

6-7-2022

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

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

2022 MAY 12 AM 11:44

Assert and protect your rights as a member of the armed forces of the United States. If 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: May 10, 2005

Grantor(s): Diann Ford and non-participating spouse, David Allen Ford and Co-signer Karl Gray

Original Mortgagee: United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture

Original Principal: \$84,880.00

Recording Information: Book 4615, Page 212

Property County: Bowie

Property: Being 0.274 acres of land, situated with the Corporate Limits of the City of DeKalb, County of Bowie, State of Texas, also being a part of the T. L. Cowan Survey, Abstract Number 118, also being all of Lot 15 of Block 3, Meadow Subdivision, also being a part of a called 41.030 acre tract of land conveyed from Elvie Allman, a widow to Leonard E. Hullett and wife, Virginia Hullett on August 28, 1978, recorded in Vol. 638, Page 881 of the Deed Records of said County. The said 0.274 acre tract being described more particularly in metes and bounds as follows: BEGINNING at a found iron rod at the Northeast corner of Lot 15, said corner also being S 15° 17' 00" E, a distance of 1115.14 feet from a concrete monument at the Northwest corner of the said 41.030 acre tract of land, said beginning point also being in the West boundary line of Bermuda Place; THENCE S 1° 49' 41" E, with the East boundary line of said Lot 15 and the said West boundary line of Bermuda Place, a distance of 100.00 feet to a found iron rod at the Southeast corner of said Lot 15; THENCE S 88° 03' 13" W, with the South boundary line of said Lot 15 and the North boundary line of Lot 16, a distance of 119.40 feet to a found iron rod at the Southwest corner of said Lot 15, said corner also being in the East boundary line of Lot 1; THENCE N 1° 49' 41" W, with the West boundary line of said Lot 15 and the East boundary lines of said Lot 1 and Lot 2, a distance of 100.00 feet to a found iron rod at the Northwest corner of said Lot 15, said corner also being the Southwest corner of Lot 14; THENCE N 88° 03' 13" E, with the North boundary line of said Lot 15 and the South boundary line of said Lot 14, a distance of 119.40 feet to the POINT OF BEGINNING containing 0.274 acres of land, more or less.

Property Address: 210 Bermuda Place  
De Kalb, TX 75559

**MORTGAGE SERVICING INFORMATION:**

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

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

**SALE INFORMATION:**

Date of Sale: ~~June 7, 2022~~  
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 or, if the preceding area is no longer the designated  
area, at the area most recently designated by the County Commissioner's Court.**  
Substitute **Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston,**  
Trustee: **or Michael J. Burns, Vrutti Patel, or Jonathan Smith, any to act**  
Substitute **5501 LBJ Freeway, Suite 925**  
Trustee Address: **Dallas, TX 75240**  
**TXAttorney@PadgettLawGroup.com**

**APPOINTMENT OF SUBSTITUTE TRUSTEE:**

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

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

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

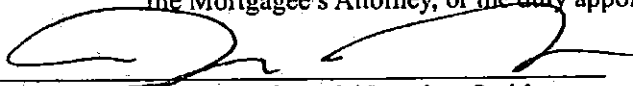
WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

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

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

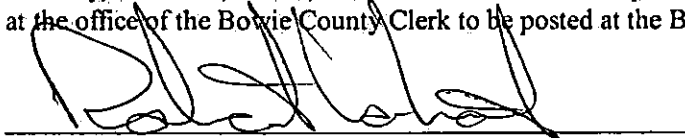
NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

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

  
Michael J. Burns / Vrutti Patel / Jonathan Smith

**CERTIFICATE OF POSTING**

My name is Robert La Mont, and my address is c/o Padgett Law Group, 5501 LBJ Freeway, Suite 925, Dallas, TX 75240. I declare under penalty of perjury that on May 12, 2022, I filed at the office of the Bowie County Clerk to be posted at the Bowie County courthouse this notice of sale.



A handwritten signature in black ink, appearing to read 'Robert La Mont', is written over a horizontal line.

