

FILED FOR RECORD

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any of all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number. { Tex. Prop. Code § 11.008(c) }

9:05 AM - 7:00 PM 04
HEATHER HENIGAN
CO. CLERK HARRISON CO
BY: JM DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: March 5, 2025

NOTE: Promissory Note described as follows:

Date: February 22, 2024

Maker: Stable Energy, L.L.C., a Louisiana limited liability company

Payee: Millennium Minerals Corporation

Original Principal Amount: \$900,000.00

DEED OF TRUST: Deed of Trust, Mortgage, Assignment, Security Agreement and Financing Statement described as follows:

Date Executed: February 21, 2024

Grantor: Stable Energy, L.L.C., a Louisiana limited liability company

Trustee: Jerry Conser

Beneficiary: Millennium Minerals Corporation, a Texas corporation

Recorded: Document No. 2025-000000560 in the Official Public Records of Harrison County, Texas

LENDER: Millennium Minerals Corporation, a Texas corporation

BORROWER: Stable Energy, L.L.C., a Louisiana limited liability company

PROPERTY: The real property described as follows:

W. B. Taylor "H" Lease

Oil, Gas and Mineral Lease dated May 26, 1939, executed by W. B. Taylor, et al, as Lessor, in favor of Arkansas Louisiana Gas Company, as Lessee, recorded in Volume 235, Page 645 of the Deed Records of Harrison County, Texas, IN SO FAR AND ONLY IN SO FAR as such lease covers the "First Tract" described in said lease and containing 1,500 acres of land, more or less.

Cost Bearing Working Interest: 100%

Net Revenue Interest: 75.396850%

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

SUBSTITUTE TRUSTEE: Dellanira Cadena

Substitute Trustee's Mailing Address:

88 Cadena Way, Fredericksburg, Texas 78624

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

April 1, the first Tuesday of the month, to commence at 10:15 a.m., or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

Immediately outside the easternmost entrance to the Harrison County Courthouse, 200 W. Houston St., Marshall, Texas.

NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. { See Tex. Prop. Code § 51.002(i). }

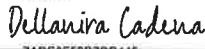
RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

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

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EXECUTED as of March 5, 2025.

Signed by:

74DE0F52070B445
Dellanira Cadena
Authorized Agent for Lender, Millenium Minerals Corporation
88 Cadena Way
Fredericksburg, Texas 78624

CERTIFICATE OF POSTING

I am Michael T. Runyan whose address is 305 W. Rusk St., Marshall, Texas 75670. I declare under penalty of perjury that on March ____, 2025 I filed this Notice of Substitute Trustee's Sale at the office of the Harrison County Clerk and caused it to be posted at the location directed by the Harrison County Commissioners Court.

Michael T. Runyan

After recording, please return original to:

Michael T. Runyan, Runyan Law Firm, PC, 305 W. Rusk St., Marshall, TX 75670

NOTICE OF FORECLOSURE SALE

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

1. Property to Be Sold. The property to be sold is described as follows: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN HARRISON COUNTY, TEXAS, BEING A PART OF THE W. C. CRAWFORD SURVEY, A-146, BEING ALL OF LOT 10, BLOCK "B" OF THE PINE FOREST ADDITION, UNIT 2, ACCORDING TO THE MAP OR PLAT OF SAID UNIT RECORDED IN CABINET A, SLIDE 96, PLAT RECORDS, HARRISON COUNTY, TEXAS.

BEING THE SAME PROPERTY CONVEYED TO DUFFLY L. AULTMAN AND WIFE, PAMELA AULTMAN FROM BILLY A. BRIDGES AND ANTLÉ PAIGE BRIDGES IN DEED DATED AUGUST 2, 1985, RECORDED IN VOLUME 1079, PAGE 844 OF THE OFFICIAL PUBLIC RECORDS, HARRISON COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 08/01/2008 and recorded in Book 3964 Page 106 Document 8013404 real property records of Harrison County, Texas.

