

9/5/23

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

2023 AUG 11 AM 11:17

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

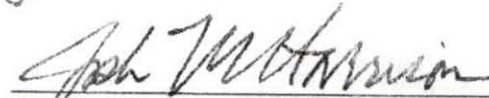
WHEREAS, the undersigned Substitute Trustee has been appointed by Hancock Whitney Bank, successor by merger to The Peoples State Bank and MidSouth Bank, N.A., the beneficiary under that certain Deed of Trust ("Deed of Trust") dated December 23, 2010, executed by REGIONAL SOUND & COMMUNICATIONS, INC., and filed for record in the Office of the County Clerk of Bowie County, Texas, under Clerk's File No. 2010-00016784, Volume 5965, Page 218; and

WHEREAS, the note owned and held by Hancock Whitney Bank, successor by merger to The Peoples State Bank and 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 September, 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:

Lot Numbered One-A (1A) in Block Numbered Two (2) of the Replat of a part of Lot No. 1, Block No. 2, Nash Business Park, a part of the William Crutcher Headright Survey, Abstract 107, Bowie County, Texas, according to the map or plat thereof recorded in Volume 5095, Page 282 of the Real Property Records of Bowie County, Texas.

WITNESS MY HAND on this 10th day of August, 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

9/5/23

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

2023 AUG 11 AM 10:59

410 BROOKFIELD ST
TEXARKANA, TX 75501

00000009634056

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: September 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 July 11, 2019 and recorded in Document CLERK'S FILE NO. 2019-00007560; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2020-00009860 real property records of BOWIE County, Texas, with MORRIS VOAN III AN UNMARRIED MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR MORTGAGE FINANCIAL SERVICES LLC, ITS SUCCESSORS AND ASSIGNS, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MORRIS VOAN III AN UNMARRIED MAN, securing the payment of the indebtednesses in the original principal amount of \$12,222.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC LOAN SERVICES, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



410 BROOKFIELD ST
TEXARKANA, TX 75501

00000009634056

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 ROBERT LAMONT, HARRIETT FLETCHER, SHERYL LAMONT, ALLAN JOHNSTON, OR SHARON ST. PIERRE whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the BOWIE County Clerk and caused to be posted at the BOWIE County courthouse this notice of sale.

Declarants Name: _____

Date: _____

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE GEORGE MORRIS HEADRIGHT SURVEY, ABSTRACT NO. 372, BOWIE COUNTY, TEXAS, AND BEING A PART OF A CERTAIN 93-3/8 ACRE TRACT OF LAND AS CONVEYED TO W. M. DAY, JR. BY DEED DATED AUGUST 12, 1957, AND RECORDED IN VOLUME 350, PAGE 82 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS, THE SUBJECT TRACT OF LAND BEING ALL OF A CERTAIN 0.594 ACRE TRACT OF LAND AS CONVEYED TO WILBERT HANEY BY SPECIAL WARRANTY DEED RECORDED AS INSTRUMENT NO. 2017-11183 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, AND THE SUBJECT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT NO. 8 IN BLOCK NO. 8 OF SOUTHERN PINES SECOND ADDITION, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 407, PAGE 194 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS;

THENCE: N 89DEG03'00" E, 40.00 FEET TO A POINT IN THE EAST BOUNDARY LINE OF ALPINE DRIVE;

THENCE: S 85DEG08'00" E, 440.75 FEET TO A 1" IRON PIPE FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID 0.594 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF THAT CERTAIN 0.474 ACRE TRACT AS CONVEYED TO DAVID SZCZESNY BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED AS INSTRUMENT NO. 2018-00004611 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, AND BEING THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT OF LAND;

THENCE: N 00DEG11'00" E, 193.80 FEET WITH THE WEST LINE OF SAID 0.594 ACRE TRACT AND THE EAST LINE OF SAID 0.474 ACRE TRACT TO A 1/2" IRON PIN SET FOR CORNER AT THE NORTHWEST CORNER OF SAID 0.594 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 0.474 ACRE TRACT, SAME BEING LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF BROOKFIELD STREET;

THENCE: S 89DEG37'02" E, 130.00 FEET WITH THE NORTH LINE OF SAID 0.594 ACRE TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF BROOKFIELD STREET TO A 1/2" IRON PIN SET FOR CORNER AT THE NORTHEAST CORNER OF SAID 0.594 ACRE TRACT, SAME BEING LOCATED ON THE WEST LINE OF A CERTAIN 23.060 ACRE TRACT OF LAND AS DESCRIBED IN A DEED INTO LAND TRUST AS RECORDED IN VOLUME 3818, PAGE 37 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS;

THENCE: S 00DEG10'18" W, 204.23 FEET WITH THE EAST LINE OF SAID 0.594 ACRE TRACT AND THE WEST LINE OF SAID 23.060 ACRE TRACT TO A 1" IRON PIPE FOUND FOR CORNER AT THE SOUTHEAST CORNER OF SAID 0.594 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF A CERTAIN 0.581 ACRE TRACT OF LAND AS CONVEYED TO CLAUDE LEE RAMSEY AND WIFE, CYNTHIA J. RAMSEY, BY WARRANTY DEED RECORDED IN VOLUME 2148, PAGE 58 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS;

THENCE N 84DEG56'02" W, 130.63 FEET WITH THE SOUTH LINE OF SAID 0.594 ACRE TRACT TO THE POINT OF BEGINNING AND CONTAINING 0.594 ACRE OF LAND, MORE OR LESS.

9/5/23

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

2023 AUG -4 PM 4:15

2001 BUCHANAN RD
TEXARKANA, TX 75501

00000009852518

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: September 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 February 24, 2009 and recorded in Document VOLUME 5571, PAGE 154 real property records of BOWIE County, Texas, with EULIOUS FULLER AND ROSIE FULLER, HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by EULIOUS FULLER AND ROSIE FULLER, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$74,250.00, 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



2001 BUCHANAN RD
TEXARKANA, TX 75501

00000009852518

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

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: _____

2001 BUCHANAN RD
TEXARKANA, TX 75501

00000009852518

00000009852518

BOWIE

EXHIBIT "A"

LOT NUMBER SIXTEEN (16) OF M.C. WADE'S SOUTHWEST GARDEN ADDITION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID PLAT OF SAID ADDITION RECORDED IN VOLUME 40, PAGE 267, PLAT RECORDS, BOWIE COUNTY, TEXAS.