Declarant's Name: Robert La Mont

Date: May 12, 2022

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

6-7-2022

FILED FOR RECORD IN:  
BOWIE COUNTY, TEXAS  
TRUSTEE'S SALE  
TRUSTEE'S COUNTY CLERK

**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: April 23, 2015

Grantor(s): ~~James Murphy and Amanda Murphy~~

Original Mortgagee: United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture

Original Principal: \$134,300.00

Recording Information: 2015-4502

Property County: Bowie

Property: All of Lot No. 1, Block No. 3, NORTH VILLAGE ESTATES, a subdivision of a part of the Nancy Dycus Headright Survey, Abstract 145, Bowie County, Texas, according to the plat thereof recorded in Volume 4807, Page 331 of the Real Property Records of Bowie County, Texas.

Easement dated December 6, 1963, executed by Tiffin Read, Ed B. Levee and Frank L. King to City of Wake Village of record in Volume 431, Page 305, Deed Records, Bowie County, Texas.

Easements dated January 18, 1980, executed by Albert F. Rehkopf, Larry L. Phillips, Ethel Phillips and Kelsey Moore to the City of Wake Village of record in Volume 660, Page 194, Deed Records, and in Volume 660, Page 196, Deed Records, Bowie County, Texas.

Drainage Easement in favor of City of Wake Village, Texas as recorded in Volume 5329, Page 276, Real Property Records of Bowie County, Texas.

Drainage Easement in favor of City of Wake Village, Texas as recorded in Volume 5329, Page 281, Real Property Records of Bowie County, Texas.

Utility and drainage easements as shown on Plat of North Village Estates recorded in Volume 4807, Page 331 of the Real Property Records of Bowie County, Texas and as shown on survey provided by MTG Engineers & Surveyors, dated November 22, 2010, under Job No. 101019

Building setback lines as shown on Plat of North Village Estates recorded in Volume 4807, Page 331 of the Real Property Records of Bowie County, Texas and

as shown on survey provided by MTG Engineers & Surveyors, dated November 22, 2010, under Job No. 101019

Brick residence appears to be located over building setback line along North side of subject property as shown on survey provided by MTG Engineers & Surveyors, dated November 22, 2010, under Job No. 101019

Existing fence along portions of subject property are not located on property boundary lines, as shown on survey provided by MTG Engineers & Surveyors, dated November 22, 2010, under Job No. 101019

Any claim or right of others in and to strips or portions of land lying between above referenced existing fence and the boundary lines of subject property.

Concrete drainage ditch located outside drainage/utility easements as shown on survey provided by MTG Engineers & Surveyors, dated November 22, 2010, under Job No. 101019.

506 East Greenfield  
Wake Village, TX 75501

Property Address:

**MORTGAGE SERVICING INFORMATION:**

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

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

**SALE INFORMATION:**

Date of Sale: ~~June 7, 2022~~  
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 or, if the preceding area is no longer the designated  
area, at the area most recently designated by the County Commissioner's Court.  
Substitute Trustee: Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston,  
or Michael J. Burns, Vrutti Patel, or Jonathan Smith, any to act  
Substitute Trustee Address: 5501 LBJ Freeway, Suite 925  
Dallas, TX 75240  
TXAttorney@PadgettLawGroup.com

**APPOINTMENT OF SUBSTITUTE TRUSTEE:**

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

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

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

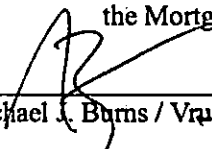
WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

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

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

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

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

  
\_\_\_\_\_  
Michael J. Burns / Vrutti Patel / Jonathan Smith

**CERTIFICATE OF POSTING**

My name is Robert La Mont, and my address is c/o Padgett Law Group, 5501 LBJ Freeway, Suite 925, Dallas, TX 75240. I declare under penalty of perjury that on May 12, 2022, I filed at the office of the Bowie County Clerk to be posted at the Bowie County courthouse this notice of sale.



