

NOTICE OF SUBSTITUTE TRUSTEE SALE

3/7/23

Deed of Trust Date:
8/8/2018

Grantor(s)/Mortgagor(s):
LEROY SMITH, SINGLE MAN

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

Current Beneficiary/Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Recorded in:
Volume: NA
Page: NA
Instrument No: 2018-00008378

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

2023 JAN 12 PM 1:30

TEXAS PROPERTY RECORDS
BOWIE COUNTY, TEXAS
TINA PERRY, COUNTY CLERK

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Date of Sale: 3/7/2023

Earliest Time Sale Will Begin: 11:00AM

Place of Sale of Property: 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 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.

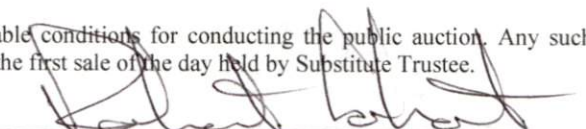
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical 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, Allan Johnston
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
Posted January 12, 2023

MH File Number: TX-22-95911-POS
Loan Type: FHA

EXHIBIT "A"

All that certain 1.307 acre tract of land in the E.H. TARRANT HEADRIGHT SURVEY, Abstract No. 561, being about 8 miles Southwest of the City of Texarkana, Bowie County, Texas, being a part of that certain tract conveyed by George W. Fouke to M. L. Hollingsworth by Deed recorded in Volume 56, Page 374, Deed Records of Bowie County, Texas, same being Lot Numbered Thirteen (13) as shown in Plat of subdivision of the E. H. Tarrant Headright Survey of record in Volume 26, Page 32, Deed Records of Bowie County, Texas, said 1.307 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at an iron pin set in an existing fence corner, being the Southeast corner of Lot No. 14 in the said subdivision of the E. H. Tarrant Headright Survey;

THENCE North, 1654.72 feet with the East line of said Lot No. 14, same being the West line of said Lot No. 13, to an iron pipe for the Point of Beginning at the Southwest corner of the herein described tract;

THENCE North, 242.01 feet along the West boundary line of said Lot No. 13 to an iron pipe for corner in the South boundary line of a public road;

THENCE North 73 deg. 21' 29" E., 306.36 feet along the South boundary line of said road to an iron pin for the Northeast corner of the herein described tract;

THENCE South 25 deg. 06' 26" W., 340.32 feet to an iron pin for corner in the South boundary line of the 2.985 acre tract conveyed by Roger Dale Dean to Edsel R. Hicks and wife, Jeanette Hicks by deed dated May 13, 1977, of record in Volume 616, Page 167, Deed Records of Bowie County, Texas;

THENCE South 81 deg. 46' 15" W., 150.60 feet along said Hick's South boundary line to the Point of Beginning and containing 1.307 acres of land, more or less.

3-7-2023

FILED FOR RECORDING
BOWIE COUNTY, TEXAS
JAN 26 2023

2023 JAN 26 PM 1:46

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: June 16, 1999
Grantor(s): Kathy Blundell
Original Mortgagee: Capital Remodelers Inc.
Original Principal: \$26,983.00
Recording Information: Book 3094, Page 315
Property County: Bowie
Property: All that certain tract or parcel of land situated in the Mark Epperson HR Survey, a part of Block No. 1 of subdivision of said Headright Survey, being a part of a 6 acre tract conveyed by John Shipp, Jr. and Helen Shipp his wife, to J.H. Shipp and Ariona Shipp by deed dated April 19, 1946 in Volume 281, Pages 189-190, Deed Records of Bowie County, Texas.

Commence at the Northwest corner of said 6 acre tract, said point being a concrete post located North 89 degrees 14' 17" West a distance of 598.46 feet from the West Right-of-Way of F.M. Road 2148;

Thence South 89 degrees 14' 17" East for 401.82 feet to the Place of Beginning;

Thence continue South 89 degrees 14' 17" East for 196.64 feet to the said West ROW of F.M. Road 2148;

Thence South 5 degrees 53' 39" East along said Right-of-Way for 208.7 feet;

Thence North 89 degrees 14' 17" West for 220.98 feet;

Thence North 00 degrees 45' 43" East for 208.71 feet back to the Place of Beginning and containing 1.000 acres more or less.

