF TRUST INFORMATION:**

Grantor(s)	Sadami F. Slick	Deed of Trust Date	September 23, 2016
Original Mortgagee	Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as nominee for Reverse Mortgage Solutions, Inc., its successors and assigns	Original Principal	\$244,500.00
Recording Information	Instrument #: 2016-11601 in Bowie County, Texas	Original Trustee	Bowie County Title LLC DBA Twin City Title
Property Address	5611 Larry Drive, Texarkana, TX 75503	Property County	Bowie

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Mortgage Assets Management, LLC	Mortgage Servicer	PHH Mortgage Corporation
Current Beneficiary	Mortgage Assets Management, LLC	Mortgage Servicer Address	1661 Worthington Road, Suite 100, West Palm Beach, FL 33409

SALE INFORMATION:

Date of Sale	12/03/2024
Time of Sale	11:00 AM or no later than 3 hours thereafter
Place of Sale	The front (North) entrance of the Bowie County courthouse in New Boston, TX in Bowie County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Bowie County Commissioner's Court.
Substitute Trustees	Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Jami Hutton, Tonya Washington, Monica Henderson, Misty McMillan, Terry Waters, Ashlee Luna, Auction.com, Robert LaMont, David Sims, Harriett Fletcher, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, Selim Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:

ALL OF LOT NO. 6, BLOCK NO. 3 OF ELKAY SECOND SUBDIVISION REVISED, A SUBDIVISION OF A PART OF THE SECTION 11, M.E.P. & P. RY. CO. SURVEY, ABSTRACT NO. 428, BOWIE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 587, PAGE 666 OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS.

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

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's 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.

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 other matters of record affecting the property, if

NOTICE OF TRUSTEE'S SALE

any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

Pursuant to the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Sale. Any such further conditions shall be announced before bidding is opened for the first Sale of the day held by the Trustee or any Substitute Trustee.

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

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

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.

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.

Dated October 28, 2024.

/s/ Selim H. Taherzadeh

Selim H. Taherzadeh
15851 N. Dallas Parkway, Suite 410
Addison, TX 75001
(469) 729-6800

Return to: TAHERZADEH, PLLC
15851 N. Dallas Parkway, Suite 410, Addison, TX 75001


Posted by Robert LaMont, October 31, 2024.

12-3-24

2024 OCT 31 PM 1:42
BOWIE COUNTY CLERK

Notice of Sheriff's Sale

THE STATE OF TEXAS)
COUNTY OF BOWIE)

THIS NOTICE OF FORECLOSURE IS GIVEN pursuant to Tex. Tax Code Chapter 34, and Tex. R. Civ. P. 21a. by virtue of an Order of Sale issued on October 17, 2024, pursuant to the Judgment rendered on April 16, 2019 by the 102nd Judicial District Court in Bowie County, Texas, in Cause No. 17C1435-102 styled KATENELL, LLC vs. JUDITH LONG, on October 22, 2024, I levied, against all legal interest and/or right of all defendants subject to said Judgment, upon the following described tracts or parcels of land:

LEGAL DESCRIPTION: ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE WILLIAM MAHONE HEADRIGHT SURVEY, ABSTRACT NO. 696, BOWIE COUNTY, TEXAS, AND BEING PART OF A CERTAIN 60 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM LEON LONG, ET UX TO DAVID LONG, ET UX, DATED MAY 23, 1963 AND RECORDED IN VOLUME 425, PAGES 69-71 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN WARRANTY DEED DATED JULY 16, 1997 AND RECORDED JULY 19, 1997 AS INSTRUMENT NO. 8559, OFFICIAL PUBLIC RECORDS, BOWIE COUNTY, TEXAS, FROM HOMER ALTON MCCOMBS AND WIFE, DEBBIE RADCLIFF TO JUDITH LONG;

SAVE AND EXCEPT THAT 0.163 OF AN ACRE OF LAND, MORE OR LESS, BEING A PART OF SAID 2.94 ACRE TRACT IN INSTRUMENT NO. 8559, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" OF DEED DATED MAY 8TH, 2001, FROM JUDITH LONG TO THE STATE OF TEXAS, AND RECORDED IN VOLUME 03455, PAGE 00141, INSTRUMENT NO. 2001-00005641, OF THE OFFICIAL PUBLIC RECORDS, BOWIE COUNTY, TEXAS.

