

NOTICE OF SUBSTITUTE TRUSTEE SALE

12/6/22

Deed of Trust Date:
11/14/2016

Grantor(s)/Mortgagor(s):
PERRY HENDRICKS AND SHIRLEY HENDRICKS
HUSBAND AND WIFE

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR NTFN,
INC., ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2016-13370

Property County:
BOWIE

Mortgage Servicer:
PennyMac Loan Services, LLC is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
3043 Townsgate Rd, Suite 200,
Westlake Village, CA 91361

2022 OCT 11 AM 11:17
BOWIE COUNTY TEXAS
TINA PERRY COUNTY CLERK

Legal Description: LOT NUMBERED NINE (9), IN BLOCK NUMBERED ELEVEN (11) OF CRESTWOOD ADDITION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT DATED MAY 5, 1926 AND RECORDED IN VOLUME 40, PAGE 184 OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS.

Date of Sale: 12/6/2022

Earliest Time Sale Will Begin: 11am

Place of Sale of Property: THE FRONT (NORTH) ENTRANCE OF THE BOWIE COUNTY COURTHOUSE IN NEW BOSTON, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Notice Pursuant to Tex. Prop. Code § 51.002(i):
Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.

Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont or Allan Johnston Posted October 11, 2022,
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-22-94371-POS
Loan Type: VA

12/06/22

RECORD DEPT
BOWIE COUNTY, TEXAS
TINA PETTY, COUNTY CLERK

C&M No. 44-22-2742/ FILE NOS

2022 NOV -3 PM 1:33

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated May 20, 2016 and recorded under Clerk's File No. 2016-6582, in the real property records of BOWIE County Texas, with Jacob R Scurlock, a single person as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Capital One, N.A., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Jacob R Scurlock, a single person securing payment of the indebtedness in the original principal amount of \$37,600.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Jacob R Scurlock. NewRez LLC d/b/a Shellpoint Mortgage Servicing is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for the Mortgagee. Shellpoint Mortgage Servicing, is representing the Mortgagee, whose address is: 75 Beattie Place, Suite 300, Greenville, SC 29601.

Legal Description:

LOT NUMBERED TEN (10) IN BLOCK NUMBERED TWENTY-FOUR (24) OF HIGHLAND PARK ADDITION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION RECORDED IN VOLUME "Y", PAGE 357, AND RE-RECORDED IN VOLUME 1, PAGE 201, ALL IN THE DEED RECORDS OF BOWIE COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 12/06/2022

Earliest Time Sale Will Begin: 11:00 AM

Location of Sale: The place of the sale shall be: BOWIE County Courthouse, Texas at the following location: At the front (north) entrance of the Bowie County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.



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.

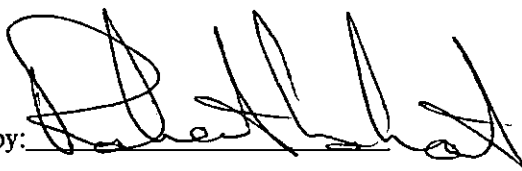
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Sharon St. Pierre, Shawn Schiller, Angie Uselton, Beatrice Carrillo, Dana Kamin, Darla Boettcher, Irene Lindsay, Jami Hutton, John Mccarthy, Kevin Mccarthy, Lisa Bruno, Monica Henderson, Murphy Howle, Tonya Washington, Ronnie Hubbard, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on 11/02/2022.

/s/ Danya F. Gladney SBOT No. 24059786, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by: 

Printed Name: Robert La Mont

C&M No. 44-22-2742

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
TS#: 22-27382

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

2022 OCT -6 AM 10: 26

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 7/14/2020, ~~Brandon Keifer Hill and Khylla Sharnae Hill~~ husband and wife, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Allan B Polunsky, as Trustee, Mortgage Electronic Registration Systems, Inc. ("MERS:), as beneficiary, as nominee for Carrington Mortgage Services, LLC, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$162,993.00, payable to the order of Mortgage Electronic Registration Systems, Inc. ("MERS:), as beneficiary, as nominee for Carrington Mortgage Services, LLC, which Deed of Trust is Recorded on 7/16/2020 as Volume 2020-00006929, Book , Page , in Bowie County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