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Declarant's Name: Robert La Mont

Date: May 12, 2022

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



U.7.2022

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

1711 S Kenwood Road, Texarkana, TX 75501-4048

2022 APR 14 PM 1:41<sup>22-002081</sup>

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

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

**1. Date, Time, and Place of Sale.**

Date: ~~06/07/2022~~

Time: Between 11:00 AM to 2:00 PM and beginning not earlier than 11:00 AM to 2:00 PM or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Bowie County, pursuant to §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.

**2. Terms of Sale.** Highest bidder for cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 06/30/2006 and recorded in the real property records of Bowie County, TX and is recorded under Clerk's File/Instrument Number, 4941, Page 295, with Lana Jo Marfoglio (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Realty Mortgage Corporation mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by ~~Lana Jo Marfoglio~~, securing the payment of the indebtedness in the original amount of \$52,181.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

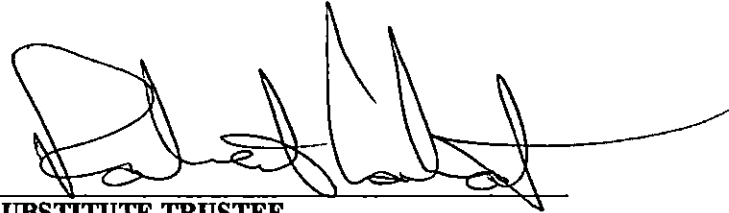
**5. Property to be Sold.** LOT NUMBERED THREE (3) IN BLOCK NUMBERED TWO (2) OF LAZY ACRES, A SUBDIVISION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 378, PAGE 409 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS.



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6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Bank, N.A.  
3476 Stateview Blvd.  
Fort Mill, SC 29715



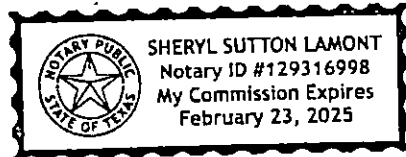
**SUBSTITUTE TRUSTEE**

Robert LaMont, Harriett Fletcher, Sheryl LaMont,  
Allan Johnston, Sharon St. Pierre, Ronnie Hubbard  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

STATE OF TEXAS  
COUNTY OF GREGG

Before me, the undersigned authority, on this day personally appeared Robert La Mont, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14th day of April, 2022.

  
NOTARY PUBLIC in and for

GREGG COUNTY  
My commission expires: February 23, 2025  
Print Name of Notary:  
Sheryl Sutton La Mont

**CERTIFICATE OF POSTING**

My name is Robert La Mont, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on April 14, 2022 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: Robert La Mont  
Date: April 14, 2022

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

2022 MAY -6 AM 11:12

2927 LYONS STREET  
TEXARKANA, TX 75501

6-07-2022

0000009374117

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. **Date, Time, and Place of Sale.**

Date: ~~June 07, 2022~~

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

Place: THE FRONT (NORTH) ENTRANCE OF THE BOWIE COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 08, 2001 and recorded in Document VOLUME 3478, PAGE 125; RE-RECORDED IN VOLUME 3583, PAGE 163 real property records of BOWIE County, Texas, with PATRICK S CAIN AND ELIZABETH CAIN, grantor(s) and INSTAMORTGAGE.COM, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by PATRICK S CAIN AND ELIZABETH CAIN, securing the payment of the indebtednesses in the original principal amount of \$44,550.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK  
999 N.W. GRAND BLVD  
STE 110  
OKLAHOMA CITY, OK 73118-6077



**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.**

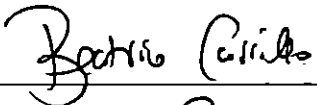
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, JAMI HUTTON, TONYA WASHINGTON, MONICA HENDERSON, MISTY MCMILLAN, AUCTION.COM, TERRY WATERS, ASHLEE LUNA, 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 Beatrice Carrillo, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 5.6.22 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: Beatrice Carrillo

Date: 5.6.22

2927 LYONS STREET  
TEXARKANA, TX 75501

0000009374117

0000009374117

BOWIE



LOTS NUMBERED NINE (9), TEN (10) AND ELEVEN (11) IN BLOCK NUMBERED SIX (6) OF OAKLAWN SUBDIVISION, TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 204, PAGE 124 OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS.