STREET ADDRESS: 4335 FM 3098, Maud, TX 75567

TAX ACCOUNT NUMBER(S): 14820000800

Long, Judith
Acct.: 110013HK1

On **December 3, 2024**, being the first Tuesday of said month, between the hours of 10:00 am and 4:00 pm, at the front (North) entrance of the Courthouse, New Boston, Texas, I will offer for sale and sell at public auction, for cash, all the right, title, and interest of all defendants subject to said Judgment, in and to said tracts or parcels of land, as provided for by the Texas Tax Code, to satisfy said Judgment for delinquent property taxes, accrued penalties, interests, and attorney's fees, totaling \$56,579.09, plus all post judgment interest, court costs and costs of sale awarded therein or pursuant to the Texas Tax Code, due on said tracts or parcels of land. I hereby verify, certify and declare under penalty of perjury that I delivered a true and correct copy of this Notice of Foreclosure Sale by Certified Mail and First-Class Mail through the United States Postal Service, return receipt requested, to each of the defendant named in said Judgment.

"THIS SALE IS BEING CONDUCTED PURSUANT TO STATUTORY OR JUDICIAL REQUIREMENTS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED.

"THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE SELLER NOR THE SHERIFF'S DEPARTMENT WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. BUYERS ASSUME ALL RISKS.

"IN SOME SITUATIONS, A LOT OF FIVE ACRES OR LESS IS PRESUMED TO BE INTENDED FOR RESIDENTIAL USE. HOWEVER, IF THE PROPERTY LACKS WATER OR WASTEWATER SERVICE, THE PROPERTY MAY NOT QUALIFY FOR RESIDENTIAL USE. A POTENTIAL BUYER WHO WOULD LIKE MORE INFORMATION SHOULD MAKE ADDITIONAL INQUIRIES OR CONSULT WITH PRIVATE COUNSEL."

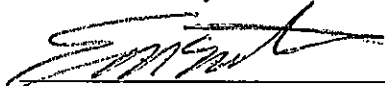
"ESTA VENTA SE LLEVA A CABO CONFORME A LOS REQUISITOS ESTATUTARIOS O JUDICIALES. LOS OFERTANTES PRESENTARÁN SUS OFERTAS SOBRE LOS DERECHOS, TÍTULO E INTERESES, SI LOS HUBIERE, DEL BIEN INMUEBLE EN VENTA.

"LA PROPIEDAD SE VENDE ASÍ COMO ESTÁ, DÓNDE ESTÁ, Y SIN NINGUNA GARANTÍA, NI EXPLÍCITA NI IMPLÍCITA. NI EL VENDEDOR NI EL DEPARTAMENTO DEL SHERIFF ASEGURA NI DECLARA NADA EN CUANTO AL TÍTULO DE PROPIEDAD, LA CONDICIÓN, HABITABILIDAD, COMERCIABILIDAD O IDONEIDAD PARA UN DETERMINADO PROPÓSITO. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS.

"EN ALGUNAS SITUACIONES, UN LOTE DE CINCO ACRES O MENOS SE PRESUME QUE ESTÉ DESTINADO PARA USO RESIDENCIAL. SIN EMBARGO, SI LA PROPIEDAD NO CUENTA CON EL SERVICIO DE AGUAS BLANCAS O AGUAS NEGRAS, PUEDE QUE NO CALIFIQUE PARA USO RESIDENCIAL. UN POSIBLE CLIENTE QUE DESEE MAYOR INFORMACIÓN DEBERÁ INVESTIGAR MÁS O ASESORARSE CON UN ABOGADO."

Dated at Bowie County, Texas this 31 day of OCT, 2024.

Jeff Neal, Sheriff
Bowie County Sheriff's Office, Texas



By: Eric Mcmillian
Deputy of Bowie County, Texas

Dec 3, 2024

2024-00010106

APPT

Total Pages: 5

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

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

**NOTICE OF TRUSTEE'S SALE
AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

Date: October 25, 2024

Substitute Trustee: Jaci Roberts Berry, Richard J. Kroll, Marshall C. Wood, or Fred R.
Norton, Jr.