11

9/5/23

Prepared and sent by: Robert S. McGinnis, Jr.
4102 Summerhill Road
Texarkana, Texas 75503
903/798-1717

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

2023 AUG -4 AM 11:06

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS X

COUNTY OF BOWIE X

On March 1, 2022, Seth Preston Yancy and Tamara Lyn Yancy, as Grantor (whether one or more), executed a Deed of Trust conveying to J. Scott Miller, as Trustee, the real estate hereinafter described to secure Roy Seymour Family Limited Partnership, a Texas limited partnership, in payment of debts therein described, said Deed of Trust being recorded in the Real Property Records of Bowie County, Texas, at Instrument 2022-00006386, Official Public Records of Bowie County, Texas.

By instrument dated August 1, 2023, the Trustee was removed and Robert S. McGinnis, Jr. was appointed Substitute Trustee in the place and stead of the original Trustee, and was requested and authorized to sell the real estate described herein to satisfy the debts.

Default has occurred in the payment of said debts and the same are now wholly due, and the owner and holder of said debts has requested the undersigned to sell said property to satisfy said debts.

NOTICE IS HEREBY GIVEN that on Tuesday, September 5, 2023, between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m., local time, I will sell the real estate described herein at the steps of the County Courthouse in Bowie County, Texas, as designated by the Bowie County Commissioner's Court, said steps being the north steps, to the highest bidder for cash, binding the present obligors to warrant and forever defend the title to said property and making no further warranty. **The sale will begin at 10:00 a.m. local time or within three hours after that time.**

NOTICE IS FURTHER GIVEN that 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, and at the purchaser's own risk making no further warranty. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

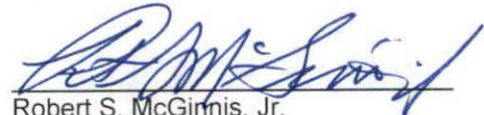
Said real estate is located in Bowie County, Texas and is described as follows:

Lots Numbered Five (5) and Six (6) of Brown Subdivision of Hooks, Bowie County, Texas, according to the Map or Plat of said Subdivision recorded in Volume 4779, Page 159, Real Property Records of Bowie County, Texas.

ACTIVE MILITARY SERVICE 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.

WITNESS MY HAND this August 2, 2023.


Robert S. McGinnis, Jr.
Substitute Trustee

State of Texas)(

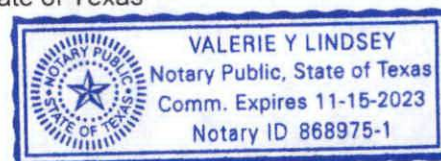
County of Bowie)(

BEFORE ME, the undersigned authority, on this day personally appeared Robert S. McGinnis, Jr., known to me to be the person whose name appears on the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

WITNESS my hand and official seal this August 2, 2023.

Valerie Y. Lindsey
Notary Public
State of Texas

23170



9-5-2023

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

2023 AUG -3 AM 10: 37

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2023-04650

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: 9/5/2023
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 Twenty-Five (25) in Block Number Four (4) of Village North Second Addition, a part of the Nancy Dycus Headright Survey in the City of Wake Village, Bowie County, Texas, as shown by that certain Plat recorded in Volume 608, Page 503 of the Plat Records of Bowie County, Texas.

Commonly known as: 312 EDGEWOOD LN WAKE VILLAGE, TX 75501

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated 9/24/2019 and recorded in the office of the County Clerk of Bowie County, Texas, recorded on 9/25/2019 under County Clerk's File No 2019-00010200, in Book -- and Page -- The subject Deed of Trust was modified by Loan Modification recorded as Instrument 2022-00001048 and recorded on 01/27/2022. of the Real Property Records of Bowie County, Texas.

Grantor(s):	Lee R Wilson and wife, Jasmine D Wilson, with her joining herein to perfect the security interest but not to otherwise be liable, and Ora L Witherspoon, an unmarried person
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. #: 2023-04650

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 but not limited to (1) the promissory note in the original principal amount of \$173,737.00, executed by Lee R Wilson and wife, Jasmine D Wilson, with her joining herein to perfect the security interest but not to otherwise be liable, and Ora L Witherspoon, an unmarried person, 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:

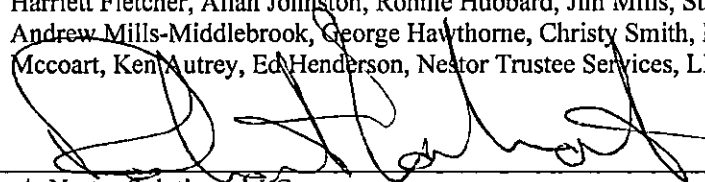
Freedom Mortgage Corporation
10500 Kincaid Drive
Fishers, IN 46037
Phone: 855-690-5900

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. #: 2023-04650

Dated: August 3, 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 Avenue, Suite 240
Santa Ana, California 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

9-5-2023

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

2023 AUG -3 AM 10: 38

APPOINTMENT OF SUBSTITUTE TRUSTEE AND
NOTICE OF SUBSTITUTE TRUSTEE 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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

APPOINTMENT OF

SUBSTITUTE TRUSTEE: WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate Jack O'Boyle, Chris Ferguson, Travis Gray, Robert LaMont, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Travis Gray, Chris Ferguson, or Jack O'Boyle, each as Substitute Trustee, to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of the Note.

SUBSTITUTE

TRUSTEE'S ADDRESS: c/o JACK O'BOYLE & ASSOCIATES, PLLC, Mailing Address: P.O. Box 815369, Dallas, TX 75381; Physical Address: 12300 Ford Road, Suite 212, Dallas, TX 75234.

NOTICE OF

SUBSTITUTE TRUSTEE SALE: WHEREAS, 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.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **September 05, 2023** between the hours of 11am-2pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

LOCATION OF

SALE: The place of the sale shall be: 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 in BOWIE County, Texas or as designated by the County Commissioners.

INSTRUMENT TO

BE FORECLOSED: Deed of Trust or Contract Lien dated 12/15/2015 and recorded under Volume, Page or Clerk's File No. INSTRUMENT NUMBER 2015-14277 in the real property records of Bowie County Texas, with THOMAS MOTORS, INC. as Grantor(s) and BEAR STATE BANK as Original Mortgagee.

