

4-5-2022

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
5/30/2008

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ("MERS") SOLELY AS A NOMINEE FOR TAYLOR,  
BEAN & WHITAKER MORTGAGE CORP., ITS  
SUCCESSORS AND ASSIGNS

**Recorded in:**  
**Volume:** 5401  
**Page:** 150  
**Instrument No:** 8112

**Mortgage Servicer:**  
M&T Bank is representing the Current Beneficiary/Mortgagee  
under a servicing agreement with the Current  
Beneficiary/Mortgagee.

**Grantor(s)/Mortgagor(s):**

STEVEN RAY DAVIS AND MELBA DAVIS,  
HUSBAND AND WIFE, AS JOINT TENANTS

**Current Beneficiary/Mortgagee:**  
Lakeview Loan Servicing, LLC

FILED FOR RECORD IN:  
BOWIE COUNTY, TEXAS  
JAN 24, 2022  
COUNTY CLERK  
2022 FEB -7 AM 11:24

**Property County:**  
BOWIE

**Mortgage Servicer's Address:**  
1 Fountain Plaza,  
Buffalo, NY 14203

**Legal Description:** LOT NUMBERED TWO (2) IN BLOCK NUMBERED ONE (1) OF PARKWOOD ADDITION, A PART  
OF THE THOMAS PRICE HEADRIGHT SURVEY, ABSTRACT NO. 266, BOWIE COUNTY, TEXAS, ACCORDING TO  
THE MAP OR PLAT THEREOF RECORDED IN VOLUME 752, PAGE 298 OF THE REAL PROPERTY RECORDS OF  
BOWIE COUNTY, TEXAS

**Date of Sale:** 4/5/2022

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

**Place of Sale of Property:** 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 OR IN THE AREA  
DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY  
CODE.

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

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

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

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

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

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

**MH File Number:** TX-21-79896-POS  
**Loan Type:** FHA

Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803  
For Sale Information: (888) 313-1969  
For Reinstatement Requests: 1-866-874-5860  
Pay Off Requests: 1-800-561-4567  
TS#: 22-26046

4-5-2022  
FILED FOR RECORD IN:  
BOWIE COUNTY, TEXAS  
TINA PETTY, COUNTY CLERK

2022 FEB 10 PM 2:08

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**WHEREAS**, on 8/7/2009, **Cynthia L. Pate**, a single woman, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of **G. TOMMY BASTIAN**, as Trustee, Secretary of Veterans Affairs, an officer of the United States of America, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$137,190.00, payable to the order of Secretary of Veterans Affairs, an officer of the United States of America, which Deed of Trust is Recorded on 8/25/2009 as Volume 11286, Book 5679, Page 135, in Bowie County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

**Lot number four (4), In Block five (5), of Pine Forest Fifth Addition, to the city of Wake Village, Bowie County, Texas, according to the map or plat recorded in volume 1099, page 189, real property records of Bowie County, Texas.**

Commonly known as: **213 TRAILWOOD LN, WAKE VILLAGE, TX 75501**

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

**WHEREAS**, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Deutsche Bank National Trust Company, as Trustee of Vendee Mortgage Trust 2010-1**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN**, that on **4/5/2022 at 11:00 AM**, or no later than three (3) hours after such time, in **Bowie County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **The front (North) entrance of the Courthouse**

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

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



4741755

Service Link



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

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

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

WITNESS, my hand this 2/8/2022

WITNESS, my hand this February 10, 2022.

*Monica Sandoval*

By: Monica Sandoval, Trustee Sale Specialist,  
Team Lead  
Carrington Foreclosure Services, LLC as  
authorized agent for Mortgagee or Mortgage  
Servicer  
1500 South Douglass Road, Suite 150  
Anaheim, CA 92806



By: Substitute Trustee(s)  
Robert LaMont, Harriett Fletcher, Sheryl LaMont,  
Allan Johnston, Sharon St. Pierre  
C/O Carrington Foreclosure Services, LLC  
1500 South Douglass Road, Suite 150  
Anaheim, CA 92806

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

4-5-22

STATE OF TEXAS           §  
                                     §  
COUNTY OF BOWIE       §

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

2022 MAR 10 PM 2:38

# NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

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

**DATE, TIME AND PLACE OF SALE:** Tuesday, April 5, 2022 (which is the first Tuesday of that month) between the hours of 1:00 p.m. and 4:00 p.m. (Bowie County, Texas time). The sale will take place at the Bowie County Courthouse located at 710 James Bowie Drive, New Boston, Texas 75570 or at such other place as may be designated by the Commissioners' Court of Bowie County, Texas.