See attached exhibit "A" attached hereto and made a part hereof

Commonly known as: 7 DOGWOOD LANE TEXARKANA, TX 75503

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 or Allan Johnston, Sharon St. Pierre , Dustin George 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 Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for Carrington Mortgage Services, LLC, which is the mortgagee of the Note and Deed of Trust or mortgage and 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. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on ~~12/6/2022 at 11:00 AM~~, or no later than three (3) hours after such time, in ~~Bowie County~~, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place 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: **THE FRONT (NORTH) ENTRANCE OF THE BOWIE COUNTY COURTHOUSE IN NEW BOSTON, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**

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, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.



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If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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

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

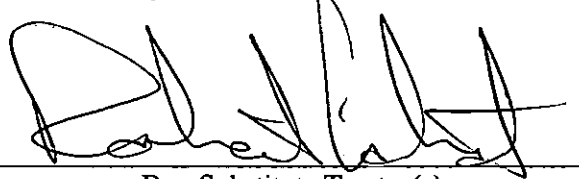
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WITNESS, my hand this 10/4/2022



By: Hung Pham, Trustee Sale Specialist
Carrington Foreclosure Services, LLC as
authorized agent for Mortgagee or Mortgage
Servicer
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

WITNESS, my hand this October 06, 2022.



By: Substitute Trustee(s)
Robert LaMont, Harriett Fletcher, Ronnie Hubbard,
Sheryl LaMont or Allan Johnston, Sharon St. Pierre
C/O Carrington Foreclosure Services, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

EXHIBIT "A"

All that certain tract or parcel of land situated in the **GEORGE BRINLEE HEADRIGHT SURVEY**, Abstract No. 18, Bowie County, Texas, and the herein described tract being all that certain called 0.475 acre tract conveyed from Lavell Long, et ux, Mary Long to Robert C. McCarver, et ux, Lisa M. McCarver by deed recorded in Volume 1943, Page 195 of the Real Property Records of Bowie County, Texas, and the subject tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron pipe found for corner, same being 1614.86 feet North and 1042.47 feet East of an inside corner of the George Brinlee Headright Survey, same being the Northeast corner of the William Crutcher Headright Survey, said Point of Beginning being the Northwest corner of said 0.475 acre McCarver tract;

THENCE: N 89° 42' 19" E, 140.00 feet with the North boundary line of said 0.475 acre McCarver tract and with the South boundary line of a certain tract conveyed to Gerald Robinson by deed recorded in Volume 624, Page 183 of the Deed Records of Bowie County, Texas, to a 5/8 inch iron pin found for corner at the Northeast corner of said 0.475 acre McCarver tract;

THENCE: South, 147.92 feet with the East boundary line of said 0.475 acre McCarver tract and with the West boundary line of a certain tract conveyed to Gary Gore by deed recorded in Volume 560, Page 137 of the Deed Records of Bowie County, Texas, to a 1-inch pipe found for corner at the Southeast corner of said 0.475 acre McCarver tract, said point being in the North right-of-way line of a street designated as Dogwood Lane;

THENCE: S 89° 42' 14" W, 140.00 feet with the South boundary line of said 0.475 acre McCarver tract and with the North right-of-way line of said Dogwood Lane to a 1-1/2 inch pipe found fore corner at the Southwest corner of said 0.475 acre McCarver tract;

THENCE: North, 147.92 feet with the West boundary line of said 0.475 acre McCarver tract and with the East boundary line of a certain tract conveyed to Gerald Robinson by deed recorded in Volume 698, Page 223 of the Deed Records of Bowie County, Texas, to the **POINT OF BEGINNING** and containing 0.475 acre of land, more or less.

The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

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.

