

COPY

4-2-2024

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

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated April 10, 2018, executed by ~~PEGGY MARTIN COCKREHAM AND KENNETH RAY COCKREHAM, A MARRIED COUPLE~~, ("Mortgagor") to Tim Williams, Trustee, for the benefit of 21ST MORTGAGE CORPORATION ("Mortgagee"), filed for record under Instrument No. 2018-00004284, Official Public Records of Bowie County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesseltine, whose address is listed below, or Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont or Allan Johnston, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on ~~Tuesday, April 2, 2024~~ (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Bowie County Courthouse at the place designated by the Commissioner's Court for such sales in Bowie County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 11:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 2018 Fleetwood Manufactured Home, Serial No. FLE240TX1740730AB.

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.

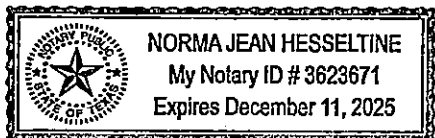
EXECUTED this 9 day of February, 2024.

K. Littlefield

K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401
Telephone: (361) 884-0612
Facsimile: (361) 884-5291
Email: clittlefield@umhlaw.com

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by K. CLIFFORD LITTLEFIELD, this 9 day of February, 2024, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

FILED
BY THE COUNTY CLERK
THIRD FLOOR, COUNTY CLERK
2024 FEB 12 PM 1:52

EXHIBIT "A"

All that certain tract or parcel of land situated, lying and being located in Bowie County, Texas, about 6 miles North of the town of DeKalb and being a part of the J.H. DYER HEADRIGHT SURVEY, A-144, and a part of Lot Numbered Fourteen (14) of a subdivision of the Eastern portion of said Headright survey made by E.M. Crump and being a part of a 15 acre tract described in a deed from Thurman A. May, et ux, to J.R. Webster, Jr., et ux, by deed dated January 8, 1938, and recorded in Volume 489, Pages 348-9 of the Deed Records of Bowie County, Texas, and with the tract here conveyed being more fully described as follows:

BEGINNING at the Northeast corner of the above mentioned 15-acre tract;

THENCE in a Westerly direction with the North boundary line of same, 432 feet to a stake for corner,

THENCE in a Southerly direction, parallel with the East boundary line of said 15 acre tract, 216 feet to a stake for corner;

THENCE in an Easterly direction, parallel with the North boundary line of said 15 acre tract, 432 feet to a stake in the East boundary line of said 15 acre tract;

THENCE in a Northerly direction with the East boundary line of said 15 acre tract, 216 feet to the PLACE OF BEGINNING and containing 2 acres, more or less, out of the Northeast corner of said 15 acre tract.

Return to:
K. Clifford Littlefield
Upton, Mickits & Heymann, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401

4-02-2024

NOTICE OF SUBSTITUTE TRUSTEE SALE

| | |
|--|---|
| Deed of Trust Date: 4/30/1999 | Grantor(s)/Mortgagor(s): LISA V. HOLTHUS A SINGLE PERSON |
| Original Beneficiary/Mortgagee: CENTURY BANK, N.A | Current Beneficiary/Mortgagee: BANK OF AMERICA, N.A. |
| Recorded in: Volume: 3052 Page: 270 Instrument No: 5864 | Property County: BOWIE |
| Mortgage Servicer: Bank of America, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee. | Mortgage Servicer's Address: 7105 Corporate Drive, Plano, TX 75024 |
| Date of Sale: 4/2/2024 | Earliest Time Sale Will Begin: 11:00 AM |
| Place of Sale of Property: Bowie County Courthouse, 710 James Bowie Drive, New Boston, TX 75570 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE. | |

Legal Description: SEE LEGAL DESCRIPTION DESCRIBED AS EXHIBIT A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Jami Grady, Tonya Washington, Misty McMillan, Auction.com, Terry Waters, Ashlee Luna, Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Sheryl LaMont or Allan Johnston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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

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.

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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.

Dated: 2/9/2024

Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Bank of America, N.A.

Dated: February 12, 2024

Robert LaMont
Printed Name

Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075

2024 FEB 12 PM 1:40
BOWIE COUNTY CLERK

MH File Number: TX-23-99482-POS
Loan Type: FHA

EXHIBIT "A"

All that certain tract or parcel of land being a part of Lots Numbered Nine (9) and Ten (10) of KENWOOD PARK, a subdivision of a part of the Chancellor Beach Headright Survey, Abstract No. 731, a part of the George Brinlee Headright Survey, Abstract No. 18 and a part of the Thomas Price Headright Survey, Abstract No. 466, all in Bowie County, Texas, according to the map or plat of said Addition recorded in Volume 40, Page 186 of the Plat Records of Bowie County, Texas, and the subject tract being more particularly described by metes and bounds as follows: BEGINNING at a point in the South boundary line of Lot No. 10 of Kenwood Park, said point being in the approximate centerline of a street designated as Wade Lane;