Substitute Trustee's Address: 315 Main Street, Texarkana, Texas 75501-5604

Mortgagee: The First National Bank of Hughes Springs, Texas

Mortgagee's Address: P. O. Box 188, Hughes Springs, Texas 75656-0188

Note: Promissory Note

Deed of Trust

Date: October 30, 2014

Grantor: Leesa C. Houchens, a single woman

Mortgagee: The First National Bank of Hughes Springs

Recording Information: Instrument No. 2014-00012170 of the Real Property Records
of Bowie County, Texas

Property:

Being a tract of land located in the J.S. HERRING SURVEY, Abstract No. 263, Bowie County, Texas, and being a part of the remainder of a called 48.000 acre tract conveyed to Robert E. Rachel, SR in a Deed found in Volume 684, Page 715 of the Deed Records of Bowie

FILED FOR RECORD IN:
BOWIE COUNTY, TEXAS
TINA PETTY, COUNTY CLERK
2024 OCT 25 PM 3:35

County, Texas, and part of a called 0.108 acre tract conveyed to Robert E. Rachel, SR in a Deed found in Volume 1830, Page 341 of the Real Property Records of Bowie County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod found at the northeast corner of a called 2.000 acre tract conveyed to Willie D. Rachel in a Deed found in Volume 5232, Page 250 of the Real Property Records of Bowie County, Texas, the same being an ell corner of said 48.000 acre tract and lying in a west line of a 69.6108 acre tract surveyed this April 21, 2014 (which contains (1) part of the remainder of said 48.000 acre tract; (2) all of a called 26.269 acre tract conveyed to Robert. E. Rachel and wife, Rose M. Rachel in a Deed found in Volume 2516, Page 86 of the Real Property Records of Bowie County, Texas; and (3) part of said 0.108 acre tract (V1830, P341 RPRBCT);

Thence South 87°44'28" West along the north line of said 2.000 acre tract and a south line of said 48.000 acre tract, and at a distance of 323.60 feet passing a 1/2" iron rod with a cap marked "TEX 5080" found, then continuing on for a total distance of 348.54 feet to a 30d nail found in the centerline of County Road No. 1204 at the northwest corner of said 2.000 acre tract, the same lying in the east line of a called 40 acre tract conveyed to Maud Independent School District in a Deed found in Volume 497, Page 332 of the Deed Records of Bowie County, Texas, from which a 30d nail found in the centerline of CR 1204, the east line of said 40 acre tract, and at the southwest corner of said 2.000 acre tract bears South 02°14'11" East a distance of 250.04 feet;

Thence North 02°14'11" West along the centerline of CR 1204, the east line of said 40 acre tract, and a west line of said 48.000 acre tract for a distance of 594.91 feet to a bridge nail set at the most northerly northwest corner of the remainder of said 48.000 acre tract, the same being the southwest corner of a called 0.108 acre tract conveyed to William Mac Rachel in a Deed found in Volume 1830, Page 344 of the Real Property Records of Bowie County, Texas, from which the northwest corner of said 0.108 acre tract (V1830, P344 RPRBCT) and the southwest corner of a called 2.00 acre tract conveyed to Paul Austin and wife, Shirley Austin in a Deed found in Volume 2585, Page 182 of the Real Property Records of Bowie County, Texas bears North 02°14'11" West a distance of 14.77 feet, a 1 1/4" iron pipe found on the north line of said 0.108 acre tract (V1830, P344 RPRBCT) and the south line of said 2.00 acre tract bears North 54°37'03" East a distance of 25.62 feet, the northeast corner of said 40 acre tract bears North 02°14'11" West a distance of 441.65 feet, and a 36" oak tree fence corner found on the north line of said 40 acre tract bears North 02°14'11" West 441.65 feet and South 87°45'49" West 16.70 feet;

Thence North 89°48'05" East along a north line of the remainder of said 48.000 acre tract and the south line of said 0.108 acre tract (V1830, P344 RPRBCT), and at a distance of 19.08 feet passing an 8" wooden post, then continuing on and at a distance of 30.50 feet passing a 1/2" iron rod with a cap marked "McNutt" set in the eastern right-of-way line of CR 1204,

then continuing on for a total distance of 335.21 feet to a 1 1/4" iron pipe found at the southeast corner of said 0.108 acre tract (V1830, P344 RPRBCT) and the most westerly corner of said 0.108 acre tract (V1830, P341 RPRBCT), the same lying in a south line of the remainder of a called 65.256 acre tract conveyed to William Mac Rachel in a Deed found in Volume 684, Page 712 of the Deed Records of Bowie County, Texas;

Thence South 70°42'40" East along the north line of said 0.108 acre tract (V1830, P341 RPRBCT) and a south line of the remainder of said 65.256 acre tract for a distance of 46.85 feet to a point for corner inside an 811 wooden post at a northwest corner of said 69.6108 acre tract and the most westerly corner of said 26.269 acre tract;

Thence South 00°48'12" West along a west line of said 69.6108 acre tract, and at a distance of 0.08 feet passing the south line of said 0.108 acre tract (V1830, P341 RPRBCT) and the north line of the remainder of said 48.000 acre tract, the same still lying inside said 8" wooden post, then continuing on for a total distance of 566.46 feet to the place of beginning, and containing a total of 4.9082 acres of land, with 0.4255 acres lying in the right-of-way of CR 1204, leaving a net acreage of 4.4827 acres of land.