**INDEBTEDNESS PROMPTING SALE:** That certain Promissory Note (the "**Note**") dated March 14, 2007, executed by Breon L. Harris, as borrower, in the original principal amount of \$55,000.00, payable to Regions Bank, and presently held by CL45 MW REO 1 LLC ("**Lender**") (together with all extensions, modifications and replacements thereof, collectively the "**Note**").

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

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

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

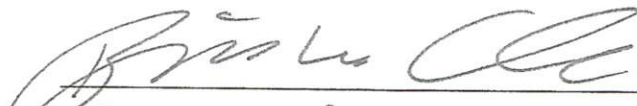


"Land"), together with all improvements and all other property more fully described in the Deed of Trust (collectively, the "Mortgaged Property"), the Land being described as set forth on Exhibit A hereto.

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

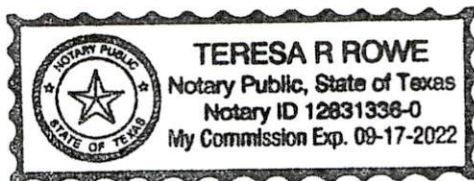
**PURSUANT TO SECTION 51.009 OF THE TEXAS PROPERTY CODE, THE MORTGAGED PROPERTY WILL BE SOLD AND CONVEYED BY THE SUBSTITUTE TRUSTEE "AS IS," AND THE PURCHASER AT THE FORECLOSURE SALE SHALL ACQUIRE THE FORECLOSED PROPERTY AT THE PURCHASER'S OWN RISK AND "AS IS" AND WITHOUT ANY EXPRESS OR IMPLIED WARRANTIES,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

IN WITNESS WHEREOF, this Notice of Substitute Trustee's Sale has been executed on the \_\_\_\_ day of March, 2022.

  
\_\_\_\_\_  
Brian W. Clark Substitute Trustee

STATE OF TEXAS           §  
                                     §  
COUNTY OF BOWIE       §

The foregoing instrument was acknowledged before me on the 9<sup>th</sup> day of March, 2022, by Brian W. Clark as Substitute Trustee.



  
\_\_\_\_\_  
Notary Public, State of Texas

## EXHIBIT "A"

### LAND DESCRIPTION

#### **Legal Description of Property:**

##### Tract 1:

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

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

##### Tract 2:

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

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



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

**Commonly known as:** 721 S. Lake Drive, Texarkana, Texas 75501  
**PIN/Block and Lot:** 26440004800 & 801

4-5-2022

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

2022 FEB 11 PM 1:22

210 SHERWOOD ACRES LN  
TEXARKANA, TX 75501

00000009385451

### 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: April 05, 2022

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 07, 2016 and recorded in Document CLERK'S FILE NO. 2016-2979 real property records of BOWIE County, Texas, with MICHAEL RIDDLE, grantor(s) and WELLS FARGO BANK, N.A, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MICHAEL RIDDLE, securing the payment of the indebtednesses in the original principal amount of \$88,300.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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





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

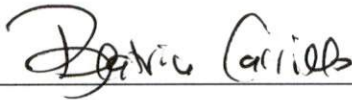
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, JAMI HUTTON, TONYA WASHINGTON, MONICA HENDERSON, MISTY MCMILLAN, AUCTION.COM, TERRY WATERS, ASHLEE LUNA, KEVIN MCCARTHY, BEATRICE CARRILLO, SHANNAH WALKER, MURPHY HOWLE OR JOHN MCCARTHY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is Beatrice Carrillo, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 2.4.22 I filed at the office of the BOWIE County Clerk and caused to be posted at the BOWIE County courthouse this notice of sale.



Declarants Name: 2.11.22 Beatrice Carrillo

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 ALL OF A 2.023 ACRE TRACT AS DESCRIBED IN WARRANTY DEED FROM JAMES STEVEN HICKS TO JULIA LAFOE HERNANDEZ, DATED JUNE 26, 2003, RECORDED IN VOLUME 4045, 61 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS AND BEING A PART OF A 317.666 ACRES (TRACT NO. 1) IN WARRANTY DEED FROM JANIS CAROLYN DODSON PEARSON, ET AL, TO EDSSEL R. HICKS, DATED JUNE, 1985, RECORDED IN VOLUME 772, PAGE 392 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1" IRON PIPE FOR CORNER ON THE NORTH RIGHT-OF-WAY OF A COUNTY ROAD, AT THE MOST SOUTHERLY SOUTHWEST CORNER OF THE ABOVE DESCRIBED 317.666 ACRE TRACT OF LAND;

.THENCE: N 72 DEG 41'25" E, WITH THE NORTH RIGHT-OF-WAY OF A COUNTY ROAD, 702.52 FEET TO A POINT FOR CORNER IN THE CENTER OF A 60.00 FOOT WIDE RIGHT-OF-WAY FOR A ROAD EASEMENT;