THENCE: N 90° 00' 00" W, 79.50 feet with the approximate centerline of said Wade Lane and the South boundary line of said Lot No. 10 to a point at the Southwest corner of Lot No. 10 and the Southeast corner of said Lot No. 9 and continuing N 90° 00' 00" W, 30.50 feet with the South boundary line of said Lot No. 9, for a total distance of 110.00 feet to a point for corner;

THENCE: N 00° 00' 00" W, 20.00 feet to a 1 inch square pipe found for reference and continuing N 00° 00' 00" W, 185.00 feet along an existing fence line for a total distance of 205.00 feet, to a 1-1/2 inch pipe found for corner in an existing fence corner;

THENCE: S 90° 00' 00" E, 30.50 feet along an existing fence line, passing the East line of said Lot No. 9 and the West line of said Lot No. 10 and continuing S 90° 00' 00" E, 79.50 feet for a total distance of 110.00 feet, to a 1 inch square pipe found for corner in an existing fence corner;

THENCE: S 00° 00' 00" E, 185.00 feet to a 1 inch square pipe found for corner and continuing S 00° 00' 00" E, 20.00 feet for a total distance of 205.00 feet to the POINT OF BEGINNING and containing 0.5177 acres of land, more or less, SAVE AND EXCEPT and/or being SUBJECT TO any rights vested to the public in the right-of-way of said Wade Lane, located along the South side of the herein described tract of land.

4-02-2024

RECORDED
TINA PERRY, COUNTY CLERK
2024 FEB 12 PM 1:40

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated June 13, 2007 and recorded under Vol. 5169, Page 234, or Clerk's File No. 9126, in the real property records of BOWIE County Texas, with Jason P Cherry, a single man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Capital One, National Association, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Jason P. Cherry, a single man securing payment of the indebtedness in the original principal amount of \$27,100.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Jason P Cherry. Nationstar Mortgage LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Mr. Cooper is acting as the Mortgage Servicer for the Mortgagee. Mr. Cooper, is representing the Mortgagee, whose address is: 8950 Cypress Waters Boulevard, Coppell, TX 75019.

Legal Description:

LOT NUMBERED EIGHT (8) IN BLOCK NUMBERED TWO (2) OF WESTLAWN ADDITION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 40, PAGE 310 OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 04/02/2024

Earliest Time Sale Will Begin: 11:00 AM

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

TERMS OF SALE

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

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.



The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE Robert LaMont, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Jami Grady, Tonya Washington, Misty McMillan, Terry Waters, Ashlee Luna, Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on 02/09/2024.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by:



Printed Name: Robert LaMont, February 12, 2024

C&M No. 44-24-00404

412124

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

24-00518
508 JEFFERSON ST, NEW BOSTON, TX 75570

2024 FEB 22 PM 2:47

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

Property: The Property to be sold is described as follows:

Lot 84, CRESTVIEW SUBDIVISION, to New Boston, Bowie County, Texas, according to the Map or Plat thereof recorded in Volume 329, Page 85-88, of the Plat Records of Bowie County, Texas

Security Instrument: Deed of Trust dated May 18, 2023 and recorded on May 19, 2023 at Instrument Number 2023-00004682 in the real property records of BOWIE County, Texas, which contains a power of sale.

Sale Information: April 2, 2024, at 11:00 AM, for 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 KADIN DANIELS secures the repayment of a Note dated May 18, 2023 in the amount of \$157,070.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o Nationstar Mortgage, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage 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.

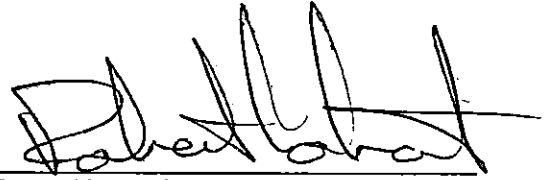
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE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



4809950

Nicki Company

De Cubas & Lewis, P.C.
Nicki Company, Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310



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, Jami Grady, Conrad Wallace, Misty McMillan, Ashlee Luna, Ronnie Hubbard and Auction.com employees included but not limited to those listed herein.

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

Certificate of Posting

I, Robert LaMont, declare under penalty of perjury that on the 22nd day of February, 2024, 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 LaMont, February 22, 2024

4/2/2024

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

2024 FEB -8 PM 1:27

FILED FOR RECORDING IN
BOWIE COUNTY CLERK'S
OFFICE
BOWIE COUNTY, TEXAS

Matter No.: 118718-TX

Date: February 6, 2024

County where Real Property is Located: Bowie

ORIGINAL MORTGAGOR: ~~ROGER R. ADCOCK AND WIFE, ANDREA ADCOCK WITH HER
JOINING HEREIN TO PERFECT THE SECURITY INTEREST BUT NOT
TO OTHERWISE BE LIABLE~~

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

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 1/30/2015, RECORDING INFORMATION: Recorded on 2/3/2015, as Instrument No.
2015-1302