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

Date: 04/01/2025

Time: 10:00 AM

Place: Harrison County, Texas at the following location: AT THE DOOR OF THE EASTERNMOST ENTRANCE TO THE HARRISON COUNTY COURTHOUSE IN THE CITY OF MARSHALL 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 CLAUDE C. MESSA, SR. AND BEVERLY L. MESSA, provides that it secures the payment of the indebtedness in the original principal amount of \$80,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. TIB The Independent BankersBank, N.A. is the current mortgagee of the note and deed of trust and TIB - THE INDEPENDENT BANKERSBANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is TIB The Independent BankersBank, N.A. c/o TIB - THE INDEPENDENT BANKERSBANK, 1 Corporate Dr., Ste 360, Lake Zurich, IL 60047 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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


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

For additional sale information visit: www.auction.com or (800) 280-2832

Certificate of Posting

I am Sheryl LaMont, whose address is c/o AVT Title Services, L.L.C., 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on March 11, 2025 I filed this Notice of Foreclosure Sale at the office of the Harrison County Clerk and caused it to be posted at the location directed by the Harrison County Commissioners Court.


Sheryl LaMont

FILED FOR RECORD
2025 MAR 11 PM 12:17
HEATHER HENIGAN
CLERK HARRISON CO
BY  sm
PROPERTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD
2025 FEB 12 AM 11:01
HEATHER HENIGAN
CO. CLERK HARRISON CO
BY ca DEPUTY

Date: February 12, 2025

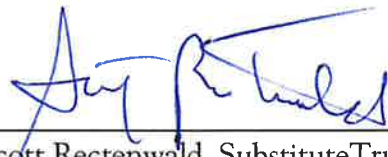
Deed of Trust

Date: April 16, 2015
Grantor: Billy Henigan, Jr.
Trustee: Sam R. Moseley
Substitute
Trustee: Scott Rectenwald or Amy Baltz
Beneficiary: Donna Ford
County Where Property is Located: Harrison
Recorded In: Instrument No. 2015-000003714 of the Official Public Records of
Harrison County.
Property: All those lots, tracts or parcels of land described in the Deed from Phillip
Bobby Ford and Donna Ford to Billy Henigan, Jr., dated April 16, 2015,
and recorded under instrument no. 2015-000003713 of the Official Public
Records of Harrison County.
Substitute Trustee's Mailing Address (including county): 110 West Fannin St.,
Marshall, Harrison County, Texas 75670.

Date of Sale of Property (First Tuesday of the month, between 10:00 a.m. and 2:00 p.m.): April 1, 2025

Place of Sale of Property (including County): At the Harrison County Courthouse,
Marshall, Texas, at the place designated by the Commissioners of said County, the designation
having been recorded in the office of the County Clerk of said County, which designation is
adopted in this Notice by reference.

Because of default in performance of the obligations of the aforementioned Deed of Trust,
Scott Rectenwald, as Trustee will sell the property by public auction to the highest bidder for
cash at the place and date specified to satisfy the debt secured by said Deed of Trust.



Scott Rectenwald, Substitute Trustee

THE STATE OF TEXAS

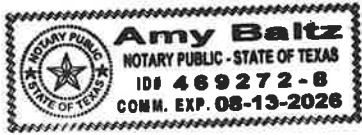
§

§

COUNTY OF HARRISON

§

This instrument was acknowledged before me on February 12, 2025, by Scott
Rectenwald.