OBLIGATIONS

SECURED: Deed of Trust or Contract Lien executed by THOMAS MOTORS, INC. securing the payment of the indebtedness in the original principal amount of \$204,000.00 and obligations therein described including but not limited to the promissory note and all

DT: zNOS AND APPT (SVC) 230715

AL: 825 N CENTER STREET



4792231

ServiceLink

the modifications, renewals and extensions of the promissory note (the "Note") executed by THOMAS MOTORS, INC.. ARVEST BANK is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

**MORTGAGE
SERVICING
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 property securing the above referenced loan. Arvest Bank is acting as the Mortgage Servicer for ARVEST BANK who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Arvest Bank, as Mortgage Servicer, is representing the Mortgagee, whose address is:

ARVEST BANK
c/o Arvest Bank
110 W Main
Ashtown, AR 71822

**LEGAL
DESCRIPTION OF
PROPERTY TO BE
SOLD:**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE W. F. THOMPSON HEADRIGHT SURVEY, ABSTRACT NO. 365, BOWIE COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN 12.590 ACRE TRACT OF LAND CONVEYED FROM JETTY L. DUFFER, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF JAMES A. DUFFER, TO DUFFER FAMILY PARTNERS, LTD. BY WARRANTY DEED RECORDED IN VOLUME 2166, PAGE 32 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, AND THE SUBJECT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT A 1/2" IRON PIN FOUND FOR CORNER AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF MAPLE STREET AND THE WEST RIGHT-OF-WAY LINE OF NORTH CENTER STREET, BEING THE SOUTHEAST CORNER OF SAID 12.590 ACRE TRACT AND BEING SOUTH 2775.00 FEET AND EAST 2725.00 FEET FROM THE NORTHWEST CORNER OF SAID THOMPSON HEADRIGHT SURVEY; THENCE N 14 DEGREES 26' 08" E, (BASIS OF BEARING), 200.87 FEET WITH THE EAST LINE OF SAID 12.590 ACRE TRACT AND WITH THE WEST RIGHT-OF-WAY LINE OF NORTH CENTER STREET TO A 1/2" IRON PIN SET FOR CORNER AND BEING THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT OF LAND; THENCE N 89 DEGREES 56' 33" W, 189.61 FEET TO A 1/2" IRON PIN SET FOR CORNER; THENCE N 00 DEGREES 03' 27" E, 202.17 FEET TO A 1/2" IRON PIN SET FOR CORNER ON THE SOUTH LINE OF A CERTAIN 4.500 ACRE TRACT OF LAND AS CONVEYED TO ARC TSNBSTX001, LLC BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 6024, PAGE 329 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS; THENCE S 89 DEGREES 56' 33" E, 241.44 FEET WITH THE SOUTH LINE OF SAID 4.500 ACRE TRACT TO A 1/2" IRON PIN FOUND FOR CORNER ON THE EAST LINE OF SAID 12.590 ACRE TRACT, SAID CORNER BEING THE SOUTHEAST CORNER OF SAID 4.500 ACRE TRACT AND BEING LOCATED ON THE WEST RIGHT-OF-WAY LINE OF NORTH CENTER STREET; THENCE S 14 DEGREES 26' 08" W, 208.71 FEET

DT: 2NOS AND APPT (SVC) 230715

AL: 825 N CENTER STREET



WITH THE EAST LINE OF SAID 12.590 ACRE TRACT AND WITH THE WEST RIGHT-OF-WAY LINE OF NORTH CENTER STREET TO THE POINT OF BEGINNING AND CONTAINING 1.000 ACRE OF LAND, MORE OR LESS (the "Property")

REPORTED
PROPERTY ADDRESS: 825 N CENTER STREET, NEW BOSTON, TX 75570
TERMS OF SALE: The Substitute Trustee will sell the Property by public auction at the place and date specified herein.

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 and the priority of the lien being foreclosed.

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 and/or Mortgage Servicer 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 their bid immediately in cash if their bid is accepted.

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

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagee and/or Mortgage Servicer, or its attorney(s).

The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or

DT: 2NOS AND APPT (SVC) 230715

AL: 825 N CENTER STREET



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. The reposting or refiling may be after the date originally scheduled for this 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.

DT: zNOS AND APPT (SVC) 230715

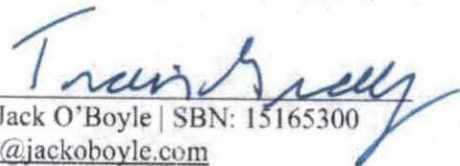
AL: 825 N CENTER STREET



Signed on the 30 day of July, 20 23

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC


____ Jack O'Boyle | SBN: 15165300
jack@jackoboyle.com

☒ Travis H. Gray | SBN: 24044965
travis@jackoboyle.com

____ Chris Ferguson | SBN: 24069714
chris@jackoboyle.com

P.O. Box 815369

Dallas, Texas 75381

P: 972.247.0653 | F: 972.247.0642

ATTORNEYS FOR MORTGAGEE AND/OR ITS
MORTGAGE SERVICER



Posted by Robert LaMont, August 3, 2023

DT: zNOS AND APPT (SVC) 230715

AL: 825 N CENTER STREET



Sept 5, 2023

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: January 9, 2020
Grantor(s): Michael Bates joined herein pro forma by my spouse, Kodie Bates
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for Academy Mortgage Corporation
Original Principal: \$127,645.00
Recording Information: 2020-00000313
Property County: Bowie
Property: See Exhibit A, attached hereto and incorporated herein for all purposes
Property Address: 911 Garden Road
Hooks, TX 75561

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: NewRez LLC d/b/a Shellpoint Mortgage Servicing
Mortgage Servicer: Shellpoint Mortgage Servicing
Mortgage Servicer Address: 55 Beattie Place, Suite 100 MS 561
Greenville, SC 29601

FILED
BOWIE COUNTY, TEXAS
CLERK
2023 JUN 27 AM 11:43

SALE INFORMATION:

Date of Sale: September 5, 2023
Time of Sale: 11:00 AM or within three hours thereafter.
Place of Sale: THE FRONT (NORTH) ENTRANCE OF THE BOWIE COUNTY COURTHOUSE
IN NEW BOSTON, TX OR AS DESIGNATED BY THE COUNTY
COMMISSIONER'S OFFICE.
Substitute Trustee: Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston,
Padgett Law Group, Michael J. Burns, or Jonathan Smith, any to act
Substitute Trustee Address: 546 Silicon Dr., Suite 103
Southlake, TX 76092
TXAttorney@PadgettLawGroup.com

APPOINTMENT OF SUBSTITUTE TRUSTEE:

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

MORTGAGE SERVICER.

