

8-6-19

NOTICE OF SUBSTITUTE TRUSTEE SALE

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

Deed of Trust Date:
2/3/2015

Grantor(s)/Mortgagor(s):

KOREY RICHARDSON AND WIFE HEATHER
RICHARDSON

2019 JUL -5 AM 11:27

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

Current Beneficiary/Mortgagee:
M&T Bank

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2015-1341

Property County:
BOWIE

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

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

Legal Description: LOT NUMBERED TWENTY (20) IN BLOCK NUMBERED TWO (2) OF VILLAGE
WEST ADDITION, TO THE CITY OF WAKE VILLAGE, BOWIE COUNTY, TEXAS, ACCORDING TO THE
MAP OR PLAT OF SAID ADDITION RECORDED IN VOLUME 783, PAGE 245 OF THE REAL PROPERTY
RECORDS OF BOWIE COUNTY, TEXAS.

Date of Sale: 8/6/2019

Earliest Time Sale Will Begin: 10am

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.

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.



Pat Walker or Sue Spasic
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-19-73126-POS
Loan Type: Farm Loan

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
1/26/2015

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

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2015-1375

Mortgage Servicer:
Wells Fargo Bank, N.A. is representing the Current
Beneficiary/Mortgagee under a servicing agreement with
the Current Beneficiary/Mortgagee.

Grantor(s)/Mortgagor(s):
ROLAND WARREN AND TAMARA WARREN,
HUSBAND AND WIFE

Current Beneficiary/Mortgagee:
Wells Fargo Bank, N.A.

Property County:
BOWIE

Mortgage Servicer's Address:
1 Home Campus, MAC 2301-04C,
West Des Moines, IA 50328

FILED FOR RECORD IN:
BOWIE COUNTY, TEXAS
TINA PETTY, COUNTY CLERK
2019 JUN 10 AM 11:24

Legal Description: LOTS NUMBERED THREE (3), FOUR (4) AND FIVE (5) IN BLOCK NUMBERED FOUR (4) OF ROCHELLE SECOND ADDITION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 40, PAGE 134 OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS.

Date of Sale: 8/6/2019

Earliest Time Sale Will Begin: 10am

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.

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.


Pat Walker or Sue Spasic
or Thuy Frazier
or Cindy Mendoza
or Deanna Segovia, Substitute Trustee
MC CARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-19-71707-POS
Loan Type: VA

8-6-19

FILED FOR RECORD IN:
BOWIE COUNTY, TEXAS
TINA PETTY, COUNTY CLERK
2019 JUN 17 AM 9:52

Mortgagor: The First National Bank of Hughes Springs
Property Mailing Address: 432 Carroll Ave., Wake Village, Texas 75501
Client Loan No.: 68002494
Our File No.: G1319
Cause No.: 19C0208-202

NOTICE OF SUBSTITUTE TRUSTEE SALE
(See TEX. CONST. art. XVI, § 50(a) Order attached)

See Deed of Trust Recorded In: Volume 6481, Page 133, Bowie County, Texas

Current Mortgagor(s): The First National Bank of Hughes Springs

Current Mortgagee: Charles Tarantino and wife, Theresa Tarantino

Legal Description of Subject Property:

LOT NUMBERED 25 IN BLOCK NUMBERED 2 OF RUNNELS CITY FIRST
ADDITION, A SUBDIVISION OUT OF THE NANCY DYCUS HEADRIGHT
SURVEY, ABSTRACT NO. 145, BOWIE COUNTY, TEXAS, ACCORDING TO
THE MAP OR PLAT OF SAID ADDITION RECORDED IN VOLUME 204, PAGE
285 OF THE PLAT RECORDS OF BOWIE, COUNTY, TEXAS

Date of Sale: August 6, 2019

Earliest Time Sale Will Begin: 1:00 p.m. (The sale will be conducted within hours after
this time.)

Location of Sale: Bowie County Courthouse (north entrance), 710 James Bowie Drive,
in the City of New Boston, County of Bowie, State of Texas OR IN THE AREA
DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION
51.002 OF THE TEXAS PROPERTY CODE.

The designated Trustee or Substitute Trustee(s) will sell the property "AS IS" by
public auction for cash to the highest bidder at the place, date and time specified above.

Dated this 7th day of June, 2019.



Rick D. Shelton – Substitute Trustee

CMRRR #7016 0750 0001 0328 5005 AND REGULAR MAIL

 COPY 

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
3/22/2014

Original Beneficiary/Mortgagee:
CAPITAL ONE, NATIONAL ASSOCIATION

Recorded in:
Volume: 6609
Page: 191
Instrument No: 3377

Mortgage Servicer:
Carrington Mortgage Services, LLC is representing the
Current Beneficiary/Mortgagee under a servicing
agreement with the Current Beneficiary/Mortgagee.

Grantor(s)/Mortgagor(s):
WILLIAM N GUYTON JR AKA WILLIAM NEIL
GUYTON, JR , A MARRIED PERSON AND
KAREN M GUYTON AKA KAREN GUYTON, A
MARRIED PERSON

Current Beneficiary/Mortgagee:
Wilmington Savings Fund Society, FSB, as trustee of
Stanwich Mortgage Loan Trust A

Property County:
BOWIE

Mortgage Servicer's Address:
1600 South Douglass Road, Suite 200-A ,
Anaheim , CA 92806

Legal Description: LOTS NUMBERED 15 THROUGH 24, ALL INCLUSIVE, IN BLOCK NUMBERED 5 OF
RUNNELS CITY ADDITION TO THE CITY OF WAKE VILLAGE, TEXAS; CONTAINING .86 ACRES MORE
OR LESS, BOWIE COUNTY, TEXAS. TAX ID: 20580022001

Date of Sale: 8/6/2019

Earliest Time Sale Will Begin: 10am

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.

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.


Pat Walker, Sue Spasic
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-18-67886-HE
Loan Type: Conventional Residential

FILED FOR RECORD IN:
BOWIE COUNTY, TEXAS
TINA PETTY, COUNTY CLERK
2019 JUL 16 AM 11:29

2019 JUN 10 AM 8:14

303 REDWATER ROAD
WAKE VILLAGE, TX 75501

00000008056442

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: August 06, 2019

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 May 19, 2009 and recorded in Document VOLUME 5625, PAGE 285, AS AFFECTED BY MODIFICATION CLERK'S FILE NO. 2016-6295 real property records of BOWIE County, Texas, with ERICA L CRAWFORD, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ERICA L CRAWFORD, securing the payment of the indebtednesses in the original principal amount of \$98,137.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE 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. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
3415 VISION DRIVE
COLUMBUS, OH 43219



303 REDWATER ROAD
WAKE VILLAGE, TX 75501

00000008056442

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, IRENE LINDSAY, DANA KAMIN, LISA BRUNO, RONDA TYLER, KRISTOPHER HOLUB, MERYL OLSEN, ROBERT LAMONT, HARRIETT FLETCHER, RONNIE HUBBARD 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.



Shawnika Harris

Certificate of Posting

My name is Kevin McCarthy, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 6-10-2019 I filed at the office of the BOWIE County Clerk and caused to be posted at the BOWIE County courthouse this notice of sale.



Declarants Name: Kevin McCarthy

Date: 6-10-2019

303 REDWATER ROAD
WAKE VILLAGE, TX 75501

00000008056442

00000008056442

BOWIE

EXHIBIT "A"

LOT NUMBERED SIX (6) OF MCMILLEN ADDITION TO THE CITY OF WAKE VILLAGE, BOWIE COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT OF SAID ADDITION RECORDED IN VOLUME 329, PAGE 375 OF THE PLAT RECORDS
OF BOWIE COUNTY, TEXAS

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.

