

May 3, 2022

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

2022 MAR 24 PM 1:19

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**BOWIE County**

Deed of Trust Dated: October 9, 2013

Amount: \$65,369.00

Grantor(s): AARON R WILLIAMS

Original Mortgagee: JPMORGAN CHASE BANK, N.A.

Current Mortgagee: LAKEVIEW LOAN SERVICING, LLC

Mortgagee Servicer and Address: c/o COMMUNITY LOAN SERVICING, LLC, 4425 Ponce de Leon Blvd., Suite 500, Coral Gables, FL 33146

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 00012991

Legal Description: Lot Numbered Four (4) in Block Numbered Two (2) of The Stanfield Addition of Texarkana, Bowie County, Texas, according to the map or plat of said addition recorded in Volume 40, Page 31 of the Plat Records of Bowie County, Texas.

Date of Sale: May 3, 2022, between the hours of 11:00 AM and 2:00 PM.

Earliest Time Sale Will Begin: 11:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the BOWIE County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

AURORA CAMPOS OR RAMIRO CUEVAS, JONATHAN HARRISON, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, JAMI HUTTON, TONYA WASHINGTON, MONICA HENDERSON, MISTY MCMILLAN, TERRY WATERS, ASHLEE LUNA, SHAWN SCHILLER, ROBERT LAMONT, DAVID SIMS, HARRIETT FLETCHER, SHARON ST. PIERRE, SHERYL LAMONT, RONNIE HUBBARD OR ALLAN JOHNSTON have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. 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.

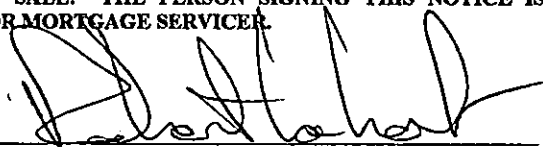
**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

**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.**



Anthony Adam Garcia, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2022-000170



c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254  
Posted by Robert La Mont, March 24, 2022.

May 3, 2022

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

2022 APR 14 PM 3:28

## NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, That certain Deed of Trust (the "Deed of Trust"), dated October 5, 2021, from Brandi Rae Hanks and Johnny Bruce Wafer Jr ("Borrower"), as Grantor to Teresa Lewellen, Trustee, filed for record on October 22, 2021 in Real Property Records of Bowie County, Texas, more particularly described therein, which serves as security for a \$32,000.00 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, May 3, 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 Bowie County, Texas, in the area designated by the Commissioners Court of such County, or if no such area has been so designated, then at the place where non-judicial foreclosure sales of real property are customarily and regularly held in Bowie County, Texas, which real property is described as follows:

Legal Description: Lot 8, Block 58 of BEVERLY HEIGHTS, an Addition to the City of Texarkana, Bowie County, Texas, according to the Revised Plat of said Addition recorded in Volume 40, Page 202 of the Plat Records of Bowie County, Texas.

Commonly known as: 715 Blanton, Texarkana, Bowie County, Texas 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 March \_\_\_\_, 2022

Property Address: **715 Blanton, Texarkana, Bowie County TX 75501**

Substitute Trustee, Jason Hamilton

  
\_\_\_\_\_  
Centex Casas, LLC

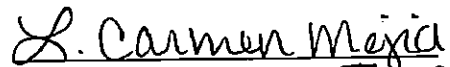
Acknowledgement

STATE OF Texas )  
COUNTY OF Lampasas )

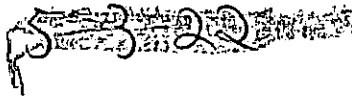
This instrument was acknowledged before me on March 31, 2022 by Justin Milam for Centex Casas, LLC.

