

8-2-2022

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
11/24/2008

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

Recorded in:
Volume: 5524
Page: 1
Instrument No: 18828

Mortgage Servicer:
U.S. Bank National Association is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.

Grantor(s)/Mortgagor(s):
WILLIAM J. JACOBS AND SHEILA JANE JACOBS,
HUSBAND AND WIFE
Current Beneficiary/Mortgagee:
U.S. BANK NATIONAL ASSOCIATION

Property County:
BOWIE

Mortgage Servicer's Address:
4801 Frederica Street,
Owensboro, KY 42301

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Date of Sale: 8/2/2022

Earliest Time Sale Will Begin: 11:00:00 AM

Place of Sale of Property: Bowie County Courthouse, 710 James Bowie Drive, New Boston, TX 75570 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

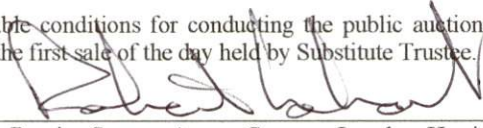
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

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


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, Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont or Allan Johnston Posted July 07, 2022
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-22-92130-POS
Loan Type: FHA

FILE FOR RECORD IN
BOWIE COUNTY, TEXAS
TINA PETTY, COUNTY CLERK
2022 JUL - 7 PM 1:20

EXHIBIT A

Property: **3456 CR 4235, De Kalb, TX 75559**

All that certain tract or parcel of land located approximately 12 miles Southwest of the Town of New Boston and being a part of Survey No. Two (2), Block No. One (1) of the BOWIE COUNTY SCHOOL LAND HEADRIGHT SURVEY, Abstract No. 50, Bowie County, Texas, and being a part of that certain tract conveyed from C.M. Foster and wife, Gertrude Hawkins by Deed dated April 4, 1953 and recorded in Volume 83, Page 282 of the Deed Records of Bowie County, Texas and the herein described tract being a part of those certain tracts described in Substitute Trustee's Deed recorded in Volume 5353, Pages 226-233 of the Real Property Records of Bowie County, Texas and the subject tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch reinforcing steel rod set for corner at the Southwest corner of a certain tract conveyed to Bobby L. Jackson by Deed recorded in Volume 493, Page 207 of the Deed Records of Bowie County, Texas on the West line of the said Bowie County School Land Headright Survey and the East line of the Wm Stallcup Headright Survey, Abstract No. 532 and the West line of the said Hawkins tract and the West line of Survey No. Two (2), Block No. One (1) of the said Bowie County School Land Headright Survey and being S 00° 00' 00" W, 1713.61 feet from the Northwest corner of said Survey No. 2, Block No. 1 of said Bowie School Land Headright Survey;

THENCE: N 90° 00' 00" E, 613.16 feet with the South line of said Jackson tract to a 1/2 inch reinforcing steel rod set for corner and being the POINT OF BEGINNING for the herein described tract of land;

THENCE: N 90° 00' 00" E, 204.38 feet with the South line of said Jackson tract to a 1/2 inch reinforcing steel rod set for corner;

THENCE: S 00° 00' 00" W, 1108.30 feet to a 1/2 inch reinforcing steel rod set for corner in the North right-of-way line of Bowie County Road No. 4235;

THENCE: N 90° 00' 00" W, 204.38 feet with the North right-of-way line of County Road No. 4235 to a 1/2 inch reinforcing steel rod set for corner;

THENCE: N 00° 00' 00" E, 1108.30 feet to the POINT OF BEGINNING and containing 5.20 acres of land, more or less.

A.P.N. 02220-0058-00

2022 JUN 30 PM 1:04

8-12
8-2-2022
NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

Matter No.: 099998-TX

Date: June 28, 2022

County where Real Property is Located: Bowie

ORIGINAL MORTGAGOR: DWAYNE D. WILLIAMS AND REGINA WILLIAMS, HUSBAND AND WIFE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR VILLAGE CAPITAL & INVESTMENT, LLC, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: VILLAGE CAPITAL & INVESTMENT, LLC

MORTGAGE SERVICER: VILLAGE CAPITAL & INVESTMENT, LLC

DEED OF TRUST DATED 11/10/2016, RECORDING INFORMATION: Recorded on 11/22/2016, as Instrument No. 2016-13665

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT NUMBERED FOUR (4) IN BLOCK NUMBERED FOUR (4) OF TWILIGHT TERRACE SECOND ADDITION TO THE CITY OF WAKE VILLAGE, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION FILED OF RECORD ON SEPTEMBER 26, 1961 AND RECORDED IN VOLUME 329, PAGE 209 OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 8/2/2022, the foreclosure sale will be conducted in Bowie County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 11:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

VILLAGE CAPITAL & INVESTMENT, LLC is acting as the Mortgage Servicer for VILLAGE CAPITAL & INVESTMENT, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. VILLAGE CAPITAL & INVESTMENT, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