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place, any to act, those substitute trustees identified in the SALE INFORMATION section of this notice, whose address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

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

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

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

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

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

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



Michael J. Burns

EXHIBIT A

All that certain tract or parcel of land situated in the LEMUEL PETERS HEADRIGHT SURVEY, Abstract No. 465, Bowie County, Texas, and being a part of the same land conveyed from Harry C. Lumbly, et ux, to Charlie McCraw, dated March 20, 1942, and recorded in Volume 189, Page 115 of the Deed Records of Bowie County, Texas, and the herein described tract being a part of that certain tract conveyed from Harry C. Lumbly, et ux, to Charlie McCraw by Deed dated December 3, 1943, and recorded in Volume 198, Page 435 the Deed Records of Bowie County, Texas, and the herein described tract being that same called 4.04 acre tract conveyed from Mildred L. McCraw, et al, to Gilbert G. Garrett and wife, Reba V. Garrett by Warranty Deed dated February 9, 1977, and recorded in Volume 612, Page 248 of the Deed Records of Bowie County, Texas, and the herein described tract being a part of a certain 8.6 acre tract conveyed from Gilbert C. Garrett and wife, Reba V. Garrett to Royce R. Taylor and wife, Helen J. Taylor by Deed recorded in Volume 535, Page 444 of the Deed Records of Bowie County, Texas, and the herein described tract also being all of that certain called 0.2954 acre tract conveyed from Royce R Taylor and wife, Helen J. Taylor to Gilbert C. Garrett and wife, Reba V. Garrett by Deed dated September 30, 1997, and recorded in Volume 2736, Page 212 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 set for corner in an existing fence corner at the Northwest corner of said tract recorded Volume 189, Page 115 of the Deed Records of Bowie County, Texas, and also being the Northwest corner of said 4.04 acre Garrett tract;

THENCE: S 89°40'09" E, 419.28 feet primarily along an existing fence line, being the North line of said 4.04 acre Garrett tract and with South line of a certain tract conveyed to Troy White by Deed dated April 17, 1972, and recorded in Volume 543, Page 320 of the Deed Records of Bowie County, Texas, to a 1/2 inch reinforcing steel rod set at an angle point in said line, said point being the Northeast corner of said 4.04 acre Garrett tract and the Northwest corner of said 0.2954 acre Garrett tract;

THENCE: S 89°36'10" E, 515.06 feet along an existing fence line and with the North line of said 0.2954 acre Garrett tract and the South line of said White tract to a 1/2 inch reinforcing steel rod set for corner on the West right-of-way line of Bowie County Road No. 2112 (Garden Road) at the Northeast corner of said 0.2954 acre Garrett tract;

THENCE: S 01°23'23" W, 25.00 feet along the West right-of-way line of County Road No. 2112 and with the East line of said 0.2954 acre Garrett tract, to a 5/8 inch reinforcing steel rod found for corner in an existing fence line at the Southeast corner of said 0.2954 acre Garrett tract;

THENCE: N 89°36'10" W, 514.45 feet primarily along an existing fence line, being the South line of said 0.2954 acre Garrett tract and with the North line of a certain tract conveyed to Royce Taylor by Deed dated September 27, 1971, and recorded in Volume 535, Page 444 of the Deed Records of Bowie County, Texas, to a 1/2 inch reinforcing steel rod set for corner at the Southeast Corner of said 0.2954 acre Garrett tract and being in the East line of said 4.04 acre Garrett tract;

THENCE: S 00°00'00" W, 407.50 feet along an existing fence line, being the East line of a said 4.04 acre Garrett tract and the West line of said Taylor tract, to a 1/2 inch reinforcing steel rod set for corner in an existing fence corner at the Southeast corner of said 4.04 acre Garrett tract;

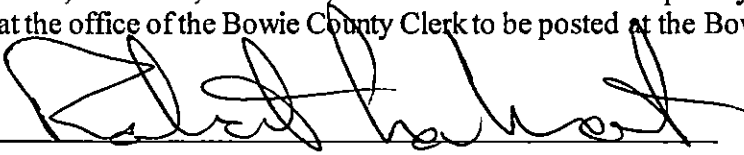
THENCE: N 89°01'26" W, 420.00 feet along an existing fence line, being the South line of said 4.04 acre Garrett tract and the North line of a certain tract conveyed to Stanley and George Hill by Deed dated October 14, 1994, and recorded in Volume 2224, Page 355 of the Real Property Records of Bowie County, Texas, to a 1/2 inch reinforcing steel rod set for corner in an existing fence corner at the Southwest corner of said 4.04 acre Garrett tract;

THENCE: N 04°55'49" W, 114.96 feet along an existing fence line, being the West line of said 4.04 acre Garrett tract and the East line of a certain tract conveyed to Billy R. and Linda Womble by Deed dated August 15, 2005, and recorded in Volume 4700, Page 271 of the Real Property Records of Bowie County, Texas, to a 3/8 inch reinforcing steel rod found at an angle point in said line;

THENCE: N 01°55'38" E, 313.43 feet along an existing fence line, being the West line of said 4.04 acre Garrett tract and an East line of said White tract, to the POINT OF BEGINNING and containing 4.488 acres of land, more or less.

CERTIFICATE OF POSTING

My name is Robert LaMont, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on June 27, 2023, I filed at the office of the Bowie County Clerk to be posted at the Bowie County courthouse this notice of sale.

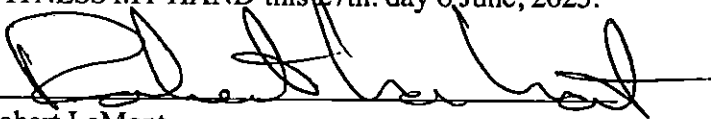


Declarant's Name: Robert LaMont

Date: June 27, 2023

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

WITNESS MY HAND this 27th day o June, 2023.



Robert LaMont

Sept 5, 2023

BOWIE COUNTY, TEXAS
TINA PETTY, COUNTY CLERK

2023 JUL 24 PM 2:07

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, That certain Deed of Trust (the "**Deed of Trust**"), dated June 26th, 2021, from Ladderius Maqua Fort and Shelby Nicole Dockins ("**Borrower**"), as Grantor to Teresa Lewellen, Trustee, filed for record in Real Property Records of Bowie County, Texas, more particularly described therein, which serves as security for a \$56,000.00 promissory note described therein (the "**Note**") executed by Borrower, payable to the order of Centex Casas, 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, Centex Casas, 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 **Tuesday, September 5, 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 County, 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: Tract No 4: Lot Numbered Eleven (11) in Block Numbered Twenty-One (21) of WAKE VILLAGE, a subdivision out of the Nancy Dycus Headright Survey, Abstract No. 145, Bowie County, Texas, according to the plat thereof recorded in Volume 40, Page 344 of the Plat Records of Bowie County, Texas.

