

July 8, 2023

RECORDED IN:
BOWIE COUNTY, TEXAS
TINA PETTY, COUNTY CLERK

2023 JUN 15 AM 11:27

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, That certain Deed of Trust (the "**Deed of Trust**"), dated December 15, 2022, from Veronica C York and Kenneth M. York ("**Borrower**"), as Grantor to Carmen Mejia, Trustee, filed for record on January 23, 2023 in Real Property Records of Bowie County, Texas, more particularly described therein, which serves as security for a \$67,000.00 promissory note described therein (the "**Note**") executed by Borrower, payable to the order of Challenger Trust, LLC.

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

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, Challenger Trust, LLC, the Owner and Holder of the Promissory Note has requested the undersigned to sell the real property described in the Deed of Trust to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Wednesday, July 5th, 2023 beginning at 12 o'clock pm, or not later than 3:00 o'clock pm**, the Substitute Trustee, will sell the following described real property, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness affecting the property which is superior to the Deed of Trust, if any, at the Courthouse of Bowie, Texas, in the area designated by the Commissioners Court of such County, or if no such area has been so designated, then at the place where nonjudicial foreclosure sales of real property are customarily and regularly held in Bowie County, Texas, which real property is described as follows:

Legal Description: Lot Number Eighteen (18), In Block No. Two (2) of the Stanfields Addition, to the city of Texarkana, Bowie County, according the map or plat of said Addition recorded in Volume 40, Page 31, Plat Records of Bowie County, Texas.

Commonly known as: 2402 Pine St, Texarkana, Bowie County, TX 75503

Together with all improvements on the property; all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights, and water stock; all fixtures attached to the property; and all personal property, if any described in and secured by the Deed of Trust.

The property to be sold is the same property described in said Deed of Trust, except as same may have been modified of record.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE(S), EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE OWNER OF THE PROMISSORY NOTE NOR THE SUBSTITUTE TRUSTEE(S) MAKES ANY REPRESENTATIONS OR WARRANTIES WITH THE RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATIONS WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

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.

IN WITNESS HEREOF, this instrument has been executed to be effective June 9, 2023

Property Address 2402 Pine St, Texarkana, Bowie County, TX 75503

Josh Tule
Challenger Trust, LLC

Acknowledgement

STATE OF Texas)(
COUNTY OF Lampasas)(

This instrument was acknowledged before me on June 9, 2023 by Justin Milam for Challenger, LLC.

NOTARY SEAL:



L. Carmen Mejia
Notary Public, the State of Texas

After Recording, please send to:
Challenger Trust, LLC
P.O. Box 1606
Lampasas, TX 76550

7-5-2023

RECORDED IN:
BOWIE COUNTY, TEXAS
TINA PETTY, COUNTY CLERK

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

Date: June 9, 2023

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

Lender: WJR Properties, LLC—Series 144

Note: Real Estate Lien Note dated October 13, 2021, executed by Tony Ross & Amber Ross and made payable to WJR Properties, LLC—Series 144

Deed of Trust:

Date: October 13, 2021

Grantor: Tony Ross & Amber Ross

Lender: WJR Properties, LLC—Series 144

Recording information: Instrument No. 2021-00012968, Official Property Records, Bowie County, Texas.

Property (including improvements): All of Tract 14 of E.H. POTEET SUBDIVISION, a subdivision of a part of the William D. Hawkins Headright Survey, Abstract 258, Bowie County, Texas, according to the plat recorded in Volume 532, Page 753 of the Plat Records of Bowie County, Texas.

Date of Sale: July 5, 2023

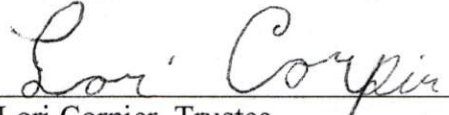
Time of Sale: 1:00 P.M.

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 Lori Corpier as 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

7-5-2023

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

Date: June 9, 2023

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

Lender: WJR Properties, LLC—Series 187

Note: Real Estate Lien Note dated December 17, 2021, executed by Gary W. Stauty and made payable to WJR Properties, LLC—Series 187

Deed of Trust:

Date: December 17, 2021

Grantor: Gary W. Stauty

Lender: WJR Properties, LLC—Series 187

Recording information: Instrument No. 2021-00015642, Official Property Records, Bowie County, Texas.

Property (including improvements): All that certain property located in Bowie County, Texas, and being more particularly described in Exhibit "A", incorporated herein.

Date of Sale: July 5, 2023

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.

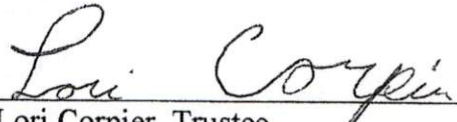
The maturity of the note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable. Lender appointed Lori Corpier as Trustee under the Deed of Trust. Because of the default in performance of the obligations of the Deed of Trust, Lender has instructed 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.