THENCE: N 10°22'16" W, WITH THE CENTER OF SAID EASEMENT, 300.00 FEET TO A POINT FOR CORNER; THENCE: N 06 DEG 33' 12" W, WITH THE CENTER OF SAID EASEMENT, 57.28 FEET TO A POINT FOR CORNER; THENCE: N 08 DEG 03' 10" E, WITH THE CENTER OF SAID EASEMENT, 140.85 FEET TO A POINT FOR CORNER; THENCE: N 10 DEG 41' 26" E, WITH THE CENTER OF SAID EASEMENT, 146.23 FEET TO A POINT FOR CORNER; THENCE: N 03° 36' 43" E, WITH THE CENTER OF SAID EASEMENT, 147.48 FEET TO A POINT FOR CORNER; THENCE: N 13° 51 '53" E, WITH THE CENTER OF SAID EASEMENT, 119.48 FEET TO A POINT FOR CORNER; THENCE: N 12 DEG 01'51" E, WITH THE CENTER OF SAID EASEMENT, 169.38 FEET TO AN ANGLE POINT;

THENCE: N 05°51'00" E, WITH THE CENTER OF SAID EASEMENT, 190.00 FEET TO A FOUND 1/2" REBAR FOR CORNER AND BEING THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT OF LAND;

THENCE: N 08°07'05" W, WITH THE CENTER OF SAID EASEMENT, 206.37 FEET TO A FOUND 1/2" REBAR FOR CORNER;

THENCE: N 13°34'26"W, WITH THE CENTER OF SAID EASEMENT, 32.82 FEET TO A FOUND 1/2" REBAR FOR CORNER;

THENCE: N 87°35'45" E, 335.38 FEET TO A FOUND 1/2" REBAR FOR CORNER IN THE CENTER OF ANOTHER 60.00 FOOT WIDE ROAD EASEMENT;

THENCE: S 30°12'27" E, WITH THE CENTER OF SAID EASEMENT 245.05 FEET TO A FOUND 1/2" REBAR FOR CORNER;

THENCE: S 82°20'10" W, 177.39 FEET TO A FOUND 1/2" REBAR FOR CORNER;

THENCE: S 86°28'35" W, 246.16 FEET TO THE POINT OF BEGINNING, CONTAINING 2.023 ACRES OF LAND, MORE OR LESS.



04.05.2022

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

2022 FEB -1 AM 8:57

112 MEDINA DR  
TEXARKANA, TX 75503

00000009371493

**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: April 05, 2022

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

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

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

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

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

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

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

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



112 MEDINA DR  
TEXARKANA, TX 75503

00000009371493

**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.

*Is Sa*

Israel Saucedo

*[Signature]*

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



112 MEDINA DR  
TEXARKANA, TX 75503

00000009371493

00000009371493

BOWIE

**EXHIBIT "A"**

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

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

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

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

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

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

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

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

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

2022 JAN 27 PM 2:41

2927 LYONS STREET  
TEXARKANA, TX 75501

00000009374117

**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: April 05, 2022

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

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

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

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

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

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

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

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





2927 LYONS STREET  
TEXARKANA, TX 75501

00000009374117

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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, JAMI HUTTON, TONYA WASHINGTON, MONICA HENDERSON, MISTY MCMILLAN, AUCTION.COM, TERRY WATERS, ASHLEE LUNA, KEVIN MCCARTHY, BEATRICE CARRILLO, SHANNAH WALKER, MURPHY HOWLE OR JOHN MCCARTHY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo



**Certificate of Posting**

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

\_\_\_\_\_

Declarants Name: \_\_\_\_\_

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

2927 LYONS STREET  
TEXARKANA, TX 75501

00000009374117

00000009374117

BOWIE

**EXHIBIT "A"**

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



4.5.2022  
Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803  
For Sale Information: (888) 313-1969  
For Reinstatement Requests: 1-866-874-5860  
Pay Off Requests: 1-800-561-4567  
TS#: 21-25710

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

2022 JAN 27 PM 1:19

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 8/31/2016, **Douglas Jake Ashmore and Kassandra Ashmore**, husband and wife, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Allen B Polunsky, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS BENEFICIARY, AS NOMINEE FOR CARRINGTON MORTGAGE SERVICES, LLC, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$91,315.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS BENEFICIARY, AS NOMINEE FOR CARRINGTON MORTGAGE SERVICES, LLC, which Deed of Trust is Recorded on 9/8/2016 as Volume 2016-10769, Book , Page , in Bowie County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

Lot numbered eleven (11), in Block numbered four (4), of Beverly Heights first addition to the City of Hooks, Bowie County, Texas, according to the map or plat of said addition recorded in volume 329, page 296 of the plat records of  
Bowie County, Texas.