NOTARY SEAL:



  
Notary Public, the State of Texas

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



FILED FOR RECORD IN:  
BOWIE COUNTY, TEXAS  
SALETTY, COUNTY CLERK

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

You, Christopher Jason Waters and Lacy Jayna Waters, are hereby notified on Tuesday, ~~May 3, 2022~~ <sup>2022 APR 2</sup> between the hours of 10:00 a.m. and 1:00 p.m. at the Bowie County Courthouse, located at 710 James Bowie Drive, in the city of New Boston, County of Bowie, State of Texas 75570 or wherever else designated by the Commissioner's Court for foreclosure sales, I the undersigned will sell at public auction to the highest bidder for cash the following real property:

**Lot Numbered Three (3) in Block Numbered Two (2) of SPRING CREEK ESTATES, a subdivision of the George Morris Headright Survey Abstract No. 372, in Bowie County, Texas, according to the plat of said addition recorded in Volume 3114, Page 128 of the Real Property Records of Bowie County, Texas, together with all improvements constructed upon, affixed to or located upon the above described real property, including without limitation any residential dwelling located upon the real property, which dwelling is a 2010 MHDMAN00000378 CMH MANUFACTURING, INC. Manufactured Home; Model: 38PNH32685AH10; Serial No.: CSS011097TXA/B; Label/Seal No.: HWC0408317/8 which manufactured home has been placed on the real property.**

The earliest time that the sale will begin is 10:00 a.m.

The address or other common designation of this real property is 135 River Bend, Texarkana, Texas 75501.

The sale will be made to satisfy the debt evidenced by the Promissory Note dated August 27, 2016, in the original principal sum of \$86,842.10, executed by you as Makers to Vanderbilt Mortgage and Finance, Inc. as payee, and secured by and pursuant to the power of sale conferred in the Deed of Trust dated August 27, 2016. The Deed of Trust was executed by you as Grantors to K. Clifford Littlefield as Trustee for the benefit of Vanderbilt Mortgage and Finance, Inc. and was recorded in the real property records of Bowie County, Texas. Vanderbilt Mortgage and Finance, Inc., the current holder of the Note and Deed of Trust has requested me, the Successor Trustee, to enforce this trust by selling the real property because you are in default of the Deed of Trust, which requires you to make monthly payments constituting principal and interest. You have failed to make monthly payments as agreed.

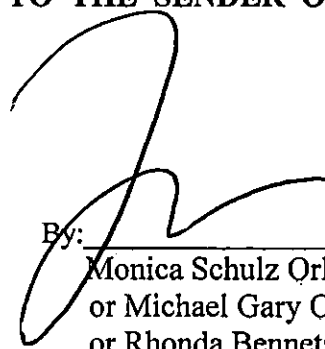
Your debt has been accelerated, and the entire unpaid balance of your note is now due and payable. Your payoff good through May 3, 2022 is \$87,467.82. Said balance continues to accrue interest per day after that date at \$20.42 per diem. The debt has been accelerated because both of you failed to cure the default as was requested in the Notice of Default and Right to Cure Default previously sent to you.

The original beneficiary of the Deed of Trust appointed and substituted me, the undersigned, as trustee under the Deed of Trust by a substitution dated April 4, 2022. As successor trustee, I am vested with and succeed to all the powers and duties given to the original trustee.

Questions concerning this matter may be made to the undersigned at 713-521-0800 or by mail at 1021 Main Street, Suite 1150, Houston, Texas 77002.

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE UNITED 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 OR THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

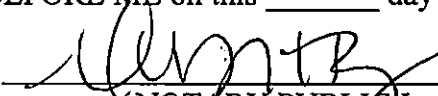
Dated this 11th day of April, 2022

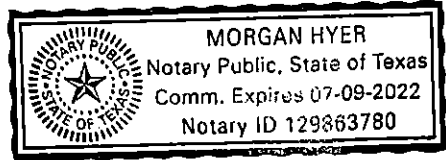
By:   
\_\_\_\_\_  
Monica Schulz Orlando, Trustee  
or Michael Gary Orlando, Trustee  
or Rhonda Bennetsen, Trustee

STATE OF TEXAS §

COUNTY OF HARRIS §

SUBSCRIBED AND SWORN TO BEFORE ME on this 11th day of April, 2022, by  
Monica Schulz Orlando.