Including all personal property secured by the security agreement included in the Deed of Trust.

County: Bowie

Date of Sale (first Tuesday of month): ~~December 3, 2024~~

Time of Sale: 10:00 a.m.

Place of Sale: North Entrance of the Bowie County Courthouse in New Boston, Texas

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.


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

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

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three (3) hours thereafter. This sale will be conducted subject to the right of rescission contained in Section 51.016 of the Texas Property Code.

Date: October 25, 2024.

Submitted by:

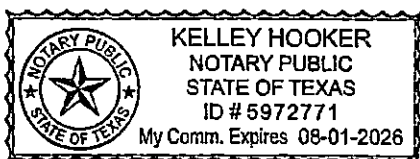

Jaci Roberts Berry, Attorney for the Mortgagee

[Space Below This Line For Acknowledgment]

STATE OF TEXAS §
 §
COUNTY OF BOWIE §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 25th day of October, 2024.





NOTARY PUBLIC - STATE OF TEXAS

THE STATE OF TEXAS
COUNTY OF BOWIE

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

2024-00010106 APPT
10/25/2024 03:33:01 PM Total Fees: \$41.00

Tina Petty, County Clerk
Bowie County, Texas



December 3, 2024

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

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEES**

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 SUBSTITUTE TRUSTEE'S SALE

DATE: OCTOBER 9, 2024

NOTE: Note described as follows:

Date: OCTOBER 29, 2020
Maker: DEBORA A. SHIDEMANTLE
Payee: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE
SERVICING, successor to the original lender.
Original Principal Amount: \$158,400.00

FILED FOR RECORD IN:
BOWIE COUNTY, TEXAS
TINA PETTY, COUNTY CLERK
2024 OCT 15 AM 10:30

DEED OF TRUST: Deed of Trust described as follows:

Date: OCTOBER 29, 2020
Grantor: DEBORA A. SHIDEMANTLE, A SINGLE PERSON
Trustee: ROBERT K. FOLWER
Beneficiary: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE
SERVICING, successor to the original beneficiary.
Recorded: Instrument No. 2020-00012298, Real Property Records of
BOWIE COUNTY, TEXAS on November 9, 2020.

LENDER: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

BORROWER: DEBORA A. SHIDEMANTLE

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN BOWIE COUNTY, TEXAS, INCLUDING

PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST*** (street address: 3 Cerrato Ln. Texarkana, Texas 75503)

SUBSTITUTE TRUSTEE: RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, JAMI GRADY, TONYA WASHINGTON, MISTY MCMILLAN, AUCTION.COM, TERRY WATERS, ASHLEE LUNA, ROBERT LAMONT, HARRIETT FLETCHER, RONNIE HUBBARD, SHERYL LAMONT, ALLAN JOHNSTON, DAVID GARVIN, KELLY GODDARD

Substitute Trustee's Mailing Address:

c/o SettlePou
3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

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

DECEMBER 3, 2024, the first Tuesday of the month, to commence at 11:00 A.M., or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In BOWIE County, Texas, at THE BOWIE COUNTY COURTHOUSE, 710 JAMES BOWIE DRIVE, NEW BOSTON, TX 75570 OR AS DESIGNATED BY THE, COUNTY COMMISSIONER'S OFFICE

RECITALS

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

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

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the

Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date: OCTOBER 29, 2020
Grantor: DEBORA A. SHIDEMANTLE, A SINGLE PERSON
Trustee: ROBERT K. FOLWER
Beneficiary: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE
SERVICING, successor to the original beneficiary.
Recorded: Instrument No. 2020-00012298, Real Property Records of
BOWIE COUNTY, TEXAS on November 9, 2020.