FILED FOR RECORDING IN
BOWIE COUNTY, TEXAS
JANIS PETTY, COUNTY CLERK
2019 JUL 16 AM 11:29

DEED OF TRUST INFORMATION:

Date: September 11, 1980

Grantor(s): Velma M. Mims

Original Mortgagee: Farmers Home Administration, United States Department of Agriculture

Original Principal: \$28,000.00

Recording Information: Instrument Number 7341

Property County: Bowie

Property: All that certain tract or parcel of land situated in the A.H. Elliott Headright Survey, A-196, a part of Block 64 of Home Acres, a subdivision of the said Elliott Survey, a part of the same land conveyed by Amos Doyle Daniel to Velma M. Mims by deed dated June 27, 1975 and recorded in Vol. 588, Pages 111-12 of the Deed Records of Bowie County, Texas. The Plat of said Home Acres Subdivision is recorded in Vol. 204, Pages 48-49 of the Plat Records of Bowie County, Texas. This tract being more fully described as follows: COMMENCE at an Iron Pin at the Northeast Corner of said Block 64 of Home Acres Subdivision, the Northeast Corner of said Mims tract; THENCE West 180.00 feet to an Iron Pin at the Northwest Corner of said Block 64 and Mims tract, Thence South 28 deg. 00 min. West 376.72 feet with the West Boundary Line of said Block 64 to an Iron Pin for corner, the PLACE OF BEGINNING for the herein described tract; THENCE East 240.78 feet to an Iron Pin for corner on the East Boundary Line of said Block 64 and Mims tract, the West Boundary Line of a 30 foot road; THENCE South 19 deg. 32 min. West 343.16 feet with the East Boundary Line of said Block 64 and Mims tract and the West Boundary Line of said 30 foot road, to an Iron Pin for corner at the Southeast Corner of said Mims tract; THENCE West 298.00 feet to an Iron pin for corner on the West Boundary Line of said Block 64, the Southwest Corner of said Mims tract; THENCE North 28 deg. 00 min. East 366.28 feet with the West Boundary Line of said Block 64 and Mims tract to the PLACE OF BEGINNING and containing 2.000 acres of land, more or less, and field notes heretofore were furnished by Jack L. Smith, P.E., Tex. Reg. No. 23836, from an on-the-ground survey made July 31, 1980.

Property Address: 272 Horseshoe Loop Road
Texarkana, TX 75501

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: **USDA Rural Development**
Mortgage Servicer: **USDA Rural Development**
Mortgage Servicer **4300 Goodfellow Blvd**
Address: **Bldg. 105F, FC 215**
St. Louis, MO 63120

SALE INFORMATION:

Date of Sale: **August 6, 2019**
Time of Sale: **10:00 am 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: **Pat Walker, Sue Spasic or Alexander Wolfe, any to act**
Substitute Trustee Address: **5501 East LBJ Frwy, Ste. 925**
Trustee Address: **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 Pat Walker, Sue Spasic or Alexander Wolfe, 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. Pat Walker, Sue Spasic or Alexander Wolfe, 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

Pat Walker
PLG File Number: 19-008395-1

6267 Old Water Oak Road
Suite 203
Tallahassee, FL 33213
(850) 422-2520

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: September 11, 1980

Grantor(s): United States Department of Agriculture

Original Mortgagee: Velma M. Mims

Original Principal: \$28,000.00

Recording Information: Instrument Number 7341

Property County: Bowie

Property: All that certain tract or parcel of land situated in the A.H. Elliott Headright Survey, A-196, a part of Block 64 of Home Acres, a subdivision of the said Elliott Survey, a part of the same land conveyed by Amos Doyle Daniel to Velma M. Mims by deed dated June 27, 1975 and recorded in Vol. 588, Pages 111-12 of the Deed Records of Bowie County, Texas. The Plat of said Home Acres Subdivision is recorded in Vol. 204, Pages 48-49 of the Plat Records of Bowie County, Texas. This tract being more fully described as follows: COMMENCE at an Iron Pin at the Northeast Corner of said Block 64 of Home Acres Subdivision, the Northeast Corner of said Mims tract; THENCE West 180.00 feet to an Iron Pin at the Northwest Corner of said Block 64 and Mims tract, Thence South 28 deg. 00 min. West 376.72 feet with the West Boundary Line of said Block 64 to an Iron Pin for corner, the PLACE OF BEGINNING for the herein described tract; THENCE East 240.78 feet to an Iron Pin for corner on the East Boundary Line of said Block 64 and Mims tract, the West Boundary Line of a 30 foot road; THENCE South 19 deg. 32 min. West 343.16 feet with the East Boundary Line of said Block 64 and Mims tract and the West Boundary Line of said 30 foot road, to an Iron Pin for corner at the Southeast Corner of said Mims tract; THENCE West 298.00 feet to an Iron pin for corner on the West Boundary Line of said Block 64, the Southwest Corner of said Mims tract; THENCE North 28 deg. 00 min. East 366.28 feet with the West Boundary Line of said Block 64 and Mims tract to the PLACE OF BEGINNING and containing 2.000 acres of land, more or less, and field notes heretofore were furnished by Jack L. Smith, P.E., Tex. Reg. No. 23836, from an on-the-ground survey made July 31, 1980.

Property Address: 272 Horseshoe Loop Road
Texarkana, TX 75501

MORTGAGE SERVICING INFORMATION:

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

FILED FOR RECORD IN:
BOWIE COUNTY, TEXAS
TINA PETTY, COUNTY CLERK
2019 JUL 15 AM 11:32

Current Mortgagee: **USDA Rural Development**
Mortgage Servicer: **USDA Rural Development**
Mortgage Servicer **4300 Goodfellow Blvd**
Address: **Bldg. 105F, FC 215**
St. Louis, MO 63120

SALE INFORMATION:

Date of Sale: **August 6, 2019**
Time of Sale: **10:00 am 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: Pat Walker, Sue Spasic or Alexander Wolfe, any to act
Substitute **5501 East LBJ Frwy, Ste. 925**
Trustee Address: **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 Pat Walker, Sue Spasic or Alexander Wolfe, 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. Pat Walker, Sue Spasic or Alexander Wolfe, 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

2019 JUL 10 AM 8:15

8-06-19

NOTICE OF TRUSTEE'S SALE

WHEREAS, on October 3, 2013, JOE HACKLEMAN and wife, TRACI HACKLEMAN, executed a Deed of Trust conveying to EDWARD MILLER, as Trustee, the herein described lot, tract or parcel of land in Bowie County, Texas, to secure THE BEN A. HATRIDGE AND SYLVIA M. HATRIDGE REVOCABLE LIVING MANAGEMENT TRUST, in payment of a debt therein described, said Deed of Trust being recorded in Volume 6576, Page 157, Document No. 913, Real Property Records, Bowie County, Texas; and,

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that, no earlier than 1:00 P.M. and no later than 4:00 P.M., on **Tuesday, the 6th day of August, 2019**, I will sell the following described real estate at the door of the County Courthouse in Bowie County, Texas, to the highest bidder for cash, to-wit:

SEE EXHIBIT "A" HERETO ATTACHED, CONSISTING OF TWO (2) PAGES, FOR LEGAL DESCRIPTION.

WITNESS MY HAND this 8th day of July, 2019.