06-07-2022

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

2022 APR 12 PM 2: 21

112 MEDINA DR  
TEXARKANA, TX 75503

0000009371493

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

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

**1. Date, Time, and Place of Sale.**

Date: June 07, 2022

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE FRONT (NORTH) ENTRANCE OF THE BOWIE COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale. Cash.**

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 17, 2019 and recorded in Document CLERK'S FILE NO. 2019-00000688; AS AFFECTED BY 2022-00001454 AND 2022-00001643 real property records of BOWIE County, Texas, with **TIMOTHY L ROBERTS** grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by TIMOTHY L ROBERTS, securing the payment of the indebtednesses in the original principal amount of \$133,536.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC LOAN SERVICES, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

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

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



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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead 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: \_\_\_\_\_

**EXHIBIT "A"**

A PART OF LOT NUMBERED FOURTEEN (14) IN BLOCK NUMBERED THREE (3) OF GRAMERCY PARK SECOND ADDITION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 329, PAGE 293 OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS, AND THE SUBJECT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND FOR CORNER ON THE SOUTH RIGHT-OF-WAY OF LINE MEDINA DRIVE, THE POINT OF BEGINNING BEING THE NORTHEAST CORNER OF LOT NO. 14 IN BLOCK NO. 3 OF GRAMERCY PARK SECOND ADDITION;

THENCE: S 13 DEGREES 53' 18" E, 69.87 FEET ACROSS SAID LOT NO. 14 TO A 1/2" IRON PIN SET AT AN ANGLE POINT IN SAID LINE;

THENCE: S 15 DEGREES 11' 54" E, 68.04 FEET ACROSS SAID LOT NO. 4 TO A 1/2" IRON PIN SET FOR CORNER ON THE SOUTH LINE OF SAME, SAID SOUTH LINE BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 362.50 FEET;

THENCE: SOUTHWESTERLY, WITH SAID CURVE AND SAID SOUTH LINE FOR A DISTANCE OF 71.48 FEET (CHORD IS S 84 DEGREES 14' 08" W, 71.36 FEET), THROUGH A CENTRAL ANGLE OF 11 DEGREES 17' 53" TO A FENCE CORNER FOUND FOR CORNER AT THE SOUTHWEST CORNER OF LOT NO. 14;

THENCE: N 00 DEGREES 00' 00" W, 137.50 FEET WITH THE WEST LINE OF SAID LOT NO. 14 TO A 1/2" IRON PIN FOUND AT THE NORTHWEST CORNER OF SAME, SAID CORNER BEING LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF MEDINA DRIVE;

THENCE: N 89 DEGREES 42' 16" E, 23.07 FEET WITH THE NORTH LINE OF SAID LOT NO. 14 AND THE SOUTH RIGHT-OF-WAY LINE OF MEDINA DRIVE TO A POINT FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET;

THENCE: NORTHEASTERLY, WITH THE NORTH LINE OF SAID LOT NO. 14, THE SOUTH RIGHT-OF-WAY LINE OF MEDINA DRIVE, AND WITH SAID CURVE FOR A DISTANCE OF 36.57 FEET (CHORD IS N 85 DEGREES 02' 52" E, 36.53 FEET), THROUGH A CENTRAL ANGLE OF 09 DEGREES 18' 47" TO THE POINT OF BEGINNING AND CONTAINING 0.2421 ACRE OF LAND, MORE OR LESS.



2022 MAY 16 AM 11:46

**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 23, 2006  
Grantor(s): **Jerone C. Sheffield**, a married man & **Minnie Sheffield**, his spouse, signing pro forma to perfect lien only  
Original Mortgagee: Mortgage Electronic Registration Systems Inc., as nominee for WMC Mortgage Corp.  
Original Principal: \$15,236.00  
Recording Information: Book 4924, Page 137  
Property County: Bowie  
Property: LOT NUMBERED NINE (9) IN BLOCK NUMBERED TEN (10) OF SHERWOOD, AN ADDITION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION RECORDED IN VOLUME 204, PAGE 407 OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS.  
Property Address: 2916 Sunset Road  
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: SRP 2012-4  
Mortgage Servicer: Statebridge Company, LLC  
Mortgage Servicer Address: 6061 S Willow Drive  
Suite 300  
Greenwood Village, CO 80111