  
\_\_\_\_\_  
NOTARY PUBLIC In and For  
The State of Texas



Printed Name: Morgan Hyer

My Commission Expires: 7/9/22

05-03-2022

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

**Notice of Foreclosure Sale** 2022 MAR 29 PM 3: 01

Crystalline Ann Martinez  
41 Whitemarsh Place  
Wake Village, Texas 75501

Deed of Trust ("Deed of Trust"):

Dated: June 17, 2019

Grantor: Crystalline Ann Martinez

Trustee: Kyle B. Davis

Lender: John Brown Landscaping, LLC

Recorded in: Instrument No. 2019-00009845 of the real property records of Bowie County, Texas.

Legal Description: Attached hereto as *Exhibit "A"*

Secures: Promissory Note ("Note") in the original principal amount of \$130,000.00, executed by Crystalline Ann Martinez ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, May 3, 2022

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.

Place: Bowie County Courthouse

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 John Brown Landscaping, LLC, bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, John Brown Landscaping, LLC, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If John Brown Landscaping, LLC passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by John Brown Landscaping, LLC. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

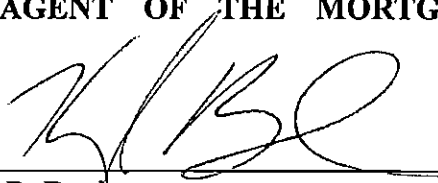
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute 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 Substitute Trustee.

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

**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.**



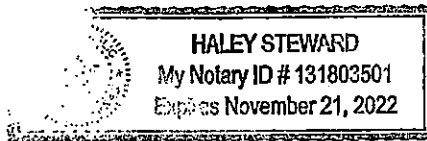
Kyle B. Davis  
Attorney for Mortgagee  
P.O. Box 1221  
New Boston, Texas 75570  
Telephone (903) 628-5571  
Telecopier (903) 628-5868

STATE OF TEXAS )

COUNTY OF BOWIE )

Before me, the undersigned notary public, on this day personally appeared Kyle B. Davis, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 29<sup>th</sup> day of March 2022.

  
Notary Public, State of Texas



***Exhibit "A"***

Lot Forty-One (41) in Block Four (4) of Kings Way Phase 1 to the City of Wake Village, Bowie County, Texas, according to the Plat filed for record on September 25, 2001, and recorded in Volume 3546, Page 45 of the Real Property Records of Bowie County, Texas.

pOur Case No. 21-03762-FC

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

2022 MAR -7 PM 1:14

**APPOINTMENT OF SUBSTITUTE TRUSTEE  
and NOTICE OF TRUSTEE SALE**

THE STATE OF TEXAS  
COUNTY OF BOWIE

**Deed of Trust Date:**  
August 15, 2016

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

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

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

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

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

**Current Mortgagee:**  
PENNYMAC LOAN SERVICES, LLC

**Date of Sale:** MAY 3, 2022

**Property County:** BOWIE

**Original Trustee:** SCOTT R. VALBY

**Recorded on:** August 19, 2020  
**As Clerk's File No.:** 2016-10022  
**Mortgage Servicer:**  
PENNYMAC LOAN SERVICES, LLC

**Substitute Trustee:**  
Meghan Byrne, Robert La Mont, David Sims, Harriett Fletcher, Allan Johnston, Ronnie Hubbard, Marinosci Law Group PC, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Jami Hutton, Tonya Washington, Monica Henderson, Misty McMillan, Auction.com, Terry Waters, Ashlee Luna

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

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

The Current Mortgagee under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Meghan Byrne, Robert La Mont, David Sims, Harriett Fletcher, Allan Johnston, Ronnie Hubbard, Marinosci Law Group PC, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Jami Hutton, Tonya Washington, Monica Henderson, Misty McMillan, Auction.com, Terry Waters, Ashlee Luna, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, **MAY 3, 2022** between ten o'clock AM and four o'clock PM and beginning not earlier than **11:00 AM** or not later than three hours thereafter. The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the Bowie County Courthouse, 710 James Bowie Drive, New Boston, TX 75570 as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

PENNYMAC LOAN SERVICES, LLC, who is the Mortgagee of the Note and Decd of Trust associated with the above referenced loan. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the debt.