Amy Baltz

NOTARY PUBLIC, State of Texas

My Commission Expires: _____

Typed or Printed Name of Notary

1807 Brook St, Marshall, TX 75670

FILED FOR RECORD
2025 JAN 30 AM 9:54

24-040438

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE
CO. CLERK HARRISON CO

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

1. Date, Time, and Place of Sale.

Date: 04/01/2025

Time: Between 10:00 AM – 1:00 PM and beginning not earlier than 10:00 AM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Harrison 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 June 30, 2004 and recorded in the real property records of Harrison County, TX and is recorded under Clerk's Book 2878, Page 114, Document Number 4008807, with Tyler Wilson, Patricia Wilson, and Peggy Wilson (grantor(s)) and Allied Home Mortgage Capital Corporation mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Tyler Wilson, Patricia Wilson, and Peggy Wilson, securing the payment of the indebtedness in the original amount of \$48,720.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Lakeview Loan Servicing, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING LOT 4-B, BLOCK 6 OF THE REVISED SUB-DIVISION OF BLOCKS 4, 5, 6 & 7, ADAMS ADDITION TO THE CITY OF MARSHALL, HARRISON COUNTY, TEXAS ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 243, PAGE 181, OF THE DEED RECORDS OF HARRISON COUNTY, TEXAS.

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. Nationstar Mortgage LLC d/b/a Mr. Cooper, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Lakeview Loan Servicing, LLC
8950 Cypress Waters Blvd
Coppell, TX 75019

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz Esq. or Carson Emmons, Esq., OR Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Angie Uselton, Jami Hutton, Tonya Washington, Monica Henderson, Terry Waters, Logan Thomas, Sheryl LaMont whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR AUCTION.COM, 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.

1/24/2025

Executed on

/s/Carson Emmons

James E. Albertelli, P.A.
Kirk Schwartz, Esq.
Carson Emmons, Esq.
6565 N. MacArthur, Suite 470
Irving, TX 75039

January 30, 2025

Executed on



SUBSTITUTE TRUSTEE

Agency Sales & Posting
Harriett Fletcher, Sheryl LaMont, Robert LaMont,
Allan Johnston, Sharon St. Pierre, Ronnie Hubbard,
Lisa DeLong, Terri Worley
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is Sheryl LaMont, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on January 30, 2025 I filed at the office of the Harrison County Clerk and caused to be posted at the Harrison County courthouse this notice of sale.

Declarants Name: Sheryl LaMont

Date: January 30, 2025

Notice of [Substitute] Trustee Heather Henigan

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

1. Date, Time and Place of Sale.

Date: 04/01/2025

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

Place: Harrison County, Texas at the following location: **AT THE DOOR OF THE EASTERNMOST ENTRANCE TO THE HARRISON COUNTY COURTHOUSE IN THE CITY OF MARSHALL 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: 419 KINGSRIDGE LANE , HALLSVILLE, TX 75650

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 12/16/2005 and recorded 12/22/2005 in Book OR 3252 Page 265 Document 5020231 , real property records of Harrison County, Texas, with **KREGG A. CALHOUN AND AMANDA L. CALHOUN, SIGNING PRO FORMA TO PERFECT THE LIEN ONLY** grantor(s) and CLEARPATH LENDING SOLUTIONS 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 AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **KREGG A. CALHOUN AND AMANDA L. CALHOUN, SIGNING PRO FORMA TO PERFECT THE LIEN ONLY**, securing the payment of the indebtedness in the original principal amount of \$70,800.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **HSBC BANK USA, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF NOMURA HOME EQUITY LOAN, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-HE3** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2025-00274-TX
25-000147-673

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:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING LOT 128, BLOCK 6 NORTHRIDGE ESTATES UNIT 2, AN ADDITION TO IN THE WILLIAM C. CRAWFORD SURVEY, A-146, HARRISON COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID ADDITION RECORDED IN CABINET A, SLIDE 136, PLAT RECORDS OF HARRISON 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

PO BOX 24605

West Palm Beach, FL 33416-4605

Phone: 877-744-2506

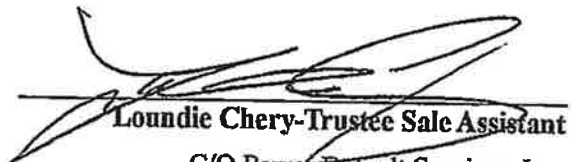
TS No.: 2025-00274-TX
25-000147-673

Notice of [Substitute] Trustee Sale

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

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

Date: February 10th, 2025



Loundie Chery-Trustee Sale Assistant

C/O Power Default Services, Inc.
7730 Market Center Ave, Suite 100
El Paso, TX 79912
Telephone: 855-427-2204
Fax: 866-960-8298

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

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 Sheryl LaMont whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on February 11, 2025 I filed this Notice of Foreclosure Sale at the office of the Harrison County Clerk and caused it to be posted at the location directed by the Harrison County Commissioners Court.