Commonly known as: **204 REX AVE, HOOKS, TX 75561**

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **4/5/2022 at 11:00 AM**, or no later than three (3) hours after such time, in **Bowie County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE FRONT (NORTH) ENTRANCE OF THE BOWIE COUNTY COURTHOUSE IN NEW BOSTON, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**



4740814

Service Link

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

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

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

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

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

WITNESS, my hand this 1/24/2022

*Monica Sandoval*

By: Monica Sandoval, Trustee Sale Specialist,  
Team Lead  
Carrington Foreclosure Services, LLC as  
authorized agent for Mortgagee or Mortgage  
Servicer  
1500 South Douglass Road, Suite 150  
Anaheim, CA 92806

WITNESS, my hand this January 27, 2022.



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

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

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



4. 5. 2022

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

1920 Walnut St, Texarkana, TX 75501

2022 JAN 27 PM 1:19

21-007991

**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:** 04/05/2022

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

**Place:** The area designated by the Commissioners Court of Bowie County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

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

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

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



4740844

Service Link

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

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



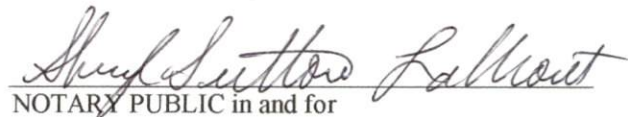
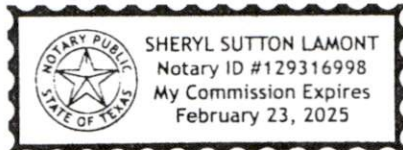
**SUBSTITUTE TRUSTEE**

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

STATE OF TEXAS  
COUNTY OF GREGG

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 27th. day of January, 2022.

  
NOTARY PUBLIC in and for

GREGG COUNTY

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

**CERTIFICATE OF POSTING**

My name is Robert La Mont, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on January 27, 2022 I filed at the office of the Bowie County Clerk and caused to be posted at the Bowie County courthouse this notice of sale.

Declarants Name: Robert La Mont  
Date: January 27, 2022



**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE** 18

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: December 9, 2016  
Grantor(s): Lee Alison McCrary and Adam B. Chandler, wife and husband  
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for Mortgage Lenders of America, LLC  
Original Principal: \$275,792.00  
Recording Information: 2016-14406  
Property County: Bowie  
Property: The South one-half (S. 1/2) of Lot Numbered SIX (6), all of Lot Numbered SEVEN (7) and the North one-half (N 1/2) of Lot Numbered EIGHT (8) of SECOND ADDITION - WOOD ACRES SUBDIVISION, according to the map or plat of record in Volume 329, Page 341, Plat Records of Bowie County, Texas.  
Property Address: 594 South Highway 259  
De Kalb, TX 75559

**MORTGAGE SERVICING INFORMATION:**

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

Current Mortgagee: Lakeview Loan Servicing, LLC  
Mortgage Servicer: Flagstar Bank  
Mortgage Servicer Address: 5151 Corporate Drive  
Troy, MI 48098

**SALE INFORMATION:**

Date of Sale: April 5, 2022  
Time of Sale: 11:00 am - 2:00 pm or within three hours thereafter.  
Place of Sale: 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 Commissioner's Court.  
Substitute Trustee: Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Jami Hutton, Tonya Washington, Monica Henderson, Misty McMillan, Auction.com, Terry Waters, Ashlee Luna, any to act  
Substitute Trustee Address: 5501 East LBJ Frwy, Ste. 925  
Dallas, TX 75240

WHEREAS, the above-named Grantor previously conveyed the above-described property in trust to

secure payment of the Note set forth in the above-described Deed of Trust; and

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Jami Hutton, Tonya Washington, Monica Henderson, Misty McMillan, Auction.com, Terry Waters, Ashlee Luna, any to act, 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;

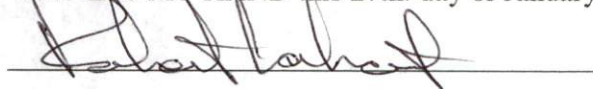
NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

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. Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Jami Hutton, Tonya Washington, Monica Henderson, Misty McMillan, Auction.com, Terry Waters, Ashlee Luna, 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.

Padgett Law Group  
6267 Old Water Oak Road  
Suite 203  
Tallahassee, FL 32313  
(850) 422-2520



WITNESS MY HAND this 27th. day of January, 2022.

A handwritten signature in dark ink, appearing to read "Sheryl Lamont Allan", is written over a horizontal line.