Arlie V. Kerby,
Substitute Trustee

EXHIBIT "A"

LEGAL DESCRIPTION:

All that certain tract or parcel of land situated in the ASHLEY McKINNEY HEADRIGHT SURVEY, Abstract No. 366 and being a part of a certain called 196.451 acre tract situated in the said Ashley McKinney Headright Survey and the Collin McKinney Headright Survey, Abstract No. 367, conveyed from Roger D. Dean to Donald E. Kerst and wife, Theresa K. Kerst, by Third Party Deed dated April 27, 2007 and recorded in Volume 5138, Pages 256-260 of the Real Property Records of Bowie County, Texas, and the subject tract being more particularly described by metes and bounds as follows:

BEGINNING at an 1/2 inch reinforcing steel rod found for corner in the East line of the said Ashley McKinney Headright Survey, Abstract No. 366, and in the West boundary line of Akin Road said 1/2 inch reinforcing steel rod being N 01° 46' 17" E, 4764.94 feet from the Southeast corner of the said Ashley McKinney Headright Survey;

THENCE: S 89° 49' 36" W, 410.28 feet with the most Easterly South line of said Kerst tract and the North line of a certain tract conveyed from Troy George and wife, Blanche Waggoner George, to McKinney R. Akin and wife, Willine George Akin, by Deed dated November 7, 1955 and recorded in Volume 331, Page 438-439 of the of the Deed Records of Bowie County, Texas, to a 1/2 inch reinforcing steel rod set for corner;

THENCE: N 01° 46' 18" E, 175.16 feet across said Kerst tract to a 1/2 inch reinforcing steel rod set for corner in a 26 foot wide access easement;

THENCE: N 89° 49' 36" E, 410.28 feet across said Kerst tract and with the centerline of said 26 foot easement to a 1/2 inch reinforcing steel rod set for corner in the West boundary line of said Akin Road;

THENCE: S 00° 46' 18" W, 175.16 feet with the East line of the said Ashley McKinney Headright Survey, Abstract No. 366, and in the West boundary line of Akin Road to the POINT OF BEGINNING and containing 1.649 acres of land, more or less.

The herein described tract of land being accessible by and subject to a 26 foot wide access easement described by metes and bounds as follows:

All that certain tract or parcel of land situated in the ASHLEY McKINNEY HEADRIGHT SURVEY, Abstract No. 366 and being a part of a certain called 196.451 acre tract situated in the said Ashley McKinney Headright Survey and the Collin McKinney Headright Survey, Abstract No. 367, conveyed from Roger D. Dean to Donald E. Kerst and wife, Theresa K. Kerst, by Third Party Deed dated April 27, 2007 and recorded in Volume 5138, Pages 256-260 of the Real Property Records of Bowie County, Texas, and the subject tract being more particularly described by metes and bounds as follows:

COMMENCING at an iron pipe in the East line of the said Ashley McKinney Headright Survey, Abstract No. 366, and being N 01° 46' 17" E, 4764.94 feet from the Southeast corner of the said Ashley McKinney Headright Survey;

THENCE: N 01° 46' 18" E, 162.15 feet with the East line of said Ashley McKinney Headright Survey and with County Road No. 2209 (Akin) to the POINT OF BEGINNING for the herein described access easement;

(DESCRIPTION CONTINUED ON PAGE 2 HEREOF.)

EXHIBIT "A"

LEGAL DESCRIPTION:

THENCE: S 89° 49' 36" W, 410.84 feet across said Kerst tract to an angle point in said line;
THENCE: N 81° 21' 05" W, 137.96 feet across said Kerst tract to an angle point in said line;
THENCE: N 85° 46' 49" W, 196.58 feet across said Kerst tract to an angle point in said line;
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THENCE: N 77° 08' 45" W, 203.45 feet across said Kerst tract to an angle point in said line;
THENCE: N 72° 11' 58" W, 86.01 feet across said Kerst tract to an angle point in said line;
THENCE: N 63° 50' 47" W, 117.95 feet across said Kerst tract to an angle point in said line;
THENCE: N 56° 47' 56" W, 239.21 feet across said Kerst tract to an angle point in said line;
THENCE: N 87° 38' 35" W, 223.40 feet across said Kerst tract to an angle point in said line;
THENCE: S 74° 26' 09" W, 106.65 feet across said Kerst tract to an angle point in said line;
THENCE: N 76° 41' 40" W, 169.78 feet across said Kerst tract to the beginning of a curve to the left having a radius of 223.01 feet;
THENCE: Southwesterly across said Kerst tract and with said curve to the left having a radius of 223.01 feet, a distance of 323.24 feet through a central angle of 83° 02' 46" (chord being S 64° 00' 14" W, 295.68 feet to a point for corner;
THENCE: N 71° 19' 25" W, 26.05 feet across said Kerst tract to a point at the beginning of a curve to the right having a radius of 249.01 feet;
THENCE: Northeasterly across said Kerst tract and with said curve to the right having a radius of 249.01 feet, a distance of 362.14 feet through a central angle of 83° 19' 28" (chord being N 63° 44' 43" E, 331.06 feet) to the end of said curve;
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THENCE: S 01° 46' 18" W, 26.01 feet with the East line of the said Ashley McKinney Headright Survey and said Akin Road to the POINT OF BEGINNING and containing 1.791 acres of land, more or less.

2019 JUL 10 AM 8:16

8-06-19

NOTICE OF TRUSTEE'S SALE

WHEREAS, on February 27, 2015, JOE HACKLEMAN and wife, TRACI HACKLEMAN, executed a Deed of Trust conveying to EDWARD MILLER, as Trustee, the herein described lot, tract or parcel of land in Bowie County, Texas, to secure THE BEN A. HATRIDGE AND SYLVIA M. HATRIDGE REVOCABLE LIVING MANAGEMENT TRUST, in payment of a debt therein described, said Deed of Trust being recorded under Instrument Number 2015-3635, Real Property Records, Bowie County, Texas; and,

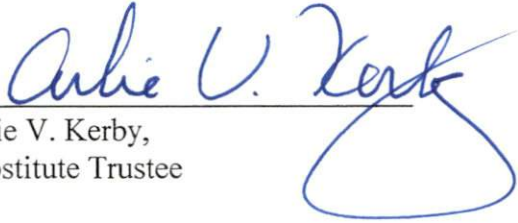
WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and,

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that, no earlier than 1:00 P.M. and no later than 4:00 P.M., on Tuesday, the 6th day of August, 2019, I will sell the following described real estate at the door of the County Courthouse in Bowie County, Texas, to the highest bidder for cash, to-wit:

SEE EXHIBIT "A" HERETO ATTACHED, CONSISTING OF TWO (2) PAGES, FOR LEGAL DESCRIPTION.

WITNESS MY HAND this 8th day of July, 2019.


Arlie V. Kerby,
Substitute Trustee

This is to certify that I did, on the _____ day of _____, 2019, at _____
_____ o'clock, _____M., post a copy of the Notice of Trustee's Sale, shown on the reverse
side hereof, at the Courthouse door in Bowie County, Texas, at the instance and request of the
Substitute Trustee named therein.

TINA PETTY
County Clerk, Bowie County, Texas

BY: _____
Deputy

EXHIBIT "A"

LEGAL DESCRIPTION:

All that certain tract or parcel of land situated in the ASHLEY McKINNEY HEADRIGHT SURVEY, Abstract No. 366 and being a part of a certain called 196.451 acre tract situated in the said Ashley McKinney Headright Survey and the Collin McKinney Headright Survey, Abstract No. 367, conveyed from Roger D. Dean to Donald E. Kerst and wife, Theresa K. Kerst, by Third Party Deed dated April 27, 2007 and recorded in Volume 5138, Pages 256-260 of the Real Property Records of Bowie County, Texas, and the subject tract being more particularly described by metes and bounds as follows:

BEGINNING at an 1/2 inch reinforcing steel rod found for corner in the East line of the said Ashley McKinney Headright Survey, Abstract No. 366, and in the West boundary line of Akin Road said 1/2 inch reinforcing steel rod being N 01° 46' 17" E, 4764.94 feet from the Southeast corner of the said Ashley McKinney Headright Survey;

THENCE: S 89° 49' 36" W, 410.28 feet with the most Easterly South line of said Kerst tract and the North line of a certain tract conveyed from Troy George and wife, Blanche Waggoner George, to McKinney R. Akin and wife, Willine George Akin, by Deed dated November 7, 1955 and recorded in Volume 331, Page 438-439 of the of the Deed Records of Bowie County, Texas, to a 1/2 inch reinforcing steel rod set for corner;

THENCE: N 01° 46' 18" E, 175.16 feet across said Kerst tract to a 1/2 inch reinforcing steel rod set for corner in a 26 foot wide access easement;

THENCE: N 89° 49' 36" E, 410.28 feet across said Kerst tract and with the centerline of said 26 foot easement to a 1/2 inch reinforcing steel rod set for corner in the West boundary line of said Akin Road;

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(DESCRIPTION CONTINUED ON PAGE 2 HEREOF.)