2023 JUN -9 PM 3:16

RECORDED
BOWIE COUNTY, TEXAS
THA P117, COUNTY CLERK

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

EXHIBIT "A"

Tract One:

A tract of land situated in the Lemuel Peters Headright Survey, Abstract No. 465, Bowie County, Texas, and being a part of the 164 acre tract deeded to J.R. Rochelle by Mitchell on April 16, 1893, and part of the 40 acre tract of A.C. Rochelle as shown of record in Volume 157, Page 639 and part of the Stilson 15.73 acre tract as shown of record in Volume 186, Page 329 of the Deed Records of Bowie County, Texas, and being more particularly described as follows:

BEGINNING at an iron pin, 39.7 feet West of the East boundary line of the Lemuel Peters Headright Survey, and 549.3 feet North of the South boundary line of the above mentioned 40 acre and 165 acre tracts of land, said Point of Beginning being in the West boundary line of the right-of-way of Texas Farm-Market Road No. 1398, 39.5 feet from center line of road;

THENCE West 1080.3 feet to an iron pipe, in the West boundary line of said 15.73 acre tract of land;

THENCE North with West boundary line of 15.73 acre tract, 140.0 feet to an iron pipe at Northwest corner of said 15.73 acre tract;

THENCE East 1078.5 feet with North boundary line of 15.73 acre tract to an iron pin in West boundary line of Farm-Market Road No. 1398;

THENCE South 00° 45' East with said Right-of-Way line, 39.5 feet from and parallel to center line of road, 140.0 feet to the Point of Beginning and containing a total of 3.47 acres of land, more or less.

Tract Two:

All that certain lot, tract or parcel of land situated in the Lemuel Peters Headright Survey, A-465, Bowie County, Texas, and being a part of the 165 acre tract deeded to J.R. Rochelle by Mitchell on April 6, 1893, and a part of the 40 acre tract of A.C. Rochelle as shown of record in Volume 157, Page 639, and also a part of the Stilson 15.73 acre tract as shown by Deed of record in Volume 186, Page 329 of the Deed Records of Bowie County, Texas, and more particularly described as follows:

BEGINNING at an iron pin, 39.7 feet West of the East boundary line of the Lemuel Peters Headright Survey and 549.3 feet North of the South boundary line of the above mentioned 40 acres and 165 acre tracts of land and also being Southeast corner of the Joel Lee Stilson 3.47 acre tract of land as shown by Deed of Record in Volume 414, Pages 456-463 of the Deed Records of Bowie County, Texas, said point of beginning being in the West boundary line of the Right-of-Way of Texas Farm to Market Road No.1398, 39.5 feet from the center line of said road;

THENCE West along and with the South boundary line of the Joel Lee Stilson tract 1080.3 feet to an iron pipe in the West boundary line of said 15.73 acre tract of land;

THENCE South with the West boundary line of said 15.73 acre tract of land 166.9 feet to a stake for corner;

THENCE East 1078.5 feet with the North boundary line of said 15.73 acre tract to a point in the West boundary line of said Farm to Market Road No. 1398;

THENCE North with said Right-of-way line, 39.5 feet from and parallel to center line of said Road, approximately 166.9 feet to the point of beginning.

7-05-2023

2023 MAY 16 AM 11:26

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated March 23, 2017 and recorded under Clerk's File No. 2017-3910, in the real property records of BOWIE County Texas, with Jane E. Bookout, a married woman, Roger Bookout as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Loandepot.com, LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Jane E. Bookout, a married woman, Roger Bookout securing payment of the indebtedness in the original principal amount of \$96,000.00 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 Jane E Bookout. NewRez LLC d/b/a Shellpoint Mortgage Servicing is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for the Mortgagee. Shellpoint Mortgage Servicing, is representing the Mortgagee, whose address is: 75 Beattie Place, Suite 300, Greenville, SC 29601.

Legal Description:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE J.H. BENNETT HEADRIGHT SURVEY, ABSTRACT NO.27, BOWIE COUNTY, TEXAS, AND BEING A PART OF THE TRACT FORMERLY OWNED BY CHARLES ELLIOT AND KNOWN AS THE OLD COURTHOUSE SQUARE, AND THE HEREIN DESCRIBED TRACT OF LAND BEING THAT SAME TRACT CONVEYED FROM ZADIE ROACH, ET AL, TO LARRY A. HENRY AND WIFE, LINDA SUE HENRY BY DEED DATED JANUARY 31, 1974, AND RECORDED IN VOLUME 569, PAGE 567 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS, AND THE SUBJECT AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:

SALE INFORMATION

Date of Sale: 07/05/2023

Earliest Time Sale Will Begin: 11:00 AM

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

TERMS OF SALE

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



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

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


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

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

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

Executed on May 15, 2023.