2020-00006929 DOFT
07/16/2020 02:28:10 PM Total Fees: \$56.00

Tina Petty, County Clerk
Bowie County, Texas



NOTICE OF SUBSTITUTE TRUSTEE SALE

12/6/22

Deed of Trust Date:
11/24/2008

Grantor(s)/Mortgagor(s):
WILLIAM J. JACOBS AND SHEILA JANE JACOBS
HUSBAND AND WIFE

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR
AMERICAHOMEKEY, INC., ITS SUCCESSORS AND
ASSIGNS

Current Beneficiary/Mortgagee:
U.S. BANK NATIONAL ASSOCIATION

Recorded in:
Volume: 5524
Page: 1
Instrument No: 18828

Property County:
BOWIE

Mortgage Servicer:
U.S. Bank National Association is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
4801 Frederica Street,
Owensboro, KY 42301

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Date of Sale: 12/6/2022

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

Place of Sale of Property: Bowie County Courthouse, 710 James Bowie Drive, New Boston, TX 75570 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Notice Pursuant to Tex. Prop. Code § 51.002(i):
Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.

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, Auction.com, Terry Waters, Ashlee Luna, Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont or Allan Johnston Posted September 22, 2022.
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

2022 SEP 22 PM 1:11
BOWIE COUNTY, TEXAS
TINA PETTY, COUNTY CLERK

MH File Number: TX-22-92130-POS
Loan Type: FHA

EXHIBIT A

Property: **3456 CR 4235, De Kalb, TX 75559**

All that certain tract or parcel of land located approximately 12 miles Southwest of the Town of New Boston and being a part of Survey No. Two (2), Block No. One (1) of the BOWIE COUNTY SCHOOL LAND HEADRIGHT SURVEY, Abstract No. 50, Bowie County, Texas, and being a part of that certain tract conveyed from C.M. Foster and wife, Gertrude Hawkins by Deed dated April 4, 1953 and recorded in Volume 83, Page 282 of the Deed Records of Bowie County, Texas and the herein described tract being a part of those certain tracts described in Substitute Trustee's Deed recorded in Volume 5353, Pages 226-233 of the Real Property Records of Bowie County, Texas and the subject tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch reinforcing steel rod set for corner at the Southwest corner of a certain tract conveyed to Bobby L. Jackson by Deed recorded in Volume 493, Page 207 of the Deed Records of Bowie County, Texas on the West line of the said Bowie County School Land Headright Survey and the East line of the Wm Stallcup Headright Survey, Abstract No. 532 and the West line of the said Hawkins tract and the West line of Survey No. Two (2), Block No. One (1) of the said Bowie County School Land Headright Survey and being S 00° 00' 00" W, 1713.61 feet from the Northwest corner of said Survey No. 2, Block No. 1 of said Bowie School Land Headright Survey;

THENCE: N 90° 00' 00" E, 613.16 feet with the South line of said Jackson tract to a 1/2 inch reinforcing steel rod set for corner and being the POINT OF BEGINNING for the herein described tract of land;

THENCE: N 90° 00' 00" E, 204.38 feet with the South line of said Jackson tract to a 1/2 inch reinforcing steel rod set for corner;

THENCE: S 00° 00' 00" W, 1108.30 feet to a 1/2 inch reinforcing steel rod set for corner in the North right-of-way line of Bowie County Road No. 4235;

THENCE: N 90° 00' 00" W, 204.38 feet with the North right-of-way line of County Road No. 4235 to a 1/2 inch reinforcing steel rod set for corner;

THENCE: N 00° 00' 00" E, 1108.30 feet to the POINT OF BEGINNING and containing 5.20 acres of land, more or less.

A.P.N. 02220-0058-00

C&M No. 44-22-1965/ FILE NOS

2022 OCT 20 PM 2:11

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated March 26, 1998 and recorded under Vol. 2828, Page 298-302, or Clerk's File No. 4793, in the real property records of BOWIE County, Texas, with Al Block, Married & Debra Block, Married as Grantor(s) and Jim Walter Homes, Inc. as Original Mortgagee.