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THENCE: N 71° 19' 25" W, 26.05 feet across said Kerst tract to a point at the beginning of a curve to the right having a radius of 249.01 feet;
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8-06-19

2019 JUL 10 AM 8:17

NOTICE OF TRUSTEE'S SALE

WHEREAS, on February 14, 2017, JOE HACKLEMAN and wife, TRACI HACKLEMAN, executed a Deed of Trust conveying to EDWARD MILLER, as Trustee, the herein described lot, tract or parcel of land in Bowie County, Texas, to secure THE BEN A. HATRIDGE AND SYLVIA M. HATRIDGE REVOCABLE LIVING MANAGEMENT TRUST, in payment of a debt therein described, said Deed of Trust being recorded under Instrument Number 2017-2216, Real Property Records, Bowie County, Texas; and,

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that, no earlier than 1:00 P.M. and no later than 4:00 P.M., on **Tuesday, the 6th day of August, 2019**, I will sell the following described real estate at the door of the County Courthouse in Bowie County, Texas, to the highest bidder for cash, to-wit:

SEE EXHIBIT "A" HERETO ATTACHED, CONSISTING OF TWO (2) PAGES, FOR LEGAL DESCRIPTION.

WITNESS MY HAND this 8th day of July, 2019.



Arlie V. Kerby,
Substitute Trustee

EXHIBIT "A"

LEGAL DESCRIPTION:

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8-6-19

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

19-316677

Notice of Substitute Trustee's Sale

2019 JUL 11 AM 11:32

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)

Deed of Trust Date: August 7, 2008	Original Mortgagor/Grantor: ELIZABETH FAYE LAREY AND JAMES BRANDON LAREY
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR WR STARKEY MORTGAGE, L.L.P., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Recorded in: Volume: 5445 Page: 133 Instrument No:	Property County: BOWIE
Mortgage Servicer: NATIONSTAR MORTGAGE, LLC, D/B/A MR. COOPER	Mortgage Servicer's Address: 8950 Cypress Waters Blvd., Coppell, TX 75019

* 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 \$62,980.00, executed by ELIZABETH LAREY; JAMES LAREY and payable to the order of Lender.

Property Address/Mailing Address: 209 MOCKINGBIRD DRIVE, HOOKS, TX 75561

Legal Description of Property to be Sold: ALL OF LOT NUMBERED NINE (9) IN BLOCK NUMBERED EIGHT (8) OF BEVERLY HEIGHTS SECOND ADDITION, TO THE CITY OF HOOKS, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 329, PAGE 346, PLAT RECORDS OF BOWIE COUNTY, TEXAS. .

Date of Sale: August 06, 2019	Earliest time Sale will begin: 10:00AM
--------------------------------------	---

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

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, *NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER*, the owner and holder of the Note, has requested Pat Walker or Sue Spasic whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254 OR Robert LaMont, Harriett Fletcher, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard whose address is 3220 El Camino Real 1st Floor, Irvine, CA 92602, 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 *NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER* 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, Pat Walker or Sue Spasic whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254 OR Robert LaMont, Harriett Fletcher, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard whose address is 3220 El Camino Real 1st Floor, Irvine, CA 92602, 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 Pat Walker or Sue Spasic whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254 OR Robert LaMont, Harriett Fletcher, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard whose address is 3220 El Camino Real 1st Floor, Irvine, CA 92602, 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.



SUBSTITUTE TRUSTEE

Pat Walker or Sue Spasic OR Robert LaMont, Harriett Fletcher, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, Trustee

c/o RAS CRANE, LLC, 10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia 30097; PH: (470)321-7112

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

2019 JUN 20 AM 9:00

3801 NICHOLS DRIVE
TEXARKANA, TX 75503

00000008443368

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: August 06, 2019

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 15, 2016 and recorded in Document CLERK'S FILE NO. 2016-10084 real property records of BOWIE County, Texas, with LACY GOLDEN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by LACY GOLDEN, securing the payment of the indebtednesses in the original principal amount of \$96,224.00, 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



3801 NICHOLS DRIVE
TEXARKANA, TX 75503

00000008443368

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, IRENE LINDSAY, DANA KAMIN, LISA BRUNO, RONDA TYLER, KRISTOPHER HOLUB, MERYL OLSEN, ROBERT LAMONT, HARRIETT FLETCHER, RONNIE HUBBARD 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.



Shawnika Harris

Certificate of Posting

My name is Kevin McCarthy, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 06/20/2019 I filed at the office of the BOWIE County Clerk and caused to be posted at the BOWIE County courthouse this notice of sale.



Declarants Name: Kevin McCarthy

Date: 06/20/2019

3801 NICHOLS DRIVE
TEXARKANA, TX 75503

00000008443368

00000008443368

BOWIE

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE W H ECTOR HEADRIGHT SURVEY, ABSTRACT NO 695, BOWIE COUNTY, TEXAS, AND BEING A PART OF A CERTAIN TRACT CONVEYED TO J E BENTLEY, BY DEED DATED JANUARY 23, 1953 AND RECORDED IN VOLUME 297, PAGE 324 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS AND ALSO BEING A PART OF LOT NUMBERED EIGHT (8) OF THE MARY E WILLS SUBDIVISION OF THE ECTOR HEADRIGHT SURVEY ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 40, PAGE 260 OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS, THE SUBJECT BEING THE SAME TRACT OF LAND AS CONVEYED TO LARRY J BARNES AND WIFE, NORMA JEAN BARNES BY WARRANTY DEED RECORDED IN VOLUME 1154, PAGE 169 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 AN 1/2 INCH IRON PIN FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID BARNES TRACT, SAME BEING THE SOUTHWEST CORNER OF A CERTAIN 0.483 ACRE TRACT OF LAND AS CONVEYED TO ANN M NELSON BY GENERAL WARRANTY DEED RECORDED IN VOLUME 4998, PAGE 197 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS AND THE POINT OF BEGINNING BEING N 89 DEGREES 41'00" E, 245.67 FEET AND S 01 DEGREES 35'30" E, 309.20 FEET FROM THE NORTHWEST CORNER OF SAID LOT NO 8 OF THE MARY E WILLS SUBDIVISION,

THENCE N 88 DEGREES 54'30" E (BASIS OF BEARING), 204.34 FEET WITH THE NORTH LINE OF SAID BARNES TRACT AND THE SOUTH LINE OF SAID NELSON TRACT TO A 1" IRON PIPE FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID BARNES TRACT AND THE SOUTHEAST CORNER OF SAID NELSON, TRACT, SAID CORNER BEING LOCATED ON THE WEST RIGHT-OF-WAY LINE OF NICHOLS DRIVE,

THENCE S 04 DEGREES 09'46" W, 63.55 FEET WITH THE WEST RIGHT-OF- WAY LINE OF NICHOLS DRIVE TO AN ANGLE POINT IN SAME,

THENCE S 09 DEGREES 13'00" W, 36.95 FEET WITH THE WEST RIGHT-OF-WAY LINE OF NICHOLS DRIVE TO A POINT FOR CORNER AT THE SOUTHEAST CORNER OF SAID BARNES TRACT, SAID CORNER BEING REFERENCED BY A 1/2" IRON PIN FOUND 1.75 FEET NORTH OF SAID CORNER,