/s/ Olufunmilola Oyekan SBOT# 24084552, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by: 

Printed Name: Robert LaMont, May 16, 2023

C&M No. 44-23-0261

EXHIBIT A
LEGAL DESCRIPTION

All that certain tract or parcel of land situated in the J. H. BENNETT HEADRIGHT SURVEY, Abstract No. 27, Bowie County, Texas, and being a part of the tract formerly owned by Charles Elliott and known as the Old Courthouse Square, and the herein described tract of land being tat same tract conveyed from Zadie Roach, et al, to Larry A. Henry and wife, Linda Sue Henry by deed dated January 31, 1974, and recorded in Volume 569, Page 567 of the Deed Records of Bowie County, Texas, and the subject tract being more particularly described by metes and bounds as follows: BEGINNING at a 1/2 inch reinforcing steel rod found for corner on the North right-of-way line of Texas F. M. Road No. 2149, said point being S 81 deg. 00' W, 133 feet from the intersection of State Highway No. 8 and F. M. Road No. 2149 and being the Southwest corner of said Henry tract;

THENCE: S 87 deg. 42' 26" W, 100.48 feet with the North right-of-way line of F. M. Road No. 2149 to a 1/2 inch pipe found for corner at the Southwest corner of said Henry tract;

THENCE: N 00 deg. 00' 00" E, 222.43 feet with the West boundary line of said Henry tract and the East boundary line of a certain tract conveyed to Kathy Tidwell by deed recorded in Volume 2401, Page 250 of the Real Property Records of Bowie County, Texas, to a 1/2 inch reinforcing steel rod found for corner at the Northwest corner of said Henry tract;

THENCE: N 89 deg. 04' 03" E, 102.51 feet with the North boundary line of said Henry tract and the South boundary line of a certain tract conveyed to Charles E. Raney by deed recorded in Volume 543, Page 479 of the Deed Records of Bowie County, Texas, to a 1/2 inch pipe found for corner at the Northeast corner of said Henry tract;

THENCE: S 00 deg. 32' 44" W, 220.09 feet with the East boundary line of said Henry tract and the West boundary line of a certain tract conveyed to Sherry Johnson by deed recorded in Volume 2399, Page 271 of the Real Property Records of Bowie County, Texas, to the POINT OF BEGINNING and containing 0.515 acres of land, more or less.

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

July 5 2023

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

RECORDING REQUESTED BY:

2023 MAY 18 PM 3: 03

WHEN RECORDED MAIL TO:

Robert LaMont, Harriett Fletcher, Sheryl LaMont, Sharon
St. Pierre
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX08000001-23-2S

APN 22400000900

TO No TX08000001-23-2S

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on June 9, 2008, **SUZANNE PARKER, A SINGLE PERSON** as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of **CYNTHIA L. COBURN** as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for MORTGAGE NETWORK, INC., its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$83,538.00, payable to the order of Nationstar Mortgage LLC as current Beneficiary, which Deed of Trust recorded on June 16, 2008 as Document No. 8714 in Book 5407, on Page 270 in **Bowie County, Texas**. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 22400000900

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Robert LaMont, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **Nationstar Mortgage LLC**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.



4785735

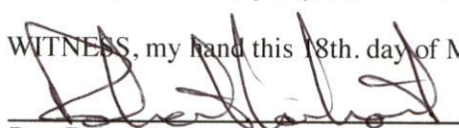
NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Wednesday, July 5, 2023 at 11:00 AM**, no later than three (3) hours after such time, being the first Wednesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Bowie County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **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.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and Nationstar Mortgage LLC's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and Nationstar Mortgage LLC's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 18th. day of May, 2023.


By: Robert LaMont, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre
Substitute Trustee(s)

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.

**SALE INFORMATION CAN BE OBTAINED ONLINE AT <https://www.servicelinkauction.com/>
FOR AUTOMATED SALES INFORMATION PLEASE CALL: ServiceLink Auction | Hudson and
Marshall at (866) 539-4173**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

TS No TX08000001-23-2S

APN 22400000900

TO No TX08000001-23-2S

EXHIBIT "A"

LOT NUMBERED NINE (9) IN BLOCK NUMBERED ONE (1) OF SOUTHERN PINES ADDITION, A SUBDIVISION OF A PART OF LOT 10 OF GEORGE MORRIS HEADRIGHT SURVEY, ABSTRACT NO. 372, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION RECORDED IN VOLUME 397, PAGE 401 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS

7-5-23

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

2023 MAY 16 PM 1:16

301 CHURCH STREET
REDWATER, TX 75573

00000009788589

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: July 05, 2023

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 17, 2010 and recorded in Document CLERK'S FILE NO. 12450; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2022-00002575 real property records of BOWIE County, Texas, with TRENT JAMES KLITZ AND ERICA LEE KLITZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., (MERS) AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by TRENT JAMES KLITZ AND ERICA LEE KLITZ, securing the payment of the indebtednesses in the original principal amount of \$209,675.00, 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



301 CHURCH STREET
REDWATER, TX 75573

00000009788589

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 BOETTCHER, 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: _____