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN BOWIE COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, **SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST** (street address: 3 Cerrato Ln. Texarkana, Texas 75503)

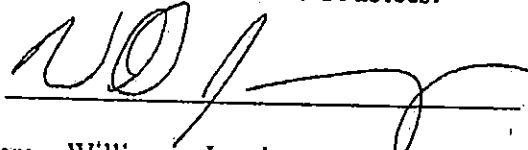
SUBSTITUTE TRUSTEE: RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, JAMI GRADY, TONYA WASHINGTON, MISTY MCMILLAN, AUCTION.COM, TERRY WATERS, ASHLEE LUNA, ROBERT LAMONT, HARRIETT FLETCHER, RONNIE HUBBARD, SHERYL LAMONT, ALLAN JOHNSTON, DAVID GARVIN, KELLY GODDARD

Substitute Trustee's Mailing Address:

c/o SettlePou
3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

Each Substitute Trustee is appointed effective as of **October 9, 2024**, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

By: 

Name: William Jennings, Attorney for
NEWREZ, LLC D/B/A SHELLPOINT
MORTGAGE SERVICING

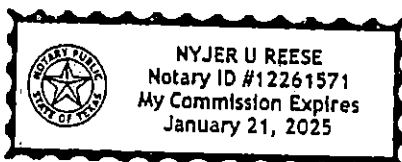
THE STATE OF TEXAS

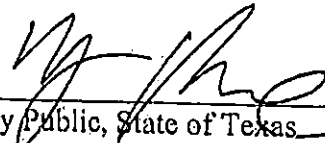
COUNTY OF DALLAS

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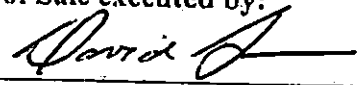
BEFORE ME, the undersigned authority, on this day appeared WILLIAM JENNINGS, and after being by me duly sworn, stated that she executed the foregoing instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on October 9, 2024




Notary Public, State of Texas

Notice of Sale executed by:



Name: David Garvin

Substitute Trustee

EXHIBIT A

Lot Numbered Two (2) of CERRATO'S ADDITION, being a part of Section 18, Bowie County School Lands, Bowie County, Texas, according to the map or plat thereof recorded in Volume 532, Page 782 of the Plat Records of Bowie County, Texas. Said Lot 2 of Cerrato's Addition being more particularly described as follows:

All that certain lot, tract or parcel of land situated about 4 miles Westerly of Texarkana, a part of Section 18, Bowie County School Lands and being a part of the E. T. Ingle Headright Survey, A-936 in Bowie County, Texas, being a part of Lot 5 of the Partition of the High Estate Land of 149.7 acres, being more particularly described as follows:

COMMENCING at the Southeast corner of Section 18;

THENCE: N 00°38' E, 692.10 feet;

THENCE: N 88°40' W, 420.16 feet;

THENCE: N 00°45' E, 209.07 feet to the POINT OF BEGINNING;

THENCE: N 00°45' E, 207.00 feet;

THENCE: N 89°14' W, 209.95 feet;

THENCE: S 00°46' W, 207.00 feet;

THENCE: S 89°14' E, 210.00 feet to the POINT OF BEGINNING and containing One (1) acre of land, more or less.

SAVE AND EXCEPT the West 30 feet thereof which lies within the boundaries of Cerrato Lane.

2024 OCT 24 AM 10:29

12-3-24

Notice of Sheriff's Sale

THE STATE OF TEXAS)
COUNTY OF BOWIE)

THIS NOTICE OF FORECLOSURE IS GIVEN pursuant to Tex. Tax Code Chapter 34, and Tex. R. Civ. P. 21a. by virtue of an Order of Sale issued on September 24, 2024, pursuant to the Judgment rendered on August 29, 2022 by the 102nd Judicial District Court in Bowie County, Texas, in Cause No. 19C0237-102 styled FNA DZ, LLC vs. KIMBERLY COOK, ET AL, on September 27, 2024, I levied, against all legal interest and/or right of all defendants subject to said Judgment, upon the following described tracts or parcels of land:

LEGAL DESCRIPTION: GEORGE MORRIS A-372 5517/320 09/20/13 BLK/TRACT 1402 2.36 ACRES; and being more particularly described All that certain tract or parcel of land in the George Morris Headright Survey, Abstract No. 374, Bowie County, Texas, and being a part of Lot No. 14 of the subdivision of said survey and a part of the certain 26.21 acre tract of land as conveyed by Ben Hickerson to Paul Falvey by Deed Recorded in Volume 361, Page 260-262 of the Deed Records of Bowie County, Texas; and being more particularly described by metes and bounds as follows:

Commencing at the Southwest corner of the above mentioned 26.21 acre tract, same being in the south boundary line of Lot No. 14 of said George Morris Headright survey, being West, 1780.90 feet from the southeast corner of said Lot 14;

Thence: N 89° 39' 05" E, 132.87 feet with an existing fence line to a point for corner;

