

2-7-23

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

2022 DEC 15 AM 10:02

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#: 22-27539

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 7/27/2015, Robert H. Carr, a single man, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Michael Burns, Attorney at Law, as Trustee, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Sun West Mortgage Company, Inc., its successors and assigns, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$154,400.00, payable to the order of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Sun West Mortgage Company, Inc., its successors and assigns, which Deed of Trust is Recorded on 8/13/2015 as Volume 2015-8867, 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: **342 PIERCE ST Texarkana, TX 75501**

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, Sheryl LaMont, 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 **Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust M**, 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 **2/7/2023 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 Courthouse**

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgageors 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.

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.



4768067

ServiceLink

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 12/14/2022



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 December 15, 2022.



By: Substitute Trustee(s)
Robert LaMont, Harriett Fletcher, Sheryl LaMont,
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 being a part of Lot Numbered ELEVEN (11) of the subdivision of the Payne Lands made by Leo Krouse and being a part of the John Jackson Headright Survey, A-313, Bowie County, Texas, and being all of a 0.8563 acre tract as described in Warranty Deed from Richard Owen Akins and wife, Rebecca Jo Akins to Robert H. Carr dated October 26, 1998, recorded in Volume 2950, Page 302 of the Real Property Records of Bowie County, Texas, and being more particularly described as follows:

BEGINNING at a found 5/8" rebar for corner on the South right-of-way line of Pierce Road and on the West right-of-way line of Sara Drive at the Northeast corner of the above described 0.8563 acre tract of land;

THENCE S 00 deg. 03' 39" E., with the East boundary line of the above described 0.8563 acre tract, same being the West right-of-way line of Sara Drive, 208.71 feet to a found 1/2" rebar for corner;

THENCE S 89 deg. 55' 26" W., with the South boundary line of the described 0.8563 acre tract, same being the North boundary line of a 0.8563 acre tract as described in Warranty Deed to Ronald Wayne Griffith recorded in Volume 3893, Page 124 of the Real Property Records of Bowie County, Texas, 178.40 feet to a set 5/8" rebar with plastic cap (Stamped R.P.L.S. 4874 Typical) for corner;

THENCE N 00 deg. 06' 38" W., along an existing fence line, passing at 69.91 feet a found 1/2" rebar and continuing a total distance of 208.71 feet to a set 5/8" rebar with plastic cap for corner on the South right-of-way line of Pierce Road; THENCE N 89 deg. 55' 30" E., with the North boundary line of the above described 0.8563 acre tract, same being the South right-of-way line of Pierce Road, 178.58 feet to the POINT OF BEGINNING, containing 0.8552 of an acre of land, more or less. BASIS OF BEARINGS: Bearings are based on record bearing between found iron pins at the Northeast and Southeast corners of the above described 0.8563 acre tract of land.

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.

2022-00001534

ASGM

02/08/2022 02:34:19 PM Total Fees: \$30.00

Tina Petty, County Clerk
Bowie County, Texas



2/7/23

2023 JAN 12 AM 10:48
TINA PETTY, COUNTY CLERK
BOWIE COUNTY, TEXAS

410 BROOKFIELD ST
TEXARKANA, TX 75501

00000009634056

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: February 07, 2023

Time: The sale will begin at 11:00 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 July 11, 2019 and recorded in Document CLERK'S FILE NO. 2019-00007560; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2020-00009860 real property records of BOWIE County, Texas, with MORRIS VOAN III AN UNMARRIED MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR MORTGAGE FINANCIAL SERVICES LLC, ITS SUCCESSORS AND ASSIGNS, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MORRIS VOAN III AN UNMARRIED MAN, securing the payment of the indebtednesses in the original principal amount of \$12,222.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC LOAN SERVICES, LLC 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. PENNYMAC LOAN SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD
SUITE 200
WESTLAKE VILLAGE, CA 91361



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 ROBERT LAMONT, HARRIETT FLETCHER, SHERYL LAMONT, ALLAN JOHNSTON, OR SHARON ST. PIERRE whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo



Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the BOWIE County Clerk and caused to be posted at the BOWIE County courthouse this notice of sale.