**SALE INFORMATION:**

Date of Sale: **June 7, 2022**  
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 or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.  
Substitute Trustee: Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, or Michael J. Burns, Vrutti Patel, or Jonathan Smith, any to act  
Substitute Trustee Address: 5501 LBJ Freeway, Suite 925  
Dallas, TX 75240  
TXAttorney@PadgettLawGroup.com

**APPOINTMENT OF SUBSTITUTE TRUSTEE:**

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

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

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

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

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

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

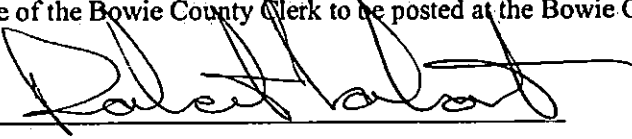
NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

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

  
\_\_\_\_\_  
Michael J. Burns / Vrutti Patel / Jonathan Smith

**CERTIFICATE OF POSTING**

My name is Robert La Mont, and my address is c/o Padgett Law Group, 5501 LBJ Freeway, Suite 925, Dallas, TX 75240. I declare under penalty of perjury that on May 16, 2022, I filed at the office of the Bowie County Clerk to be posted at the Bowie County courthouse this notice of sale.



\_\_\_\_\_

Declarant's Name: Robert La Mont

Date: May 16, 2022

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

W-07-2022

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

2022 APR 12 PM 2:21

109 HONEYSUCKLE ST  
NEW BOSTON, TX 75570

0000009468307

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

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

**1. Date, Time, and Place of Sale.**

Date: June 07, 2022

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

Place: THE FRONT (NORTH) ENTRANCE OF THE BOWIE COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale. Cash.**

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 25, 2006 and recorded in Document VOLUME 4902, PAGE 289 real property records of BOWIE County, Texas, with TIMMEY J ROTHENBURG AND BEATE ROTHENBURG grantor(s) and WELLS FARGO BANK, NATIONAL ASSOCIATION, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by TIMMEY J ROTHENBURG AND BEATE ROTHENBURG, securing the payment of the indebtednesses in the original principal amount of \$119,300.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

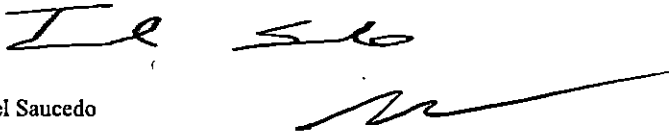
**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer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

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD  
FORT MILL, SC 29715



**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, 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, 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: \_\_\_\_\_

109 HONEYSUCKLE ST  
NEW BOSTON, TX 75570

0000009468307

0000009468307

BOWIE

**EXHIBIT "A"**

LOT NUMBERED TEN (10) IN BLOCK NUMBERED THREE (3), OF TWIN OAKS ADDITION, PART II, A PART OF THE H. BAYLESS HEADRIGHT SURVEY, ABSTRACT #74 IN BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 728, PAGE 854 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS.

6-07-2022

FILED FOR RECORD IN:  
BOWIE COUNTY, TEXAS  
TIHA PETTY, COUNTY CLERK  
2022 APR 21 AM 10:32

108 CEDAR CIR  
NEW BOSTON, TX 75570

0000009441841

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

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

**1. Date, Time, and Place of Sale.**

Date: June 07, 2022

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

Place: THE FRONT (NORTH) ENTRANCE OF THE BOWIE COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale. Cash.**

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 02, 2018 and recorded in Document CLERK'S FILE NO. 2018-2094 real property records of BOWIE County, Texas, with CODY SEITH MCALISTER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by CODY SEITH MCALISTER securing the payment of the indebtednesses in the original principal amount of \$92,424.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. SWBC MORTGAGE CORPORATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

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

c/o CENLAR FSB  
425 PHILLIPS BLVD  
EWING, NJ 08618



**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, 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, 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.