Jeff Leva, Sandy Dasigenis, Megan Randle-  
Bender, Debby Jurasek, Jack Palmer, Sabrina  
Palmer, Robert Lamont Sheryl Lamont Allan  
Johnston

4-05-22

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

2022 JAN 10 AM 10:26

3881 FM 2149 E  
MAUD, TX 75567

00000008711970

**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: April 05, 2022

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

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

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

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 01, 2016 and recorded in Document CLERK'S FILE NO. 2016-4345 real property records of BOWIE County, Texas, with RYAN DENNIS AND JENNIFER GASKIN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by RYAN DENNIS AND JENNIFER GASKIN, securing the payment of the indebtednesses in the original principal amount of \$125,152.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. TRUIST BANK, SUCCESSOR BY MERGER TO SUNTRUST 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. TRUIST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o TRUIST BANK  
1001 SEMMES AVENUE  
MAIL CODE RVW 3014  
RICHMOND, VA 23224





**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.

*Is Saucedo*

Israel Saucedo

*[Signature]*

**Certificate of Posting**

My name is Beatrice Carrillo, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 01/07/2022 I filed at the office of the BOWIE County Clerk and caused to be posted at the BOWIE County courthouse this notice of sale.

*Beatrice Carrillo*

Declarants Name: Beatrice Carrillo

Date: 01/07/2022

3881 FM 2149 E  
MAUD, TX 75567

00000008711970

00000008711970

BOWIE

**EXHIBIT "A"**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE JOHN A. REED HRS, ABSTRACT NO. 497, BOWIE COUNTY, TEXAS, AND BEING A PART OF THE 77.75 ACRE TRACT CONVEYED TO LEWIS RUMBO, ET UX, BY DEED DATED AUGUST 28, 1948, AND RECORDED IN VOLUME 253, PAGE 46 OF THE DEED RECORDS, BOWIE COUNTY, TEXAS, THE SUBJECT TRACT OF LAND BEING THE SAME 1.815 ACRE TRACT OF LAND AS CONVEYED TO THOMAS E. DEVASIER BY WARRANTY DEED RECORDED IN VOLUME 6092, PAGE 92 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, AND THE SUBJECT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND FOR CORNER ON THE EAST RIGHT-OF-WAY LINE OF F.M. ROAD NO. 2149, THE POINT OF BEGINNING BEING THE MOST WESTERLY NORTHWEST CORNER OF A CERTAIN TRACT OF LAND AS CONVEYED TO SAMUEL EDWARD BRAY BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED AS INSTRUMENT NO. 2015-2009 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, AND ALSO BEING THE SOUTHWEST CORNER OF SAID DEVASIER TRACT;

THENCE NORTHWESTERLY, WITH SAID RIGHT-OF-WAY LINE, BEING A CURVE TO THE LEFT HAVING A RADIUS OF 1196.28 FEET, A DISTANCE OF 294.66 FEET (CHORD IS N 41° 11' 16" W, 293.91 FEET), THROUGH A CENTRAL ANGLE OF 14° 06' 45" TO A 1/2" IRON PIN SET FOR CORNER AT THE NORTHWEST CORNER OF SAID DEVASIER TRACT;

THENCE S 88° 10' 00" E, 467.82 FEET WITH THE NORTH LINE OF SAID DEVASIER TRACT AND ALONG THE SOUTH LINE OF PRIVATE ROAD NO. 21494 TO A 1" IRON PIN FOUND FOR CORNER AT A FENCE CORNER, SAID CORNER BEING THE NORTHEAST CORNER OF SAID DEVASIER TRACT;

THENCE S 10° 59' 16" E, 197.92 FEET WITH THE EAST LINE OF SAID DEVASIER TRACT, BEING AN EXISTING FENCE LINE, TO A 1" IRON PIN FOUND FOR CORNER IN A FENCE CORNER AT THE SOUTHEAST CORNER OF SAME;

THENCE S 87° 48' 32" W, 311.98 FEET WITH THE SOUTH LINE OF SAID DEVASIER TRACT TO THE POINT OF BEGINNING AND CONTAINING 1.814 ACRES OF LAND, MORE OR LESS.



Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803  
For Sale Information: (888) 313-1969  
For Reinstatement Requests: 1-866-874-5860  
Pay Off Requests: 1-800-561-4567  
TS#: 21-25837

4-5-2022  
FILED FOR RECORD IN:  
BOWIE COUNTY, TEXAS  
TINA PETTY, COUNTY CLERK  
2022 FEB 10 PM 2:08

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**WHEREAS**, on 2/24/2012, **Timothy D. Reynolds**, a single person, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Joni Baquerizo, as Trustee, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for United Community Mortgage Corporation, its successors and assigns, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$112,244.00, payable to the order of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for United Community Mortgage Corporation, its successors and assigns, which Deed of Trust is Recorded on 3/6/2012 as Volume 2906, Book **6193**, Page 228, Loan Mod Rerecorded on 02/09/2016 as Instrument No. 2016-1425 in Bowie County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all the following described property, rights and interests (the "Property"), to-wit:

**Lot Numbered Four (4) in Block Numbered Nine (9) of Twilight Terrace Third Addition, to the City of Wake Village, Bowie County, Texas, according to the map or plat recorded in Volume 422, Page 519 of the Deed Records of Bowie County, Texas**

Commonly known as: **816 HAWKINS AVE, WAKE VILLAGE, TX 75501**

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

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

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN**, that on **4/5/2022 at 11:00 AM**, or no later than three (3) hours after such time, in **Bowie County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE FRONT (NORTH) ENTRANCE OF THE BOWIE COUNTY COURTHOUSE IN NEW BOSTON, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**

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



4741785

Service Link

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

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

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

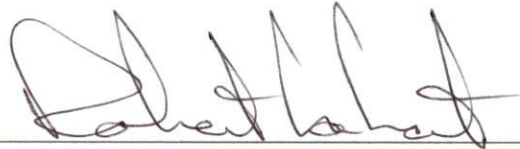
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

WITNESS, my hand this 2/9/2022

WITNESS, my hand this February 10, 2022.

Monica Sandoval

By: Monica Sandoval, Trustee Sale Specialist,  
Team Lead  
Carrington Foreclosure Services, LLC as  
authorized agent for Mortgagee or Mortgage  
Servicer  
1500 South Douglass Road, Suite 150  
Anaheim, CA 92806



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

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

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



04-05-2022

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

## NOTICE OF TRUSTEE'S SALE

2022 FEB 17 PM 1:58

**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 of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060**

### INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated May 12, 2011 and recorded under Vol. 6040, Page 236, or Clerk's File No. 5697, in the real property records of BOWIE County Texas, with **Michael D. Green**, A Single Man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for WR Starkey Mortgage, L.L.P., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Michael D. Green, A Single Man securing payment of the indebtedness in the original principal amount of \$82,900.00 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 Michael D. Green. 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. M & T Bank is acting as the Mortgage Servicer for the Mortgagee. M & T Bank, is representing the Mortgagee, whose address is: PO Box 840, Buffalo, NY 14240.

#### Legal Description:

**LOT NUMBERED TWENTY-ONE (21) AND THE EAST ONE HUNDRED THIRTY-SIX FEET (136') OF LOT NUMBERED THIRTY-FOUR (34) IN BLOCK NUMBERED TWO (2) OF WESTLAWN ADDITION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION RECORDED IN VOLUME 40, PAGE 310 OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS.**

### SALE INFORMATION

**Date of Sale:** 04/05/2022

**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.

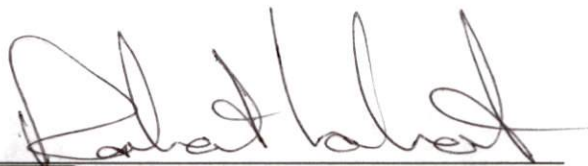
The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:

Codilis & Moody, P.C.

400 N. Sam Houston Pkwy E, Suite 900A

Houston, TX 77060

(281) 925-5200



Robert LaMont David Sims, Harriett Fletcher, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, Shannah Walker, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ServiceLink Agency Sales And Posting, as Substitute Trustee

Posted February 17, 2022.



04/05/2022

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

**NOTICE OF FORECLOSURE SALE** 2022 FEB 24 PM 1:02

**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 TEXARKANA IN THE COUNTY OF BOWIE IN THE STATE OF TX.  
LOTS NUMBER ONE (1) AND TWO (2) IN BLOCK NUMBERED THREE (3) OF M.P. HARRISON ADDITION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 204, PAGE 137, PLAT RECORDS OF BOWIE COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 02/06/2014 and recorded in Book 6591 Page 222 Document 2096 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: 04/05/2022

Time: 11:00 AM

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

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

**5. Obligations Secured.** The Deed of Trust executed by JOHN GIVENS, provides that it secures the payment of the indebtedness in the original principal amount of \$141,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. REVERSE MORTGAGE SOLUTIONS, INC. 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 REVERSE MORTGAGE SOLUTIONS, INC. 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.

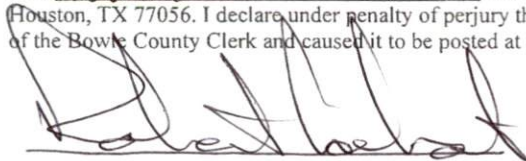
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**



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  
Sydney Brock, Attorney at Law  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

**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 Feb. 24, 2022 I filed this Notice of Foreclosure Sale at the office of the Bowie County Clerk and caused it to be posted at the location directed by the Bowie County Commissioners Court.