Declarants Name: _____

Date: _____

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE GEORGE MORRIS HEADRIGHT SURVEY, ABSTRACT NO. 372, BOWIE COUNTY, TEXAS, AND BEING A PART OF A CERTAIN 93-3/8 ACRE TRACT OF LAND AS CONVEYED TO W. M. DAY, JR. BY DEED DATED AUGUST 12, 1957, AND RECORDED IN VOLUME 350, PAGE 82 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS, THE SUBJECT TRACT OF LAND BEING ALL OF A CERTAIN 0.594 ACRE TRACT OF LAND AS CONVEYED TO WILBERT HANEY BY SPECIAL WARRANTY DEED RECORDED AS INSTRUMENT NO. 2017-11183 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, AND THE SUBJECT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT NO. 8 IN BLOCK NO. 8 OF SOUTHERN PINES SECOND ADDITION, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 407, PAGE 194 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS;

THENCE: N 89DEG03'00" E, 40.00 FEET TO A POINT IN THE EAST BOUNDARY LINE OF ALPINE DRIVE;

THENCE: S 85DEG08'00" E, 440.75 FEET TO A 1" IRON PIPE FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID 0.594 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF THAT CERTAIN 0.474 ACRE TRACT AS CONVEYED TO DAVID SZCZESNY BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED AS INSTRUMENT NO. 2018-00004611 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, AND BEING THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT OF LAND;

THENCE: N 00DEG11'00" E, 193.80 FEET WITH THE WEST LINE OF SAID 0.594 ACRE TRACT AND THE EAST LINE OF SAID 0.474 ACRE TRACT TO A 1/2" IRON PIN SET FOR CORNER AT THE NORTHWEST CORNER OF SAID 0.594 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 0.474 ACRE TRACT, SAME BEING LOCATED ON THE SOUTH RIGHT-OF- WAY LINE OF BROOKFIELD STREET;

THENCE: S 89DEG37'02" E, 130.00 FEET WITH THE NORTH LINE OF SAID 0.594 ACRE TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF BROOKFIELD STREET TO A 1/2" IRON PIN SET FOR CORNER AT THE NORTHEAST CORNER OF SAID 0.594 ACRE TRACT, SAME BEING LOCATED ON THE WEST LINE OF A CERTAIN 23.060 ACRE TRACT OF LAND AS DESCRIBED IN A DEED INTO LAND TRUST AS RECORDED IN VOLUME 3818, PAGE 37 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS;

THENCE: S 00DEG10'18" W, 204.23 FEET WITH THE EAST LINE OF SAID 0.594 ACRE TRACT AND THE WEST LINE OF SAID 23.060 ACRE TRACT TO A 1" IRON PIPE FOUND FOR CORNER AT THE SOUTHEAST CORNER OF SAID 0.594 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF A CERTAIN 0.581 ACRE TRACT OF LAND AS CONVEYED TO CLAUDE LEE RAMSEY AND WIFE, CYNTHIA J. RAMSEY, BY WARRANTY DEED RECORDED IN VOLUME 2148, PAGE 58 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS;

THENCE N 84DEG56'02" W, 130.63 FEET WITH THE SOUTH LINE OF SAID 0.594 ACRE TRACT TO THE POINT OF BEGINNING AND CONTAINING 0.594 ACRE OF LAND, MORE OR LESS.