301 CHURCH STREET
REDWATER, TX 75573

00000009788589

00000009788589

BOWIE

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE DANIEL MORRIS HEADRIGHT SURVEY, ABSTRACT NO. 381, BOWIE COUNTY, TEXAS, AND BEING A PART OF A CERTAIN 9.00 ACRE TRACT CONVEYED FROM W.M. SMITH AND WIFE, JACKIE SMITH TO JOE R. NUNN BY DEED DATED JANUARY 31, 1961 AND RECORDED IN VOLUME 392, PAGES 605-607 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS, AND THE HEREIN DESCRIBED TRACT OF LAND BEING THAT SAME TRACT OR PARCEL OF LAND CONVEYED FROM JOE R. NUNN AND WIFE, RITA GRIMES NUNN TO CHARLES W. MAGEE, JR. AND WIFE, JANET MAGEE BY DEED DATED OCTOBER 26, 1988 AND RECORDED IN VOLUME 2946, PAGES 34-36 OF THE REAL PROPERTIES OF BOWIE COUNTY, TEXAS, AND THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½ INCH REINFORCING STEEL ROD FOUND FOR CORNER ON THE NORTH SIDE OF A STREET DESIGNATED AS CHURCH STREET AT THE SOUTHWEST CORNER OF SAID 9.00 ACRE JOE R. NUNN TRACT AND THE SOUTHWEST CORNER OF SAID MAGEE TRACT AND BEING THE SOUTHEAST CORNER OF A CERTAIN 2.61 ACRE TRACT CONVEYED FROM JANIS DURHAM TO JAMES C. EDWARDS, ET UX, BY DEED DATED MARCH 26 AND RECORDED IN VOLUME 1923, PAGE 167 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, AND ALSO BEING THE SOUTHEAST CORNER OF A CERTAIN TRACT CONVEYED TO CHRISTOPHER M. HUGHES AND INA M. HUGHES BY DEED DATED DECEMBER 9, 2009 AND RECORDED IN VOLUME 5744, PAGES 43-45 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS;

THENCE: N 00° 00' 00" E, 218.24 FEET WITH THE WEST LINE OF SAID MAGEE TRACT AND AN EAST LINE OF SAID HUGHES TRACT TO A ½ INCH REINFORCING STEEL ROD FOUND AT AN EXISTING FENCE CORNER AT THE NORTHWEST CORNER OF SAID MAGEE TRACT;

THENCE: N 88° 58' 41" E, 145.17 FEET ALONG AN EXISTING FENCE LINE AND WITH THE NORTH LINE OF SAID MAGEE TRACT AND WITH A SOUTH LINE OF A CERTAIN TRACT CONVEYED TO JASON MORTON AND WIFE, LINDSAY MORTON BY DEED DATED APRIL 25, 2007 AND RECORDED IN VOLUME 5135, PAGES 82-84 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, TO A ½ INCH REINFORCING STEEL ROD FOUND FOR CORNER AT AN EXISTING FENCE CORNER AT THE NORTHEAST CORNER OF SAID MAGEE TRACT;

THENCE: S 02° 06' 19" W, 223.85 FEET ALONG AN EXISTING FENCE LINE AND WITH THE EAST LINE OF SAID MAGEE TRACT AND WITH A WEST LINE OF SAID MORTON TRACT TO A ½ INCE REINFORCING STEEL ROD SET FOR CORNER ON THE NORTH SIDE OF CHURCH STREET AT THE SOUTHEAST CORNER OF SAID MAGEE TRACT;

THENCE: N 88° 48' 00" W, 136.95 FEET WITH THE NORTH SIDE OF CHURCH STREET TO THE POINT OF BEGINNING AND CONTAINING 0.715 ACRES OF LAND, MORE OR LESS.

July 5, 2023

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

2023 MAY 18 PM 3: 03

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2023-05418-TX

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

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

Date: 7/5/2023

Time: The earliest time the sale will begin is 11:00 AM

Place: Bowie County Courthouse, Texas, at the following location: 710 James Bowie Drive, New Boston, TX 75570 THE FRONT (NORTH) ENTRANCE OF THE BOWIE COUNTY COURTHOUSE IN NEW BOSTON, TX

Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

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

Lot Numbered Eighteen (18) in Block Numbered Eighteen (18) of WAKE VILLAGE, Bowie County, Texas, a Subdivision of a part of the Nancy Dycus Headright Survey, Abstract No. 145, Bowie County, Texas, according to the map or plat thereof recorded in Volume 40, Page 344 of Plat Records of Bowie County, Texas.

Commonly known as: 712 MACARTHUR AVE WAKE VILLAGE, TX 75501

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated 12/4/2015 and recorded in the office of the County Clerk of Bowie County, Texas, recorded on 12/15/2015 under County Clerk's File No 2015-14155, in Book -- and Page -- of the Real Property Records of Bowie County, Texas.

| | |
|---------------------|--|
| Grantor(s): | Carletha S. Pree and husband, Roderick Lamarr Pree with her joining herein to perfect the security interest but not to otherwise be liable |
| Original Trustee: | Joe Nichols |
| Substitute Trustee: | Auction.com, Meghan Byrne, Robert LaMont, Sheryl LaMont, David Sims, Harriett Fletcher, Allan Johnston, Ronnie Hubbard, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Christy Smith, Renee McCoart, Ken Autrey, Ed Henderson, Nestor Trustee Services, LLC |
| Original Mortgagee: | Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for State Bank of De Kalb, its successors and assigns |
| Current Mortgagee: | Freedom Mortgage Corporation |
| Mortgage Servicer: | Freedom Mortgage Corporation |

T.S. #: 2023-05418-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 referenced property securing the above referenced loan.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the mortgagee 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 day 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. 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 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$59,343.00, executed by Carletha S. Pree and husband, Roderick Lamarr Pree with her joining herein to perfect the security interest but not to otherwise be liable, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for State Bank of De Kalb, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

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

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

Freedom Mortgage Corporation
10500 Kincaid Drive
Fishers, IN 46037
Phone: 855-690-5900

Default and Request to Act - Default has occurred under the deed of trust, and the mortgagee has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

T.S. #: 2023-05418-TX

Dated: May 18, 2023

Auction.com, Meghan Byrne, Robert LaMont, Sheryl LaMont, David Sims, Harriett Fletcher, Allan Johnston, Ronnie Hubbard, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Christy Smith, Renee McCoart, Ken Autrey, Ed Henderson, Nestor Trustee Services, LLC



c/o Nestor Solutions, LLC
2850 Redhill Blvd., Suite 240
Santa Ana, CA 92705
Phone: (888) 403-4115
Fax: (888) 345-5501

For sale information visit: <https://www.xome.com> or Contact (800) 758-8052.