THENCE S 88 DEGREES 48'03" W, 191.04 FEET WITH THE SOUTH LINE OF SAID BARNES TRACT AND THE NORTH LINE OF A CERTAIN TRACT OF LAND AS CONVEYED TO TEXARKANA TX NICHOLS BIG 22 LLC, BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 6654, PAGE 88 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, TO A 1/2" IRON PIPE FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID BARNES TRACT AND THE SOUTHEAST CORNER OF A CERTAIN 2.085 ACRE TRACT OF LAND AS CONVEYED TO PARKS DIAMOND JEWELERS, INC, BY DEED RECORDED IN VOLUME 4102, PAGE 326 OF THE REAL PROPERTY RECORD OF BOWIE COUNTY, TEXAS,

THENCE N 01 DEGREES 35'30" W, 100.00 FEET WITH THE WEST LINE OF SAID BARNES TRACT AND THE EAST LINE OF SAID 2.085 ACRE TRACT TO THE POINT OF BEGINNING AND CONTAINING 0.455 ACRES OF LAND, MORE OR LESS.

Notice of Trustee's Sale

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

2019 JUN 18 AM 8:26

Date: June 18, 2019
Trustee: Kyle B. Davis
Mortgagee: PAULA KAY BULANEK
Note: Note dated August 31, 2018, in the original principal amount of \$89,900.00

Deed of Trust

Date: August 31, 2018
Grantor: CODY BALLENTINE and wife, CRYSTAL BALLENTINE
Mortgagee: PAULA KAY BULANEK

Recording information: Vendor's Lien retained in that certain Warranty Deed with Vendor's Lien dated August 31, 2018, executed by PAULA KAY BULANEK, and recorded in Instrument No. 2018-00009204 of the Real Property Records of Bowie County, Texas, securing the payment of that certain Promissory Note of even date therewith in the original principal amount of \$89,900.00; said indebtedness being additionally secured by that certain Deed of Trust dated August 31, 2018, and recorded in Instrument No. 2018-00009205 of the real property records of Bowie County, Texas, executed by CODY BALLENTINE and wife, CRYSTAL BALLENTINE, to Kyle B. Davis, Trustee.

Property: Lot Numbered Four (4) and Lot Numbered Five (5) in Block Numbered Fifteen (15) of the T & P Addition to the City of DeKalb, Bowie County, Texas, according to the map or plat of said Addition recorded in Volume 28, Page 116, of the Deed Records of Bowie County, Texas.

County: Bowie

Trustee's Name: KYLE B. DAVIS

Trustee's Address: P.O. Box 1221
New Boston, Texas 75501

Date of Sale (first Tuesday of month): August 6, 2019

Time of Sale: Not earlier than 10:00 a.m. and not later than 1:00 p.m.

Place of Sale: At the front (North) Entrance of the Bowie County Courthouse, New Boston,

Bowie County, Texas.

Mortgagee has appointed KYLE B. DAVIS as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter.



KYLE B. DAVIS, Trustee

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
4/19/1999

Original Beneficiary/Mortgagee:
COUNTRYWIDE HOME LOANS, INC.

Recorded in:
Volume: 3047
Page: 190
Instrument No: 5384

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

Grantor(s)/Mortgagor(s):
SHAWN W. PALMER, A SINGLE MAN

Current Beneficiary/Mortgagee:
M&T BANK

Property County:
BOWIE

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

Legal Description: SEE EXHIBIT A

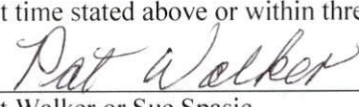
Date of Sale: 8/6/2019

Earliest Time Sale Will Begin: 10am

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.

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.


Pat Walker or Sue Spasic
or Thuy Frazier
or Cindy Mendoza
or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-18-69773-POS
Loan Type: Conventional Residential

2019 JUN 27 AM 11:38

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

EXHIBIT A

Legal Description

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE GEORGE MORRIS HEADRIGHT SURVEY, A-372, BOWIE COUNTY, TEXAS, AND BEING ALL OF A 15.163 ACRE TRACT CONVEYED FROM BESSIE AND ROBERT TYL TO JERRY BECK AND WIFE, CINDY BECK BY DEED DATED APRIL 14, 1989, RECORDED IN VOLUME 1316, PAGE 73 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: AT A SET 5/8" REBAR FOR CORNER AT AN EXISTING FENCE CORNER ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 1317, SAME BEING THE NORTHWEST CORNER OF A 50 ACRE TRACT CONVEYED FROM JOE DUKA AND RUTH DUKA TO FRANK TYL BY DEED DATED NOVEMBER 16, 1925, RECORDED IN VOLUME 149, PAGE 129 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS;

THENCE: N 89° 55' 24" E, ALONG AN EXISTING FENCE LINE, SAME BEING THE NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED 15.163 ACRE TRACT, SAME BEING THE NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED 50 ACRE TRACT, 1250.79 FEET TO A SET 5/8" REBAR FOR CORNER AT AN EXISTING FENCE CORNER;

THENCE: S 00° 09' 23" E, ALONG AN EXISTING FENCE LINE, SAME BEING THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 15.163 ACRE TRACT, 523.87 FEET TO A SET 5/8" REBAR FOR CORNER AT AN EXISTING FENCE CORNER;

THENCE: S 89° 58' 54" W, ALONG AN EXISTING FENCE LINE, SAME BEING THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 15.163 ACRE TRACT, 1264.51 FEET TO A SET 5/8" REBAR FOR CORNER AT AN EXISTING FENCE CORNER ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 1317;

THENCE: N 01° 20' 51" E, ALONG AN EXISTING FENCE LINE, SAME BEING THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 1317, SAME BEING THE WEST BOUNDARY LINE OF THE ABOVE DESCRIBED 15.163 ACRE TRACT, SAME BEING THE WEST BOUNDARY LINE OF THE ABOVE DESCRIBED 50 ACRE TRACT, 522.74 FEET TO THE POINT OF BEGINNING, CONTAINING 15.1065 ACRES OF LAND, MORE OR LESS.

8-6-19

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

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

2019 MAY 23 PM 2:46

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#: 19-22840

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 11/20/2009, **CINDY D. SCOGGINS**, A SINGLE PERSON, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of TYSON T. ABSTON, as Trustee, Mortgage Electronic Registration Systems, Inc. as nominee for GUARANTY BOND BANK, 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 \$101,750.00, payable to the order of Mortgage Electronic Registration Systems, Inc. as nominee for GUARANTY BOND BANK, its successors and assigns, which Deed of Trust is Recorded on 11/25/2009 as Volume 15560, Book 5732, Page 315, 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: **106 SKYLARK DRIVE, TEXARKANA, TX 75503**

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, David Sims, Harriett Fletcher, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, Pat Walker or Sue Spasic** 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 **BANK OF AMERICA, N.A.**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.



4694884



NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **8/6/2019 at 10:00 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 OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

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.