2-7-2023

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

22TX373-0840

62 RANDY DRIVE, TEXARKANA, TX 75501

2023 JAN -5 PM 3:05

NOTICE OF FORECLOSURE SALE

Property:

The Property to be sold is described as follows:

LOT NUMBERED TWO (2) IN BLOCK NUMBERED TWO (2) OF DOUBLE R SUBDIVISION, BEING A PART OF THE MARK EPPERSON HEADRIGHT SURVEY, ABSTRACT NO. 185, BOWIE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 766, PAGE 317 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated September 10, 2016 and recorded on September 16, 2016 as Instrument Number 2016-11083 in the real property records of BOWIE County, Texas, which contains a power of sale.

Sale Information:

February 07, 2023, at 11:00 AM, or not later than three hours thereafter, at the front (north) entrance of the Bowie County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale:

Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured:

The Deed of Trust executed by BARRY B. HARRIS AND CHERYL A. HARRIS secures the repayment of a Note dated September 10, 2016 in the amount of \$126,262.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 907 Pleasant Valley Avenue, Suite 3, Mt. Laurel, NJ 08054, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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

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



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5601 Democracy Drive, Suite 265
Plano, TX 75024



Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Jami Grady, Tonya Washington, Misty McMillan, Terry Waters, Ashlee Luna, Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Dustin George
c/o Miller, George & Suggs, PLLC
5601 Democracy Drive, Suite 265
Plano, TX 75024

Certificate of Posting

I, Robert La Mont, declare under penalty of perjury that on the 05th day of January, 2023, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of BOWIE County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

Robert La Mont, January 05, 2023

2/7/23

FILED FOR RECORDING
BOWIE COUNTY, TEXAS
TINA PETTY, COUNTY CLERK

2022 DEC 29 PM 1:40

Notice of Substitute Trustee Sale

T.S. #: 22-8067

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

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

Date: **2/7/2023**
Time: The sale will begin no earlier than **11:00 AM** or no later than three hours thereafter.
The sale will be completed by no later than **2:00 PM**
Place: **Bowie County Courthouse in Boston, Texas, at the following location: 710 James Bowie Drive, New Boston, TX 75570 - at the front entrance of the courthouse in Bowie County, TX OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE**

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

Lots numbered One (1), Two (2), and Three (3) in Block numbered Five (5) of Smolley and Smith's Addition to the Towns of Boston and New Boston, Bowie County, Texas, according to the map of plat of said addition recorded in Volume 40, Page 26 of the Plat Records of Bowie County, Texas.

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust is dated 11/13/2017 and is recorded in the office of the County Clerk of Bowie County, Texas, under County Clerk's File No 2017-12993, recorded on 11/27/2017, of the Real Property Records of Bowie County, Texas.

Property Address: 200 LYNCH STREET NEW BOSTON, TX 75570

Trustor(s):	REGINALD MYRKS AND TYRA MYRKS	Original Beneficiary:	Mortgage Electronic Registration Systems, Inc., as nominee for Ditech Financial LLC, its successors and assigns
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Current Beneficiary:	U.S. Bank Trust National Association, as Trustee of LB-Cabana Series IV Trust	Loan Servicer:	SN Servicing Corporation
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Current Substituted Trustees:	Auction.com, Robert LaMont, Meghan Byrne, David Sims, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Sharon St. Pierre, Rick Snoke, Prestige Default Services, LLC
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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.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to

T.S. #: 22-8067

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 section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by REGINALD MYRKS, A MARRIED MAN, WHO ACQUIRED TITLE AS SINGLE, HEREIN JOINED BY HIS SPOUSE, TYRA MYRKS. 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.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$61,080.00, executed by REGINALD MYRKS, A MARRIED MAN, WHO ACQUIRED TITLE AS SINGLE, HEREIN JOINED BY HIS SPOUSE, TYRA MYRKS, and payable to the order of Mortgage Electronic Registration Systems, Inc., as nominee for Ditech Financial LLC, its successors and assigns ; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of REGINALD MYRKS, A MARRIED MAN, WHO ACQUIRED TITLE AS SINGLE, HEREIN JOINED BY HIS SPOUSE, TYRA MYRKS to REGINALD MYRKS AND TYRA MYRKS. U.S. Bank Trust National Association, as Trustee of LB-Cabana Series IV Trust is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:
U.S. Bank Trust National Association, as Trustee of LB-Cabana Series IV Trust
c/o SN Servicing Corporation
323 5th Street
Eureka, CA 95501
800-603-0836

Dated: December 29, 2022

Auction.com, Robert LaMont, Meghan Byrne, David Sims, Harriett Fletcher,
Ronnie Hubbard, Sheryl LaMont, Sharon St. Pierre, Rick Snoke, Prestige Default
Services, LLC.