Deed of Trust executed by Al Block, Married & Debra Block, Married securing payment of the indebtedness in the original principal amount of \$63,720.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Al P Block, Debra Block. U.S. Bank National Association, not in its individual capacity but solely as Trustee of NRZ Inventory Trust is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for the Mortgagee. Shellpoint Mortgage Servicing, is representing the Mortgagee, whose address is: 75 Beattie Place, Suite 300, Greenville, SC 29601.

Legal Description:

ALL OF LOTS 5 AND 6 IN BLOCK 4 OF H.E. RAPE ADDITION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS AND SOMETIMES KNOWN AS 1611 LEE STREET TEXARKANA, TEXAS.

SALE INFORMATION

Date of Sale: 12/06/2022

Earliest Time Sale Will Begin: 11:00 AM

Location of Sale: The place of the sale shall be: BOWIE County Courthouse, Texas at the following location: At the front (north) entrance of the Bowie County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.



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.

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.

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, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Covius Servicing and Capital Markets Solutions, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:

Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on 10/17/2022.

/s/ Danya F. Gladney SBOT No. 24059786, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by: _____

Printed Name: Robert La Mont, October 20, 2022

C&M No. 44-22-1965

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

Matter No.: 096187-TX

Date: September 8, 2022

County where Real Property is Located: Bowie

ORIGINAL MORTGAGOR: **BESS GAMBLE-WILLIAMS**, A SINGLE WOMAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR RED RIVER EMPLOYEES FEDERAL CREDIT UNION, A TEXAS CREDIT UNION, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F

MORTGAGE SERVICER: Carrington Mortgage Services, LLC

DEED OF TRUST DATED 8/16/2010, RECORDING INFORMATION: Recorded on 8/23/2010, as Instrument No. 11160 in Book 5891 Page 198 and later modified by a loan modification agreement recorded as Instrument 2015-2797 on 3/17/2015

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LOT NUMBERED FOUR (4) IN BLOCK NUMBERED SEVEN (7) OF THE 2ND AMENDMENT REPLAT #2 OF A PORTION OF BLOCK 5, THE COLONY II, AN ADDITION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 3276, PAGE 100, REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN ~~that on 12/6/2022,~~ 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.

Carrington Mortgage Services, LLC is acting as the Mortgage Servicer for WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Carrington Mortgage Services, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F
c/o Carrington Mortgage Services, LLC

2022 SEP 12 PM 2:32
BOWIE COUNTY CLERK
TIMA PETTY, COUNTY CLERK




Matter No.: 096187-TX

1600 South Douglass Road, Suite 200-A
Anaheim, California 92806

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE AUCTION.COM, ROBERT LAMONT, HARRIETT FLETCHER, SHERYL LAMONT, ALLAN JOHNSTON, SHARON ST. PIERRE, PAUL A. HOEFKER, ROBERT L. NEGRIN** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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

By: 

Paul A. Hoefker, Attorney
Robert L. Negrin, Attorney
Aldridge Pite, LLP
701 N. Post Oak Road, Suite 205
Houston, TX 77024

Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036



Robert LaMont, September 12, 2022

NATIONSTAR MORTGAGE LLC (CXE)
WATKINS, ZACHERY
154 ROTHWELL DRIVE, TEXARKANA, TX 75501

FHA 511-2319093703
Firm File Number: 22-038661

12.6.22
FILED FOR RECORD IN
BOWIE COUNTY, TEXAS
TINA PETTY, COUNTY CLERK

NOTICE OF TRUSTEE'S SALE

2022 OCT 13 PM 2: 28

WHEREAS, on November 5, 2019, ~~ZACHERY C. WATKINS AND TIANDRIA WATKINS~~, A MARRIED COUPLE, as Grantor(s), executed a Deed of Trust conveying to CHRISTOPHER J. SULLIVAN, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR MORTGAGE FINANCIAL SERVICES, LLC in payment of a debt therein described. The Deed of Trust was filed in the real property records of BOWIE COUNTY, TX and is recorded under Clerk's File/Instrument Number 2019-00011926, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , ~~Tuesday, December 6, 2022~~ between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in BOWIE COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Bowie, State of Texas:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE JAMES A. GOODWIN HEADRIGHT SURVEY, ABSTRACT NO. 242, BOWIE COUNTY, TEXAS, AND BEING A PART OF A CERTAIN TRACT OF LAND AS CONVEYED TO CHARLES R. PURTLE BY DEED RECORDED IN VOLUME 664, PAGE 284 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS, ALSO BEING A PART OF THAT CERTAIN 7.48 ACRE TRACT OF LAND AS CONVEYED TO PAUL E. ROTHWELL AND WIFE, SANDRA J. ROTHWELL, BY DEED RECORDED IN VOLUME 1237, PAGE 46 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, AND BEING A PART OF THAT 2.52 ACRE TRACT OF LAND AS CONVEYED TO BELVER L. ROTHWELL BY INSTRUMENT RECORDED IN VOLUME 3148, PAGE 230 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, THE SUBJECT TRACT OF LAND BEING THE SAME CALLED 2.063 ACRE TRACT OF LAND AS CONVEYED TO ALBERT W. HILL AND WIFE, KIMBERLY ANN KING, BY WARRANTY DEED RECORDED AS INSTRUMENT NO. 2016-8312 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, AND THE SUBJECT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON PIN FOUND FOR CORNER IN A FENCE CORNER, THE POINT OF BEGINNING BEING THE NORTHWEST CORNER OF SAID 7.48 ACRE TRACT, SAID CORNER BEING THE NORTHWEST CORNER OF SAID CALLED 2.063 ACRE TRACT, BEING THE NORTHEAST CORNER OF A CERTAIN 10.000 ACRE TRACT OF LAND AS CONVEYED TO DANA B. HARVEY BY WARRANTY DEED RECORDED IN VOLUME 1462, PAGE 244 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, AND ALSO ON THE SOUTH LINE OF A CERTAIN TRACT OF LAND AS CONVEYED TO JERRY KNIGHT AND WIFE, CINDY KNIGHT, BY WARRANTY DEED RECORDED IN VOLUME 1630, PAGE 29 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS;

THENCE: N 88°05'10" E (BASIS OF BEARINGS), 212.37 FEET WITH THE NORTH LINE OF SAID CALLED 2.063 ACRE TRACT, THE NORTH LINE OF SAID 7.48 ACRE TRACT, AND THE SOUTH LINE OF SAID KNIGHT TRACT TO A 1/2" IRON PIN FOUND FOR CORNER AT THE NORTHWEST CORNER OF A CERTAIN 2.516 ACRE TRACT OF LAND AS DESCRIBED BY DEED OF PARTITION & EXCHANGE IN VOLUME 3272, PAGE 95 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, SAID CORNER BEING THE NORTHEAST CORNER OF SAID CALLED 2.063 ACRE TRACT;

THENCE: S 02°28'17" W, 423.59 FEET WITH THE EAST LINE OF SAID CALLED 2.063 ACRE TRACT AND THE WEST LINE OF SAID 2.516 ACRE TRACT TO A NAIL SET FOR CORNER IN THE CENTER OF A 30.00 FOOT EASEMENT;

THENCE: S 89°17'46" W, 212.94 FEET WITH THE SOUTH LINE OF SAID CALLED 2.063 ACRE TRACT AND THE CENTERLINE OF SAID EASEMENT, BEING THE NORTH LINE OF A CERTAIN 8.1663 ACRE TRACT OF LAND AS CONVEYED TO THOMAS CIGAINERO AND WIFE, DARLA BUFFINGTON, BY WARRANTY DEED RECORDED IN VOLUME 5361, PAGE 75 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, TO A 1/2" IRON PIN FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID CALLED 2.063 ACRE TRACT AND ON THE EAST LINE OF SAID 10.000 ACRE TRACT;

THENCE: N 02°35'21" E, 419.15 FEET WITH THE WEST LINE OF SAID CALLED 2.063 ACRE TRACT AND THE EAST LINE OF SAID 10.000 ACRE TRACT TO THE POINT OF BEGINNING AND CONTAINING 2.062 ACRES OF LAND, MORE OR LESS.