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOTS NUMBERED TWENTY-SEVEN (27),
TWENTY-EIGHT (28), TWENTY-NINE (29), SIXTY-TWO (62), SIXTY-THREE (63), AND SIXTY-FOUR
(64) IN BLOCK NUMBERED FOUR (4), AND ALL OF PLATTED TRACY STREET PERPENDICULAR
TO SAID RUNNELS CITY FIRST ADDITION , A SUBDIVISION OUT OF THE NANCY DYCUS
HEADRIGHT SURVEY, ABSTRACT NO. 145, WAKE VILLAGE, BOWIE COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT OF SAID ADDITION RECORDED IN VOLUME 204, PAGE 201
OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on ~~4/2/2024~~ the foreclosure sale will be conducted in
Bowie County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property
Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners
Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be
conducted no earlier than 11:00 AM, or not later than three (3) hours after that time, by one of the Substitute
Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien
indebtedness superior to the Deed of Trust.

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

PennyMac Loan Services, LLC
3043 Townsgate Rd, Suite 200
Westlake Village, CA 91361

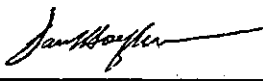


Matter No.: 118718-TX

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


WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE ROBERT LAMONT, HARRIETT FLETCHER, RONNIE HUBBARD, SHERYL LAMONT, ALLAN JOHNSTON, SHARON ST. PIERRE, PAUL A. HOEFKER** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 8880 Rio San Diego Drive, Suite 725, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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

By: 

Paul A. Hoefker, Attorney
Aldridge Pite, LLP
8880 Rio San Diego Drive, Suite 725
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
8880 RIO SAN DIEGO DRIVE, SUITE 725
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036



Posted by Robert LaMont, February 8, 2024

4/2/2024

24-00269
6006 BEACON HILL DR, TEXARKANA, TX 75503

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

- Property: The Property to be sold is described as follows:

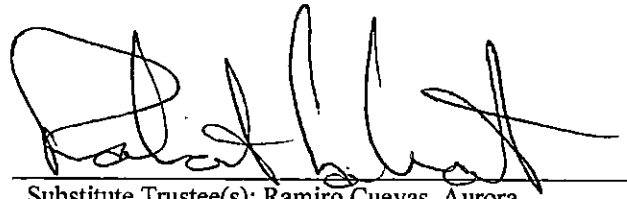
Lot 10 in Block 2 of THE COLONY as per the map or plat recorded in Volume 1779, Page 94 and amended in Volume 2720, Page 203 of the Real Property Records of Bowie County, Texas.
- Security Instrument: Deed of Trust dated January 28, 2010 and recorded on February 1, 2010 at Book 5772 and Page 193 Instrument Number 1260 in the real property records of BOWIE County, Texas, which contains a power of sale.
- Sale Information: ~~April 2, 2024~~ April 2, 2024, 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 ~~REBECCA H. ELANE~~ REBECCA H. ELANE secures the repayment of a Note dated January 28, 2010 in the amount of \$154,646.00. LAKEVIEW LOAN SERVICING, LLC., whose address is c/o LoanCare, LLC, 3637 Sentara Way, Virginia Beach, VA 23452, is the current mortgagee of the Deed of Trust and Note and LoanCare, 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.

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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.

Nicki Company

De Cubas & Lewis, P.C.
Nicki Company, Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310

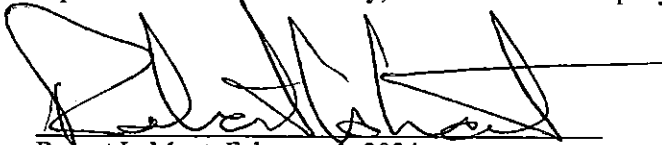


Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Angie Uselton, Jami Hutton, Tonya Washington, Monica Henderson, Terry Waters, Logan Thomas, Robert LaMont, Harriett Fletcher, Sheryl LaMont,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

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

Certificate of Posting

I, Robert LaMont, declare under penalty of perjury that on the 1st day of February, 2024, 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).



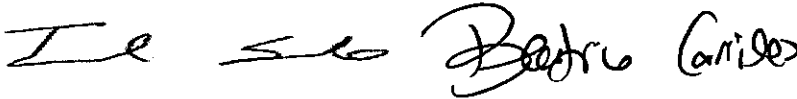
Robert LaMont, February 1, 2024

4202 BUCHANNAN LOOP ROAD
TEXARKANA, TX 75501

00000010056539

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 RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DARLA BOETTCHEER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, JAMI HUTTON, TONYA WASHINGTON, MISTY MCMILLAN, AUCTION.COM, TERRY WATERS, ASHLEE LUNA, ROBERT LAMONT, HARRIETT FLETCHER, RONNIE HUBBARD, SHERYL LAMONT, ALLAN JOHNSTON, KEVIN MCCARTHY, BEATRICE CARRILLO, SHANNAH WALKER, MURPHY HOWLE OR JOHN MCCARTHY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