Prestige Default Services, LLC
9720 Coit Road, Suite 220-228
Plano, Texas 75025
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732

T.S. #: 22-8067

AFTER RECORDING, PLEASE RETURN TO:

Prestige Default Services, LLC

9720 Coit Road, Suite 220-228

Plano, Texas 75025

Attn: Trustee Department

2/7/23

2022 DEC 29 PM 1:40
BOWIE COUNTY, TEXAS
TINA PETTY, COUNTY CLERK

22-02461

209 CHEROKEE TRL, TEXARKANA, TX 75501

2022 DEC 29 PM 1:40

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

Property:

The Property to be sold is described as follows:

LOT NUMBERED FIVE (5) IN BLOCK NUMBERED SEVEN (7) OF INDIAN HILLS, A SUBDIVISION OF A PART OF LOTS 7 & 8 OF THE GEORGE MORRIS HEADRIGHT SURVEY, ABSTRACT NO. 372, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID SUBDIVISION FILED FOR RECORD OCTOBER 12, 1964, IN VOLUME 329, PAGE 116 OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated July 3, 2014 and recorded on July 7, 2014 at Book 6660 and Page 15 Instrument Number 7135 in the real property records of BOWIE County, Texas, which contains a power of sale.

Sale Information:

February 7, 2023, at 11:00 AM, or not later than three hours thereafter, at the front (north) entrance of the Bowie County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale:

Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured:

The Deed of Trust executed by CARLOS A HERNANDEZ AND LISA A HERNANDEZ secures the repayment of a Note dated July 3, 2014 in the amount of \$95,918.00. PENNYMAC LOAN SERVICES, LLC, whose address is c/o PennyMac Loan Services, LLC, P.O. Box 30597, Los Angeles, CA 90030, is the current mortgagee of the Deed of Trust and Note and PennyMac Loan Services, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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

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

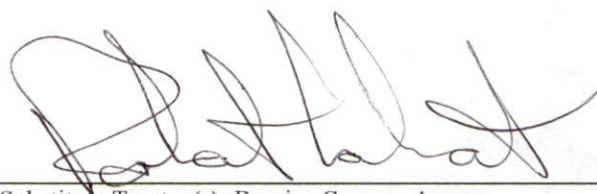


4769143

ServiceLink

Kirk Schwartz

De Cubas & Lewis, Schwartz, P.C.
Kirk Schwartz, Attorney at Law
1999 N University Drive, Suite 204
Coral Springs, FL 33071

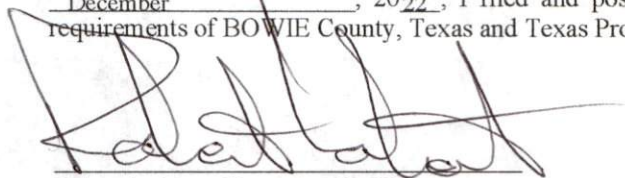


Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Angie Uselton, Jami Hutton, Tonya Washington, Monica Henderson, Terry Waters, Logan Thomas, Robert LaMont, Harriett Fletcher, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard and employees included but not limited to those listed herein.

c/o De Cubas & Lewis, Schwartz, P.C.
1999 N University Drive, Suite 204
Coral Springs, FL 33071

Certificate of Posting

I, Robert La Mont, declare under penalty of perjury that on the 29th day of December, 2022, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of BOWIE County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).