VILLAGE CAPITAL & INVESTMENT, LLC
2863 St. Rose PKWY
Henderson NV, 89052



2022 JUN 30 PM 1:04
TINA PETTY, COUNTY CLERK
BOWIE COUNTY, TEXAS
FILED FOR RECORD IN

Matter No.: 099998-TX

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE ROBERT LAMONT, HARRIETT FLETCHER, SHERYL LAMONT, ALLAN JOHNSTON, SHARON ST. PIERRE, PAUL A. HOEFKER, ROBERT L. NEGRIN** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 701 N. Post Oak Road, Suite 205, Houston, TX 77024, Phone: (713) 293-3618.

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

By: 

Paul A. Hoefker, Attorney
Robert L. Negrin, Attorney
Aldridge Pite, LLP
701 N. Post Oak Road, Suite 205
Houston, TX 77024

Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036

Signed: 

Printed Name/Date: Robert La Mont, June 30, 2022

08/02/22

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

2022 JUN 24 AM 11:36

1303 HOLLOWAY DRIVE
TEXARKANA, TX 75503

00000009521345

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: August 02, 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 August 03, 2016 and recorded in Document CLERK'S FILE NO. 2016-9635 real property records of BOWIE County, Texas, with JACKIE W MONROE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JACKIE W MONROE, securing the payment of the indebtednesses in the original principal amount of \$200,305.00, 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 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. U.S. BANK NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o U.S. BANK NATIONAL ASSOCIATION
4801 FREDERICA ST
OWENSBORO, KY 42301



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: _____

1303 HOLLOWAY DRIVE
TEXARKANA, TX 75503

00000009521345

00000009521345

BOWIE

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING ALL OF LOT NUMBERED FOUR (4) AND A PART OF LOT NUMBERED FIVE (5) IN BLOCK NUMBERED THIRTY-SIX (36) OF GLENWOOD SEVENTH ADDITION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN VOLUME 382, PAGE 298 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS AND THAT CERTAIN PART OF LOT NO. FIVE (5) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH REINFORCING STEEL ROD SET FOR CORNER BEING A COMMON CORNER OF LOTS NO. 4,5, AND 6 IN BLOCK NO. 36 OF SAID GLENWOOD SEVENTH ADDITION;

THENCE: N 33 DEGREES 28' W, 138.93 FEET WITH THE LINE BETWEEN LOT NO. 4 AND 5 TO A POINT AT THE NORTHWEST CORNER OF LOT NO. 5, IN THE SOUTH RIGHT-OF-WAY LINE OF A STREET DESIGNATED AS HOLLOWAY DRIVE AT THE BEGINNING OF A CURVE TO THE LEFT, HAVING A DISTANCE OF 82.21 FEET, A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 26 DEGREES 55' AND A TANGENT OF 41.88 TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE: ALONG SAID CURVE TO THE RIGHT HAVING A DISTANCE OF 16.82 FEET, A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 38 DEGREES 34' TO A 1 INCH PIPE FOUND FOR CORNER;

THENCE: S 02 DEGREES 28' 00" W, 166.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.152 ACRES OF LAND, MORE OR LESS.

08/02/22

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

2022 JUN 24 AM 11:37

4121 PINE STREET
TEXARKANA, TX 75503

00000009530932

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: August 02, 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 December 21, 2004 and recorded in Document VOLUME 4491, PAGE 155; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2018-00012275 real property records of BOWIE County, Texas, with RUBEN R. LAMAY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by RUBEN R. LAMAY, securing the payment of the indebtednesses in the original principal amount of \$79,541.00, 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



4121 PINE STREET
TEXARKANA, TX 75503

00000009530932

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: _____

4121 PINE STREET
TEXARKANA, TX 75503

00000009530932

00000009530932

BOWIE

EXHIBIT "A"

LOT NUMBERED ONE (1) AND THE NORTH FORTY-FOUR FEET OF LOT NUMBERED TWO (2), BLOCK NUMBERED FOUR (4) IN BELL HEIGHTS ADDITION, TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 40, PAGE 280 AND IN VOLUME 204, PAGE 69 OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS.

8-02-22

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
TS#: 22-26671

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

2022 MAY 26 AM 11:30

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 7/28/1998, **Berry Ann McQueen**, a single person, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Jerry A. Rochelle, as Trustee, Century Bank, N.A., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$50,100.00, payable to the order of Century Bank, N.A., which Deed of Trust is Recorded on 8/7/1998 as Volume 10474, Book 2895, Page 212, Loan Modification recorded on 6/18/1999 as Instrument No. 8296 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:

Lot Numbered Thirty-Three (33) of Singing Pines Second Addition, a part of the King Headright Survey, Abstract No. 327, Bowie County, Texas, as shown by that certain plat recorded in Volume 413, Page 568-579 Deed Records of Bowie County, Texas.