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: _____

4202 BUCHANNAN LOOP ROAD
TEXARKANA, TX 75501

00000010056539

00000010056539

BOWIE

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE J. A. GOODWIN HEADRIGHT SURVEY, A-243, BOWIE COUNTY, TEXAS AND BEING A PART OF A 38.4 ACRE TRACT CONVEYED TO WILLIAM H. WAGNER BY DEED RECORDED IN VOLUME 199, PAGE 42 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN IRON PIPE FOUND IN PLACE AT A FENCE CORNER ON THE NORTH RIGHT-OF-WAY LINE OF TEXAS F.M. ROAD NO. 2516, SAME BEING THE SOUTHWEST CORNER OF A 6 ACRE TRACT CONVEYED TO WILLIAM D. MINTER JR. BY DEED RECORDED IN VOLUME 551, PAGE 473 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS; SAME ALSO BEING N 89° 54' W, 1372.78 FEET AND N 01° 00' W, 40.00 FEET FROM THE SOUTHEAST CORNER OF THE J.A. GOODWIN HEADRIGHT SURVEY, A-243, BOWIE COUNTY, TEXAS;

THENCE: N 00° 46' 23" W, 687.82 FEET WITH THE WEST BOUNDARY LINE OF A 38.4 ACRE TRACT CONVEYED TO WILLIAM H. WAGNER BY DEED RECORDED IN VOLUME 199, PAGE 42 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS; SAME BEING THE WEST BOUNDARY LINE OF SAID 6 ACRE TRACT AND ALONG A FENCE LINE, TO AN IRON PIN FOUND IN PLACE AT THE NORTHWEST CORNER OF SAID 6 ACRE TRACT;

THENCE: N 00° 29' 32" W, 95.91 FEET TO AN IRON PIPE FOUND IN PLACE;
THENCE: N 88° 07' 01" E, 512.63 FEET TO AN IRON PIPE FOUND IN PLACE;
THENCE: S 28° 41' 33" E, 82.72 FEET TO A 1/2" REINFORCING STEEL SET FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;
THENCE: S 28° 41' 33" E, 208.71 FEET TO A 1/2" REINFORCING STEEL SET FOR CORNER;
THENCE: S 61° 18' 27" W, 208.71 FEET TO A 1/2" REINFORCING STEEL SET FOR CORNER;
THENCE: N 28° 41' 33" W, 208.71 FEET TO A 1/2" REINFORCING STEEL SET FOR CORNER;
THENCE: N 61° 18' 27" E, 208.71 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PROPERTY BEING SURVEYED BY RICHARD V. HALL JR., CONTAINS 1.000 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH THE FOLLOWING DESCRIBED ACCESS EASEMENT, BEING STRIP OF LAND 30.00 FEET IN WIDTH MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED 1.000 ACRE TRACT OF LAND;
THENCE: S 28° 41' 33" E, 369.31 FEET TO THE NORTH RIGHT-OF-WAY LINE OF TEXAS F.M. ROAD NO. 2516, SAME BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 1218.24 FEET, THE RADIUS POINT BEARS N 35° 45' 28" W;
THENCE: SOUTHWESTERLY WITH THE ABOVE MENTIONED CURVE A DISTANCE OF 30.19 FEET; THE CHORD BEARS S 54° 57' 07" W, 30.19 FEET;
THENCE: N 28° 41' 33" W, 372.65 FEET TO THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 1.000 ACRE TRACT OF LAND;
THENCE: N 61° 18' 27" E, 30.00 FEET WITH THE ABOVE MENTIONED SOUTH BOUNDARY LINE OF 1.000 ACRE TRACT TO THE POINT OF BEGINNING.

4-2-2024

REGIONS MORTGAGE (UPN)
JONES, MICHAEL
77 VALLEY ROAD, TEXARKANA, TX 75503

CONVENTIONAL
Firm File Number: 22-038373

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

2024 FEB 29 PM 1:12

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 24, 2020, MICHAEL L. JONES AND MEREDITH JONES, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to RYAN COLBURN, as Trustee, the Real Estate hereinafter described, to REGIONS BANK D/B/A REGIONS MORTGAGE in payment of a debt therein described. The Deed of Trust was filed in the real property records of BOWIE COUNTY, TX and is recorded under Clerk's File/Instrument Number 2020-00003910, to which reference is herein made for all purposes.

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on ~~Monday, April 1, 2024~~ **Tuesday, April 2, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in BOWIE COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

LOT NUMBERED TEN (10) IN BLOCK NUMBERED TWO (2) OF PARK VILLA ESTATES (FORMERLY FARR OAKS ADDITION) TO THE CITY OF TEXARKANA BOWIE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 329, PAGE 11 OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS

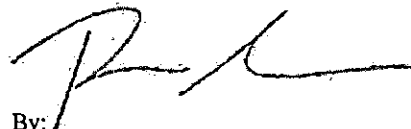
Property Address: 77 VALLEY ROAD
TEXARKANA, TX 75503
Mortgage Servicer: REGIONS MORTGAGE
Mortgagee: REGIONS
6200 POPLAR AVENUE
MEMPHIS, TN 38119

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

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

SUBSTITUTE TRUSTEE
Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont or Allan Johnston
14800 Landmark Blvd, Suite 850
Dallas, TX 75254

WITNESS MY HAND this day February 27, 2024.