Robert La Mont, December 29, 2022

2/7/23

NOTICE OF ACCELERATION AND NOTICE OF 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.

DEED OF TRUST INFORMATION:

Date: November 21, 2017
Grantor(s): Delisa Feasel
Original Mortgagee: United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture
Original Principal: \$100,500.00
Recording Information: 2017-13000
Property County: Bowie
Property: LOT NUMBERED THIRTY-NINE (39) IN BLOCK NUMBERED ONE (1) OF TOWN & COUNTRY ESTATES PHASE II AS PER THE MAP OR PLAT RECORDED IN VOLUME 3798, PAGE 235, REAL PROPERTY RECORDS, BOWIE COUNTY, TEXAS.
Property Address: 101 Spring Creek Place
Texarkana, TX 75501

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: United States Department of Agriculture, Rural Housing Service
Mortgage Servicer: USDA Rural Development
Mortgage Servicer Address: 4300 Goodfellow Blvd.
Bldg. 105F, FC 215
St. Louis, MO 63120

2022 DEC 28 AM 10:48

FILED FOR RECORDING IN
BOWIE COUNTY, TEXAS
JANUARY 12, 2023
JANUARY 12, 2023

SALE INFORMATION:

Date of Sale: February 7, 2023
Time of Sale: 11:00 AM or within three hours thereafter.
Place of Sale: THE FRONT (NORTH) ENTRANCE OF THE BOWIE COUNTY COURTHOUSE
IN NEW BOSTON, TX OR AS DESIGNATED BY THE COUNTY
COMMISSIONER'S OFFICE.
Substitute Trustee: Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston,
Michael J. Burns, Vrutti Patel, or Jonathan Smith, any to act
Substitute Trustee Address: 5501 LBJ Freeway, Suite 925
Dallas, TX 75240
TXAttorney@PadgettLawGroup.com

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.

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Michael J. Burns, Vrutti Patel, or Jonathan Smith, any to act, whose address is c/o Padgett Law Group, 5501 LBJ Freeway, Suite 925, Dallas, TX 75240 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

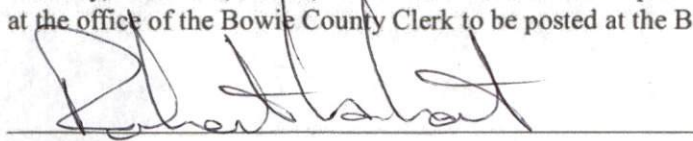
1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. 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, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.



Michael J. Burns

CERTIFICATE OF POSTING

My name is Robert La Mont, and my address is c/o Padgett Law Group, 5501 LBJ Freeway, Suite 925, Dallas, TX 75240. I declare under penalty of perjury that on December 28, 2022, I filed at the office of the Bowie County Clerk to be posted at the Bowie County courthouse this notice of sale.



Declarant's Name: Robert La Mont

Date: December 28, 2022

Padgett Law Group
5501 LBJ Freeway, Suite 925
Dallas, TX 75240
TXAttorney@PadgettLawGroup.com
(850) 422-2520

3/7/23

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

2022 DEC 28 AM 10:47

Notice of Substitute Trustee Sale

T.S. #: 22-6629

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

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

Date: **3/7/2023**
Time: The sale will begin no earlier than **11:00 AM** or no later than three hours thereafter.
The sale will be completed by no later than **2:00 PM**
Place: **Bowie County Courthouse in Boston, Texas, at the following location: 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

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

SEE ATTACHED EXHIBIT "A"

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust is dated 8/28/2013 and is recorded in the office of the County Clerk of Bowie County, Texas, under County Clerk's File No 11121, recorded on 9/4/2013, in Book 6507, Page 141, The subject Deed of Trust was modified by Loan Modification recorded as Instrument 2019-00002860 and recorded on 03/25/2019. of the Real Property Records of Bowie County, Texas.
Property Address: 358 MAPLE ST, MAUD Texas 75567