Commonly known as: **4 N PINWOOD DR, 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, Ronnie Hubbard, Sheryl LaMont or Allan Johnston, 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 Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Towd Point Master Funding Trust 2021-PM1**, 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 **8/2/2022 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.



4750483

ServiceLink

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.

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 5/25/2022



By: Hung Pham, Trustee Sale Specialist
Carrington Foreclosure Services, LLC as
authorized agent for Mortgagee or Mortgage
Servicer

1500 South Douglass Road, Suite 150
Anaheim, CA 92806

WITNESS, my hand this May 26, 2022.



By: Substitute Trustee(s)
Robert LaMont, Harriett Fletcher, Ronnie Hubbard,
Sheryl LaMont or Allan Johnston, Sharon St. Pierre

C/O Carrington Foreclosure Services, LLC
1500 South Douglass Road, Suite 150
Anaheim, CA 92806

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

8-02-2022

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

2022 MAY 27 AM 11:05

9 DANA LN
TEXARKANA, TX 75503

00000009510926

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: August 02, 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 July 24, 2015 and recorded in Document CLERK'S FILE NO 2015-8212 real property records of BOWIE County, Texas, with JACOB CHAUNEY AND JESSICA LYNN CHAUNEY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JACOB CHAUNEY AND JESSICA LYNN CHAUNEY, securing the payment of the indebtednesses in the original principal amount of \$222,323.00, 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



9 DANALN
TEXARKANA, TX 75503

00000009510926

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 Kevin McCarthy, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 05/27/2022 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: Kevin McCarthy

Date: 05/27/2022

9 DANA LN
TEXARKANA, TX 75503

00000009510926

00000009510926

BOWIE

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE ASHLEY MCKINNEY HEADRIGHT SURVEY, A-366 BOWIE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT AN "X" MARK IN CONCRETE PAVEMENT 2133.19 FEET NORTH AND 1248.29 FEET WEST FROM THE SOUTHEAST CORNER OF ASHLEY MCKINNEY HEADRIGHT SURVEY, BOWIE COUNTY, TEXAS; SAID POINT OF BEGINNING BEING IN THE CENTERLINE OF A 40.00 FEET ACCESS EASEMENT DESIGNATED AS DANA LANE;
THENCE: N 90° 00' 00" W, 160.00 FEET WITH SAID CENTERLINE TO AN "X" MARK IN CONCRETE PAVEMENT;
THENCE: N 00° 00' 00" W, 212.00 FEET TO A 1/2 INCH REINFORCING STEEL ROD SET FOR CORNER; THENCE: N 90° 00' 00" E, 160.00 FEET TO A 1/2 INCH REINFORCING STEEL ROD SET FOR CORNER; THENCE: S 00° 00' 00" E, 212 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.78 ACRES OF LAND, MORE OR LESS; AND SUBJECT TO SUCH RIGHT AS MAY BE VESTED IN OTHERS FOR ACCESS EASEMENT, BEING THE STRIP OF LAND 20 FEET IN WIDTH ALONG AND ADJACENT TO THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED PROPERTY.

AND ALSO THE FOLLOWING DESCRIBED 40.00 FT. ACCESS EASEMENT:

BEGINNING AT A 1/2 INCH REINFORCING STEEL ROD, 861.14 FEET NORTH AND 1083.03 FEET WEST FROM THE SOUTHEAST CORNER OF THE ASHLEY MCKINNEY HEADRIGHT SURVEY, BOWIE COUNTY, TEXAS;

THENCE: N 78° 54' 03" W, 40.01 FEET; THENCE: N 12° 21' 31" E, 199.90 FEET; THENCE: N 09° 33' 25" E, 228.08 FEET; THENCE: S 80° 11' 10" E, 6.64 FEET; THENCE: N 06° 43' 57" E, 428.12 FEET; THENCE: S 83° 16' 03" E, 14.89 FEET; THENCE: N 08° 30' 10" E, 213.13 FEET; THENCE: N 00° 18' 36" W, 65.17 FEET; THENCE: N 03° 27' 22" W, 23.63 FEET; THENCE: N 10° 44' 01" E, 61.29 FEET; THENCE: N 06° 31' 59" W, 30.14 FEET; THENCE: N 05° 37' 24" W, 12.23 FEET; THENCE: N 90° 00' 00" W, 451.87 FEET; THENCE: N 00° 00' 00" E, 40.00 FEET; THENCE: N 90° 00' 00" E, 488.12 FEET; THENCE: S 05° 37' 24" W, 48.17 FEET; THENCE: S 06° 31' 49" E, 28.36 FEET; THENCE: S 10° 44' 01" W, 62.37 FEET; THENCE: S 03° 27' 22" E, 27.28 FEET; THENCE: S 00° 18' 36" E, 69.35 FEET; THENCE: S 08° 30' 10" W, 214.97 FEET; THENCE: N 83° 16' 03" W, 14.91 FEET; THENCE: S 06° 43' 57" W, 430.27 FEET; THENCE: N 80° 11' 10" W, 6.70 FEET; THENCE: S 09° 33' 25" W, 229.00 FEET; THENCE: S 12° 21' 31" W, 200.00 FEET TO THE POINT OF BEGINNING.