By: _____
Ronny George
Texas Bar # 24123104
rgeorge@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for Regions Bank dba Regions Mortgage



Posted by Robert LaMont, February 29, 2024.

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 military service to the sender of this notice immediately.

4/2/2024

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2024 FEB -1 PM 2:34

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

Matter No.: 117206-TX

Date: January 25, 2024

County where Real Property is Located: Bowie

ORIGINAL MORTGAGOR: **ALONZO GANAWAY AND EASHUNDA GANAWAY, HUSBAND AND WIFE**

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR AMERICAN FINANCIAL RESOURCES, INC, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 7/28/2021, RECORDING INFORMATION: Recorded on 8/24/2021, as Instrument No. 2021-00010223

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE WILEY THOMPSON HEADRIGHT SURVEY, ABSTRACT NO. 562, BOWIE COUNTY, TEXAS, AND THE HEREIN DESCRIBED TRACT BEING A PART OF A CERTAIN CALLED 8 ACRE TRACT CONVEYED FROM MRS. E.B. HUBBARD AND A.G. HUBBARD, HER HUSBAND TO J.G. MARTIN BY DEED DATED AUGUST 8, 1918, AND RECORDED IN VOLUME 86, PAGE 136 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS, AND THE HEREIN DESCRIBED TRACT BEING A PART OF THAT CERTAIN CALLED 1 ACRE TRACT CONVEYED FROM DOVIE MARTIN TO JAMES GILDON AND RUBY GILDON BY DEED DATED SEPTEMBER 23, 2003, AND RECORDED IN VOLUME 4108, PAGE 108 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, AND THE SUBJECT TRACT BEING MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **4/2/2024**, the foreclosure sale will be conducted in **Bowie** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **11:00 AM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

LOANCARE, LLC is acting as the Mortgage Servicer for LAKEVIEW LOAN SERVICING, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. LOANCARE, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:



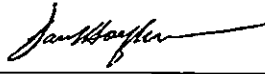
Matter No.: 117206-TX

LAKEVIEW LOAN SERVICING, LLC
c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452-4262

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

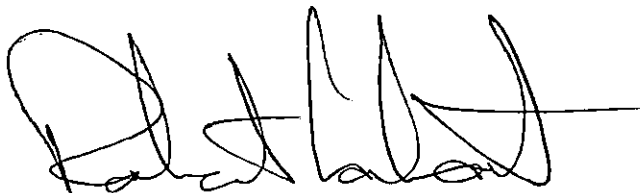
WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, CONRAD WALLACE, JAMI GRADY, TONYA WASHINGTON, MISTY MCMILLAN, AUCTION.COM, TERRY WATERS, ASHLEE LUNA, ROBERT LAMONT, HARRIETT FLETCHER, RONNIE HUBBARD, SHERYL LAMONT, ALLAN JOHNSTON, PAUL A. HOEFKER** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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

By: 

Paul A. Hoefker, Attorney
Aldridge Pite, LLP
8880 Rio San Diego Drive, Suite 725
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
8880 RIO SAN DIEGO DRIVE, SUITE 725
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036



Posted by Robert LaMont, February 1, 2024

LEGAL DESCRIPTION

TS# 117206-TX

Provide legal description here. Attach to the document to be recorded and file as one instrument.

All that certain tract or parcel of land situated in the WILEY THOMPSON HEADRIGHT SURVEY, Abstract No. 562, Bowie County, Texas, and the herein described tract being a part of a certain called 8 acre tract conveyed from Mrs. E.B. Hubbard and A.G. Hubbard, her husband to J.G. Martin by Deed dated August 8, 1918, and recorded in Volume 86, Page 198 of the Deed Records of Bowie County, Texas, and the herein described tract being a part of that certain called 1 acre tract conveyed from Doyle Martin to James Gildon and Ruby Gildon by Deed dated September 23, 2008, and recorded in Volume 4108, Page 108 of the Real Property Records of Bowie County, Texas, and the subject tract being more particularly described by metes and bounds as follows:

BEGINNING at a railroad spike found for corner in the approximate center of a private drive at the Northwest corner of said Gildon tract, and the said Point of Beginning being N 00° 00' 00" E, 208.71 feet from the Southwest corner of said 8 acre tract;

THENCE S 88° 40' 00" E, 18.88 feet with the North line of said Gildon tract and with a South line of a certain tract conveyed to William L. McKinnie by Deed dated February 12, 2004, and recorded in Volume 4229, Page 230 of the Real Property Records of Bowie County, Texas, to a 1/2 inch reinforcing steel rod set for reference in an existing fence corner and continuing S 88° 40' 00" E, 189.93 feet along an existing fence line for a total distance of 208.71 feet, to a 1 inch pipe found for corner in an existing fence corner at the Northeast corner of said Gildon tract;