Robert LaMont





4-5-2022

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

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

2022 FEB 28 PM 2:22 NOTICE OF NON-JUDICIAL FORECLOSURE SALE 2022 FEB 28 PM 2:22

WHEREAS, That certain Deed of Trust (the "Deed of Trust"), dated July 27, 2021, from **Marquese Deshae Richards Sr and Latasha Deann Andrews ("Borrower")**, as Grantor to Teresa Lewellen, Trustee, filed for record on August 6, 2021 in Real Property Records of Bowie County, Texas, more particularly described therein, which serves as security for a \$52,000.00 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, April 5, 2022** beginning at 12 o'clock pm, or not later than 3 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 Knox 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 non-judicial foreclosure sales of real property are customarily and regularly held in Knox County, Texas, which real property is described as follows:

Legal Description: Lot Numbered SEVEN (7 A) in Block Numbered TWENTY-NINE (29) of BEVERLY HEIGHTS, an Addition to the City of Texarkana, Bowie County, Texas according to the map or plat as recorded in Volume 40, Page 202 of Plat Records of Bowie County, Texas.  
Commonly known as: 515 Blanton, Texarkana, 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.

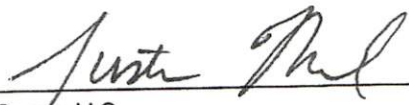
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the

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 February 10, 2022

Property Address: **515 Blanton, Texarkana, Bowie County TX 75501**

Substitute Trustee, Jason Hamilton

  
Centex Casas, LLC

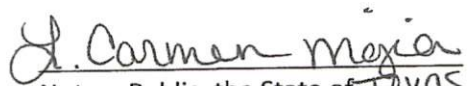
Acknowledgement

STATE OF Texas )  
COUNTY OF Lampasas )

This instrument was acknowledged before me on February 10, 2022 by Justin Milam for Centex Casas LLC.

NOTARY SEAL:



  
Notary Public, the State of Texas

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



4-5-2022

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

2022 FEB 10 PM 2:06

20-037919

**Notice of Substitute Trustee's Sale**

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

<b>Deed of Trust Date:</b> March 17, 2010	<b>Original Mortgagor/Grantor:</b> RONALD C. BAKER AND GENEVA A. BAKER
<b>Original Beneficiary / Mortgagee:</b> ONE REVERSE MORTGAGE, LLC., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> BANK OF AMERICA, N.A
<b>Recorded in:</b> <b>Volume:</b> 5801 <b>Page:</b> 244 <b>Instrument No:</b> 3688	<b>Property County:</b> BOWIE
<b>Mortgage Servicer:</b> PHH Mortgage – Reverse	<b>Mortgage Servicer's Address:</b> 1 Mortgage Way Mount Laurel, New Jersey 08054

\* 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.

**Secures:** Note in the original principal amount of \$195,000.00, executed by GENEVA BAKER and RONALD BAKER and payable to the order of Lender.

**Property Address/Mailing Address:** 7412 CHAPARRAL ST, TEXARKANA, TX 75503

**Legal Description of Property to be Sold:** LOT NUMBERED FIVE (5) IN BLOCK NUMBERED FOUR (4) OF VILLA ESTATES SECOND ADDITION, A SUBDIVISION OF THE W. L. HENRY HEADRIGHT SURVEY, BOWIE COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 532, PAGE 682 OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS.

PARCEL ID: 27120002300.

<b>Date of Sale:</b> April 05, 2022	<b>Earliest time Sale will begin:</b> 11:00 AM
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**Place of sale of Property:** THE FRONT (NORTH) ENTRANCE OF THE BOWIE COUNTY COURTHOUSE IN NEW BOSTON, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *BANK OF AMERICA, N.A.*, the owner and holder of the Note, has requested Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont or Allan Johnston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.





**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *BANK OF AMERICA, N.A* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont or Allan Johnston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont or Allan Johnston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

**Limitation of Damages:** If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against 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.**

/s/William Attmore

William Attmore

Attorney for Reverse Mortgage Solutions, Inc

State Bar No.:24064844

wattmore@rascrane.com

Robertson, Anschutz, Schneid, Crane & Partners,

PLLC / Attorney for Mortgagee

5601 Executive Dr, Suite 400

Irving, TX 75038

Telephone: 817-873-3080

Facsimile: (817)796-6079

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

Posted by Robert La Mont, February 10, 2022.

4-5-2022

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

2022 FEB 10 PM 2:07

21-071134

## Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

<b>Deed of Trust Date:</b> July 30, 2019	<b>Original Mortgagor/Grantor:</b> DUSTIN WILLIAM BARNETT
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SWBC MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> SWBC MORTGAGE CORPORATION
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2019-00008104	<b>Property County:</b> BOWIE
<b>Mortgage Servicer:</b> CENLAR FEDERAL SAVINGS BANK	<b>Mortgage Servicer's Address:</b> 425 Phillips Blvd. Ewing, New Jersey 08618-1430

\* 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.