08/02/2022

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

1920 Walnut St, Texarkana, TX 75501

2022 MAY 31 PM 1:18

22-004997

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: 08/02/2022

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 08/29/2014 and recorded in the real property records of Bowie County, TX and is recorded under Clerk's File/Instrument Number 2014-10360, with Michael Hughes (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Prospect Mortgage, LLC mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Michael Hughes, securing the payment of the indebtedness in the original amount of \$69,457.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Lakeview Loan Servicing, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. ALL OF LOT NUMBERED FIFTEEN (15) AND THE SOUTH 2.00 FEET OF LOT NUMBERED SIXTEEN (16) IN BLOCK NUMBERED THREE (3) OF HIGHLAND PARK ADDITION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME Y, PAGE 357 AND RE-RECORDED IN VOLUME 1, PAGE 201, ALL IN THE DEED RECORDS OF BOWIE COUNTY, TEXAS.



4750519

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. LoanCare LLC, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Lakeview Loan Servicing, LLC
3637 Sentara Way
Virginia Beach, VA 23452



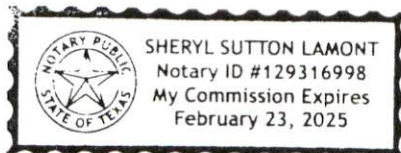
SUBSTITUTE TRUSTEE

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 30th. day of May, 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 May 30, 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: May 30, 2022

8/2/22

Our Case No. 21-03762-FC-2

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS
COUNTY OF BOWIE

Deed of Trust Date:
August 15, 2016

Property address:
4211 PINE ST
TEXARKANA, TX 75503-0000

FILED FOR RECORD IN
BOWIE COUNTY, TEXAS
TIMA PETTY, COUNTY CLERK
2022 JUN -9 AM 11:29

Grantor(s)/Mortgagor(s):
GERALD HOLMES, UNMARRIED MAN

LEGAL DESCRIPTION: Lots Numbered Eight (8) and Nine (9) in Block Numbered Twelve (12) of BELL HEIGHTS ADDITION to the City of Texarkana, Bowie County, Texas, according to the map or plat thereof recorded in Volume 204, Page 69, Plat Records of Bowie County, Texas.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR
MORTGAGE RESEARCH CENTER, LLC DBA
VETERANS UNITED HOME LOANS, ITS SUCCESSORS
AND ASSIGNS

Earliest Time Sale Will Begin: 11:00 AM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: AUGUST 2, 2022

Property County: BOWIE

Original Trustee: SCOTT R. VALBY

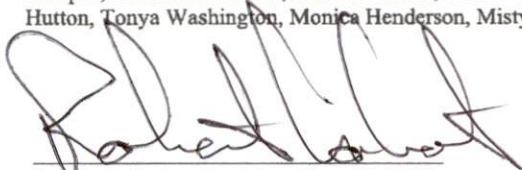
Recorded on: August 19, 2016
As Clerk's File No.: 2016-10022
Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC

Substitute Trustee:
Meghan Byrne, Robert La Mont, David Sims, Harriett
Fletcher, Allan Johnston, Ronnie Hubbard, Marinosci Law
Group PC, 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

Substitute Trustee Address:
c/o Marinosci Law Group, PC
14643 Dallas Parkway, suite 750
Dallas, TX 75254
(972) 331-2300

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 current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Meghan Byrne, Robert La Mont, David Sims, Harriett Fletcher, Allan Johnston, Ronnie Hubbard, Marinosci Law Group PC, 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



Posted by Robert La Mont, June 09, 2022.

, 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 Mortgagee therein.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, **AUGUST 2, 2022** between ten o'clock AM and four o'clock PM and beginning not earlier than **11:00 AM** or not later than three hours thereafter. The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the Bowie County Courthouse, 710 James Bowie Drive, New Boston, TX 75570 as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

PENNYMAC LOAN SERVICES, LLC, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. 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 debt.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active 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.