THENCE S 00° 29' 12" E, 178.43 feet along an existing fence line and with the East line of said Gildon tract, being a West line of said McKinnie tract, to a 1/2 inch reinforcing steel rod set for corner in an existing fence corner on the North right-of-way line of Texas F.M. Road No. 992;

THENCE N 88° 35' 10" W, 192.86 feet along the North right-of-way line of F.M. Road No. 992 and primarily along an existing fence line, to a 1/2 inch reinforcing steel rod set for reference and continuing N 88° 35' 10" W, 17.38 feet for a total distance of 210.24 feet, to a railroad spike set for corner in the approximate center of said private drive on the West line of said Gildon tract;

THENCE N 00° 00' 00" E, 178.10 feet along the approximate center of said private drive and with the West line of said Gildon tract, to the **POINT OF BEGINNING** and containing 0.857 acres of land, more or less. **SAVE AND EXCEPT** and/or being subject to any right vested in the private drive located on the West side of the herein described tract of land.

4-2-24

NOTICE OF FORECLOSURE SALE

BOWIE COUNTY, TEXAS
TINA PETTY, COUNTY CLERK

2024 MAR 11 AM 10:00

Notice is hereby given of a public nonjudicial foreclosure sale.

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

Being a portion of Lot No. 3 of the subdivision of the GEORGE MORRIS HEADRIGHT SURVEY, Abst. No. 372, and the subject tract being a portion of a certain 22.63 acre tract conveyed to Dee J. Polk by J. C. Smith and wife Esta Lena Smith, by Deed recorded in Volume 187, Page 439 of the Deed Records of Bowie County, Texas, and the subject tract being more particularly described by metes and bounds as follows; COMMENCING at a concrete monument in the West right-of-way line of F.M. Road No. 2516, said point being North 123.01 feet and West 49.96 feet from the Southeast corner of Lot No. 3 of the subdivision at the George Morris Headright Survey; THENCE North 00 deg. 02 min. 52 sec. East, along the West right-of-way line of F. M. Road No. 2516, 300 feet to the PLACE OF BEGINNING; THENCE continuing along said West right-of-way line, North 00 deg. 02 min. 52 sec. East 208.00 feet; THENCE North 89 deg. 57 min. 08 sec. West 419.00 feet; THENCE South 00 deg. 02 min. 52 sec. West 208.00 feet; THENCE South 89 deg. 57 min. 08 sec. East 419.00 feet to the PLACE OF BEGINNING; and CONTAINING Two (2) acres of land, more or less.

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

Date: Tuesday, April 2, 2024

Time: The sale shall begin no earlier than 1:00 p.m. or no later than three hours thereafter. The sale shall be completed no later than 4:00 p.m.

Place: The area of the Bowie County Courthouse in New Boston, Texas, designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code as a place where foreclosure sales are to take place.

The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in

accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the date the property is sold.

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

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

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

Pursuant to the Texas Property Code, the trustee or substitute trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the sale.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.) and state law, including section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

4. Type of Sale. The sale is a nonjudicial Deed of Trust lien foreclosure sale being conducted pursuant to the power of sale granted by that one certain Deed of Trust executed by Henry Solomon and Shirley Solomon, dated March 13, 2000 and recorded in Document Number 3234 Volume 3232 Page 270 of the Official Public Records of Bowie County, Texas. The sale is authorized pursuant to the *Order Appointing Temporary Administrators* signed on February 14, 2024, which Order is attached hereto and incorporated herein as **Exhibit A**. Attached hereto and incorporated herein as **Exhibit B** is the Letters of Temporary Administration issued on February 28, 2024.

5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described in the original principal amount of \$130,000.00 executed by Henry Solomon and Shirley Solomon payable to the order of First Federal Savings and

Loan Association of Texarkana (collectively the "Obligation"). Cadence Bank is the current owner and holder of the Obligation and is the beneficiary under the Deed of Trust.

6. Default and Request To Act. Default has occurred under the Deed of Trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: March 8, 2024.



Blake Rasner
Substitute Trustee
Haley & Olson, P.C.
100 N. Ritchie Road, Suite 200
Waco, Texas 76712
Telephone: (254) 776-3336
Facsimile: (254) 776-6823
Email: brasner@haleyolson.com

EXHIBIT A

2024 FEB 14 AM 9:00

CAUSE NO. _____

IN RE

§

IN THE COUNTY COURT

§

THE ESTATE OF
HENRY SOLOMON,

§

AT LAW NO.

§

DECEASED.