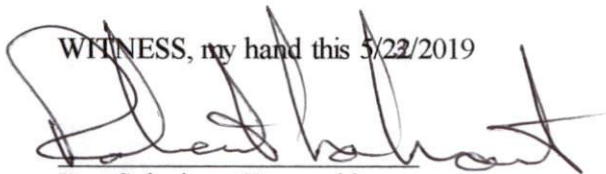
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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 5/22/2019



By: Substitute Trustee(s)

Robert LaMont, David Sims, Harriett Fletcher, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, Pat Walker or Sue Spasic

C/O Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803

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

Exhibit A

A part of Lots Numbered EIGHTEEN (18) and NINETEEN (19) of WESTWOOD ADDITION, a Subdivision of a part of the GEORGE BRINLEE HEADRIGHT SURVEY, Abstract No. 18, Bowie County, Texas, according to the map or plat of record in Volume 424, Page 536 of the Deed Records of Bowie County, Texas and the subject tract of land being more particularly described as follows:

BEGINNING at a point for corner on the South boundary line of said Westwood Addition and on the South boundary line of said Lot No. 18, said Point of Beginning being West, 53.00 feet from the Southeast corner of said Lot No. 18;

THENCE: North, 155.60 feet to an iron pin found for corner on the South line of Skylark Drive;

THENCE: East, 185.70 feet with the South line of Skylark Drive and the North boundary lines of Lots No. 18 and 19 to an iron pin set for corner;

8-6-19

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

104s Maple St , New Boston, TX 75570

2019 JUL -5 PM 1:57

19-009290

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: 08/06/2019

Time: Between 11am-2pm and beginning not earlier than 11am-2pm 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 09/22/2005 and recorded in the real property records of Bowie County, TX and is recorded under Clerk's File/Instrument Number, Vol. 4770, Page 97, with Curtis Mills a/k/a Curtis Mills, Jr. and Debra Miller-Mills (grantor(s)) and Wells Fargo Financial Texas, Inc. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Curtis Mills a/k/a Curtis Mills, Jr. and Debra Miller-Mills, securing the payment of the indebtedness in the original amount of \$107,169.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo USA Holdings, Inc. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. THE NORTH ONE HUNDRED TWENTY-THREE FEET (N 123') OF LOT NUMBERED THREE (3) AND THE SOUTH TEN FEET (S 10') OF LOT NUMBERED FIVE (5), IN BLOCK NUMBERED THREE (3), OF TWIN OAKS ADDITION, AN ADDITION TO THE CITY OF NEW BOSTON, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 532, PAGE 405, PLAT RECORDS OF BOWIE COUNTY, TEXAS.



4698296



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. Wells Fargo USA Holdings, Inc., as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Home Mortgage
3476 Stateview Blvd.
Fort Mill, SC 29715



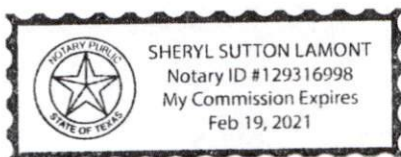
SUBSTITUTE TRUSTEE

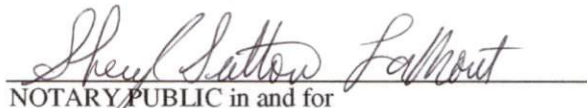
Robert LaMont, Harriett Fletcher, Sheryl LaMont, 05 July, 2021
Allan Johnston, Sharon St. Pierre, Ronnie Hubbard
1320 Greenway Drive, Suite 300
Irving, TX 75038 OR Ramiro Cuevas, Aurora
Campos, Jonathan Harrison, Shawn Schiller, Patrick
Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin,
Lisa Bruno, Ronda Tyler, Kristopher Holub, Meryl
Olsen, Robert LaMont, Harriett Fletcher, Ronnie
Hubbard whose address is 1 Mauchly, Irvine, CA
92618

STATE OF TEXAS
COUNTY OF GREGG

Before me, the undersigned authority, on this day personally appeared Robert LaMont, 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 05 day of July, 2019.




NOTARY PUBLIC in and for

GREGG COUNTY
My commission expires: Feb. 19, 2021
Print Name of Notary:
Sheryl Sutton LaMont

CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. 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: _____

8-06-2019

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

2019 JUN 28 AM 8:30

430 COUNTY ROAD 3402
DE KALB, TX 75559

00000008440521

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: August 06, 2019

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 December 23, 2004 and recorded in Document VOLUME 4522, PAGE 125, AS AFFECTED BY MODIFICATION VOLUME 4568, PAGE 218 real property records of BOWIE County, Texas, with PERRY MITCHELL AND CANDICE MITCHELL, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by PERRY MITCHELL AND CANDICE MITCHELL, securing the payment of the indebtednesses in the original principal amount of \$80,871.00, 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



430 COUNTY ROAD 3402
DE KALB, TX 75559

00000008440521

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 DARLA BOETTCHER, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DANA KAMIN, JAMI HUTTON, RONDA TYLER, KRISTOPHER HOLUB, ROBERT LAMONT, HARRIETT FLETCHER, RONNIE HUBBARD, SHERYL LAMONT, ALLAN JOHNSTON KEVIN MCCARTHY, BEATRICE CARRILLO, SHANNAH WALKER, MURPHY HOWLE OR JOHN MCCARTHY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Shawnika Harris

Certificate of Posting

My name is Kevin McCarthy, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 6-28-2019 I filed at the office of the BOWIE County Clerk and caused to be posted at the BOWIE County courthouse this notice of sale.



Declarants Name: Kevin McCarthy
Date: 6-28-2019

430 COUNTY ROAD 3402
DE KALB, TX 75559

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BOWIE

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE CHARLES BURKHAM SURVEY, A-55, BOWIE COUNTY, TEXAS, AND BEING ALL OF A 1.993 ACRE TRACT AS DESCRIBED IN WARRANTY DEED FROM WILLIAM CLYDE BERRYHILL AND FRANCES Y. BERRYHILL TO PAUL B. BARRETT AND WIFE, KYMBERLI K. BARRETT DATED MARCH 26, 1999, RECORDED IN VOLUME 3031, PAGE 103 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 5/8" REBAR FOR CORNER AT AN EXISTING FENCE CORNER AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED 1.993 ACRE TRACT OF LAND, SAME BEING ON THE NORTH BOUNDARY LINE OF A 34.9542 ACRE TRACT AS DESCRIBED IN A CONTRACT OF SALE FROM THE TEXAS VETERANS LAND BOARD TO PAUL B. BARRETT RECORDED IN VOLUME 2957, PAGE 263 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS;

THENCE S. 89 DEG. 53' 25" W. ALONG AN EXISTING FENCE LINE, SAME BEING THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 1.993 ACRE TRACT, SAME BEING THE NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED 34.9542 ACRE TRACT, 417.56 FEET TO A SET 5/8" REBAR FOR CORNER AT AN EXISTING FENCE CORNER ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 3402;

THENCE N. 00 DEG. 32' 34" W. ALONG AN EXISTING FENCE LINE, SAME BEING THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 3402, 208.30 FEET TO SET 5/8" REBAR FOR CORNER AT AN EXISTING FENCE CORNER;

THENCE N. 89 DEG. 50' 29" E. ALONG AN EXISTING FENCE LINE, SAME BEING THE NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED 1.993 ACRE TRACT, SAME BEING THE SOUTH BOUNDARY LINE OF A 15 ACRE TRACT AS DESCRIBED IN WARRANTY DEED FROM ROBERT MITCHELL AND WIFE, MARIE MITCHELL TO PAUL D. MITCHELL AND DAVID W. MITCHELL RECORDED IN VOLUME 619, PAGE 175 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS, 419.20 FEET TO A SET 5/8" REBAR FOR CORNER AT AN EXISTING FENCE CORNER;

THENCE S. 00 DEG. 05' 31" E. ALONG AN EXISTING FENCE LINE, SAME BEING THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 1.993 ACRE TRACT, SAME BEING THE WEST BOUNDARY LINE OF THE ABOVE DESCRIBED 15 ACRE TRACT, 208.65 FEET TO THE POINT OF BEGINNING, CONTAINING 2.0023 ACRES OF LAND, MORE OR LESS.