Thence: S 89° 44' 39" E, 125.85 feet with an existing fence line to a 1/2" reinforcing steel rod set for corner at the point of beginning of the herein described tract of land;

Thence: N 14° 25' 55" W, 370.17 feet to a 1/2" reinforcing steel rod for reference at the existing fence corner and continuing N. 14° 25' 55" W 1.49 feet for a total distance of 371.66 feet to the south side of a public road known as point road (Old Atlanta Road);

Thence: N 76° 00' 21" E, 222.11 feet with the south side of said public road to a ½" reinforcing steel rod set for corner;

Thence: S 22° 17' 03" E, 447.49 feet to an iron pipe found for corner at a point on the south boundary line of said Lot No. 14;

Thence: N 89° 54' 59" W, 292.77 feet to the Point of Beginning and containing 2.35 acres of land, more or less.

STREET ADDRESS: 1201 Sherwood Forest Dr., Texarkana, TX 75501

TAX ACCOUNT NUMBER(S): 16500018502

On December 3, 2024, being the first Tuesday of said month, between the hours of 10:00 am and 4:00 pm, at the front (North) entrance of the Courthouse, New Boston, Texas, I will offer for sale and sell at public auction, for cash, all the right, title, and interest of all defendants subject to said Judgment, in and to said tracts or parcels of land, as provided for by the Texas Tax Code, to satisfy said Judgment for delinquent property taxes, accrued penalties, interests, and attorney's fees, totaling \$27,410.20, plus all post judgment interest, court costs and costs of sale awarded therein or pursuant to the Texas Tax Code, due on said tracts or parcels of land. I hereby verify, certify and declare under penalty of perjury that I delivered a true and correct copy of this Notice of Foreclosure Sale by Certified Mail and First-Class Mail through the United States Postal Service, return receipt requested, to each of the defendant named in said Judgment.

"THIS SALE IS BEING CONDUCTED PURSUANT TO STATUTORY OR JUDICIAL REQUIREMENTS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED.

"THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE SELLER NOR THE SHERIFF'S DEPARTMENT WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. BUYERS ASSUME ALL RISKS.

"IN SOME SITUATIONS, A LOT OF FIVE ACRES OR LESS IS PRESUMED TO BE INTENDED FOR RESIDENTIAL USE. HOWEVER, IF THE PROPERTY LACKS WATER OR WASTEWATER SERVICE, THE PROPERTY MAY NOT QUALIFY FOR RESIDENTIAL USE. A POTENTIAL BUYER WHO WOULD LIKE MORE INFORMATION SHOULD MAKE ADDITIONAL INQUIRIES OR CONSULT WITH PRIVATE COUNSEL."


"ESTA VENTA SE LLEVA A CABO CONFORME A LOS REQUISITOS ESTATUTARIOS O JUDICIALES. LOS OFERTANTES PRESENTARÁN SUS OFERTAS SOBRE LOS DERECHOS, TÍTULO E INTERESES, SI LOS HUBIERE, DEL BIEN INMUEBLE EN VENTA.

"LA PROPIEDAD SE VENDE ASÍ COMO ESTÁ, DÓNDE ESTÁ, Y SIN NINGUNA GARANTÍA, NI EXPLÍCITA NI IMPLÍCITA. NI EL VENDEDOR NI EL DEPARTAMENTO DEL SHERIFF ASEGURA NI DECLARA NADA EN CUANTO AL TÍTULO DE PROPIEDAD, LA CONDICIÓN, HABITABILIDAD, COMERCIALIZACIÓN O IDONEIDAD PARA UN DETERMINADO PROPÓSITO. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS.

"EN ALGUNAS SITUACIONES, UN LOTE DE CINCO ACRES O MENOS SE PRESUME QUE ESTÉ DESTINADO PARA USO RESIDENCIAL. SIN EMBARGO, SI LA PROPIEDAD NO CUENTA CON EL SERVICIO DE AGUAS BLANCAS O AGUAS NEGRAS, PUEDE QUE NO CALIFIQUE PARA USO RESIDENCIAL. UN POSIBLE CLIENTE QUE DESEE MAYOR INFORMACIÓN DEBERÁ INVESTIGAR MÁS O ASESORARSE CON UN ABOGADO."

Dated at Bowie County, Texas this 24 day of OCT, 20 24.