§

BOWIE COUNTY, TEXAS

ORDER APPOINTING TEMPORARY ADMINISTRATORS

On the ____ day of _____, 2024, this Court heard and considered the Application to Appoint Temporary Administrators filed by Cadence Bank formerly known as First Federal Savings and Loan Association of Texarkana. (hereinafter "Cadence"), and after hearing the evidence in support of the Application, the Court finds that HENRY SOLOMON (hereinafter "Decedent") died on December 27, 2021 and four (4) years have not elapsed since the date of Decedent's death; that the Court has jurisdiction and venue over this Estate; that the interest of this Estate requires the immediate appointment of a personal representative because there is no estate administration pending, the real property securing the Cadence loan is not being paid ad valorem taxes are continuing to accrue, and Cadence is precluded from conducting a foreclosure sale on the collateral; and that Blake Rasner and Grant Jones would be suitable temporary representatives, are not disqualified from acting as such, and should be appointed Temporary Administrators of this Estate.

It is, therefore, ORDERED that:

1. Blake Rasner and Grant Jones, attorneys for Cadence, are hereby appointed Temporary Administrators of the Estate of Henry Solomon for a period of 180 days from the date of this Order, unless a contest of such appointment is filed, heard, and determined after proper notice;
2. The Temporary Administrators shall have the following powers:
 - a. to take possession of the real property and improvements located at:

Being a portion of Lot No. 3 of the subdivision of the GEORGE MORRIS HEADRIGHT SURVEY, Abst. No. 372, and the subject tract being a portion of a certain 22.63 acre tract conveyed to Dee J. Polk by J. C. Smith and wife Esta Lena Smith, by Deed recorded in Volume 187, Page 439 of the Deed Records of Bowie County, Texas, and the subject tract being more particularly described by metes and bounds as follows; COMMENCING at a concrete monument in the West right-of-way line of F.M. Road No. 2516, said point being North 123.01 feet and West 49.96 feet from the Southeast corner of Lot No. 3 of the subdivision at the George Morris Heactright Survey; THENCE North 00 deg. 02 min. 52 sec. East, along the West

right-of-way line of F. M. Road No. 2516, 300 feet to the PLACE OF BEGINNING; THENCE continuing along said West right-of-way line, North 00 deg. 02 min. 52 sec. East 208.00 feet; THENCE North 89 deg. 57 min. 08 sec. West 419.00 feet;

(hereinafter "Property"), and then take all necessary steps to preserve and protect the Property, as the Temporary Administrators deem appropriate; and

- b. after taking possession of the Property, to appropriately sell the Property (or to allow the Property to be disposed of) in satisfaction of liens against the Property, according to priority, by application for foreclosure in accordance with applicable law, by non-judicial foreclosure sale in accordance with the Texas property code.
3. Upon the sale of the Property, any excess proceeds remaining after satisfaction of all liens against the Property shall be deposited into the registry of this Court;
4. The Temporary Administrators shall give bond in the sum of \$1,000.00, conditioned as required by law;
5. The Temporary Administrators have taken and subscribed their oaths as required by applicable law;
6. Upon filing of the required bond and the Temporary Administrators' oaths, the Clerk of this Court shall issue Temporary Letters of Administration to Blake Rasner and Grant Jones, attorneys for Applicant; and
7. The Clerk shall further post, on the courthouse door, a notice of this appointment to all interested persons and shall further notify Blake Rasner, the attorney for Cadence, by telephone at 254-776-3336 regarding issuance of letters so that Applicant may prepare proper notice on the day of said appointment, as required by law.

SIGNED this 14 day of February, 2024.



JUDGE PRESIDING

4-2-24

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

Date: March 12, 2024

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

Lender: WJR Properties, LLC—Series 204

Note: Real Estate Lien Note dated December 5, 2022, executed by Tony McGriger & Tonease McGriger and made payable to WJR Properties, LLC—Series 204

Deed of Trust:

Date: December 5, 2022

Grantor: Tony McGriger & Tonease McGriger

Lender: WJR Properties, LLC—Series 204

Recording information: Instrument No. 2022-00014337, Official Public Records, Bowie County, Texas.

Property (including any improvements): Lot Numbered Seven (7) and the West thirteen feet (W. 13') of Lot Numbered Six (6) in Block Numbered Four (4) of BROWNWOOD SECOND ADDITION to the City of Texarkana, Bowie County, Texas, according to the map or plat thereof recorded in Volume 329, Page 27, Plat Records of Bowie County, Texas.

Date of Sale: ~~April 2, 2024~~

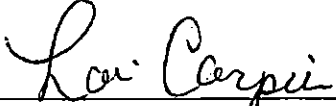
Time of Sale: 1:00 P.M.

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

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

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

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



Lori Corpier, Trustee

4/2/24

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

TS No.: 2024-00217-TX
20-000268-673

2024 FEB 22 PH 2:47

Notice of [Substitute] Trustee Sale

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

1. Date, Time and Place of Sale.

Date: 04/02/2024

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

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

Property Address: 1102 E. AVENUE G, HOOKS, TX 75561

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 12/21/2004 and recorded 12/27/2004 in Vol 4491 Page 257 Document 19870, real property records of Bowie County, Texas, with David Traylor, a single person grantor(s) and FIELDSTONE MORTGAGE COMPANY as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

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

5. Obligation Secured: Deed of Trust or Contract Lien executed by David Traylor, a single person, securing the payment of the indebtedness in the original principal amount of \$68,752.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. HSBC BANK USA, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE OF THE FIELDSTONE MORTGAGE INVESTMENT TRUST, SERIES 2005-1 is the current mortgagee of the note and deed of trust or contract lien.