Commonly known as: 801 Macarthur, Wake Village, TX 75501

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 July 21, 2023

Property Address: 801 Macarthur, Wake Village, Bowie County, TX 75501

Justin Milan
Centex Casas, LLC

Acknowledgement

STATE OF Texas)
COUNTY OF Lampasas)

This instrument was acknowledged before me on July 21, 2023 by Justin Milan for Centex Casas, LLC.

NOTARY SEAL:



L. Carmen Mejia
Notary Public, the State of Texas

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

9-5-2023

TRAVIS COUNTY, TEXAS
TINA PETTY, COUNTY CLERK

2023 JUL 20 AM 10:26

23-02190

1609 ROSEWOOD ST, TEXARKANA, TX 75501

NOTICE OF FORECLOSURE SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Property:

The Property to be sold is described as follows:

Lot Numbered Six (6) in Block Numbered Three (3) of WESTGATE FIRST ADDITION to the City of Texarkana, Bowie County, Texas, according to map or plat of said Addition recorded in Volume 437, Page 630 of the Plat Records of Bowie County, Texas.

Security Instrument:

Deed of Trust dated August 28, 2015 and recorded on September 1, 2015 at Instrument Number 2015-9686 in the real property records of BOWIE County, Texas, which contains a power of sale.

Sale Information:

September 5, 2023, at 11:00 AM, or not later than three hours thereafter, at the front (north) entrance of the Bowie County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale:

Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured:

The Deed of Trust executed by LONNIE GRANT JR secures the repayment of a Note dated August 28, 2015 in the amount of \$92,956.00. PENNYMAC LOAN SERVICES, LLC, whose address is c/o PennyMac Loan Services, LLC, P.O. Box 30597, Los Angeles, CA 90030, is the current mortgagee of the Deed of Trust and Note and PennyMac Loan Services, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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

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



4791222

ServiceLink

Arthur Jones

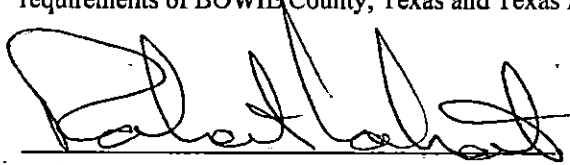
De Cubas & Lewis, P.C.
Arthur Jones, Attorney at Law
14425 Torrey Chase Blvd., Suite 130,
Houston, TX 77014

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

c/o De Cubas & Lewis, P.C.
14425 Torrey Chase Blvd., Suite 130,
Houston, TX 77014

Certificate of Posting

I, Robert LaMont, declare under penalty of perjury that on the 20th. day of July, 2023, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of BOWIE County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

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

Robert LaMont, July 20, 2023

9-5-2023

RECEIVED
BOWIE COUNTY, TEXAS
FINA PETTY, COUNTY CLERK

2023 JUL 17 PM 1:29

NOTICE OF CONFIDENTIALITY RIGHTS: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your social security number or your driver's license number.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

COUNTY OF RED RIVER

WHEREAS, by Deed of Trust dated June 15, 2022, Kenneth Lynn conveyed to Michael Culpepper, as Trustee, the following described property situated in Bowie County, Texas, to-wit:

See attached Exhibit A attached hereto and made a part hereof for all purposes.

(herein referred to as "the property"), to secure that one certain promissory note therein described, in the original principal sum of \$19,134.05 executed by the said Kenneth Lynn, and payable to Michael Culpepper, (which note is hereby referred to as "note"), which said Deed of Trust is recorded under document number 2022-00007527, of the Official Public Records of Bowie County, Texas, (herein referred to as "Deed of Trust"); and

WHEREAS, the undersigned has been appointed Substitute Trustee in the place and stead of the original Trustee above named by instrument dated June 29, 2023, and filed for record on July 7th, 2023, in the Office of the County Clerk of Bowie County, Texas under document number 2023-00006103, and

WHEREAS, default has occurred under the terms of said Deed of Trust and the indebtedness evidenced therein is now wholly due, and Michael Culpepper, the owner and holder of said indebtedness, has requested the undersigned to sell the property to satisfy same; and

NOW, THEREFORE, notice is hereby given that on Tuesday, the 5th day of September, 2023, I will sell said property at the front (north) entrance at the County Courthouse in Bowie County, Texas, to the highest bidder, for cash. Eleven o'clock a.m. is the earliest time on said date at which

the sale may occur and the sale will begin at that time or not later than three hours after that time. I will sell said property at the area designated by the Commissioners Court of Bowie County, Texas, for such sale, to-wit, the front (north) entrance of the Bowie County Courthouse, Clarksville, Texas.

WITNESS MY HAND this 3rd day of July, 2023.

A handwritten signature in black ink, appearing to read 'AEG', written over a horizontal line.

Alan E. Gooding, Substitute Trustee

EXHIBIT A

PROPERTY DESCRIPTION - TRACT NO. 2

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE J.H. BENNETT HEADRIGHT SURVEY, A-17, BOWIE COUNTY, TEXAS AND BEING A PART A 33.4238 ACRE TRACT AS DESCRIBED IN WARRANTY DEED FROM JOHN FLANER WIFE, MICHELLE FLANERY TO MICHAEL CULPEPPER DATED APRIL 2, 2015, RECORDED IN INSTRUMENT NO. 2015-3428 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING: AT A FOUND 5/8" REBAR FOR CORNER AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED 33.4238 ACRE TRACT OF LAND;

THENCE: N 00°25'54" W, ALONG AN EXISTING FENCE LINE, SAME BEING THE WEST BOUNDARY LINE OF THE ABOVE DESCRIBED 33.4238 ACRE TRACT, SAME BEING THE EAST BOUNDARY LINE OF A 10.0 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO BOBBY CHRISTIAN RECORDED IN VOLUME 5584, PAGE 37 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, 1040.95 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP (STAMPED R.P.L.S. 4874 TYPICAL) FOR CORNER AND BEING THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT OF LAND;

THENCE: N 00°25'54" W, WITH THE EAST BOUNDARY LINE OF A 10.00 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO BOBBY CHRISTIAN RECORDED IN VOLUME 5584, PAGE 37 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, 465.50 FEET TO A FOUND 5/8" REBAR FOR CORNER ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 4234;

THENCE: S 88°55'28" E, WITH THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 4234, 251.13 FEET TO A FOUND 5/8" REBAR FOR CORNER;

THENCE: S 00°25'54" E, 459.38 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER;

THENCE: S 89°40'46" W, 251.04 FEET TO THE POINT OF BEGINNING, CONTAINING 2.6651 ACRES OF LAND, MORE OR LESS.