**ACTIVE MILITARY SERVICE NOTICE**

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

WITNESS MY HAND, 3/4/22

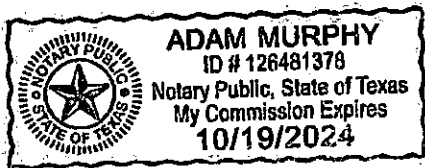
MARINOSCI LAW GROUP, PC

By: [Signature]  
SAMMY HOODA  
MANAGING ATTORNEY

THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, ADAM MURPHY, the undersigned officer, on this, the 4 day of MARCH, 2022, personally appeared SAMMY HOODA,  known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal  
(SEAL)



[Signature]  
Notary Public for the State of TEXAS  
My Commission Expires: 10-19-24  
ADAM MURPHY  
Printed Name and Notary Public

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

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

[Signature]  
Posted by Robert La Mont, March 07, 2022.

05-3-2022

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#: 21-25733

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

2022 MAR -3 AM 11:25

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 11/28/2012, Corina H. McKague a single person, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Gregory Graham, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS BENEFICIARY, AS NOMINEE FOR NTFN, Inc. DBA Premier Nationwide Lending, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$81,632.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS BENEFICIARY, AS NOMINEE FOR NTFN, Inc. DBA Premier Nationwide Lending, which Deed of Trust is Recorded on 12/4/2012 as Volume 15042, 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;

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

Commonly known as: 206 N MERRILL ST, NEW BOSTON, TX 75570

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, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard**

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

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



4743270

ServiceLink

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

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

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

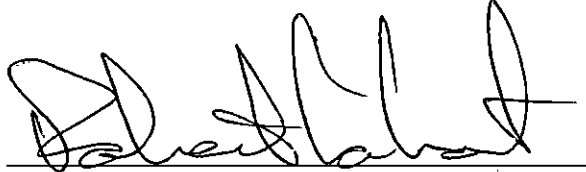
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

WITNESS, my hand this 3/2/2022

*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 March 03, 2022.



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

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.**

FT- (4/2002)

A part of Lot Numbered Eight in Block Numbered Three (3) of WEVER'S FIRST ADDITION to the City of New Boston, Bowie County, Texas, a part of the W. F. Thompson Headright Survey, Abstract No 565, and the herein described tract being a part of that certain tract described in a Deed recorded in Volume 618, Page 247 of the Deed Records of Bowie County, Texas, and the herein described tract of land being that same tract conveyed from Greg A. Schierman and wife, Cynthia D. Schierman to Larry J. Engleman and recorded in Volume 4986, Page 18 of the Real Property Records of Bowie County, Texas, and the subject tract being more particularly described as follows:

BEGINNING at a 1/2 inch pipe found for corner on the East boundary line of a certain street designated as North Merrill Street, also being the Southwest corner of said Lot No. 8 in Block No. 3;

THENCE: N 00°00'00" E, 75.00 feet with the East boundary line of Merrill Street and being the West boundary line of Lot No. 8, to a 1/2 inch reinforcing steel rod set for corner;

THENCE: S 89°59'17" E, 135.94 feet to a 1/2 inch reinforcing steel rod set for corner;

THENCE: S 01°34'70" W, 75.00 feet to a 1/2 inch reinforcing steel rod set for corner;

THENCE: N 90°00'00" W, 133.88 feet to the POINT OF BEGINNING and containing 0.232 acres, or less.