Property Address: 154 ROTHWELL DRIVE
TEXARKANA, TX 75501
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Mortgagee: NATIONSTAR MORTGAGE LLC
8950 CYPRESS WATERS BLVD
COPPELL, TX 75019

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


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

SUBSTITUTE TRUSTEE
Robert LaMont, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre,
3225 Rainbow Drive, Suite 248-B
Rainbow City, AL 35906

WITNESS MY HAND this day October 5, 2022.


By: _____
H. Gray Burks IV
Texas Bar # 03418320
Ronny George
Texas Bar # 24123104
Grant Tabor
Texas Bar # 24027905
gburks@logs.com
rgeorge@logs.com
gtabor@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for Nationstar Mortgage LLC

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 military service to the sender of this notice immediately.


Posted by Robert La Mont, October 13, 2022.

11-16-2020 12-6-2020

FILED IN RECORDS
BOWIE COUNTY, TEXAS
TINA PETTY, COUNTY CLERK
2022 NOV 15 PM 1:15

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: January 12, 2022
Grantor(s): Brandon James Reed
Mortgagee: 219 Marshall, LLC, a Delaware Limited Liability Company
Recorded in: Clerk's File No. 2022-00006168
Property County: Bowie County

Legal Description: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Bowie County, Texas, being more particularly described as Lot 16, Block 3, Independence Acres Subdivision, City of Nash, Bowie County, Texas (Volume 6216, Page 127, Deed Records, Bowie County, Texas) (more particularly described in the loan documents).

Date of Sale: ~~December 06, 2022~~

Earliest Time Sale will Begin: ~~11:00AM~~

Place of Sale of Property: Designated area set by the Commissioner's Court of Bowie County, Texas, being the Bowie County Courthouse or as further designated by the County Commissioner.

The Trustee or Substitute Trustee will sell the property by the 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.

ACTIVE MILITARY SERVICE NOTICE

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

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

The Mortgagee, whose address is:
219 Marshall, LLC, a Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 15th day of November, 2022



**Robert LaMont, or Harriett
Fletcher, or Allan Johnston, Ronnie
Hubbard, Kelly Goodard or Joe
Hinojosa or Susana Garcia, or
Donna Brammer, or Katrina
Rodriguez, or Cesar Acosta, or
Christopher Apodaca, or Alicia
Ortega, or Leslie Galdamez, or
Sean Jochnau, or Rinki Shah, or
Theresa Phillips, or Sandra
Benavides or David Cerda or Jose
Martinez or Renaud Ba or Craig
Weeden or David Garvin or Erica
Feece, Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057**

12-06-2022

405574
1806 & 1808 S. Spruce St.
Texarkana, Texas 75501

FILED - MAR 20 2022
BOWIE COUNTY, TEXAS
TINA PETTY, COUNTY CLERK

2022 NOV 14 PM 2:19

NOTICE OF TRUSTEE'S SALE
and
APPOINTMENT OF SUBSTITUTE TRUSTEE

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

WHEREAS, on March 31, 2016, Erica Phillips a single woman executed a Deed of Trust conveying to North O. West, Trustee, the real property hereinafter described, to secure First National Bank of America, in the payment of a debt therein described, said Deed of Trust being recorded in Document Number 2016-4308, Official Public Records of Bowie County, Texas.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

WHEREAS, in my capacity as the attorney for the present owner and holder of the note, and pursuant to Section 51.0076(3) Texas Property Code, I hereby name, appoint and designate Robert LaMont or Harriett Fletcher or Allan Johnston or Ronnie Hubbard or Kelly Goddard, the Substitute Trustee(s) in the above described Deed of Trust and/or to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of said note.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, December 6, 2022, at 11:00 o'clock a.m. or within three (3) hours thereafter, the Substitute Trustee will sell said real property at the place hereinafter set out, to the highest bidder for cash. The place of sale shall be in the area designated by the Commissioners Court of such County, pursuant to §51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if such place is not so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted), in the City of New Boston, Bowie County, Texas.