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

2019 JUL 15 AM 11:31

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
MCDUFFIE, RUSSELL
108 INWOOD ROAD, TEXARKANA, TX 75501

VA 494961085886
Firm File Number: 19-033601

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 7, 2009, RUSSELL B. MCDUFFIE, A SINGLE MAN, as Grantor(s), executed a Deed of Trust conveying to W.R. STARKEY, JR., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR, W.R. STARKEY MORTGAGE, L.L.P 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 9158 Volume 5652, Page 217, 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, August 6, 2019** 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:

SEE EXHIBIT A

Property Address: 108 INWOOD ROAD
TEXARKANA, TX 75501
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Mortgagee: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD
COPPELL, TEXAS 75019

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
Aurora Campos, Jonathan Harrison, Markcos Pineda,
Ramiro Cuevas, Patrick Zwiers, Kristopher Holub,
Frederick Britton, Darla Boettcher, Kayla Pierce, Andrew
Pierce, Robert LaMont, David Sims, Harriett Fletcher,
Sharon St. Pierre, Sheryl LaMont, Pat Walker, Sue Spasic,
Jami Hutton, Allan Johnston
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
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.

All that certain tract or parcel of land situated in the Nancy Dycus HRS A-146, Bowie County, Texas, out of a certain 593.70 acre tract conveyed to Preston H. Shirley by the United States of American in a correction deed dated November 13, 1963 and recorded in Volume 430, Page 653, Deed Records of Bowie County, Texas, herein described tract being all that certain call 3.43 acre tract described in a deed dated June 29, 1982 from Preston H. Shirley to James R. Bradford and recorded in Volume 689, Page 320, save and except the portion overlapping a previously conveyed tract described in a deed dated December 20, 1978 from Preston H. Shirley to Rita Ann Pessel and recorded in Volume 644, Page 67, subject tract being more particularly described by metes and bounds as follows:

Beginning at a 1/2" rebar set for the NE corner of the East line of said 593.70 acre tract, said point being S 00° 04' 50" E 3400' from the Easterly NE corner of said 593.70 acre tract and also being the SE corner of a certain tract of land described in a deed from James R. Bradford to Tracy West and James L. Bradford and recorded in Volume 1547, Page 303;

THENCE: S 89° 58' 48" W 719.99' to a 1/2" rebar set for the NW corner in the apparent East R.O.W. line of County Road 1217 (Inwood Road), same being the SW corner of tract recorded in Volume 1547, Page 303;

THENCE: S 01° 02' 00" W along the R.O.W line 180.39' to a 1/2" rebar set for the Westerly SW corner;

THENCE: S 89° 27' 16" E at 9.84' passing a 1/2" rebar found for the occupied NW corner of tract recorded in Volume 644, Page 67 and continuing along the North line of said tract recorded in Volume 644, Page 67, 309.84' to a 1/2" rebar set for the interior corner, same being the NE corner of tract recorded in Volume 644, Page 67;

THENCE: S 00° 24' 33" W along the East line of tract recorded in Volume 644, Page 67, 24.57' to a 1/2" rebar set for the Southerly SW corner, same being the Northerly NW corner of a tract of land described in a deed dated March 7, 1984 from Preston H. Shirley to Arnold R. Tittle and recorded in Volume 717, Page 152, a 1/2" rebar found bears S 58° 38' 48" W a distance of 0.40';

THENCE: East along the North line of said Tittle tract, at 156.60' passing a 1/2" rebar found 0.33' right, and continuing for a total distance of 413.88' to a 1/2" rebar found for the SE corner in the East line of said 593.70 acre tract;

THENCE: N 00° 04' 50" W along said East line 208.00' to the POINT OF BEGINNING, and containing 3.261 acres of land, more or less.

91504

Vol 5652 Page 236

Southwest Title
Company

Filed For Record In:
Bowie County, Texas
VELMA MOORE
County Clerk
On: Jul 15, 2009 at 10:10A

(29242.PFD/29242/34)

21.91.00

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

2019 JUL 15 PM 4:30

3107 POST STREET
TEXARKANA, TX 75501

00000008351967

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: August 06, 2019

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 August 27, 2001 and recorded in Document VOLUME 3531, PAGE 230 real property records of BOWIE County, Texas, with VONDA VANZANDT, grantor(s) and HIBERNIA NATIONAL BANK, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by VONDA VANZANDT, securing the payment of the indebtednesses in the original principal amount of \$71,550.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF UPLAND MORTGAGE LOAN TRUST 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. CARRINGTON MORTGAGE SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CARRINGTON MORTGAGE SERVICES, LLC
1600 SOUTH DOUGLASS ROAD
SUITE 200-A
ANAHEIM, CA 92806



3107 POST STREET
TEXARKANA, TX 75501

00000008351967

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.



Shawnika Harris

Certificate of Posting

My name is Kevin McCarthy, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 07/15/2019 I filed at the office of the BOWIE County Clerk and caused to be posted at the BOWIE County courthouse this notice of sale.



Declarants Name: Kevin McCarthy

Date: 07/15/2019

3107 POST STREET
TEXARKANA, TX 75501

00000008351967

00000008351967

BOWIE

EXHIBIT "A"

LOT NUMBERED THREE (3) IN BLOCK NUMBERED SIX (6) OF H.P. STEPHEN'S SECOND ADDITION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION RECORDED IN VOLUME 363, PAGE 129 OF THE DEED OF RECORDS OF BOWIE COUNTY, TEXAS.

NOTICE OF FORECLOSURE SALE 2019 JUL -9 PM 12:17

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. **Property to Be Sold.** The property to be sold is described as follows: EXHIBIT A
2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 05/04/2004 and recorded in Book 4351 Page 76 real property records of Bowie County, Texas.
3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:
Date: 08/06/2019
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.

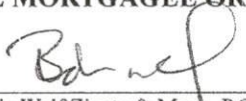
4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 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.

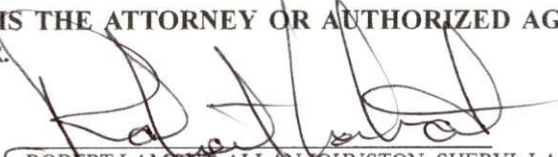
5. **Obligations Secured.** The Deed of Trust executed by CHERYL DENISE GLOVER AND MYRON GLOVER, provides that it secures the payment of the indebtedness in the original principal amount of \$196,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Wells Fargo Bank, National Association, as Trustee for ABFC 2004-OPT5 Trust, ABFC Asset-Backed Certificates, Series 2004-OPT5 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 Wells Fargo Bank, National Association, as Trustee for ABFC 2004-OPT5 Trust, ABFC Asset-Backed Certificates, Series 2004-OPT5 c/o PHH MORTGAGE CORPORATION, 1Mortgage Way, Mail Stop SV-22, Mt. Laurel, NJ 08054 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Order to Foreclose.** Wells Fargo Bank, National Association, as Trustee for ABFC 2004-OPT5 Trust, ABFC Asset-Backed Certificates, Series 2004-OPT5 obtained a Order from the 202nd District Court of Bowie County on 06/24/2019 under Cause No. 19C0139-202. 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 ROBERT LAMONT, ALLAN JOHNSTON, SHERYL LAMONT, SHARON ST. PIERRE, RONNIE HUBBARD OR HARRIETT FLETCHER, 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
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254


ROBERT LAMONT, ALLAN JOHNSTON, SHERYL LAMONT,
SHARON ST. PIERRE, RONNIE HUBBARD OR HARRIETT
FLETCHER
c/o AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

7-9-19

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on _____ 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.