#  
15042

Vol  
6347

Page  
289

112.00

Filed For Record In:  
Bowie County, Texas  
Tina Petty  
County Clerk  
On: Dec 04, 2012 at 02:17P

STEWART TITLE OF TEXARKANA

TEXARKANA, TEXAS 75503  
903-892-3720

05-03-2022

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#: 22-26140

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

2022 FEB 17 PM 1:57

## **NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS**, on 4/21/2009, Jared Bayonne and Latonya Bayonne, as husband and wife, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Dannis P. Schwartz, as Trustee, Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as a nominee for Overland Mortgage, LP, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$97,920.00, payable to the order of Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as a nominee for Overland Mortgage, LP, which Deed of Trust is Recorded on 4/28/2009 as Volume 5342, Book 5602, Page 211, Loan Modification recorded on 12/26/2019 as Instrument No. 2019-00013652. 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;

All that certain tract or parcel of land being a part of the Howard Etheridge Headright Survey, Abstract No. 181, Bowie County, Texas, and being a part of Block Numbered Thirteen (13) of Krouse's Subdivision Of the Payne Lands, and also being a part of a certain 29.4 acre tract of land conveyed by G. R. Henry et ux to Samuel F. Odom et ux by Deed recorded in Volume 276, Page 175 of the Deed Records of Bowie County, Texas, and being the same 1.220 acre tract of land conveyed to Texarkana National Investments L.L.C. by Special Warranty Deed as recorded in Volume 5456, Page 176 of the Real Property Records of Bowie County, Texas, and the subject tract of land being more particularly described by metes and bounds as follows:

Commencing at a pipe for corner at the Southeast corner of said Block No. 13, same being the Southeast corner of said 29.4 acre tract;

Thence: S 89°52'00" W, 895.07 feet with the South lines of said Block No. 12 and the 29.4 acre tract of land to a pipe for corner;

Thence: N 00°50'00" W, 195.22 feet to a 1" iron pin found for corner at the Southeast corner of said 1.220 acre tract of land and being the Point of Beginning for the herein described tract of land;

Thence: N 89°45'00" W, 415.47 feet with the South line of said 1.220 acre tract of land to a 1" iron pipe found for corner on the East line of Trexler Road (County Road No. 1216);

Thence: N00°08'00" W, 127.92 feet with the East line of Trexler Road and the West line of said 1.220 acre tract of land to an axle found for corner;

Thence: S 89°45'00" E, 415.47 feet with the North line of said 1.220 acre tract of land to a 1" square pipe found for corner;

Thence: S 00°08'00" E, 127.92 feet with the East line of said 1.220 acre tract of land to the Point of Beginning and containing 1.220 acres of land, more or less, and Subject To an easement and passageway for the purpose of ingress and egress being a 30 foot easement across the South and East sides of said tract as mentioned in Warranty Deed recorded in Volume 4466, Page 112 of the Real Property Records of Bowie County, Texas.

Commonly known as: 31 PRIVATE RD 12161, TEXARKANA, TX 75501



4742159

Service Link

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 **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 (5/3/2022) 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.

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 2/15/2022



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

WITNESS, my hand this February 17, 2022.



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



1500 South Douglass Road, Suite 150  
Anaheim, CA 92806

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.***

05.03.2022

REGIONS MORTGAGE (UPN)  
VEAL, KEVIN  
5120 GREEN FOREST LANE, TEXARKANA, TX 75501

VA 494-961202778  
Firm File Number: 22-03769

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

**NOTICE OF TRUSTEE'S SALE** 2022 MAR 17 AM 11:33

WHEREAS, on June 25, 2013, ~~KEVIN VEAL AND REBECCA VEAL~~ HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to RYAN COLBURN, as Trustee, the Real Estate hereinafter described, to REGIONS BANK D/B/A REGIONS MORTGAGE in payment of a debt therein described. The Deed of Trust was filed in the real property records of **BOWIE COUNTY, TX** and is recorded under Clerk's File/Instrument Number 8231 Volume 6469, Page 120, to which reference is herein made for all purposes.