Bowie County Sheriff's Office, Texas

 #1070

By: Jeff Neal
Sheriff of Bowie County, Texas

December 3, 2024

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

NOTICE OF FORECLOSURE SALE 2024 OCT 31 PM 2:12

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

1. Property to Be Sold. The property to be sold is described as follows: LOT NUMBER TEN (10) IN BLOCK NUMBERED ONE (1) OF WEST END ADDITION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 18, PAGE 181 OF THE DEED OF RECORDS OF BOWIE COUNTY, TEXAS. APN: 28400000900

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 03/26/2016 and recorded in Document 2016-5569 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: 12/03/2024

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 MILTON J. RANKIN, provides that it secures the payment of the indebtedness in the original principal amount of \$10,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF BRAVO RESIDENTIAL FUNDING TRUST 2021-B, AS OWNER OF PMIT REI 2021-B LLC is the current mortgagee of the note and deed of trust and NATIONSTAR MORTGAGE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF BRAVO RESIDENTIAL FUNDING TRUST 2021-B, AS OWNER OF PMIT REI 2021-B LLC c/o NATIONSTAR MORTGAGE LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Order to Foreclose. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF BRAVO RESIDENTIAL FUNDING TRUST 2021-B, AS OWNER OF PMIT REI 2021-B LLC obtained a Order from the 102nd District Court of Bowie County on 10/28/2024 under Cause No. 24C0542-102. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

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

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



Mackie Wolf Zientz & Mann, P.C.

Brandon Wolf, Attorney at Law

✓ L. Keller Mackie, Attorney at Law

Michael Zientz, Attorney at Law

Lori Liane Long, Attorney at Law

Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law

Karla Balli, Attorney at Law

Parkway Office Center, Suite 900

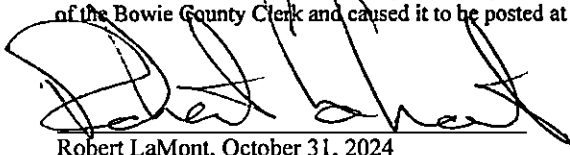
14160 Dallas Parkway

Dallas, TX 75254

For additional sale information visit: www.mwzmlaw.com/tx-investors

Certificate of Posting

I am Robert LaMont whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on October 31, 2024 I filed this Notice of Foreclosure Sale at the office of the Bowie County Clerk and caused it to be posted at the location directed by the Bowie County Commissioners Court.



Robert LaMont, October 31, 2024



December 3, 2024

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

2024 OCT 15 PM 1:53

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.

5965-754

NOTICE OF FORECLOSURE SALE

1 THE PROPERTY TO BE SOLD

COMMONLY KNOWN AS

~~304 GLENWAY STREET, NASH, TEXAS 75569~~

LEGAL DESCRIPTION

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF TEXAS, COUNTY OF BOWIE, CITY OF NASH, AND IS DESCRIBED AS FOLLOWS:

LOT NUMBERED SEVEN (7) IN BLOCK NUMBERED THREE (3) OF AKIN ACRES, A SUBDIVISION OUT OF THE NANCY DYCUS HEADRIGHT SURVEY IN BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID SUBDIVISION AS RECORDED IN VOLUME 204, PAGE 351 OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS

2 THE DEED OF TRUST TO BE FORECLOSED UPON

RECORDED IN REAL PROPERTY RECORDS OF
BOWIE COUNTY

RECORDED ON
MARCH 11, 2009

UNDER DOCUMENT#
3085

3 THE SALE IS SCHEDULED TO BE HELD

PLACE
THE FRONT (NORTH) ENTRANCE OF THE BOWIE COUNTY
COURTHOUSE IN NEW BOSTON, TX OR AS DESIGNATED
BY THE COUNTY COMMISSIONER'S OFFICE

DATE
~~DECEMBER 3, 2024~~

TIME
11:00 AM - 2:00 PM

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 § 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.

OBLIGATIONS SECURED


The Deed of Trust executed by JOHNNY LEE KINDER and DORETTA M. KINDER, provides that it secures the payment of the indebtedness in the original principal amount of \$207,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. PHH MORTGAGE CORPORATION is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is the current mortgage servicer. A servicing agreement between the mortgager, whose address is 1661 Worthington Road, Suite #100, West Palm Beach, Florida 33409, and the mortgage service exists. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.

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.

In accordance with Texas Property Code § 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust:

ROBERT LaMONT, HARRIETT FLETCHER, RONNIE HUBBARD, SHERYL LaMONT, ALLAN JOHNSTON, NICHOLAS S. CAMPBELL, ANNAROSE M. HARDING, SARA A. MORTON, HALEY SHEPPARD, and/or BRANCH M. SHEPPARD.