*Te se Beatrice Carrillo*

Israel Saucedo

Certificate of Posting

My name is Beatrice Carrillo, 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.

*Beatrice Carrillo*

Declarants Name: Beatrice Carrillo

Date: \_\_\_\_\_



108 CEDAR CIR  
NEW BOSTON, TX 75570

0000009441841

0000009441841

BOWIE



LOT NUMBERED FIVE (5) OF MCKAY'S FIRST ADDITION TO THE CITY OF NEW BOSTON, BOWIE COUNTY, TEXAS  
ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 1976, PAGE 6 OF THE REAL PROPERTY RECORDS OF BOWIE  
COUNTY, TEXAS.

6-07-2022

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

**NOTICE OF FORECLOSURE SALE** MAR 29 AM 11:13 2022

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

**1. Property to Be Sold.** The property to be sold is described as follows: LOT LETTERED "B" IN BLOCK NUMBERED TWO (2) OF RANEY ADDITION TO THE CITY OF NEW BOSTON, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 329, PAGE 17, OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 03/07/2014 and recorded in Book 6594 Page 295 Document 2322 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: 06/07/2022

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 ~~DAVID RAMIREZ AND DIANE RAMIREZ~~ provides that it secures the payment of the indebtedness in the original principal amount of \$72,659.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. REGIONS BANK DBA REGIONS MORTGAGE is the current mortgagee of the note and deed of trust and REGIONS MORTGAGE is mortgage servicer. A servicing agreement between the mortgagee, whose address is REGIONS BANK DBA REGIONS MORTGAGE c/o REGIONS MORTGAGE, 6200 Poplar Avenue, Memphis, TN 38119 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

Parkway Office Center, Suite 900


14160 Dallas Parkway

Dallas, TX 75254



Certificate of Posting

I am Sheryl 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 March 29, 2022 I filed this Notice of Foreclosure Sale at the office of the Bowie County Clerk and caused it to be posted at the location directed by the Bowie County Commissioners Court.

  
Posted by Sheryl La Mont, March 29, 2022.

~~06-07-2022~~

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

TS No.: 2022-00397-TX  
22-000190-673

2022 MAR 29 AM 11:12

**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:** ~~06/07/2022~~

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

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

**Property Address:** 8415 N KINGS HWY, TEXARKANA, TX 75503

**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 08/23/2016 and recorded 08/25/2016 in Document 2016-10248 , real property records of Bowie County, Texas, with **LYNNA WILMOTH AND ROBERT WILMOTH WIFE AND HUSBAND** grantor(s) and PRIMELENDING, A PLAINSCAPITAL 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 **LYNNA WILMOTH AND ROBERT WILMOTH WIFE AND HUSBAND**, securing the payment of the indebtedness in the original principal amount of **\$171,830.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **PHH MORTGAGE CORPORATION** 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:

All that certain tract or parcel of land being a part of the F. M. BROYLES HEADRIGHT SURVEY, Abstract No. 959, the M. F. JONES HEADRIGHT SURVEY, Abstract No. 945, and the W.L. HENRY HEADRIGHT SURVEY, Abstract No. 970, Bowie County, Texas, and being the same called 2.8933 acre tract of land as conveyed to James L. Jones, II and wife, Sharon K. Jones by Warranty Deed recorded in Volume 881, Page 215 of the Real Property Records of Bowie County, Texas, and the subject tract of land being more particularly described by metes and bounds as follows: BEGINNING at a 1-1/4" iron pipe found for corner on the North right-of-way line of Kings Highway (F.M. Road No. 989), said Point of Beginning being South, 1757.49 feet and West, 2746.87 feet from the occupied Southeast corner of a certain 55.5 acre tract of land as conveyed to Bernice Pyeatt by Deed recorded in Volume 150, Page 299 of the Deed Records of Bowie County, Texas, said Southeast corner being located in Jones Lane at a point 2487.26 feet S 01 deg. 08' E. from the Northeast corner of the said Hodge Headright Survey; THENCE N 01 deg. 33' 51" E., 479.27 feet with the West line of said Jones tract to a 1/2" iron pin set for corner at the Northwest corner of same, said corner being located at a Southwest corner of Stonevale Addition; THENCE N 74 deg. 37' 22" E., 293.38 feet with the North line of said Jones tract to a 5/8" iron pin found for corner; THENCE S 04 deg 00' 35" W., 465.69 feet with the East line of said Jones tract to a 1-1/4" iron pipe found for corner at the Southeast corner of same, said corner being located on the North right-of-way line of Kings Highway and a curve to the left having a radius of 2864.79 feet; THENCE Southwesterly, with said curve and right-of-way line. same being the South line of said Jones tract, a distance of 279.22 feet (chord is S 70 deg. 40' 55" W., 279.11 feet), through a central angle of 05 deg. 35' 04" to the Point of Beginning and containing 2.899 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  
1 Mortgage Way Mt. Laurel, NJ 08054  
Phone: 877-744-2506**