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on ~~Tuesday, May 3, 2022~~ between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of **Bowie county**, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Bowie, State of Texas:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE GEORGE BRINLEE HEADRIGHT SURVEY, A-32, BOWIE COUNTY, TEXAS AND BEING ALL OF A 2.75 ACRE TRACT AS DESCRIBED IN WARRANTY DEED FROM BERNARD STOCKMANN TO VONDA FAY TERRY DATED MAY 20, 2008, RECORDED IN VOLUME 5391, PAGE 17 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: AT A FOUND RAILROAD SPIKE FOR CORNER IN THE CENTERLINE OF HICKORY WOOD DRIVE AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED 2.75 ACRE TRACT OF LAND, SAME BEING THE SOUTHWEST CORNER OF A 2.75 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO BETH MCDONALD RECORDED IN VOLUME 4804, PAGE 69 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, SAME BEING THE NORTHEAST CORNER OF A 2.739 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO CASSIE SARTIN RECORDED IN VOLUME 5423, PAGE 252 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS; THENCE: N 00°07'02" E, WITH THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED TERRY 2.75 ACRE TRACT, SAME BEING THE WEST BOUNDARY LINE OF THE ABOVE DESCRIBED MCDONALD 2.75 ACRE TRACT, 600.08 FEET TO A FOUND 1/2" REBAR FOR CORNER AT AN EXISTING FENCE CORNER;

THENCE: N 89°53'35" W, WITH THE NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED TERRY 2.75 ACRE TRACT, SAME BEING THE SOUTH BOUNDARY LINE OF A 2.7 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO OWEN JOHNSON RECORDED IN VOLUME 4254, PAGE 134 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, PASSING AT 170.04 FEET A FOUND 1/2" REBAR AND CONTINUING A TOTAL DISTANCE OF 200.00 FEET TO A SET 5/8" REBAR WITH A PLASTIC CAP (STAMPED R.P.L.S. 4874 TYPICAL) FOR CORNER;

THENCE: S 00°07'02" W, WITH THE WEST BOUNDARY LINE OF THE ABOVE DESCRIBED TERRY 2.75 ACRE TRACT, SAME BEING THE EAST BOUNDARY LINE OF A 2.75 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO CHARLES L. WEST RECORDED IN VOLUME 4868, PAGE 13 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS AND WITH EAST BOUNDARY LINE OF A 2.7 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO ELAINE FINIGAN RECORDED IN VOLUME 5100, PAGE 78 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS 600.08 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER;

THENCE: S 89°53'35" E, WITH THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED TERRY 2.75 ACRE TRACT, SAME BEING THE NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED 2.739 ACRE TRACT, 200.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.7552 ACRES OF LAND MORE OR LESS.

Property Address:

5120 GREEN FOREST LANE  
TEXARKANA, TX 75501

Mortgage Servicer:

REGIONS MORTGAGE

Mortgagee:

REGIONS BANK DBA REGIONS MORTGAGE  
6200 POPLAR AVENUE  
MEMPHIS, TN 38119

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.