ATTORNEYS AT LAW
Branch M. Sheppard
Annarose M. Harding
Sara A. Morton

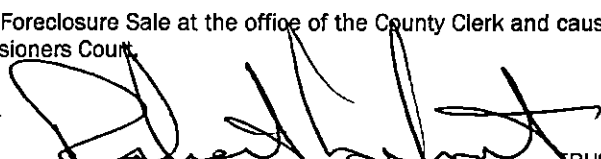

GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH
A PROFESSIONAL LAW CORPORATION
1301 McKinney Street, Suite 1400
Houston, Texas 77010
(713) 599-0700

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED October 15, 2024

NAME Robert LaMont


TRUSTEE

December 3, 2024

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

NOTICE OF FORECLOSURE SALE 2024 SEP 19 AM 11:44

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

1. Property to Be Sold. The property to be sold is described as follows: BEING IN THE NORTHERN PORTION OF THE CITY OF TEXARKANA, A PART OF THE SURVEY OF 160 ACRES PATENTED IN THE NAME OF M.A. BASSETT, AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A STAKE 150 FEET SOUTH OF THE SOUTHEAST CORNER OF A TRACT SOLD AND DEEDED BY B.T. ESTES TO C.H. LUNSFORD, 575 FEET SOUTH AND 30 FEET WEST FROM THE NORTHEAST CORNER OF SAID BASSETT SURVEY FOR GREATER CERTAINTY AS TO SAID POINT OF BEGINNING, REFERENCE IS HERE MADE TO THREE CERTAIN WARRANTY DEEDS FROM ESTES TO LUNSFORD, DATED OCTOBER 13, 1898, OCTOBER 7, 1899 AND MAY 23, 1901, RECORDS AND APPEARING OF RECORD IN VOLUME 21, PAGE 4, VOLUME 23, PAGE 344 AND VOLUME 28, PAGE 260, RESPECTIVELY, OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS;

THENCE WEST PARALLEL WITH SAID LUNSFORD LAND TO A POINT 150 FEET SOUTH OF HIS SOUTHWEST CORNER OF THE EAST BOUNDARY LINE OF GRAVES LAND, WHICH IS ALSO THE SOUTHWEST CORNER OF A LOT OF LAND NOW BELONGING TO C.B. GRAVES;

THENCE SOUTH 73 FEET;

THENCE EAST TO OLIVE STREET;

THENCE NORTH WITH OLIVE STREET, 73 FEET TO THE PLACE OF BEGINNING.

BEING THE SAME TRACT OR PARCEL OF LAND SITUATED IN M.A. BASSETT, A-91, EXECUTED BY LESLIE ANDERSON, AN UNMARRIED MAN TO MALIN B. MITCHELL AND WIFE, EMMA B. MITCHELL, RECORDED IN VOLUME 310, PAGE 107, DEED RECORDS AND CONVEYED BY WARRANTY DEED DATED FEBRUARY 20, 2002, EXECUTED BY GINGER MITCHELL CULLINS, FORMERLY KNOWS AS, AND BEING ONE AND THE SAME PERSON AS EDITH VIRGINIA MITCHELL CULLINS, OWNING, OCCUPYING AND CLAIMING OTHER PROPERTY AS HER HOMESTEAD TO FRANCES LOUISE MITCHELL, RECORDED IN VOLUME 3651, PAGE 18, REAL PROPERTY RECORDS, BOWIE COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 06/22/2016 and recorded in Document 2016-7990 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: 12/03/2024

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 FRANCES L. MITCHELL, provides that it secures the payment of the indebtedness in the original principal amount of \$132,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. FINANCE OF AMERICA REVERSE LLC is the current mortgagee of the note and deed of trust and FINANCE OF AMERICA REVERSE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is FINANCE OF AMERICA REVERSE LLC c/o FINANCE OF AMERICA REVERSE LLC, 3900 Capital City Blvd., Lansing, MI 48906 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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



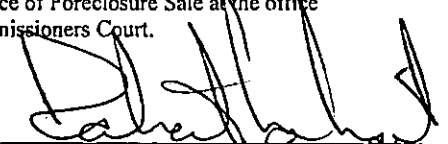
Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas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

For additional sale information visit: www.mwzmlaw.com/tx-investors

Certificate of Posting

I am Robert LaMont whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on September 19, 2024 I filed this Notice of Foreclosure Sale at the office of the Bowie County Clerk and caused it to be posted at the location directed by the Bowie County Commissioners Court.




Robert LaMont, September 19, 2024
ServiceLink