WITNESS MY HAND, June 2 2022

MARINOSCI LAW GROUP, PC

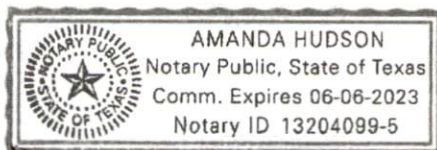
By: [Signature]
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Amanda Hudson, the undersigned officer, on this, the 2nd day of June 2022, personally appeared SAMMY HOODA, ☐ known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal

(SEAL)



Amanda Hudson
Notary Public for the State of TEXAS

My Commission Expires: 6-6-2023
Amanda Hudson
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD, #200
WESTLAKE VILLAGE, CA 91361
Our File No. 21-03762

Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
14643 DALLAS PARKWAY, SUITE 750
DALLAS, TX 75254

STATE OF TEXAS §
 §
COUNTY OF BOWIE §

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

2022 JUL 11 AM 10:15

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.

Notice is hereby given that a public sale, at auction, of the Mortgaged Property (as that term is defined in the Deed of Trust and as used herein) will be held at the date, time and place specified in this notice.

DATE, TIME AND PLACE OF SALE: Tuesday, August 2, 2022 (which is the first Tuesday of that month) between the hours of 1:00 p.m. and 4:00 p.m. (Bowie County, Texas time). The sale will take place at the Bowie County Courthouse located at 710 James Bowie Drive, New Boston, Texas 75570 or at such other place as may be designated by the Commissioners' Court of Bowie County, Texas.

INDEBTEDNESS PROMPTING SALE: That certain Promissory Note (the "**Note**") dated March 14, 2007, executed by Breon L. Harris, as borrower, in the original principal amount of \$55,000.00, payable to Regions Bank, and presently held by MMG REO II, LLC ("**Lender**") (together with all extensions, modifications and replacements thereof, collectively the "**Note**").

DEED OF TRUST AND SECURITY INTERESTS CREATING LIEN THAT IS THE SUBJECT OF SALE: That certain Deed of Trust, dated March 14, 2007, executed by Breon L. Harris, as grantor ("**Grantor**"), to John Ulmer, as trustee ("**Trustee**"), for the benefit of Regions Bank, recorded March 19, 2007, under County Clerk's File Number 4352, Volume 5107, Page 196, of the Real Property Records of Bowie County, Texas, granting a lien and security interest on real and personal property described in such deed of trust (together with all extensions, modifications, and replacements thereof, collectively the "**Deed of Trust**"). Information regarding the substitute trustee conducting the sale is set forth below.

OWNER AND HOLDER OF INDEBTEDNESS AND SECURITY INSTRUMENT: Lender is the sole legal owner and holder of the Note and Deed of Trust and all beneficial interests, rights and remedies under the Note and Deed of Trust and all other written documents, instruments, or agreements executed, delivered, made or entered into in connection with the Note and Deed of Trust (collectively, the "**Loan Documents**").

PROPERTY BEING SOLD: The real property is situated in Bowie County, Texas (the

"**Land**"), together with all improvements and all other property more fully described in the Deed of Trust (collectively, the "**Mortgaged Property**"), the Land being described as set forth on Exhibit A hereto.

SUBSTITUTE TRUSTEE CONDUCTING THE SALE: Lender has appointed **Brian W. Clark, Gordon B. Russell, and Jack W. Delaney** (having an address at 901 Main Street, Suite 5200, Dallas, Texas 75202 / Phone: 214- 777-4200) (collectively "**Substitute Trustees**" or severally, a "**Substitute Trustee**"), each of whom may act alone, without the necessity of joinder of any other Substitute Trustee in the place and stead of, and to succeed to all the rights, titles, powers and estates granted under the Deed of Trust to, the Trustee to act under and by virtue of the Deed of Trust to sell the Mortgaged Property for cash and that the proceeds of such sale be applied in accordance with the provisions of the Deed of Trust, the other Loan Documents and under applicable law. Therefore, on the date and at the time and place set forth above, Substitute Trustee will sell the Mortgaged Property to the highest bidder for cash pursuant to the terms of the Deed of Trust and applicable law, subject to the right of Lender to enter a credit bid on the Mortgaged Property, and further subject to the right of Lender to direct Substitute Trustee to postpone and resume the foreclosure sale or to cancel the foreclosure sale in its sole and absolute discretion.

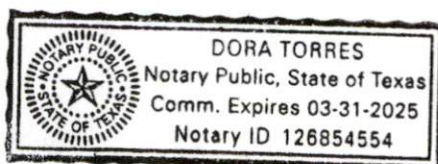
PURSUANT TO SECTION 51.009 OF THE TEXAS PROPERTY CODE, THE MORTGAGED PROPERTY WILL BE SOLD AND CONVEYED BY THE SUBSTITUTE TRUSTEE "AS IS," AND THE PURCHASER AT THE FORECLOSURE SALE SHALL ACQUIRE THE FORECLOSED PROPERTY AT THE PURCHASER'S OWN RISK AND "AS IS" AND WITHOUT ANY EXPRESS OR IMPLIED WARRANTIES, EXCEPT AS TO THE WARRANTY OF TITLE GIVEN TO THE PURCHASER BY AND ON BEHALF OF THE GRANTOR OF THE DEED OF TRUST, ITS SUCCESSORS, ASSIGNS, HEIRS AND LEGAL REPRESENTATIVES BY VIRTUE OF AND PURSUANT TO THE AUTHORITY CONFERRED BY THE DEED OF TRUST, ANY SUCH OTHER WARRANTIES BEING EXPRESSLY DISCLAIMED; AND SUCH PURCHASER IS AND SHALL NOT BE A CONSUMER.