Trustor(s):	JOHN WHITE	Original Beneficiary:	Mortgage Electronic Registration Systems, Inc., as nominee for R.H. Lending, Inc., its successors and assigns
Current Beneficiary:	U.S. Bank National Association not in its individual capacity but solely as Legal Title Trustee for RMTP Trust, Series 2021 BKM-TT-V	Loan Servicer:	Rushmore Loan Management Services, LLC
Current Substituted Trustees:	Auction.com, Robert LaMont, Meghan Byrne, David Sims, Harriett Fletcher, Allan Johnston, Ronnie Hubbard, Sheryl LaMont, Sharon St. Pierre, Rick Snoke, Prestige Default Services, LLC		

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.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to

T.S. #: 22-6629

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 section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by JOHN WHITE, AN UNMARRIED MAN. 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.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$86,406.00, executed by JOHN WHITE, AN UNMARRIED MAN, and payable to the order of Mortgage Electronic Registration Systems, Inc., as nominee for R.H. Lending, Inc., its successors and assigns ; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of JOHN WHITE, AN UNMARRIED MAN to JOHN WHITE. U.S. Bank National Association not in its individual capacity but solely as Legal Title Trustee for RMTP Trust, Series 2021 BKM-TT-V is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

U.S. Bank National Association not in its individual capacity but solely as Legal Title Trustee for RMTP Trust, Series 2021 BKM-TT-V
c/o Rushmore Loan Management Services, LLC
15480 Laguna Canyon Road Suite 100
Irvine, CA 92618
(949) 341-0777

Dated: December 28, 2022

Auction.com, Robert LaMont, Meghan Byrne, David Sims, Harriett Fletcher, Allan Johnston, Ronnie Hubbard, Sheryl LaMont, Sharon St. Pierre, Rick Snoke, Prestige Default Services, LLC,



Prestige Default Services, LLC
9720 Coit Road, Suite 220-228
Plano, Texas 75025
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732
Sale Line Information: (800) 793-6107
Website: www.auction.com

EXHIBIT "A"

Situate, lying and being in the County of Bowie, State of Texas, described as follows:

All that certain Tract No. 2, situated and being part of the J. S. Herring Headright Survey, A-263, Bowie County, Texas and being a part of the tract conveyed by O. C. Cowley, et ux to Ira G. Talley, et ux by Deed dated January 29, 1952, Recorded in Volume 283, Pages 304-5, Deed Records, Bowie County, Texas, and described as follows, to-wit:

BEGINNING at an IP for corner in the NBL of Maple Street, the occupied SEC of a ½ acre tract, 35.00 Feet North and 565.39 feet N. 84° 42' 10" E from the most Northerly NEC of the Sherwood Subdivision in Maud, Texas, according to the plat thereof Recorded in Volume 329, Page 89, Plat Records, Bowie County, Texas; THENCE - North, 187.62 feet with an old fence line to an IP for corner at an old fence corner, the NEC of said ½ acre tract;

Thence-S 89° 00' W., 105.00 feet with an old fence line to an IP for corner at a fence corner, the NWC of said ½ acre tract;

Thence-N. 02° 50' 31" E., 215.32 feet with an old fence line to an IP for corner at an old fence corner;

Thence-N. 85° 56' 13" E., 295.94 ft. with a fence line to an IP for corner at an old fence corner at an old fence corner;

Thence-S. 00° 04' 03" E., 408.02 feet with an old fence line to an IP for corner on the NBL of Maple Street;

Thence -S. 86° 04' 59" W., 201.84 feet to the place of beginning. The above previously described tract of land being surveyed by Richard V. Hall, Jr. contains 2.380 (call) or 2.401 (measure) acres of land, more or less; and subject to such rights as may be vested in the public for right-of-way for Maple Street along the South boundary line; and also subject to such rights as may be vested in others for an existing sanitary sewer line crossing the above described tract of land.