Sheryl LaMont, February 11, 2025

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.

RECORDED FOR RECORD
FEB 13 PM 12:47
ELIZABETH JAMES
CLERK HARRISON CO
DEPUTY

DEED OF TRUST INFORMATION:

Date: August 19, 2020
Grantor(s): Jeremy Slaughter, single man
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for Cityworth Mortgage LLC
Original Principal: \$149,246.00
Recording Information: 2020-000009473
Property County: **Harrison**
Property: All that certain lot, tract or parcel of land situated in Harrison County, Texas, within the Corporate Limits of the City of Marshall, and being Lot Four (4) in Block One (1) of the Cyphers Addition, Unit III, as shown by the plat of said Addition recorded in Cabinet A, Slide 136, of the Plat Records of Harrison County, Texas.
Property Address: 207 Warren Drive
Marshall, TX 75672

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Servbank, SB
Mortgage Servicer: Servbank, SB
Mortgage Servicer Address: 3138 E. Elwood Street
Phoenix, AZ 85034

SALE INFORMATION:

Date of Sale: April 1, 2025
Time of Sale: 10:00 AM or within three hours thereafter.
Place of Sale: Harrison County Courthouse, 200 West Houston, Marshall, TX 75670 or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.
Substitute Trustee: Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Auction.com, David Ray, Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Lisa DeLong, Terri Worley, Sharon St. Pierre, Padgett Law Group, Michael J. Burns, Jonathan Smith, Gabrielle A. Davis, or Paige Jones, any to act

Substitute **546 Silicon Dr., Suite 103**
Trustee Address: **Southlake, TX 76092**
 TXAttorney@PadgettLawGroup.com

APPOINTMENT OF SUBSTITUTE TRUSTEE:

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

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

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

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

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

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

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

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

PJones

Michael J. Burns / Jonathan Smith/ Gabrielle A. Davis/ Paige Jones

CERTIFICATE OF POSTING

My name is Sheryl LaMont, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on February 13, 2025, I filed at the office of the Harrison County Clerk to be posted at the Harrison County courthouse this notice of sale.

Declarant's Name: Sheryl LaMont

Date: February 13, 2025

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

WITNESS MY HAND this 13th. day of February, 2025.


Sheryl LaMont

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Tex. Prop. Code § 51.002(i)**

Deed of Trust Date: October 29, 2010	Original Mortgagor/Grantor: JERRY D. SMALLWOOD AND CONNIE ALSUP
Original Beneficiary / Mortgagee: EAST TEXAS PROFESSIONAL CREDIT UNION., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: U.S. BANK NATIONAL ASSOCIATION
Recorded in: Volume: N/A Page: N/A Instrument No: 2010-000014285	Property County: HARRISON
Mortgage Servicer: U.S. Bank National Association	Mortgage Servicer's Address: 2800 Tamarack Rd Owensboro, KY 42301

* 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 \$144,000.00, executed by JERRY D. SMALLWOOD; CONNIE ALSUP SMALLWOOD and payable to the order of Lender.

Property Address/Mailing Address: 116 ROSEBUD DRIVE, MARSHALL, TX 75672

Legal Description of Property to be Sold: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, SITUATED IN HARRISON COUNTY, TEXAS, WITHIN THE CORPORATE LIMITS OF THE CITY OF SCOTTSVILLE, BEING A PART OF THE HIRAM BLOSSOM SURVEY, A-1, AND BEING LOT FIVE (5) IN BLOCK NINE (9) OF THE SUGAR CREEK ESTATES, SECTION I, ACCORDING TO THE MAP OF PLAT SAID SECTION I, RECORDED IN CABINET A, SLIDE 86, PLAT RECORDS OF HARRISON COUNTY, TEXAS.