Property Address: 1021 North Farm Road 2148
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: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust as Trustee for PNPMS Trust I

Mortgage Servicer: **Statebridge Company, LLC**
Mortgage Servicer **6061 S Willow Drive**
Address: **Suite 300**
Greenwood Village, CO 80111

SALE INFORMATION:

Date of Sale: **March 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 **Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont or Allan**
Trustee: **Johnston, or Michael J. Burns, any to act**
Substitute **546 Silicon Dr., Suite 103**
Trustee Address: **Southlake, TX 76092**
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 or Allan Johnston, or Michael J. Burns, any to act, whose address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092 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

APPOINTMENT OF A PARTIAL TRUSTEE

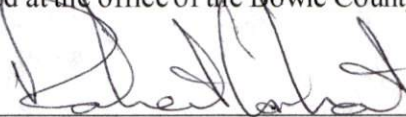
- shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's 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, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on January 26, 2023, 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: January 26, 2023

Padgett Law Group
546 Silicon Dr., Suite 103
Southlake, TX 76092
TXAttorney@PadgettLawGroup.com
(850) 422-2520

3/7/23

FILED FOR RECORDING
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 but 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 Snoko, 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

3-7-2023

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

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

2023 FEB 14 PM 2:52

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: March 07, 2023

Earliest Time Sale will Begin: 11:00 AM

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 14th. day of February, 2023.

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

**Robert LaMont, or Harriett
Fletcher, or Allan Johnston, Ronnie
Hubbard, Kelly Goodard or Susana
Garcia, or Donna Brammer, or
Katrina Rodriguez, or Cesar
Acosta, or Christopher Apodaca, or
Sean Jochnau, or Rinki Shah, or
Theresa Phillips, or Sandra
Benavides or David Cerda or Jose
Martinez, or Renaud Ba, or Lilian
Arias, or Angelique Lozada, or
Vanessa Lopez,
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057**

3/7/23

SEAL OF BOWIE COUNTY TEXAS
JANA PLETZ, COUNTY CLERK

NOTICE OF FORECLOSURE SALE 2023 JAN 12 PM 1:30

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

1. Property to Be Sold. The property to be sold is described as follows: ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE GEORGE MORRIS HEADRIGHT SURVEY, A-372, BOWIE COUNTY, TEXAS, AND BEING ALL OF A 0.521 ACRE TRACT AS DESCRIBED IN WARRANTY DEED FROM ROGER D. DAVIS AND WIFE, BRENDA J. DAVIS TO GEORGE E. ABRAHAM AND WIFE, PAULETTE M. ABRAHAM, DATED OCTOBER 26, 1993, RECORDED IN VOLUME 2033, PAGE 241 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBES AS FOLLOWS:

BEGINNING: AT A FOUND 5/8 INCH REBAR FOR CORNER AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED 0.521 ACRE TRACT OF LAND, SAME BEING THE NORTHEAST CORNER OF A 1.0084 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO MICHAEL J. MILLER, RECORDED IN VOLUME 3861, PAGE 36, OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, SAME BEING ON THE SOUTH BOUNDARY LINE OF A 1.365 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO THE MACEDONIA EYLAN WATER DISTRICT RECORDED IN VOLUME 3849, PAGE 183, OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS;

THENCE: SOUTH 35 DEGREES 56 MINUTES 00 SECONDS WEST, WITH THE WEST BOUNDARY LINE OF THE ABOVE DESCRIBED 0.521 ACRE TRACT, SAME BEING THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 1.0084 ACRE TRACT, 250.56 FEET TO A FOUND 1 INCH STEEL PIPE FOR CORNER ON THE NORTH RIGHT-OF-WAY LINE OF BROOKFIELD STREET;

THENCE: SOUTH 53 DEGREES 04 MINUTES 00 SECONDS EAST, WITH THE NORTH RIGHT-OF-WAY LINE OF BROOKFIELD STREET, SAME BEING THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 0.521 ACRE TRACT, 38.30 FEET TO A SET 5/8 INCH REBAR WITH PLASTIC CAP (STAMPED RPLS NO. 4874 TYPICAL) FOR CORNER;