9/5/23

2023 JUL 10 PM 3:45

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated October 31, 2008 and recorded under Vol. 5509, Page 130, or Clerk's File No. 17307, in the real property records of **BOWIE County Texas**, with Essie Moore Jr., an unmarried man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Alacrity Lending Company, its successors and assigns as Original Mortgagee.

Deed of Trust executed by **Essie Moore Jr.**, an unmarried man securing payment of the indebtedness in the original principal amount of \$79,482.00 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 Essie Moore Jr.. Lakeview Loan Servicing, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. LoanCare, LLC is acting as the Mortgage Servicer for the Mortgagee. LoanCare, LLC, is representing the Mortgagee, whose address is: 3637 Sentara Way, Virginia Beach, VA 23452.

Legal Description:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING THAT TRACT OF LAND CONVEYED TO ESSIE B MOORE AND HAZEL J MOORE, HIS WIFE, BY DEED RECORDED IN VOLUME 2858, PAGE 104 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, SAID TRACT AND PARCEL O F LAND BEING A PART OF THE J. S. HERRING HEADRIGHT SURVEY, A-263, BOWIE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

SALE INFORMATION**Date of Sale: 09/05/2023****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.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on 07/07/2023.

/s/ Olufunmilola Oyekan SBOT No. 24084552, Attorney at
Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: 

Printed Name: Robert LaMont, July 10, 2023

C&M No. 44-23-1725

EXHIBIT "A"

DESCRIPTION OF PROPERTY:

All that certain tract or parcel of land being that tract of land conveyed to Esie B. Moore and Hazel J. Moore, his wife, by deed recorded in Volume 2858, Page 104 of the Real Property Records of Bowie County, Texas, said tract or parcel of land being a part of the J. S. HERRING HEADRIGHT SURVEY, A-263, Bowie County, Texas and being more particularly described by meters and bounds as follows:

COMMENCING at the center of an old public road (Old Mill Road) where it crossed the South boundary line of the St. Louis Southwestern Railroad, same being 50.00 ft. at right angles from the centerline of said railroad; THENCE -- Southeasterly with the center of said road along the following courses: S. 51° 43' 48" E., 323.94 ft.; S. 53° 09' 17" E., 312.92 ft.; S. 57° 30' 29" E., 126.61 ft. and S. 59° 26' 38" E., 314.42 ft. to the POINT OF BEGINNING of the herein described tract of land;

THENCE - S. 35° 27' 54" W., passing at 5.94 ft. a 1/2" reinf. steel found in place and continuing 172.01 ft. along an existing fence line for a total distance of 177.95 ft. to a 1/2" reinf. steel found in place;

THENCE - S. 57° 39' 58" E., 131.67 ft. along an existing fence line to a 1/2" reinf. steel found in place;

THENCE - N. 35° 27' 54" E., passing at 157.06 ft. a 1/2" reinf. steel set for offset corner and continuing 14.99 ft. for a total distance of 182.05 ft. to the center of the above mentioned road;

THENCE - N. 59° 26' 38" W., 131.96 ft. with the center of the above mentioned road to the Point of Beginning. The above described property being surveyed by Richard V. Hall, Jr. contains 0.543 acres of land, more or less; AND SUBJECT TO such rights as may be vested in others for road right-of-way along the North boundary line of the above described property.

9/5/23

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

2023 JUL 13 PM 4:02

2702 PAGE ST
TEXARKANA, TX 75501

00000008490054

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: September 05, 2023

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 September 25, 2009 and recorded in Document VOLUME 5724, PAGE 133 real property records of BOWIE County, Texas, with PAXTON JONES AND ANDREA JONES, grantor(s) and WALTER MORTGAGE COMPANY, LLC, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by PAXTON JONES AND ANDREA JONES, securing the payment of the indebtednesses in the original principal amount of \$66,200.00, 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, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, successor by merger to First Union National Bank as Trustee, for Mid-State Trust X 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. NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING
75 BEATTIE PLACE
SUITE 300
GREENVILLE, SC 29601



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: _____

2702 PAGE ST
TEXARKANA, TX 75501

00000008490054

00000008490054

BOWIE

EXHIBIT "A"

LOT #1 OF THE KELLY ADDITION OF TEXARKANA, TEXAS AS RECORDED IN VOL- 3424 PAGES 8-10 OF THE PLAT
RECORDS OF BOWIE COUNTY, TEXAS.

9/5/23

CLERK OF THE SECOND JUDICIAL DISTRICT
BOWIE COUNTY, TEXAS
TINA PETTY, COUNTY CLERK

NOTICE OF FORECLOSURE SALE

2023 JUL 11 PM 2:58

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 THREE (3) IN BLOCK NUMBERED THIRTY-NINE (39) WEST TEXARKANA ADDITION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION RECORDED IN VOLUME 18, PAGE 185 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS.

SAVE AND EXCEPT THE FOLLOWING:

2,885 SQUARE FEET OF LAND, MORE OR LESS, SAME BEING A PART OF LOT 3, BLOCK 39, WEST TEXARKANA ADDITION, A SUBDIVISION OF A PORTION OF THE M.E.P. AND P. R.R. COMPANY SURVEY, ABSTRACT NO. 433, ACCORDING TO A MAP OR PLAT OF SAID SUBDIVISION OF RECORD IN VOLUME 18, PAGE 185, DEED RECORDS OF BOWIE COUNTY, TEXAS, WHICH LOT 3 WAS CONVEYED TO JOE LIVSEY AND WIFE, MYRTLE LIVSEY BY DEED DATED DECEMBER 14, 1951 OF RECORD IN VOLUME 282, PAGE 13, DEED RECORDS OF BOWIE COUNTY, TEXAS, WHICH 2,885 SQUARE FEET OF LAND, IS MORE OR LESS, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST BOUNDARY LINE OF SAID LOT 3, SAME BEING THE EAST BOUNDARY LINE OF LOT 4, SAID POINT BEING 99.3 FEET SOL DEGREES 30 FEET EAST ALONG SAID BOUNDARY LINE FROM THE APPARENT NORTHWEST CORNER OF SAID LOT 3, SAID POINT BEING ON THE PROPOSED NORTH RIGHT OF WAY LINE OF U.S. 67 WESTBOUND (8TH STREET), SAID POINT BEING 45.00 FEET AT RIGHT ANGLES FROM THE SURVEY CENTERLINE OF U.S. 67 WESTBOUND (8TH STREET) HEREINAFTER REFERRED TO AS THE "SURVEY CENTERLINE" AT SURVEY CENTERLINE STATION S84+94.87;