IN WITNESS WHEREOF, this Notice of Substitute Trustee's Sale has been executed on the 7th day of July, 2022.

Jack W. Delaney
Jack W. Delaney, Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me on the 7th day of July, 2022, by Jack W. Delaney, as Substitute Trustee.



Dora Torres
Notary Public, State of Texas

EXHIBIT "A"

LAND DESCRIPTION

Legal Description of Property:

Tract 1:

A tract of land in the Jacob Carsner Headright Survey, a part of Block "I" of Subdivision of said survey, a part of Lot Numbered Seventeen (17) in Block Numbered Two (2) of TILSON AND PITCHER'S SECOND ADDITION to the City of Texarkana, Bowie County, Texas, according to the map or plat of said Addition recorded in Volume T, Page 322 of the Deed Records of Bowie County, Texas and a strip of land West of and adjoining said Block No. 2, being more particularly described by metes and bounds as follows:

BEGINNING at a steel pin at the Southeast corner of Lot 17 in Block No. 2 of Tilson and Pitcher's Second Addition to the City of Texarkana, Bowie County, Texas; THENCE: N 00 deg. 11' 47" E, 145.62 feet with the East boundary line of said Lot 17 to the Southwest corner of an existing masonry building; THENCE: N 89 deg. 52' 30" W, 70.34 feet with the South face of a masonry wall and the projection thereof, to the East right-of-way of U. S. Highway No. 50, same being 40 feet at right angles from the centerline of said right-of-way, a cross mark cut in concrete, same being in a curve having a radius of 2824.79 feet, the radius point bears S 89 deg. 49' 36" E; THENCE: Southerly, 145.73 feet with said right-of-way as it curves to the left, through a central angle of 02 deg. 57' 21" to an iron pipe in the projection of the South boundary line of above mentioned Lot 17; THENCE: S 89 deg. 54' 23" E, 66.52 feet with the projection of and the South boundary line of said Lot 17, same being the North boundary line of a street designated as North Street to the POINT OF BEGINNING and containing 10,057.80 square feet of land, more or less.

Tract 2:

A tract of land in the Jacob Carsner Headright Survey, a part of Block "I" of Subdivision of said survey, a part of Lot Numbered Seventeen (17) in Block Numbered Two (2) of TILSON AND PITCHER'S SECOND ADDITION to the City of Texarkana, Bowie County, Texas, according to the map or plat of said Addition recorded in Volume T, Page 322 of the Deed Records of Bowie County, Texas and a strip of land West of and adjoining said Block No. 2, being more particularly described by metes and bounds as follows:

BEGINNING at a steel pin at the Northeast corner of Lot No. 17, in Block No. 2, of Tilson's and Pitcher's Second Addition to the City of Texarkana, Bowie County, Texas; THENCE: N 89 deg. 54' 23" W, 68.67 feet with the North boundary line of said Lot No. 17 and its projection, same being the South line of a street designated as Lee Street, to the East right-of-way line of U. S. Highway No. 59, same being 40 feet at right angles from the centerline of said right-of-way, a cross mark cut in concrete; THENCE: S 01 deg. 21' 15" W, 79.58 feet with said right-of-way line to a drill hole in concrete, the beginning point of a curve to the left, the radius point bears S 89 deg. 25' 32" E, 2824.79 feet; THENCE: Southerly

with the arc of the curve of said right-of-way, a distance of 19.78 feet, through a central angle of 00 deg. 24' 04" to a cross cut in concrete; THENCE: S 89 deg. 52' 30" E, 70.34 feet with the projection of the South face of a masonry wall and the South face of said wall, to the Southwest corner of said masonry building, same being in the East boundary line of the above mentioned Lot No. 17; THENCE: N 00 deg. 11' 47" E, 99.38 feet with said East boundary line of Lot No. 17 to the POINT OF BEGINNING and containing 6,919.44 square feet of land, more or less.

PIN/Block and Lot: 26440004800 & 801

August 2, 2022

Notice of Trustee's Sale

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

Date: July 6, 2022

2022 JUL -6 PM 3:55

Trustee: Stephen A. Beal

Street Address for Trustee: PO Box 195607, Dallas County, Texas 75219

Current Owner and Holder of the Note and Deed of Trust: Sendero Residential, L.L.C.