THENCE: SOUTHEASTERLY, WITH THE NORTH RIGHT-OF-WAY LINE OF THE ABOVE DESCRIBED 0.521 ACRE TRACT, SAME BEING THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 0.521 ACRE TRACT, SAME BEING A CURVE TO THE LEFT HAVING A RADIUS OF 296.75 FEET, A CENTRAL ANGLE 16 DEGREES 34 MINUTES 48 SECONDS, A TANGENT LENGTH OF 43.24 FEET AND AN ARC LENGTH OF 85.87 FEET TO A SET 5/8 INCH REBAR WITH PLASTIC CAP FOR CORNER;

THENCE NORTH 22 DEGREES 16 MINUTES 00 SECONDS EAST, WITH THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 0.521 ACRE TRACT, SAME BEING THE WEST BOUNDARY LINE OF A 0.477 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO BILLY PAT GILL, SR., RECORDED IN VOLUME 1638, PAGE 238, OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, 243.96 FEET TO A SET 5/8 INCH REBAR WITH PLASTIC CAP FOR CORNER;

THENCE: NORTH 51 DEGREES 00 MINUTES 00 SECONDS WEST, WITH THE NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED 0.521 ACRE TRACT, SAME BEING THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 1.365 ACRE TRACT, 61.25 FEET TO THE POINT OF BEGINNING, CONTAINING 0.5274 OF AN ACRE OF LAND, MORE OR LESS.

NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OF 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 INFORMATION AND/OR IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE ITEM 2 OF SCHEDULE B HEREOF.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 05/08/2012 and recorded in Book 6235 Page 267 Document 6453 real property records of Bowie County, Texas.

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

Date: 03/07/2023

Time: 11:00 AM

Place: Bowie County, Texas at the following location: THE FRONT (NORTH) ENTRANCE OF THE BOWIE COUNTY COURTHOUSE IN NEW BOSTON, TEXAS OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.



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

5. Obligations Secured. The Deed of Trust executed by GEORGE E. ABRAHAM AND PAULETTE M. ABRAHAM, provides that it secures the payment of the indebtedness in the original principal amount of \$187,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Wilmington Savings Fund Society, FSB, not in its individual capacity but solely in its capacity as Owner Trustee for Cascade Funding Mortgage Trust HB2) is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is Wilmington Savings Fund Society, FSB, not in its individual capacity but solely in its capacity as Owner Trustee for Cascade Funding Mortgage Trust HB2) c/o PHH MORTGAGE CORPORATION, 14405 Walters Road, Suite 200, Houston, TX 77014 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

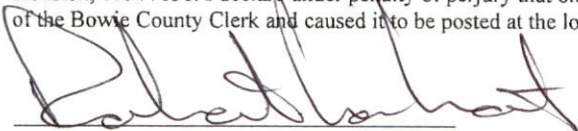
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



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

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 January 12, 2023 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, January 12, 2023

3/7/23

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: 11/12/2007
Grantor(s): Maria Valle, and Jorge G. Valle, wife and husband
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC., AS NOMINEE FOR COUNTRYWIDE BANK, F.S.B.
Original Principal: \$59,200.00
Recording Information: Book 5273 Page 297 Instrument 16835
Property County: Bowie
Property: (See Attached Exhibit "A")
Reported Address: 1718 JENNINGS 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: MCLP Asset Company, Inc.
Mortgage Servicer: Selene Finance, LP
Current Beneficiary: MCLP Asset Company, Inc.
Mortgage Servicer Address: 3501 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019

SALE INFORMATION:

Date of Sale: Tuesday, the 7th day of March, 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, 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, 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, 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, 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.

2023 FEB -9 AM 11:33

RECEIVED
BOWIE COUNTY CLERK
JANUARY 10 2023

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, 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, 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 February 9, 2023 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, February 9, 2023

Exhibit "A"

Lots Numbered Five (5) and Six (6) of WEST HILL ADDITION TO THE CITY OF TEXARKANA, Bowie County, Texas, according to the map or plat thereof recorded in Volume 365, Page 575 of the Deed Records of Bowie County, Texas.

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