SENDER OF THIS NOTICE:
AFTER FILING, PLEASE RETURN TO:

Nestor Solutions, LLC
2850 Redhill Avenue, Suite 240
Santa Ana, California 92705

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
TS#: 23-28594

7/5/23
FILED FOR RECORD IN:
BOWIE COUNTY, TEXAS
TINA PETTY, COUNTY CLERK

2023 APR 13 AM 11:30

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 4/20/2000, Laura Nichols and husband, Randol Nichols, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Lloyd C. Champion, as Trustee, Regions Bank, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$46,900.00, payable to the order of Regions Bank, which Deed of Trust is Recorded on 4/28/2000 as Volume , Book 3253, Page 144, in Bowie County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

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

Commonly known as: **333 BELT RD TEXARKANA, TX 75501**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Robert LaMont, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont or Allan Johnston** , **Dustin George** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **BankUnited N.A.**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **7/5/2023 at 11:00 AM**, or no later than three (3) hours after such time, in **Bowie** County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE FRONT (NORTH) ENTRANCE OF THE BOWIE COUNTY COURTHOUSE IN NEW BOSTON, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**

NOTICE IS FURTHER GIVEN that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

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



4781195

ServiceLink

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

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

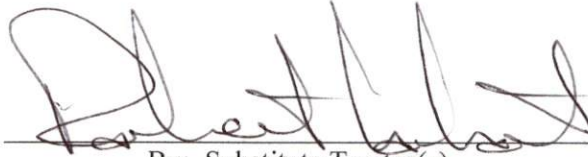
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WITNESS, my hand this 4/11/2023

Monica Sandoval

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

WITNESS, my hand this April 13, 2023.



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

All that certain tract or parcel of land situated in the THOMAS PRICE HEADRIGHT SURVEY Abstract No. 466, Bowie County, Texas, being a part of the 10 acre tract conveyed by Daniel H. Babb, Jr. to David M. Watts by deed dated October 1, 1949, and recorded in Volume 260, Pages 232-234 of the Deed Records of Bowie County, Texas, and also being that same tract conveyed from Joe A. Murphy to Jerry Cagle and wife, Mary A. Cagle by Deed dated August 12, 1991 and recorded in Volume 1649, Page 10 of the Real Property Records of Bowie County, Texas, and the subject tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch reinforcing steel rod found for corner at the intersection point of the North boundary line of the aforementioned 10 acre Watt tract and the West right-of-way line of a public road known as Belt Road, also being in the West right-of-way line of a street designated as Belt Road;

THENCE: S 00° 59' 35" E, 80.00 feet with the West right-of-way line of said Belt Road to a 1/2 inch reinforcing steel rod found for corner in the Southeast corner of said Cagle tract;

THENCE: N 88° 01' 55" W, 275.00 feet with the South boundary line of said Cagle tract and with a North boundary line of a certain tract conveyed to J. B. Murphy by deed recorded in Volume 264, Page 423 of the Deed Records of Bowie County, Texas to a 1/2 inch reinforcing steel rod found for corner in the Southwest corner of said Cagle tract;

THENCE: N 00° 59' 35" W, 80.00 feet with the West boundary line of said Cagle tract and with an East boundary line of said Murphy tract to a 1-inch pipe found for corner in the Northwest corner of said Cagle tract;

THENCE: S 88° 01' 55" E, 275.00 feet with the North boundary line of said Cagle tract and with the South boundary line of a certain tract conveyed to Ronald Megginson by deed recorded in Volume 1419, Page 1 of the Real Property Records of Bowie County, Texas, to the POINT OF BEGINNING and containing 0.51 acres of land, more or less.

COPY

7-5-2023

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

2023 MAY 30 PM 2:25

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 3, 2018, executed by **GRANVILLE CARL GRUBBS AND MARY FAYE GRUBBS, A MARRIED COUPLE**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2018-00003419, Official Public Records of Bowie County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesseltnine, whose address is listed below, 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 **Wednesday, July 5, 2023**, (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 2015 Fleetwood Manufactured Home, Serial No. FLE240TX1434763A.

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.

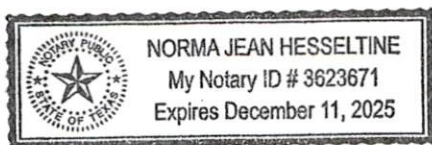
EXECUTED this 25 day of May, 2023.



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 25 day of May, 2023, to certify which witness my hand and official seal.





NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Lots Numbered TEN (10), ELEVEN (11), TWELVE (12), and the South 50-feet of Lot Numbered THIRTEEN (13) in Block Numbered THIRTY-FIVE (35) of GLASS ADDITION to the town of Boston, Texas, according to the map or plat as recorded in Volume 40, Page 63, Plat Records of Bowie County, Texas.

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

7-5-2023

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

2023 JUN -5 PM 3:12

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

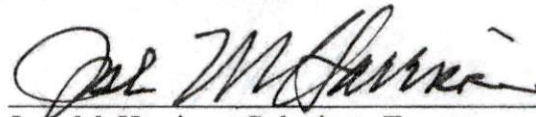
WHEREAS, the undersigned Substitute Trustee has been appointed by Hancock Whitney Bank, successor by merger to MidSouth Bank, N.A., the beneficiary under that certain Homestead Lien Contract and Deed of Trust ("Deed of Trust") dated October 24, 2017, executed by John Alvin Brown and Brenda Joyce Brown, and filed for record in the Office of the County Clerk of Bowie County, Texas, under Clerk's File No. 2017-12583; and

WHEREAS, the note owned and held by Hancock Whitney Bank, successor by merger to MidSouth Bank, N.A., is now in default and the note is secured by the above described Deed of Trust;

NOW, THEREFORE, Josh M. Harrison or Preston C. Goodwin or Jim Mills or Susan Mills or George Hawthorne or Christy Smith or Renee McCoart or Ken Autrey or Ed Henderson or Andrew Mills-Middlebrook, or another duly appointed Substitute Trustee, will, as Substitute Trustee under the Deed of Trust, in order to satisfy the indebtedness secured thereby, and at the request of the holder of the indebtedness, default having been made in the payment thereof, sell on the 5th day of July, 2023, at public auction to the highest bidder for cash, in the area for such public sales of real property, located at the front (North) entrance of the Bowie County Courthouse in New Boston, Texas, in the area designated by the Bowie County Commissioners' Court, or at such other location as may be designated by the Bowie County Commissioners' Court, between the hours of 10:00 o'clock a.m. and 1:00 o'clock p.m. on that day, the following described property, to-wit:

That real property and improvements, commonly known as 3940 Trexler Road, Texarkana, Texas 75501, and more particularly described by metes and bounds in the Exhibit attached to the Deed of Trust.

WITNESS MY HAND on this 1st day of June, 2023.



Josh M. Harrison, Substitute Trustee
Goodwin & Harrison, L.L.P.
P.O. Box 8278
The Woodlands, Texas 77387-8278
(281) 363-3136
Email: josh@goodwin-harrison.com

EXHIBIT:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN AND BEING A PART OF LOTS NUMBERED SEVEN (7) AND EIGHTEEN (18) OF THE KROLSE SUBDIVISION OF THE PAYNE LANDS AND BEING PART OF THE JOHN JACKSON HEADRIGHT SURVEY, ABSTRACT NO A-313, AND THE HOWARD ETHERIDGE HEADRIGHT SURVEY, ABSTRACT NO A-181, BOTH IN BOWIE COUNTY, TEXAS, AND BEING THE NORTH PART OF THAT CERTAIN 17.32 ACRE TRACT AS DESCRIBED IN WARRANTY DEED FROM E.L. JAGGERS AND WIFE, CLARENE JAGGERS TO JOHN ALVIN BROWN AND WIFE, BRENDA JOYCE BROWN DATED DECEMBER 22, 1971, RECORDED IN VOLUME 554, PAGE 105 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" REBAR FOR CORNER AT AN EXISTING FENCE CORNER ON THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 17.32 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF A 56.5 ACRE TRACT (TRACT NO. 2) AS DESCRIBED IN THE NORTHWEST CORNER OF A 56.5 ACRE TRACT (TRACT NO. 2) AS DESCRIBED IN WARRANTY DEED TO M.V. ANDERSON RECORDED IN VOLUME 256, PAGE 16 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS, SAME BEING THE NORTHEAST CORNER OF A 3.15 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO CLRTIS AND DEBBIE BOWMAN RECORDED IN VOLUME 5088, PAGE 190 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS;

THENCE S 89 DEG 53' 19" W, ALONG AN EXISTING FENCE LINE, SAME BEING THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 17.32 ACRE TRACT, SAME BEING THE NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED 3.15 ACRE TRACT, 392.74 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP (STAMPED R.P.L.S. 4874 TYPICAL) FOR CORNER AT AN EXISTING FENCE CORNER ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 1216 (THEXLER ROAD);

THENCE N 00 30' 12" W, ALONG AN EXISTING FENCE LINE, SAME BEING THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 1216, 212.29 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER IN AN EXISTING FENCE LINE;

THENCE N 89 DEG 53' 19" E, 617.41 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER;

THENCE S 00 DEG 30' 12" E, 208.83 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER ON THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 17.32 ACRE TRACT;

THENCE S 89 DEG 00' 20" W, WITH THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 17.32 ACRE TRACT, SAME BEING THE NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED 56.5 ACRE TRACT, 224.67 FEET TO THE POINT OF BEGINNING, CONTAINING 3.0000 ACRES OF LAND, MORE OR LESS, WITH 0.1727 OF AN ACRE BEING IN THE JOHN JACKSON HEADRIGHT SURVEY AND WITH 2.8273 ACRES BEING IN THE HOWARD ETHERIDGE HEADRIGHT SURVEY, BOTH IN BOWIE COUNTY, TEXAS.