### Notice of [Substitute] Trustee Sale

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

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

**Date: March 25, 2022**



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

C/O Power Default Services, Inc.  
Northpark Town Center  
1000 Abernathy Rd NE; Bldg 400, Suite 200  
Atlanta, GA 30328  
Telephone: 855-427-2204  
Fax: 866-960-8298

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

Certificate of Posting

I am Sheryl 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 March 29, 2022 I filed this Notice of Foreclosure Sale at the office of the Bowie County Clerk and caused it to be posted at the location directed by the Bowie County Commissioners Court.

  
Posted by Sheryl La Mont, March 29, 2022.

06-07-2022

TS No.: 2022-00411-TX  
22-000207-673

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

2022 APR 12 AM 10:26

**Notice of [Substitute] Trustee Sale**

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

**1. Date, Time and Place of Sale.**

**Date:** 06/07/2022

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

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

**Property Address:** 208 WILDWOOD DRIVE, TEXARKANA, TX 75501

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

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 02/21/2006 and recorded 02/28/2006 in Book 4839 Page 25 Document 2967, real property records of Bowie County, Texas, with **FINISOURA KOONTZ, A SINGLE MAN AND MARY F. WADLEY, A SINGLE WOMAN** grantor(s) and AMERICAN ELITE MORTGAGE CO. 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 **FINISOUR A. KOONTZ, A SINGLE MAN AND MARY F. WADLEY, A SINGLE WOMAN**, securing the payment of the indebtedness in the original principal amount of **\$84,000.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-KS5** is the current mortgagee of the note and deed of trust or contract lien.



## Notice of [Substitute] Trustee Sale

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

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

**LOT NUMBERED FOURTEEN (14) AND THE EAST THIRTEEN FEET (E. 13') OF LOT NUMBERED FIFTEEN (15) IN BLOCK NUMBERED TWO (2) OF BROWNWOOD SECOND ADDITION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION RECORDED IN VOLUME 329, PAGE 27 OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS.**

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

**C/O PHH Mortgage Corporation**

**1 Mortgage Way Mt. Laurel, NJ 08054**

**Phone: 877-744-2506**

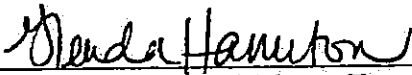


### Notice of [Substitute] Trustee Sale

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

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

Date: April 8, 2022



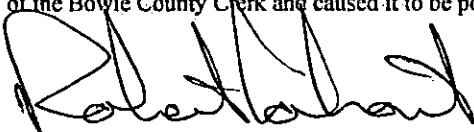
Camisha Scott, Iman Walcott, Tanesha Humphrey, Claire Buxton, **Glenda Hamilton** – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.  
Northpark Town Center  
1000 Abernathy Rd NE; Bldg 400, Suite 200  
Atlanta, GA 30328  
Telephone: 855-427-2204  
Fax: 866-960-8298

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

Certificate of Posting

I am Robert La Mont whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on April 12, 2022 I filed this Notice of Foreclosure Sale at the office of the Bowie County Clerk and caused it to be posted at the location directed by the Bowie County Commissioners Court.



Robert La Mont, April 12, 2022