Said real property is described as follows:
Lots Numbered Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8) and Nine (9) in Block Numbered Thirteen (13) of SOUTH TEXARKANA ADDITION to the City of Texarkana, Bowie County, Texas, according to the map or plat of said

Addition recorded in Volume 40, Page 43 of the Plat Records of Bowie County, Texas, and also being the same property described in a Deed from Darrell Wayne Randall and Sissie Freeman to Marlin R. Clements dated December 28, 1998, recorded in Volume 2979, Page 130, Real Property Records of Bowie County, Texas.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein 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.

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property and the priority of the lien being foreclosed.

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 their bid immediately in cash if their bid is accepted.

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

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagor, Mortgagee or the Mortgagee's attorney.

Default has occurred under the Deed of Trust, and the beneficiary has requested the above named Trustee or Substitute Trustee(s), to conduct this public sale. Notice is given that before the sale

the beneficiary or the Beneficiary's attorney, agent or servicer may appoint another person substitute trustee to conduct the 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.

The Substitute Trustee's address is c/o WEST & WEST ATTORNEYS, 2929 Mossrock, Suite 204, San Antonio, Texas 78230.

WITNESS MY HAND on 14 day of November 2022.



DEAN W. GREER, State Bar No. 08414100
Attorney or Authorized Agent for the
Mortgagee or Mortgagee's Servicer
WEST & WEST ATTORNEYS, P.C.
2929 Mossrock, Suite 204
San Antonio, Texas 78230



Posted by Robert La Mont, November 14, 2022.

Notice of Substitute Trustee's Sale

FILED FOR RECORD IN
BOWIE COUNTY, TEXAS
TRINA PETTY, COUNTY CLERK
2022 NOV -1 AM 10:45

Date: October 26, 2022

Trustee: Richard Reynolds

Substitute Trustee: James W. Litzler

Substitute Trustee's Address: 201 Connally St.
Sulphur Springs, Texas 75482

Lender: City National Bank of Sulphur Springs

Lender's Address: 201 Connally St., Sulphur Springs, TX 75482

Note: Note dated October 21, 2020, in the amount of \$68,000.00.

Deed of Trust

Date: October 21, 2020

Grantors: ~~Christine Kimberly Rathjen and husband, Eric Rathjen~~, with him joining herein to perfect the security interest but not to otherwise be liable

Lender: City National Bank of Sulphur Springs

Recording information:

Instrument No. 2020-00011724 of the Deed of Trust Records of Bowie County, Texas.

Property:

See Exhibit "A" attached hereto and incorporated herein

County: Bowie

Date of Sale (first Tuesday of month): ~~December 6, 2022~~

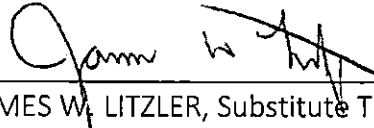
Time of Sale: 10:00 a.m.

Place of Sale: The front (north) entrance of courthouse of the Bowie County Courthouse, New Boston, Texas, or as the Commissioner's Court rules.

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.

Richard Reynolds is Trustee under the Deed of Trust. Lender has appointed James W. Litzler as Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute 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 hours thereafter.



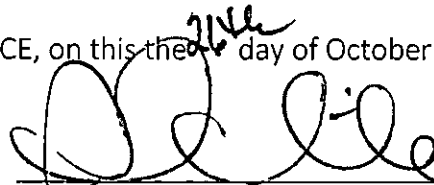
JAMES W. LITZLER, Substitute Trustee

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF HOPKINS §

BEFORE ME, the undersigned authority, on this day personally appeared JAMES W. LITZLER, Substitute Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this ^{21st} day of October 2022



Notary Public, State of Texas

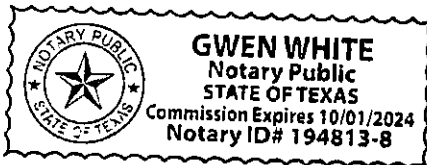


EXHIBIT "A"