  
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, Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont or Allan Johnston March 17, 2022,  
c/o Law Office of Gerald M. Shapiro, LLP  
13105 Northwest Freeway, Suite 960  
Houston, TX 77040  
(713) 462-2565

**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 military service to the sender of this notice immediately.**

April 1, 2022

James Thomas Thompson  
April Ann Thompson  
921 CR 1103  
Maud, Texas 75567

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

2022 APR 7 AM 11:13  
Randy Moore (Receiver)  
Thompson  
PO Box 5931  
Texarkana, Texas 75505

### NOTICE OF TRUSTEE'S SALE

You, James Thomas Thompson and April Ann Thompson are hereby notified that on Tuesday, the 3rd day of May, 2022, not earlier than 1:00 p.m. nor later than 4:00 p.m., at the Bowie County Courthouse, at the following location: 710 James Bowie Drive, New Boston, Texas, - at the front entrance of the courthouse in Bowie County, OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF TEXAS PROPERTY CODE, the undersigned, will sell at public auction to the highest bidder for cash the real property described below:

*See Attached Exhibit.*

This sale will be made to satisfy the debt evidenced by a Promissory Note and Mechanic's Lien Note dated, May 24, 2018, secured by a Deed of Trust, executed by James Thomas Thompson and April Ann Thompson, to First National Bank of Hughes Springs, Real Property Records, Bowie County, Texas, in the amount of \$346,530.00 is now due and payable. First National Bank of Hughes Springs has requested me, the undersigned, to enforce the Promissory Note, Mechanic's Lien and Deed of Trust by selling the real property because you are in default in the non-payment on the note described in said Promissory Note and Deed of Trust.

Your debt was accelerated as you were notified by notice dated September 2, 2021. As of today's date, you now owe the sum of \$368,353.18.

The beneficiary of the Deed of Trust appointed and substituted me, the undersigned, a trustee under the Deed of Trust by a substitution dated September 7, 2021. As substitute trustee, I am vested with and succeed to all the powers and duties given to the original trustee.

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NAIONAL 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.**

With kindest regards, I am

Very truly yours,



Rick D. Shelton  
Substitute Trustee

CMRRR: 7019 2280 0001 4803 6560 – James and April Thompson  
CMRRR: 7019 0700 0000 7263 7814 – Randy Moore (Receiver)

COPY



All that certain tract or parcel of land being a part of the J.A. REED HEADRIGHT SURVEY, A-497, Bowie County, Texas, and being a part of a 30.000 acre tract, as described in Warranty Deed from Robert C. Graves and wife, Rosemary M. Graves to William H. Pierce and wife, Shirley A. Pierce dated April 3, 1987, recorded in Volume 987, Page 211 of the Real Property Records of Bowie County, Texas, and being more particularly described as follows:

COMMENCING at a set 5/8" rebar with plastic cap (Stamped RPLS 4874 Typical) for corner on the North right-of-way line of County Road No. 1103 at the Southeast corner of the above described 30.000 acre tract of land, same being the Southwest corner of a 10 acre tract as described in Warranty Deed to Alan F. Leconey recorded in Volume 716, Page 1 of the Deed Records of Bowie County, Texas;  
THENCE S 89 deg. 39' 05" W., with the North right-of-way line of County Road No. 1103, 60.00 feet to a set 5/8" rebar with plastic cap for corner and being the POINT OF BEGINNING of the herein described tract of land;  
THENCE S 89 deg. 39' 05" W., with the North right-of-way line of County Road No. 1103, same being along an existing fence line, 400 feet to a set 5/8" rebar with plastic cap for corner in an existing fence line;  
THENCE N 00 deg. 17' 47" E., 544.53 feet to a set 5/8" rebar with plastic cap for corner;  
THENCE N 89 deg. 39' 05" E., 400.00 feet to a set 5/8" rebar with plastic cap for corner;  
THENCE S 00 deg. 17' 47" W., 544.53 feet to the POINT OF BEGINNING, containing 5.0000 acres of land, more or less.

Basis of Bearings: Bearings are based on Geodetic North as measured using GPS (Global Positioning System) on December 6, 2012, operating with the parameters of WGS-84.