Notice of [Substitute] Trustee Sale

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

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

The property is more fully described as follows: All that certain tract or parcel of land situated in the CHARLES LEWIS HEADRIGHT SURVEY, Abstract No. 338, Bowie County, Texas, being a part of that certain 100 acre tract conveyed by Nyta Ball Barrow to W. A. Vaughan by that certain Deed dated December 16, 1948, and recorded in Volume 254, Pages 29-30 of the Deed Records of Bowie County, Texas, and being all that certain tract conveyed from Tida E. Vaughan to Joseph C. Hill and wife, Mildred Ruth Yates Hill by Deed dated August 30, 1966, and recorded in Volume 473, Page 620 of the Deed Records of Bowie County, Texas, and also being known as Lot Numbered One (1) of McMichael Wildwood 3rd Addition Proposed, and the subject tract being more particularly described by metes and bounds as follows: BEGINNING at a 1/2 inch reinforcing steel rod set for corner being East, 50.00 feet from the Northeast corner of Lot Numbered Three (3) in Block Numbered Four (4) of Wildwood Subdivision to the City of Hooks, Bowie County, Texas, according to the map or plat thereof recorded in Volume 389, Page 425 of the Deed Records of Bowie County, Texas; THENCE N. 90 deg. 00' 00" E. 200.00 feet with the North Line of said Hill tract and with the South right-of-way line of a Street designated as East Avenue "G", to a 1/2 inch bolt found for corner at the Northeast corner of said Hill tract, said point being the Northwest corner of said Lot No. 1 of McMichael Wildwood 3rd Addition; THENCE N. 87 deg. 33' 04" E. 110.00 feet with the North line of said Lot No. 1 and with the South right-of-way line of said East Avenue "G", to a 1/2 inch reinforcing steel rod found for corner at the Northeast corner of said Lot No. 1; THENCE S. 00 deg. 55' 38" E. 149.77 feet with the East line of said Lot No. 1 and with the West line of a certain tract conveyed to Elby W. McMichael by Deed recorded in Volume 1840, Page 99 of the Real Property Records of Bowie County, Texas, being known as Lot No. 2 of McMichael Wildwood 3rd Addition to a 1/2 inch reinforcing steel rod found for corner at the Southeast corner of said lot No. 1; THENCE S. 87 deg. 32' 45" W. 112.43 feet with the South line of said Lot No.1 and with the North line of a certain tract conveyed to HAT Development by Deed recorded in Volume 2484, Page 13 of the Real Property Records of Bowie County, Texas, to a 1/2 inch reinforcing steel rod and 1 inch pipe found for corner at the Southwest corner of said Lot No. 1, and being the Southeast corner of said Hill tract; THENCE N. 90 deg. 00' 00" W. 200.00 feet with the South line of said Hill tract and with the North line of said HAT Development tract and subsequently with the North line of Lot Numbered Fourteen (14) in Block Numbered Four (4) of Oak Terrace Subdivision to the City of Hooks, Bowie County, Texas, according to the map or plat thereof recorded in Volume 1016, Page 97 of the Real Property Records of Bowie County, Texas, to a 1/2 inch reinforcing steel rod found for corner at the Southwest corner of said Hill tract; THENCE N. 00 deg. 00' 01" E. 150.00 feet with the West line of said Hill tract and with the East right-of-way line of an unopened street designated as 11th Street to the POINT OF BEGINNING and containing 1.063 acres of land, more or less.

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

C/O PHH Mortgage Corporation

PO BOX 24605 West Palm Beach, FL 33416-4605

Phone: 877-744-2506

Notice of [Substitute] Trustee Sale

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

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

Date: February 13, 2024



Monique Patzer, Trustee Sale Assistant

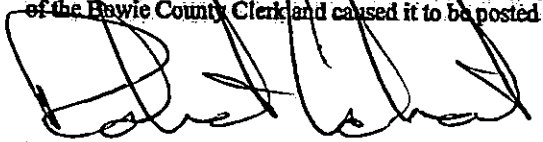
C/O Power Default Services, Inc.
7730 Market Center Ave, Suite 100
El Paso, TX 79912
Telephone: 855-427-2204
Fax: 866-960-8298

For additional sale information visit: www.realtybid.com/texas or (877) 518-5700

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

Certificate of Posting

I am Robert LaMont whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on February 22, 2024 I filed this Notice of Foreclosure Sale at the office of the Bowie County Clerk and caused it to be posted at the location directed by the Bowie County Commissioners Court.



Robert LaMont, February 22, 2024