BEING THE SAME PROPERTY CONVEYED FROM STANLEHY L. KUNKEL TO DONNA KUNKEL BY WARRANTY DEED DATED JULY 31, 2007, RECORDED IN VOLUME 3699, PAGE 82 OF THE OFFICIAL PUBLIC OF HARRISON COUNTY, TEXAS. .

Date of Sale: April 01, 2025	Earliest time Sale will begin: 10:00AM
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Place of sale of Property: Harrison County Courthouse, 200 West Houston, Marshall, TX 75670 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *U.S. BANK NATIONAL ASSOCIATION*, the owner and holder of the Note, has requested Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffney Bruton, Auction.com, David Ray, Sheryl LaMont, Robert



LaMont, Ronnie Hubbard, Allan Johnston, Lisa DeLong, Terri Worley, Sharon St. Pierre whose address is 1 MAUCHLY IRVINE, CA 92618 OR Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Christine Wheelless, Kevin Key or Jay Jacobs whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

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

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

Pursuant to section 51.0075(a) of the Texas Property Code, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Auction.com, David Ray, Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Lisa DeLong, Terri Worley, Sharon St. Pierre whose address is 1 MAUCHLY IRVINE, CA 92618 OR Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Christine Wheelless, Kevin Key or Jay Jacobs whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Auction.com, David Ray, Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Lisa DeLong, Terri Worley, Sharon St. Pierre whose address is 1 MAUCHLY IRVINE, CA 92618 OR Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Christine Wheelless, Kevin Key or Jay Jacobs whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee.

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



SUBSTITUTE TRUSTEE

Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Auction.com, David Ray, Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Lisa DeLong, Terri Worley, Sharon St. Pierre OR Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Christine Wheelless, Kevin Key or Jay Jacobs , Trustee Posted February 13, 2025.

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
13010 Morris Rd, Suite 450, Alpharetta, Georgia 30004
PH: (470)321-7112

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.

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated April 2, 2021, executed by **JOHNNY RAY SMITH, A SINGLE PERSON, AND JOYCE ANN CRAWFORD, A SINGLE PERSON**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2021-000003975, Official Public Records of Harrison County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany or Norma Jean Hesselstine, whose address is listed below, or Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Harriett Fletcher or Sheryl LaMont, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, April 1, 2025**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Harrison County Courthouse at the place designated by the Commissioner's Court for such sales in Harrison County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 10:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 2012 Legacy Manufactured Home, Serial No. LH12TX7397AB.

FILED FOR RECORD
2025 FEB 13 10:55 AM
ELIZABETH
POL. CLERK
BY MA

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.

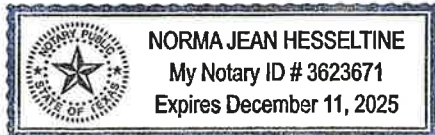
EXECUTED this 12 day of February, 2025.

K. Littlefield

K. CLIFFORD LITTLEFIELD, Mortgage Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401
Telephone: (361) 884-0612
Facsimile: (361) 884-5291
Email: clittlefield@umhlaw.com

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 12 day of February, 2025, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