5-03-2022

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

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

**DEED OF TRUST INFORMATION:**

**Date:** 12/05/2005  
**Grantor(s):** SARAH ELIZABETH LEE, A SINGLE PERSON  
**Original Mortgagee:** GUARANTY BOND BANK  
**Original Principal:** \$55,500.00  
**Recording Information:** Book 4784 Page 123 Instrument 19205  
**Property County:** Bowie  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 1710 LIDDELL, TEXARKANA, TX 75501

FILED FOR RECORD IN  
BOWIE COUNTY, TEXAS  
TINA PETTY, COUNTY CLERK  
2022 MAR 31 AM 11:24

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** Specialized Loan Servicing LLC  
**Mortgage Servicer:** Specialized Loan Servicing LLC  
**Current Beneficiary:** Specialized Loan Servicing LLC  
**Mortgage Servicer Address:** 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111

**SALE INFORMATION:**

**Date of Sale:** ~~Tuesday, the 3rd day of May, 2022~~  
**Time of Sale:** 11:00AM or within three hours thereafter.  
**Place of Sale:** AT THE FRONT (NORTH) ENTRANCE OF THE COURTHOUSE in Bowie County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Bowie County Commissioner's Court, at the area most recently designated by the Bowie County Commissioner's Court.

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and 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, Braden Barnes, Rachel Donnelly, Carlos Hernandez-Vivoni, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

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

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

**Substitute Trustee(s):** 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, Braden Barnes, Rachel Donnelly, Carlos Hernandez-Vivoni, or Jamie E. Silver, any to act.

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

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

#### Certificate of Posting

I am Robert La Mont whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on March 31, 2022 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Bowie County Clerk and caused it to be posted at the location directed by the Bowie County Commissioners Court.

By:   
Robert La Mont

**Exhibit "A"**

LOT NUMBERED THIRTEEN (13) IN BLOCK NUMBERED TWO (2) OF LAZY ACRES, AN ADDITION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 378, PAGE 409 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS.

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

May 3, 2022

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

NOTICE OF FORECLOSURE SALE 2022 MAR 24 PM 1:19

**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: LEGAL DESCRIPTION OF THE LAND: A PART OF LOT NUMBERED NINETEEN (19) OF KENWOOD PARK, A PART OF THE CHANCELLOR BEACH, GEORGE BRINLEE AND THOMAS PRICE HEADRIGHT SURVEYS IN BOWIE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 19 OF SAID KENWOOD PARK; THENCE EAST, WITH SOUTH LINE OF LOT 19, A DISTANCE OF 119.00 FEET; THENCE NORTH, 114.26 FEET TO AN IRON PIPE; THENCE WEST, 119.00 FEET TO THE WEST LINE OF SAID LOT 19; THENCE SOUTH, WITH SAID WEST LINE, 114.26 FEET TO THE POINT OF BEGINNING. SUBJECT TO DEDICATED 20 FOOT STREET ALONG THE SOUTH AND WEST BOUNDARY LINES AND SUBJECT TO STREET ENCROACHMENT ALONG THE WEST BOUNDARY LINE. NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 10/25/2010 and recorded in Book 5942 Page 327 Document 15091 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: 05/03/2022

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 DONNA MESSER, provides that it secures the payment of the indebtedness in the original principal amount of \$101,250.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Wilmington Savings Fund Society, FSB, not individually, but solely as trustee for Nationstar HECM Acquisition Trust 2020-1 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 Wilmington Savings Fund Society, FSB, not individually, but solely as trustee for Nationstar HECM Acquisition Trust 2020-1 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. Order to Foreclose.** Wilmington Savings Fund Society, FSB, not individually, but solely as trustee for Nationstar HECM Acquisition Trust 2020-1 obtained a Order from the 5th District Court of Bowie County on 03/19/2022 under Cause No. 22C0088-005. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

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

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



Mackie Wolf Zientz & Mann, P.C.

Brandon Wolf, Attorney at Law

✓ L. Keller Mackie, Attorney at Law

Michael Zientz, Attorney at Law

Lori Liane Long, Attorney at Law

Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law

Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254





Certificate of Posting

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

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

Robert La Mont, March 24, 2022