TAX ID# 30088

Filed For Record In:
Bowie County, Texas
Tina Petty
County Clerk
On: Nov 10, 2017 at 02:22P

7-5-2023

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

2023 JUN -8 AM 11:05

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.

5965-520

NOTICE OF FORECLOSURE SALE

1 THE PROPERTY TO BE SOLD

COMMONLY KNOWN AS

913 CR 4252, DE KALB, TEXAS 75559

LEGAL DESCRIPTION

SEE EXHIBIT A.

2 THE DEED OF TRUST TO BE FORECLOSED UPON

RECORDED IN REAL PROPERTY RECORDS OF
BOWIE COUNTY

RECORDED ON
FEBRUARY 26, 2007

UNDER DOCUMENT#
3055

3 THE SALE IS SCHEDULED TO BE HELD

PLACE

THE FRONT (NORTH) ENTRANCE OF THE BOWIE COUNTY
COURTHOUSE IN NEW BOSTON, TX OR AS DESIGNATED
BY THE COUNTY COMMISSIONER'S OFFICE

DATE

JULY 5, 2023

TIME

11:00 AM - 2:00 PM

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 § 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.

OBLIGATIONS SECURED

The Deed of Trust executed by AVANELLE GARLAND, provides that it secures the payment of the indebtedness in the original principal amount of \$142,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NEXBANK f/k/a NEXBANK SSB is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is the current mortgage servicer. A servicing agreement between the mortgager, whose address is 1661 Worthington Road, Suite #100, West Palm Beach, Florida 33409, and the mortgage service exists. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.

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.

In accordance with Texas Property Code § 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust:

ROBERT LAMONT, HARRIETT FLETCHER, RONNIE HUBBARD, SHERYL LAMONT, ALLAN JOHNSTON, NICHOLAS S. CAMPBELL, ANNAROSE M. HARDING, SARA A. MORTON, JONATHON AUSTIN, and/or BRANCH M. SHEPPARD.

ATTORNEYS AT LAW

Branch M. Sheppard
Annarose M. Harding
Sara A. Morton
Jonathon Austin


GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH
A PROFESSIONAL LAW CORPORATION
1301 McKinney Street, Suite 1400
Houston, Texas 77010
(713) 599-0700

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED June 08, 2023

NAME Robert LaMont

 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.

5965-520

**EXHIBIT A – LEGAL DESCRIPTION
for 913 CR 4252, De Kalb, Texas 75559**

PART OF THE W. L. BROWNING HEADRIGHT SURVEY, A-23, BOWIE COUNTY, TEXAS AND BEING A PART OF A 10.24121 ACRE TRACT CONVEYED FROM JERRY ELKINS TO JAMES E. GARLAND AND WIFE, AVANELLE GARLAND BY DEED DATED JANUARY 6, 1986, RECORDED IN VOLUME 801, PAGE 741 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS AND BEING A PART OF A 2,759 ACRE TRACT CONVEYED FROM JERRY ELKINS TO JAMES GARLAND AND WIFE, AVANELLE M. GARLAND BY DEED DATED AUGUST 6, 1985, RECORDED IN VOLUME 778, PAGE 531 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS AND BEING A PART OF A 6, 0 ACRE TRACT. (TRACT NO. 1) AND ALL ACRE TRACT (TRACT NO. 2) CONVEYED FROM FRANK GARLAND AND WIFE, LORRAINE GARLAND TO JAMES D. GARLAND AND WIFE, AVANELLE GARLAND BY DEED DATED JUNE 28, 1985, RECORDED IN VOLUME 772, PAGE 513 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SET 5/8" REBAR FOR CORNER AT AN EXISTING FENCE CORNER AT THE NORTHEAST CORNER OF A 21 ACRE TRACT OF LAND CONVEYED FROM FRANK J. GARLAND AND WIFE, LORRAINE A. GARLAND TO JAMES E. GARLAND, DONALD K. GARLAND AND RALPH E. GARLAND BY DEED DATED OCTOBER 12, 1989, RECORDED IN VOLUME 1444, PAGE 245 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, SAME BEING N 90 DEGREES 00 MINUTE 00 SECONDS E, 2200.86 FEET AND S 00 DEGREES 00 MINUTES 00 SECONDS E, 3422.00 FEET FROM THE NORTHWEST CORNER OF SAID BROWNING HEADRIGHT SURVEY, BOWIE COUNTY, TEXAS;

THENCE: S 00 DEGREES 48 MINUTES 08 SECONDS W, ALONG AN EXISTING FENCE LINE, SAME BEING THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 21 ACRE TRACT, 449.04 FEET TO A SET 5/8" REBAR FOR CORNER IN AN EXISTING FENCE LINE;

THENCE: N 90 DEGREES 00 MINUTES 00 SECONDS W, 1061.88 FEET TO A SET 5/8" REBAR FOR CORNER AND BEING THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT OF LAND;

THENCE: N 90 DEGREES 00 MINUTES 00 SECONDS W, 1138.97 FEET TO A SET 5/8" REBAR FOR CORNER ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 4252;