BEING ALL THAT CERTAIN 1.000 ACRE TRACT OF LAND SITUATED IN THE J. MAXIMILLIN SURVEY, ABSTRACT NO. 444, HARRISON COUNTY, TEXAS, BEING PART OF THAT CERTAIN TRACT OF LAND DESCRIBED AS CONTAINING 44.5 ACRES OF LAND CONVEYED FROM ORENE HAYNER TO TIM HOLT AND WIFE, EVA HOLT BY THE WARRANTY DEED, RECORDED THE 9th DAY OF JULY, 1982 IN VOLUME 976, PAGE 420 OF THE DEED RECORDS (D.R.) OF HARRISON COUNTY, TEXAS AND THE SAID 1.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at the 2 inch iron pipe found for the easterly southeast corner of said Holt 44.5 acre tract, being the northeast corner of the East Texas Exploration, LLC 10.89 acre tract as recorded in document 2014-000000998 of the Official Public Records (O.P.R.) of Harrison County, Texas, being situated in the west boundary line of the Hubert Mobley 55.01 acre tract as recorded in volume 1946, page 266 (O.P.R.), from said pipe the 1/2 inch iron rod found for the southwest corner of said Mobley 55.01 acre tract, being the southeast corner of said East Texas Exploration, LLC 10.89 acre tract, being situated in the north boundary line of F.M. 2625 (100' R. O. W.) a perpendicular distance of 50 feet north of the center of said F.M. 2625 bears S06°41'40"E, 472.63 feet and the crimp top 1-1/2 inch iron pipe found for the northwest corner of said East Texas Exploration, LLC 10.89 acre tract, being the northeast corner of the Jerrold Vaughn 6.04 acre tract as recorded in doc 2011-000010661 (O.P.R.) bears S89°05'20"W, 816.55 feet;

THENCE along the northerly east boundary line of said Holt 44.5 acre tract with the west boundary line of said Mobley 55.01 acre tract N06°41'09"W, 263.01 feet to the to the 1/2 inch iron rod with cap marked Cox R.P.L.S 4970 set for the POINT OF BEGINNING, being the southeast corner of the herein described 1.000 acre tract;

THENCE crossing said Holt 44.5 acre tract along the south boundary line of the herein described 1.000 acre tract S89°05'20"W, 228.61 feet to the 1/2 inch iron rod with cap marked Cox set for the southwest corner of the herein described 1.000 acre tract;

THENCE crossing said Holt 44.5 acre tract along the west boundary line of the herein described 1.000 acre tract N06°41'11"W, 180.01 feet to the 1/2 inch iron rod with cap marked Cox set for the northwest corner of the herein described 1.000 acre tract;

THENCE crossing said Holt 44.5 acre tract along the north boundary line of the herein described 1.000 acre tract N83°18'56"E, at 18.74 feet passing the 1/2 inch iron rod with cap marked Cox found for an ell type corner for the residue of said Holt 44.5 acre tract, being the southwest corner of the Michael McGlone 1.000 acre tract as recorded in document 2016-000009104 (O.P.R) and continuing on for an overall distance of 227.45 feet to the 1/2 inch iron rod with cap marked Cox found for the northeast corner of the herein described 1.000 acre tract, being the intermediate northeast corner of the residue of said Holt 44.5 acre tract, being the southeast corner of said McGlone 1.000 acre tract, being situated in the west boundary line of said Mobley 55.01 acre tract;

THENCE along the northerly east boundary line of said Holt 44.5 acre tract with the west boundary line of said Mobley 55.01 acre tract SO6°41'11"E, 203.01 feet to the POINT OF BEGINNING and containing 1.000 acres of land.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD
2025 FEB 27 PM 12:48

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRU HEATHER HENIGAN
IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY UN CO
INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. M DEBITY
THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED
AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Matter No.: 133301-TX

Date: February 21, 2025

County where Real Property is Located: Harrison

ORIGINAL MORTGAGOR: CARRI M. OWEN, AN UNMARRIED WOMAN AND CHRISTOPHER J. BENETRIX, AN UNMARRIED MAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR HANCOCK MORTGAGE PARTNERS, LLC, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: MCLP ASSET COMPANY, INC.

MORTGAGE SERVICER: NewRez LLC D/B/A Shellpoint Mortgage Servicing

DEED OF TRUST DATED 6/24/2016, RECORDING INFORMATION: Recorded on 6/27/2016, as Instrument No. 2016-000006487 and later modified by a loan modification agreement recorded as Instrument 2019-000010436 on 09/09/2019