BENNINGFIELD HEADRIGHT SURVEY, Abstract No. 18, Bowie County, Texas, and being a part of that certain 8,8150 acre tract of land as conveyed to James T. Fleming, Sr. and wife, Allyn B. Fleming, by Warranty Deed recorded in Volume 2435, Page 252 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 ½" iron pipe found for corner on the North right-of-way line of F. M. Road No. 3098, the Point of Beginning being the Southwest corner of said Fleming tract and the Southeast corner of a certain 5.015 acre tract of land as conveyed to Gary L. Moore and wife, Judy Moore, by Warranty Deed recorded in Volume 1819, Page 275 of the Real Property Records of Bowie County, Texas;

THENCE: N 05°19'25" E (Basis of bearings), 600.31 feet with the West line of said Fleming tract and the East line of said Moore tract to a ½" iron pipe found for corner at the Northwest corner of said Fleming tract and the Northeast corner of said Moore tract;

THENCE: N 89°17'13" E, passing a 5/8" bolt found on line at 199.49 feet for the Southeast corner of a certain 3.00 acre tract of land as conveyed to William R. Rinehart and wife, Karen L. Rinehart, by Third Party Deed recorded in Volume 4638, Page 190 of the Real Property Records of Bowie County, Texas, said bolt being the Southwest corner of a certain 2.718 acre tract of land as conveyed to James Carrol Lalimer by Warranty Deed recorded in Volume 4585, Page 154 of the Real Property Records of Bowie County, Texas, and continuing for a total distance of 375.90 feet with the North line of said Fleming tract to a 5/8" iron pin found for corner at the Northwest corner of a certain 2.6541 acre tract of land as conveyed to Dewayne and Jodie Dye by Warranty Deed recorded as Instrument No. 2015-7238 of the Real Property Records of Bowie County, Texas;

THENCE: S 06°08'07" W, 870.37 feet with the West line of said Dye tract and across said Fleming tract to a 5/8" iron pin found for corner at the Southwest corner of said Dye tract, said corner being located on the North right-of-way line of F. M. Road No. 3098 and the South line of said Fleming tract;

THENCE: N 52°02'44" W, 418.01 feet with the North right-of-way line of F. M. Road No. 3098 and the South line of said Fleming tract to an angle point in said line;

THENCE: N 56°38'24" W, 10.71 feet with the North right-of-way line of F. M. Road No. 3098 and the South line of said Fleming tract to the Point of Beginning and containing 6.215 acres of land, more or less.

2022 OCT 20 PM 2:11

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: 12/06/2022

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: 201 CAMELIA STREET, HOOKS, TX 75561

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 10/13/2005 and recorded 10/21/2005 in Book 4751 Page 49 Document 16843, real property records of Bowie County, Texas, with **BRANDON POPE AND MICHELLE POPE** grantor(s) and ACOUSTIC HOME LOANS, LLC 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 **BRANDON POPE AND MICHELLE POPE**, securing the payment of the indebtedness in the original principal amount of \$99,000.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **DEUTSCHE BANK NATIONAL TRUST COMPANY, SOLELY AS TRUSTEE FOR MASTR SPECIALIZED LOAN TRUST 2006-2 MORTGAGE PASS- THROUGH CERTIFICATES, SERIES 2006-2** is the current mortgagee of the note and deed of trust or contract lien.



Notice of [Substitute] Trustee Sale

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

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

Lot Numbered Eight (8) in Block Numbered Four (4) of BEVERLY HEIGHTS FIRST ADDITION to the City of Hooks, Bowie County, Texas, according to the map or plat of said Addition as recorded in Volume 329, Page 269, Deed or 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

1 Mortgage Way Mt. Laurel, NJ 08054

Phone: 877-744-2506

Notice of [Substitute] Trustee Sale

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

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

Date: October 17, 2022



Rebecca Browne, Trustee Sale Assistant


Camisha Scott, Iman Walcott, Tanesha Humphrey, Claire Buxton, Glenda Hamilton, Rebecca Browne – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

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

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

Certificate of Posting

I am Robert La Mont 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 20, 2022 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 La Mont, October 20, 2022.