THENCE: SOUTH 01 DEGREES 30 FEET EAST, 40.74 FEET ALONG SAID LOT 3 - LOT 4 BOUNDARY LINE TO THE APPARENT SOUTHWEST CORNER OF SAID LOT 3, SAID CORNER BEING IN THE NORTH BOUNDARY LINE OF AN EXISTING PUBLIC ALLEY;

THENCE: NORTH 87 DEGREES 21 FEET EAST, 50.00 FEET ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 3, SAME BEING THE NORTH BOUNDARY LINE OF SAID EXISTING PUBLIC ALLEY, TO THE SOUTHEAST CORNER OF SAID LOT 3, SAME BEING THE SOUTHWEST CORNER OF LOT 2;

THENCE: NORTH 01 DEGREES 30 FEET WEST 73.90 FEET ALONG THE EAST BOUNDARY LINE OF SAID LOT 3, SAME BEING THE WEST BOUNDARY LINE OF LOT 2, TO A POINT ON THE PROPOSED NORTH RIGHT OF WAY LINE OF U.S. 67 WESTBOUND (8TH STREET). SAID POINT BEING 45.00 FEET AT RIGHT ANGLES FROM SURVEY CENTERLINE STATION S84+37.25, FROM WHICH POINT THE RADIUS POINT OF A CURVE BEARS SOUTH 33 DEGREES 58 MINUTES 38 SECONDS: EAST 926.47 FEET;

THENCE: IN A SOUTHWESTERLY DIRECTION 60.56 FEET ALONG THE PROPOSED NORTH RIGHT OF WAY LINE OF U.S. 67 WESTBOUND (8TH STREET), SAID LINE BEING A CURVE WITH A RADIUS OF 926.47 FEET, TO THE POINT OF BEGINNING, FROM WHICH POINT THE RADIUS POINT OF SAID CURVE BEARS SOUTH 37 DEGREES 43 MINUTES 19 SECONDS EAST, 926.47 FEET, THE HEREIN DESCRIBED TRACT CONTAINING 2,885 SQUARE FEET OF LAND, MORE OR LESS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 08/28/2008 and recorded in Book 5460 Page 198 Document 12781 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: 09/05/2023

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 **EURA LEE COVINGTON AND CLARA COVINGTON**, provides that it secures the payment of the indebtedness in the original principal amount of \$78,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Reverse Mortgage Funding LLC is the current mortgagee of the note and deed of trust and REVERSE MORTGAGE FUNDING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Reverse Mortgage Funding LLC c/o REVERSE MORTGAGE FUNDING, LLC, 3900 Capital City Blvd., Lansing, MI 48906 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Order to Foreclose. Reverse Mortgage Funding LLC obtained a Order from the 5th - Bowie District Court of Bowie County on 06/28/2023 under Cause No. 22C1145-005. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.



7. *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.

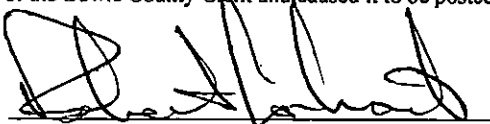


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas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

For additional sale information visit: www.mwzmlaw.com/tx-investors

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 July 11, 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, July 11, 2023

9/5/23

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

NOTICE OF FORECLOSURE SALE

2023 JUL 27 PM 1:43

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: A 0.32-ACRE TRACT OUT OF THE M. E. P. & P. RALLWAY COMPANY SURVEY, ABSTRACT NO. 433, TEXARKANA, TEXAS BEING ALL OF THAT CERTAIN TRACT 60-FOOT BY 140-FOOT TRACT DEEDED TO ERMA BROCKMAN FROM THE NED COOK ESTATE IN APRIL, 2008, AS RECORDED IN VOLUME 5367, PAGE 319, BOWIE COUNTY DEED RECORDS, TOGETHER WITH THAT CERTAIN CALLED 40-FOOT BY 140-FOOT TRACT DESCRIBED IN TRANSFER FROM NORMA KATE MOSER TO W.N. PETTERSON IN OCTOBER, 1964, SAID 0.32-ACRE TRACT BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD ON THE SOUTH RIGHT-OF-WAY LINE OF JADE STREET, A DEDICATED CITY STREET, LYING SOUTH 00 DEGREES 23 MINUTES 00 SECONDS 240.00 FEET FROM A POINT BEING THE NORTHEAST CORNER OF THAT CERTAIN 4-ACRE TRACT DEEDED TO WILLIAM GRIFFIN FROM OSCAR BIZZELL IN APRIL, 1954, AS RECORDED IN VOLUME 312, PAGE 332, BOWIE COUNTY DEED RECORDS, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THAT CERTAIN 10-ACRE TRACT DEEDED TO MRS. L. A. ELLIOTT FROM B. T. ESTES IN MAY, 1895, AS RECORDED IN VOLUME 15, PAGE 538, BOWIE COUNTY DEED RECORDS, SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID ERMA BROCKMAN TRACT FOR THE NORTHEAST CORNER AND PLACE OF BEGINNING OF THIS TRACT;