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): A 1.826-ACRE LOT, TRACT OR PARCEL OF LAND SITUATED IN THE E. M. JENKINS AND W. H. ADAMS SURVEY, HARRISON COUNTY, TEXAS, AND BEING PART OF THAT CALLED 6-ACRE AND 24-ACRE TRACTS OF LAND RECORDED IN VOLUME, 70, PAGE 539, OF THE DEED RECORDS, HARRISON COUNTY, TEXAS, SAME BEING ALL THAT CALLED 1.83-ACRE TRACT OF LAND CONVEYED TO LILA G CARKEET, AND RECORDED IN VOLUME 912, PAGE 77, OF SAID DEED RECORDS, SAID 1.826-ACRES BEING MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 4/1/2025, the foreclosure sale will be conducted in Harrison County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

NewRez LLC D/B/A Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for MCLP ASSET COMPANY, INC. who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. NewRez LLC D/B/A Shellpoint Mortgage Servicing, as Mortgage Servicer, is representing the Mortgagee, whose address is:

MCLP ASSET COMPANY, INC.
c/o NewRez LLC D/B/A Shellpoint Mortgage Servicing



Matter No.: 133301-TX

55 Beattie Place, Suite 100
Greenville, South Carolina 29601-2743

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, CONRAD WALLACE, TONYA WASHINGTON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, AUCTION.COM, DAVID RAY, SHERYL LAMONT, ROBERT LAMONT, RONNIE HUBBARD, ALLAN JOHNSTON, LISA DELONG, TERRI WORLEY, SHARON ST. PIERRE, HARRIETT FLETCHER, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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

By: Hollis Hamilton
Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
3333 Camino Del Rio South, Suite 225
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

Sheryl Lamont
Posted by Sheryl Lamont, 2-27-25

EXHIBIT "A"

TS# 133301-TX

A 1.826-ACRE LOT, TRACT OR PARCEL OF LAND SITUATED IN THE E.M. JENKINS AND W.H. ADAMS SURVEY, HARRISON COUNTY, TEXAS, AND BEING PART OF THAT CALLED 6-ACRE AND 24-ACRE TRACTS OF LAND RECORDED IN VOLUME, 70, PAGE 539, OF THE DEED RECORDS, HARRISON COUNTY, TEXAS, SAME BEING ALL THAT CALLED 1.83-ACRE TRACT OF LAND CONVEYED TO LILA G CARKEET, AND RECORDED IN VOLUME 912, PAGE 77, OF SAID DEED RECORDS, SAID 1.826-ACRES BEING MORE FULLY DESCRIBED AS FOLLOWS:

Beginning at a 5/8-inch iron, pipe found in the west right-of-way line of Noble Street, same being a point in the north margin of Hickory Street and the southeast corner hereof;

Thence N 79°56'27" W along the north margin of Hickory Street a distance of 418.78 feet to a 1/2- inch iron rod found for the southwest corner hereof;

Thence N 08°33'18" W a distance of 200.09 feet to a 5/8-inch iron pipe found for the northwest corner hereof;

Thence S 80°00'00" E (bearing basis) with the south line of Windel D Darden tract set out in Volume 1262 Page 186 of said Records, the a distance of 419.21 feet to a 5/8-inch iron pipe found in the west right-of-way line of Noble Street;

Thence S 08°23'56" E with the west right-of-way line of Noble Street a distance of 200.37 feet which is the Point of Beginning, having an area of 79557.15 square feet, 1.826-acres.

THIS COMPANY DOES NOT GUARANTEE THAT THE ABOVE SQUARE FOOTAGE AND/OR ACREAGE CALCULATIONS ARE CORRECT.

Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, David Ray, Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Lisa DeLong, Terri Worley, Sharon St. Pierre, Harriett Fletcher, Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Dustin George

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

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



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, David Ray, Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Lisa DeLong, Terri Worley, Sharon St. Pierre, Harriett Fletcher, Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting -

I, Sheryl LaMont, declare under penalty of perjury that on the 6th. day of March, 2025, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HARRISON County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