THENCE: S 02 DEGREES 53 MINUTES 24 SECONDS W, WITH THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 4252, 102.91 FEET TO A SET 5/8" REBAR FOR CORNER AT AN EXISTING FENCE CORNER;

THENCE: S 82 DEGREES 48 MINUTES 34 SECONDS E, ALONG AN EXISTING FENCE LINE, 666.22 FEET TO A SET 5/8" REBAR FOR CORNER AT AN EXISTING FENCE CORNER;

THENCE: N 90 DEGREES 00 MINUTES 00 SECONDS E, 310.65 FEET TO A SET 5/8" REBAR FOR CORNER;

THENCE: S 00 DEGREES 00 MINUTES 00 SECONDS E, 120.15 FEET TO A SET 5/8" REBAR FOR CORNER;

THENCE: N 90 DEGREES 00 MINUTES 00 SECONDS E, 172.53 FEET TO A SET 5/8" REBAR FOR CORNER;

THENCE: N 00 DEGREES 00 MINUTES 00 SECONDS E, 306.31 FEET TO THE POINT OF BEGINNING, CONTAINING 4.7269 ACRES OF LAND, MORE OR LESS.

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED June 08, 2023

NAME Robert LaMont


TRUSTEE

NOTICE OF FORECLOSURE 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 OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. **Property to Be Sold.** The property to be sold is described as follows: ALL OF LOTS NUMBERED TWENTY FOUR (24), TWENTY FIVE (25), TWENTY SIX (26), AND A PART OF TWENTY SEVEN (27) AND TWENTY EIGHT (28) IN BLOCK NUMBERED ONE (1) OF J.R. GUINN'S SUBDIVISION, A PART OF H.H. MITCHELL HEADRIGHT SURVEY, ABSTRACT NO. 913, **BOWIE COUNTY, TEXAS**, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 40, PAGE 300 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 1/2 INCH REINFORCING STEEL ROD FOUND FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF A STREET DESIGNATED AS AVENUE "B" AT THE NORTHWEST CORNER OF LOT NO. 24 IN BLOCK NO. 1 OF SAID J.R. GUINN'S SUBDIVISION;

THENCE SOUTH 84 DEGREES 54 MINUTES 05 SECONDS EAST, 97.34 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF AVENUE "B" AND WITH THE NORTH LINES OF LOTS NO. 24, 25, 26 AND 27, TO A 1/2 INCH REINFORCING STEEL ROD SET FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF F.M. ROAD NO. 1398;

THENCE SOUTH 01 DEGREES 51 MINUTES 00 SECONDS EAST, 117.47 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF F.M. ROAD NO. 1398 AND ACROSS SAID LOTS NO. 27 AND 28, TO A 1/2 INCH REINFORCING STEEL ROD SET FOR CORNER IN THE SOUTH LINE OF SAID LOT NO. 28;

THENCE NORTH 84 DEGREES 54 MINUTES 05 SECONDS WEST, 103.77 FEET WITH THE SOUTH LINES OF SAID LOTS 28, 27, 26, 25 AND 24, TO A 1/2 INCH REINFORCING STEEL ROD SET FOR CORNER AT THE SOUTHWEST CORNER OF SAID LOT NO. 24;

THENCE NORTH 01 DEGREES 16 MINUTES 47 SECONDS EAST, 116.87 FEET WITH THE WEST LINE OF SAID LOT NO. 24, TO THE POINT OF BEGINNING AND CONTAINING 0.269 ACRES OF LAND, MORE OR LESS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 04/05/2006 and recorded in Book 4869 Page 41 Document 5477 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: 07/05/2023

Time: 11:00 AM

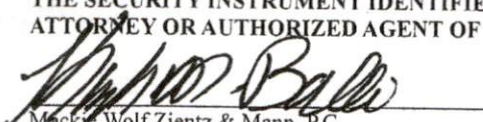
Place: Bowie County, Texas at the following location: THE FRONT (NORTH) ENTRANCE OF THE BOWIE COUNTY COURTHOUSE IN NEW BOSTON, TEXAS OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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

5. **Obligations Secured.** The Deed of Trust executed by **APRIL SPENCER AND CHRISTOPHER SPENCER**, provides that it secures the payment of the indebtedness in the original principal amount of \$37,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NATIONSTAR MORTGAGE LLC is the current mortgagee of the note and deed of trust and NATIONSTAR MORTGAGE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is NATIONSTAR MORTGAGE LLC c/o NATIONSTAR MORTGAGE LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

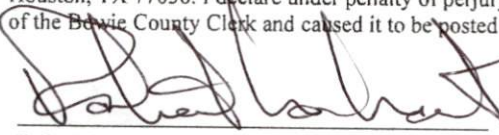
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


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

For additional sale information visit: www.auction.com or (800) 280-2832

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 May 25, 2023 I filed this Notice of Foreclosure Sale at the office of the Bowie County Clerk and caused it to be posted at the location directed by the Bowie County Commissioners Court.


Robert LaMont, May 25, 2023

FILED FOR RECORD IN:
BOWIE COUNTY, TEXAS
FINA PETTY, COUNTY CLERK
2023 MAY 25 PM 1:20