THENCE SOUTH 00 DEGREES 23 MINUTES 00 SECONDS EAST 100.00 FEET ALONG THE EAST LINE OF NED COOK ESTATE TRACT AND SAID ERMA BROCKMAN TRACT TO A POINT BEING THE SOUTHEAST CORNER OF SAID ERMA BROCKMAN TRACT FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE NORTH 89 DEGREES 16 MINUTES 00 SECONDS WEST 140.00 FEET ALONG THE SOUTH LINE OF SAID ERMA BROCKMAN TRACT TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF GRIFFIN STREET, A DEDICATED CITY STREET, BEING THE SOUTHWEST CORNER OF SAID ERMA BROCKMAN TRACT FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 00 DEGREES 23 MINUTES 00 SECONDS WEST 100.00 FEET ALONG THE WEST LINE OF SAID ERMA BROCKMAN TRACT AND SAID NED COOK ESTATE TRACT TO A 1-INCH IRON PIPE TO THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID GRIFFIN STREET AND THE SOUTH RIGHT-OF-WAY LINE OF SAID JADE STREET BEING THE NORTHWEST CORNER OF SAID NED COOK ESTATE TRACT FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE LEAVING THE EAST RIGHT-OF-WAY LINE OF SAID GRIFFIN STREET, SOUTH 89 DEGREES 16 MINUTES 00 SECONDS EAST 140.00 FEET ALONG THE NORTH LINE OF SAID NED COOK ESTATE TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID JADE STREET TO THE PLACE OF BEGINNING AND CONTAINING 0.32 ACRES, MORE OR LESS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 08/08/2008 and recorded in Book 5448 Page 90 Document 11883 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: 09/05/2023

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 ERMA BROCKMAN, provides that it secures the payment of the indebtedness in the original principal amount of \$90,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Mortgage Assets Management, LLC is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is Mortgage Assets Management, LLC c/o PHH MORTGAGE CORPORATION, 14405 Walters Road, Suite 200, Houston, TX 77014 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

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

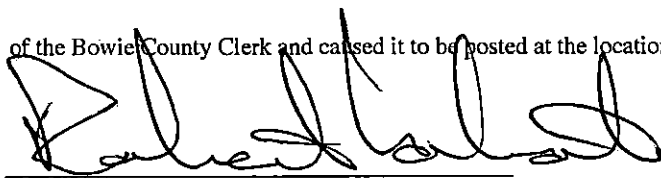
For additional sale information visit: www.mwzmlaw.com/tx-investors

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 that on July 27, 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.

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

Robert LaMont, July 27, 2023

9/5/23

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

2023 JUL 27 PM 1:42

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: DESCRIPTION:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF TEXAS, COUNTY OF BOWIE, CITY OF REDWATER DESCRIBED AS FOLLOWS:

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 101 ACRE TRACT OF LAND AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON PIPE FOR CORNER IN A PUBLIC ROAD, SAID POINT BEING IN THE SOUTH RIGHT-OF-WAY LINE OF THE ST. LOUIS-SOUTHWESTERN RAILWAY, SAID POINT BEING 4,533.59 FEET NORTH AND 3,790.92 FEET WEST OF THE UPPER SOUTHEAST CORNER OF SAID DANIEL MORRIS HEADRIGHT SURVEY;

THENCE NORTH 55 DEGREES 30 MINUTES 00 SECONDS EAST, 50.00 FEET FROM AND PARALLEL TO THE CENTERLINE OF SAID RAILROAD AND ALONG SAID PUBLIC ROAD, 270.00 FEET TO AN IRON PIPE FOR CORNER;

THENCE SOUTH 00 DEGREES 56 MINUTES 52 SECONDS EAST, 749.69 FEET TO AN IRON PIPE FOR CORNER, THE SAME BEING ON THE WEST BOUNDARY LINE OF A TRACT HERETOFORE SOLD TO LAWRENCE C. BURRIS AND WIFE;

THENCE SOUTH 89 DEGREES 03 MINUTES 08 SECONDS WEST WITH THE WEST LINE OF SAID BURRIS TRACT, 155.65 FEET TO A POINT FOR CORNER;

THENCE NORTH 06 DEGREES 51 MINUTES 02 SECONDS WEST WITH SAID FENCE LINE, 63.24 FEET TO AN ANGLE POINT;

THENCE NORTH 07 DEGREES 38 MINUTES 35 SECONDS WEST WITH SAID FENCE LINE, 540.73 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 3.00 ACRES OF LAND, MORE OR LESS.

SOURCE OF TITLE: BOOK 3077; PAGE 30 (RECORDED 6/11/1999)

APN: 16460019000

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 08/01/2003 and recorded in Book 4067 Page 215 Document 12832 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: 09/05/2023

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 JANICE ODEN AND RONALD D ODEN, provides that it secures the payment of the indebtedness in the original principal amount of \$18,394.75, 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. Order to Foreclose. WILMINGTON SAVINGS FUND SOCIETY, FSB AS TRUSTEE OF WV 2017-1 GRANTOR TRUST obtained a Order from the US District Court - Eastern District on 07/14/2023 under Cause No. 5:22-CV-00147-RWS. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. 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

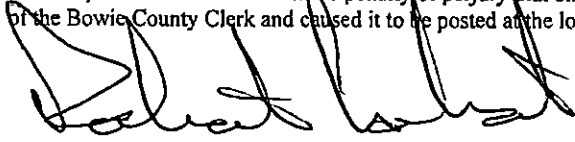
14160 Dallas Parkway

Dallas, TX 75254

For additional sale information visit: www.mwzmlaw.com/tx-investors

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 July 27, 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, July 27, 2023

9/5/23

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

NOTICE OF FORECLOSURE SALE 2023 JUL 27 PM 1:44

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: LAND SITUATED IN THE CITY OF MAUD IN THE COUNTY OF BOWIE IN THE STATE OF TX.

LOT NUMBERED FIVE (5) AND SIX (6) IN BLOCK NUMBERED THREE (3) OF SHERWOOD ADDITION IN THE TOWN OF MAUD, BOWIE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 329, PAGES 89-93, PLAT RECORDS OF BOWIE COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 10/16/2015 and recorded in Document 2015-12066 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: **09/05/2023**

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 ELEANOR IRENE SQUIB, 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. Carrington Mortgage Services, LLC 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 Carrington Mortgage Services, LLC 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. Order to Foreclose. Carrington Mortgage Services, LLC obtained a Order from the 102nd District Court of Bowie County on 07/24/2023 under Cause No. 23C0513-102. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. 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.



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Parkway Office Center, Suite 900

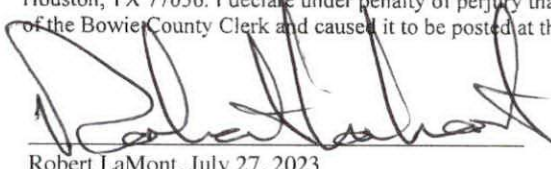
14160 Dallas Parkway

Dallas, TX 75254

For additional sale information visit: www.mwzmlaw.com/tx-investors

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 July 27, 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, July 27, 2023