Obligation: Real Estate Lien Note dated March 8, 2021, from Maker, Ashley Talese Spencer and Billy Wesley Spencer to Payee, Sendero Residential, L.L.C., in the original principal amount of \$36,000.00

Deed of Trust

Date: March 8, 2021

Recording Information: Filed on March 17, 2021, and recorded under document number -202100002961 Official Public Records of BOWIE County, Texas

Grantor: Ashley Talese Spencer and Billy Wesley Spencer

Trustee: Stephen A. Beal

Substitute Trustee: Eric Jancovech

Beneficiary: Sendero Residential, L.L.C.

Property: Cannon Addition of HB Eubank's 1st Addition Lot 1 Block C

Date of Sale (first Tuesday of month): August 2, 2022

Time of Sale: The sale will begin no earlier than 10:00 AM, and no later than three hours thereafter.

Place of Sale: Bowie County Courthouse

Default has occurred under the Deed of Trust. The current owner and holder of the Real Estate Lien Note and the Deed of Trust has instructed the Trustee to offer the Property for sale toward the satisfaction of the Real Estate Lien Note, by a nonjudicial foreclosure sale in accordance with the power of sale granted by the Deed of Trust.

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, "AS IS", without any express or implied warranties, except warranties of title.

Terms of Sale. The sale will be conducted as a public auction to the highest bidder. If the highest bidder is someone other than the Lender, the purchase price will be payable in cash or its equivalent, at the discretion of the Trustee, and will be payable immediately on acceptance of the bid by the Trustee. If the Lender is the highest bidder, payment will be by a credit on the Obligation, as permitted by the Deed of Trust.

Those persons and entities desiring to purchase the Property at the public auction, other than the Lender, will need to demonstrate their ability to pay cash on acceptance of the bid by the Trustee.

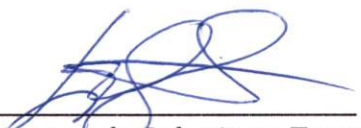
The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and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

The Trustee may sell the Property in one or more parcels and/or 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.

"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 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."


Eric Jancovech, Substitute Trustee

8-2-2022

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

NOTICE OF FORECLOSURE SALE

2022 JUL 11 PM 2:03

Notice is hereby given of a public non-judicial foreclosure sale.

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

All property (real, personal or otherwise) described in the deed of trust (as hereinafter defined as the "Deed of Trust"), together with the rights, appurtenances and improvements thereto, including, but not limited to, the real property described on **Exhibit A** attached hereto and made a part hereof. In the event any property encumbered by the Deed of Trust has been released by Lender (or its predecessor in interest, as applicable), then said released property shall be excluded from the property sold at foreclosure.

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

Date: Tuesday, August 2, 2022.

Time: The sale shall begin no earlier than **11:00 a.m.** or no later than three hours thereafter. The sale shall be completed by no later than **2:00 p.m.**

Place: The sale will take place at the **Bowie County Courthouse at the place designated by the Bowie County Commissioner's Court.**

The Deed of Trust permits the Lender (as hereinafter defined) to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code and/or Texas Business and Commerce Code. Such reposting or refiling may be after the date originally scheduled for this sale.

3. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Lender to have the bid credited 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.

4. Type of Sale. The sale is a non-judicial foreclosure sale being conducted pursuant to the power of sale granted by that certain Deed of Trust (the "Deed of Trust") recorded under Instrument No. 1418, Vol. 5774, Page 173 in the Real Property Records of Bowie County, Texas, and executed by Earl R. Kinsey and Sandra Kinsey (whether one or more, the "Grantor"), for the benefit of 21st Mortgage Corporation ("Lender"), covering the property described above.

5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Indebtedness") including but not limited to the unpaid principal and interest owing on: that certain Promissory Note (the "Note") dated on or about August 4, 2017, executed by the Grantor and payable to the order of Lender, and all renewals, modifications and extensions of the Note. Lender is the current owner and/or holder of the Note and the Indebtedness and is the beneficiary under the Deed of Trust.

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

21st Mortgage Corporation
620 Market Street One Center Square
Knoxville, TN 37902
Phone: 800-955-0021
Fax: 866-231-4851

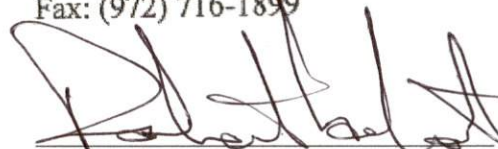
6. Default and Request To Act. Default has occurred under the Deed of Trust, and Lender has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale Lender may appoint another person as substitute trustee to conduct the sale.

7. Armed Forces Notice. 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.

DATED: July 6, 2022.