**Secures:** Note in the original principal amount of \$173,789.00, executed by **DUSTIN WILLIAM BARNETT** and payable to the order of Lender.

**Property Address/Mailing Address:** 216 LARKSPUR LANE, WAKE VILLAGE, TX 75501

**Legal Description of Property to be Sold:** THE EAST 74.0 FEET OF LOT NUMBERED TWELVE (12) AND THE WEST 6.57 FEET OF LOT NUMBERED THIRTEEN (13) IN BLOCK NUMBERED FIVE (5) OF PINE FOREST THIRD ADDITION, A SUBDIVISION OF A PART OF THE NANCY DYCUS HEADRIGHT SURVEY, ABSTRACT NO. 145, TO THE CITY OF WAKE VILLAGE, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION RECORDED IN VOLUME 637, PAGE 475 OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS.

TAX ID: 18210000900.

**Date of Sale:** April 05, 2022**Earliest time Sale will begin:** 11:00 AM

**Place of sale of Property:** Bowie County Courthouse, 710 James Bowie Drive, New Boston, TX 75570

OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, **SWBC MORTGAGE**





*CORPORATION*, the owner and holder of the Note, has requested Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Jami Hutton, Tonya Washington, Monica Henderson, Misty McMillan, Auction.com, Terry Waters, Ashlee Luna whose address is 1 Mauchly Irvine, CA 92618 OR Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont or Allan Johnston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *SWBC MORTGAGE CORPORATION* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Jami Hutton, Tonya Washington, Monica Henderson, Misty McMillan, Auction.com, Terry Waters, Ashlee Luna whose address is 1 Mauchly Irvine, CA 92618 OR Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont or Allan Johnston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Jami Hutton, Tonya Washington, Monica Henderson, Misty McMillan, Auction.com, Terry Waters, Ashlee Luna whose address is 1 Mauchly Irvine, CA 92618 OR Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont or Allan Johnston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

**Limitation of Damages:** If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against 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.**

/s/William Attmore

William Attmore

Attorney for Cenlar Federal Savings Bank

State Bar No.:24064844

wattmore@rascrane.com

Robertson, Anschutz, Schneid, Crane & Partners,  
PLLC / Attorney for Mortgagee

5601 Executive Dr, Suite 400

Irving, TX 75038

Telephone: 817-873-3080

Facsimile: (817)796-6079



Posted by Robert La Mont, February 10, 2022.



04-05-2022

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

2022 FEB 17 PM 1:58

## Notice of [Substitute] Trustee Sale

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

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

**Date:** 04/05/2022

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

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

**Property Address:** 219 MOCKINGBIRD, HOOKS, TX 75561

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

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 07/30/2004 and recorded 08/04/2004 in Book 4375 Page 241 Document 12225, real property records of Bowie County, Texas, with **MARY E CORBIN AND KEVIN C CORBIN, WIFE AND HUSBAND** grantor(s) and Cendant Mortgage Corporation as Lender, Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A. as trustee for Bear Stearns Second Lien Trust 2007-SV1, Mortgage-Backed Certificates, Series 2007-SV1 as Beneficiary.

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

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by **MARY E CORBIN AND KEVIN C CORBIN, WIFE AND HUSBAND**, securing the payment of the indebtedness in the original principal amount of \$15,980.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A. as trustee for Bear Stearns Second Lien Trust 2007-SV1, Mortgage-Backed Certificates, Series 2007-SV1** is the current mortgagee of the note and deed of trust or contract lien.





### **Notice of [Substitute] Trustee Sale**

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

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

**Lot Numbered Four (4) in Block Numbered Eight (8) of BEVERLY HEIGHTS SECOND ADDITION to the Town of Hooks, Bowie County, Texas, according to the map or plat of said addition recorded in Volume 329, Page 346 of the Plat Records of Bowie County**

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

**C/O PHH Mortgage Corporation**

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

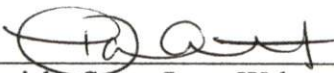
**Phone: 877-744-2506**

### Notice of [Substitute] Trustee Sale

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

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

**Date:** February 11, 2022



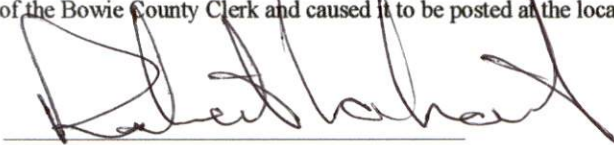
Camisha Scott, Iman Walcott, Tanesha Humphrey, Claire Buxton, Glenda Hamilton – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

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

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

**Certificate of Posting**

I am Robert La Mont whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on February 17, 2022 I filed this Notice of Foreclosure Sale at the office of the Bowie County Clerk and caused it to be posted at the location directed by the Bowie County Commissioners Court.



Posted by Robert La Mont, February 17, 2022.