Tract No. 1

All that certain tract or parcel of land being a part of the J. H. HOPKINS HEADRIGHT SURVEY, A-253, Bowie County, Texas and a part of the 18-1/4 acre tract conveyed by S. M. Braswell, et ux, to Roland Thompson and wife, Lela Thompson by deed recorded in Volume 163, Page 436 of the Deed Records of Bowie County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a fence corner being the Southeast corner of an 18-1/4 acre tract conveyed by S. M. Braswell, et ux, to Roland Thompson and wife, Lela Thompson by deed recorded in Volume 163, Page 436 of the Deed Records of Bowie County, Texas; said POINT OF BEGINNING being the Southwest corner of a 100 acre tract conveyed to Walter W. Terral by deed recorded in Volume 151, Page 538 of the Deed Records of Bowie County, Texas; said Point of Beginning also being in the North boundary line of a certain

80 acre tract conveyed to Walter W. Terral by Warranty Deed recorded in Volume 123, Page 536 of the Deed Records of Bowie County, Texas;

THENCE - N. 00° 14' 05" E., 655.14 ft. with an existing fence line along the common line of the above mentioned Thompson 18-1/4 acre tract and Terral 100 acre tract to a fence corner, same being the Northeast corner of said Thompson 18-1/4 acre tract and the Southeast corner of a 19 acre tract conveyed to J. H. Peters by deed recorded in Volume 76, Page 14 of the Deed Records of Bowie County, Texas;

THENCE - N. 90° 00' 00" W., 797.32 ft. with an existing fence line along the common line of the above mentioned Thompson 18-1/4 acre tract and the Peters 19 acre tract to a 1/2" reinf. steel set for corner;

THENCE - S. 00° 22' 12" W., 492.57 ft. to a 1/2" reinf. steel set for corner on the projection of an existing fence line;

THENCE - S. 86° 05' 27" E., with the above mentioned projection of an existing fence line at 69.66 ft. passing a fence corner and continuing with said existing fence line a distance of 166.33 ft. for a total distance of 235.99 ft. to a fence corner;

THENCE - S. 06° 34' 02" W., with an existing fence line passing at 109.37 ft. an existing fence corner and continuing 15.96 ft. for a total distance of 125.33 ft. to the South boundary line of the above mentioned Thompson 18-1/4 acre tract, same being the above mentioned North boundary line of Terral 80 acre tract;

THENCE - S. 87° 49' 00" E., 577.13 ft. with the common line of the above mentioned Thompson 18-1/4 acre tract and Terral 80 acre tract to the POINT OF BEGINNING and containing 11.048 acres of land, more or less; AND SUBJECT TO such rights as may be vested in the public for County Road No. 4231 along the South boundary line of the above described 11.048 acre tract of land.

#	Vol	Page
10573	4351	86

Tract No. 2

All that certain tract or parcel of land being a part of the J. H. HOPKINS HEADRIGHT SURVEY, A-253, Bowie County, Texas and a part of the 18-1/4 acre tract conveyed by S. M. Braswell, et ux, to Roland Thompson and wife, Lela Thompson by deed recorded in Volume 163, Page 436 of the Deed Records of Bowie County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a fence corner being the Southeast corner of an 18-1/4 acre tract conveyed by S. M. Braswell, et ux, to Roland Thompson and wife, Lela Thompson by deed recorded in Volume 163, Page 436 of the Deed Records of Bowie County, Texas, said POINT OF COMMENCING being the Southwest corner of a 100 acre tract conveyed to Walter W. Terral by deed recorded in Volume 151, Page 538 of the Deed Records of Bowie County, Texas; said Point of Commencing also being in the North boundary line of a certain 80 acre tract conveyed to Walter W. Terral by Warranty Deed recorded in Volume 123, Page 536 of the Deed Records of Bowie County, Texas; THENCE - N. 87° 49' 00" W., 577.18 ft. with the common line of said Thompson 18-1/4 acre tract and Terral 80 acre tract to the POINT OF BEGINNING of the herein described tract of land;

THENCE - N. 87° 49' 00" W., 261.79 ft. with the above mentioned common line of Thompson 18-1/4 acre tract and Terral 80 acre tract to the centerline of County Road No. 4231;

THENCE - N. 85° 28' 18" W., 414.29 ft. with the centerline of County Road No. 4231 to the West boundary line of the above mentioned Thompson 18-1/4 acre tract, same being the projection of an existing fence line;

THENCE - N. 00° 22' 12" E., with the West boundary line of the above mentioned Thompson 18-1/4 acre tract and projection of existing fence line, at 20.95 ft. passing an existing fence corner and continuing 569.55 ft. with said existing fence line for a total distance of 590.48 ft. to an existing cross-tie fence corner at the Northwest corner of said Thompson 18-1/4 acre tract, same being in the South boundary line of a 19 acre tract conveyed to J. H. Peters by deed recorded in Volume 76, Page 14 of the Deed Records of Bowie County, Texas;

THENCE - N. 90° 00' 00" E., 452.85 ft. with the common line of the above mentioned Thompson 18-1/4 acre tract and Peters 19 acre tract along an existing fence line to a 1/2" reinf. steel set for corner;

THENCE - S. 00° 22' 12" W., 492.57 ft. to a 1/2" reinf. steel set for corner on the projection of an existing fence line;

THENCE - S. 86° 05' 27" E., with the above mentioned projection of an existing fence line at 69.66 ft. passing a fence corner and continuing with said existing fence line a distance of 166.33 ft. for a total distance of 235.99 ft. to a fence corner;

THENCE - S. 06° 34' 02" W., with an existing fence line passing at 109.37 ft. an existing fence corner and continuing 15.96 ft. for a total distance of 125.33 ft. to the POINT OF BEGINNING and containing 7.000 acres of land, more or less; AND SUBJECT TO such rights as may be vested in the public for County Road No. 4231 along the South boundary line of the above described 7.000 acre tract of land.

8-06-2019

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

TS No.: 2019-00127-TX
19-000118-673

2019 JUN 27 PM 2: 51

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: 08/06/2019

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 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: 290 Bunker Hill Rd, Leary, 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 02/02/2007 and recorded 02/06/2007 in Book 5078 Page 23 Document 1786, real property records of Bowie County, Texas, with **Barry O'Corr and Wife, Millie O'Corr** grantor(s) and NEW CENTURY MORTGAGE CORPORATION as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. 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 ROBERT LAMONT, ALLAN JOHNSTON, SHERYL LAMONT, SHARON ST. PIERRE, RONNIE HUBBARD OR HARRIETT FLETCHER, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Barry O'Corr and Wife, Millie O'Corr**, securing the payment of the indebtedness in the original principal amount of \$71,600.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Deutsche Bank National Trust Company, as Trustee for the registered holders of Morgan Stanley ABS Capital I Inc. Trust 2007-NC4 Mortgage Pass Through Certificates, Series 2007-NC4** 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:

THE PROPERTY IS MORE FULLY DESCRIBED AS FOLLOWS: LOT NUMBERED EIGHT (8) OF COUNTRY VILLAGE ESTATES, A PART OF THE S.A. MCLEARY HEADRIGHT SURVEY, ABSTRACT NO. 392 AND THE J.W. JOHNSON HEADRIGHT SURVEY, ABSTRACT NO. 309, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION RECORDED IN VOLUME 1375, PAGE 221 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS.

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**

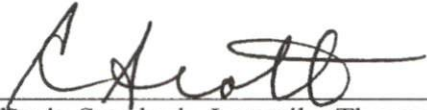
Phone: 877-744-2506

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.

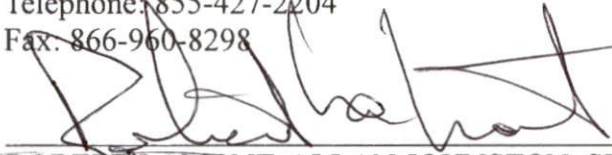
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Date: June 24, 2019



Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Iman Walcott, Tanesha Humphrey,
Claire Buxton – 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



6-27-19

ROBERT LAMONT, ALLAN JOHNSTON, SHERYL LAMONT, SHARON ST. PIERRE,
RONNIE HUBBARD OR HARRIETT FLETCHER - Substitute Trustee(s)

C/O AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

**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 _____ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on _____ 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.