Richard A. McKinney, Substitute Trustee
Higier Allen & Lautin, P.C.
The Tower at Cityplace
2711 N. Haskell Ave., Suite 2400
Dallas, Texas 75204
Telephone: (972) 716-1888
Fax: (972) 716-1899



Posted by Robert La Mont, July 11, 2022

*****PLEASE FAX ALL COMMUNICATIONS REGARDING THIS MATTER TO THE
SUBSTITUTE TRUSTEE AT 972-716-1899 (FAX), NOTE THE SUBSTITUTE
TRUSTEE'S NAME ON YOUR COVER SHEET AND CONTACT THE SUBSTITUTE
TRUSTEE AT 972-716-1888 (PHONE) TO CONFIRM RECEIPT. PLEASE ASSUME
YOUR FAX HAS NOT BEEN RECEIVED UNTIL YOU VERBALLY CONFIRM
RECEIPT THEREOF WITH OUR OFFICE. THANKS IN ADVANCE FOR YOUR
COOPERATION.*****

EXHIBIT A

PROPERTY DESCRIPTION

[FOLLOWS THIS COVER PAGE]

09/332/160

8-2-2022

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date: 05/10/2012
Grantor(s): CHARLES TURNER, UNMARR
Original Mortgagee: GREEN TREE SERVICING LLC, A DELAWARE LIMITED LIABILITY COMPANY
Original Principal: \$39,000.00
Recording Information: Book 6249 Page 203 Instrument 7594
Property County: Bowie
Property: (See Attached Exhibit "A")
Reported Address: 1911 W 6TH ST, TEXARKANA, TX 75501

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: The Bank of New York Mellon, as Indenture Trustee, for WIMC Capital Trust 2011-1
Mortgage Servicer: Shellpoint Mortgage Servicing
Current Beneficiary: The Bank of New York Mellon, as Indenture Trustee, for WIMC Capital Trust 2011-1
Mortgage Servicer Address: 55 Beattie Place, Suite 110, Greenville, SC 29601

SALE INFORMATION:

Date of Sale: Tuesday, the 2nd day of August, 2022
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: AT THE FRONT (NORTH) ENTRANCE OF THE COURTHOUSE in Bowie County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Bowie County Commissioner's Court, at the area most recently designated by the Bowie County Commissioner's Court.

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

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

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

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

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

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

2022 JUL 11 PM 2:03
FOR RECORD IN
BOWIE COUNTY, TEXAS
TINA PETTY, COUNTY CLERK

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

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

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

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

Certificate of Posting

I am Robert La Mont whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on July 11, 2022 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Bowie County Clerk and caused it to be posted at the location directed by the Bowie County Commissioners Court.

By: 
Robert La Mont, July 11, 2022

Exhibit "A"

LOT NUMBERED SEVEN (7) IN BLOCK NUMBERED FIVE (5) OF HEILBRON'S 5TH ADDITION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 40, PAGE 12 OF PLAT RECORDS OF BOWIE COUNTY, TEXAS.

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

8-2-2022

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

2022 JUN 30 PM 1:05

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: LOT NUMBERED EIGHT (8) AND THE EAST 21.7 FEET (EAST 21.7 FEET) OF LOT NUMBERED NINE (9) IN BLOCK NUMBERED SEVEN (7) OF SOUTHERN PINES SECONDS ADDITION, A SUBDIVISION OF A PART OF LOT 10 OF THE GEORGE MORRIS HEADRIGHT SURVEY, ABST. NO 372, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 407, PAGE 194, OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 10/05/2009 and recorded in Book 5708 Page 93 Document 13650 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: 08/02/2022

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 **MARTHA E. RILEY** AND **ALLEN B. RILEY**, provides that it secures the payment of the indebtedness in the original principal amount of \$91,302.62, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. WILMINGTON SAVINGS FUND SOCIETY, FSB AS TRUSTEE OF WV 2017-1 GRANTOR TRUST is the current mortgagee of the note and deed of trust and CARRINGTON MORTGAGE SERVICES LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is WILMINGTON SAVINGS FUND SOCIETY, FSB AS TRUSTEE OF WV 2017-1 GRANTOR TRUST c/o CARRINGTON MORTGAGE SERVICES LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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



Mackie Wolf Zientz & Mann, P.C.

Brandon Wolf, Attorney at Law

✓ L. Keller Mackie, Attorney at Law

Michael Zientz, Attorney at Law

Lori Liane Long, Attorney at Law

Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law

Karla Balli, Attorney at Law

Parkway Office Center, Suite 900

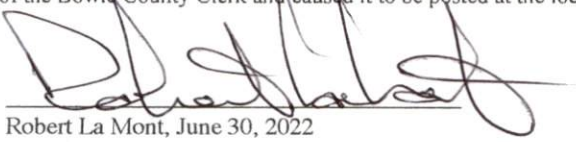
14160 Dallas Parkway

Dallas, TX 75254



Certificate of Posting

I am Robert La Mont whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on June 30, 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, June 30, 2022