T.S. #: 22-6629

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services, LLC
9720 Coit Road, Suite 220-228
Plano, Texas 75025
Attn: Trustee Department

02/07/23

NOTICE OF ACCELERATION AND NOTICE OF 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.

DEED OF TRUST INFORMATION:

Date: 05/22/2019
Grantor(s): BOBBIJO MANN, AN UNMARRIED WOMAN, AND LAILANNIE MCGEE, AN UNMARRIED WOMAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR LEADERONE FINANCIAL CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$89,336.00
Recording Information: Instrument 2019-00005502
Property County: Bowie
Property: (See Attached Exhibit "A")
Reported Address: 2012 WOOD ST, TEXARKANA, TX 75501

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Idaho Housing and Finance Association
Mortgage Servicer: Idaho Housing and Finance Association
Current Beneficiary: Idaho Housing and Finance Association
Mortgage Servicer Address: 565 W. Myrtle, Boise, ID 83702

SALE INFORMATION:

Date of Sale: Tuesday, the 7th day of February, 2023
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: AT THE FRONT (NORTH) ENTRANCE OF THE COURTHOUSE in Bowie County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Bowie County Commissioner's Court, at the area most recently designated by the Bowie County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont or Allan Johnston, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. 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.
2. Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont or Allan Johnston, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

2022 DEC 12 PM 1:34
BOWIE COUNTY, TEXAS
TINA PETTY, COUNTY CLERK

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Substitute Trustee(s): Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont or Allan Johnston, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 425, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Robert La Mont whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on December 12, 2022 I filed and/or recorded this Notice of Foreclosure Sale at the office of the Bowie County Clerk and caused it to be posted at the location directed by the Bowie County Commissioners Court.

By: 

Robert La Mont

Exhibit "A"

ALL OF LOTS NO. 12, 13, & 14, BLOCK NO. 7 OF HIGHLAND PARK ADDITION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME "Y", PAGE 357 AND RE-RECORDED IN VOLUME 1, PAGE 201 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

2/7/23

NOTICE OF ACCELERATION AND NOTICE OF 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.

DEED OF TRUST INFORMATION:

Date: 08/31/2010
Grantor(s): JUANITA CAMPAGNA, A SINGLE WOMAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR U.S. BANK N.A., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$63,120.00
Recording Information: Book 5901 Page 73 Instrument 11820
Property County: Bowie
Property: (See Attached Exhibit "A")
Reported Address: 236 SHELLWOOD DR, WAKE VILLAGE, TX 75501

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: U.S. Bank National Association
Mortgage Servicer: U.S. Bank National Association
Current Beneficiary: U.S. Bank National Association
Mortgage Servicer Address: 4801 Frederica Street, Owensboro, KY 42301

SALE INFORMATION:

Date of Sale: Tuesday, the 7th day of February, 2023
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: AT THE FRONT (NORTH) ENTRANCE OF THE COURTHOUSE in Bowie County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Bowie County Commissioner's Court, at the area most recently designated by the Bowie County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and 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, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. 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.
2. 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, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

2022 DEC 21 PM 1:52

CLERK OF DISTRICT COURT
BOWIE COUNTY, TEXAS
TINA PERITY, COUNTY CLERK

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Substitute Trustee(s): 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, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 425, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Robert La Mont whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on December 21, 2022 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Bowie County Clerk and caused it to be posted at the location directed by the Bowie County Commissioners Court.

By: 

Robert La Mont, December 21, 2022

Exhibit "A"

THE SOUTH SIXTY (60) FEET OF LOT NUMBER TWENTY-FIVE (25) IN BLOCK NUMBER ONE (1) OF SHELLWOOD ADDITION, A SUBDIVISION TO THE CITY OF WAKE VILLAGE, BOWIE COUNTY, TEXAS, AS SHOWN ON THE MAP OR PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 204, PAGE 403 OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254