Sheryl LaMont, March 6, 2025

Exhibit A

All that certain tract or parcel containing 4.096 acres of land in the Jackson Page Survey, A-538, Harrison County, Texas, being a tract which was called 1 acre and conveyed from M. Preston, et ux to Billy E. Ford, et ux, by an instrument of record in Volume 443, Page 449, Harrison County Deed Records (HCDR), a tract which was called 1 acre and conveyed from Dorothy P. Ford to Marsha Ford Whaley by an instrument of record in Volume 1280, Page 736, HCDR, and a portion of a tract which was called 4.12 acres and described in field notes for Mrs. Billy E. Ford by John W. Allen, RPLS, dated February 16, 1978, said 4.12 acres being a portion of a tract described in deed to M. Preston, et ux, by an instrument of record in Volume 305, Page 463, HCDR, said 4.096 acres being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a 1/2" iron pipe found for northeast corner, being the northeast corner of said 1 acre Billy E. Ford tract and the most easterly southeast corner of a strip of land conveyed to C. G. Kirkpatrick by an instrument of record in Volume 360, Page 69, HCDR, same being the southeast corner of an access easement conveyed to W. R. Fason, et ux, by an instrument of record in Volume 1900, Page 336, Harrison County Official Public Records (HCOPR), said iron pipe lying in the west margin of S. Washington Avenue (Old Hwy 69);

THENCE S 06 deg 40' 22" E, 293.88 feet (call = 294.38') along the west margin of S. Washington Avenue, the east line of said 1 acre Billy E. Ford tract, and the east line of said 1 acre Marsha Ford Whaley tract to a fence corner post for southeast corner, same being the northeast corner of a tract which was called 5.11 acres and conveyed to Gary Preston by an instrument of record in Volume 1783, Page 80, HCOPR;

THENCE S 24 deg 46' 00" W, 217.14 feet along the north line of said 5.11 acre tract and the south line of said 1 acre Marsha Ford Whaley tract to an iron rod set for angle point;

THENCE S 89 deg 16' 45" W, 382.24 feet continuing along the north line of said 5.11 acre tract, the south line of said 1 acre Marsha Ford Whaley tract, and the south line of the residue of said 4.12 acre tract to a chain link fence corner post for southwest corner, being the southwest corner of the herein described tract and southeast corner of a tract which was called 1 acre and conveyed to W. R. Fason, et ux, by an instrument of record in Volume 1900, Page 336, HCOPR;

THENCE N 00 deg 59' 00" W, 271.32 feet (call = 271.86') along a chain link fence on the east line of said 1 acre W. R. Fason tract to a chain link fence corner post for northwest corner, being the northeast corner of said 1 acre W. R. Fason tract and lying in the south line of the aforementioned strip of land conveyed to C. G. Kirkpatrick by an instrument of record in Volume 360, Page 69, HCDR, and said access easement conveyed to W. R. Fason, et ux, by an instrument of record in Volume 1900, Page 336, HCOPR;

THENCE N 70 deg 04' 00" E, at 104.07 feet pass an iron rod set for reference, and continuing for a distance in all of 134.07 feet (call = 138.11') along the south line of said C. G. Kirkpatrick strip of land and said W. R. Fason access easement, to an angle point;

THENCE S 89 deg 57' 00" E, 442.92 feet (call = 441.14') continuing along the south line of said C. G. Kirkpatrick strip of land and said W. R. Fason access easement and the north line of said 4.12 acre tract and said 1 acre Billy E. Ford tract to the PLACE OF BEGINNING, containing 4.096 acres of land, more or less.

NOTICE OF FORECLOSURE SALE

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

Notice is hereby given of a Public Non-Judicial Foreclosure Sale.

Grantor(s): Julia Torres Alejandro

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

All that lot, tract or parcel of land being 1.00 Acre, more or less, out of the F. West Survey, Harrison, County, Texas and being that same property more particularly described in Volume 319, Page 338, Deed Records, Harrison County, Texas. (R15412)

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

Date: Tuesday, April 1, 2025

Time: The earliest time the sale will begin is 1:00 p.m. or within three (3) hours after that time.
The sale shall be completed by no later than 4:00 P.M.

Place: Harrison County in Marshall, Texas, at the following location: THE FRONT DOOR PATIO AREA OF THE HARRISON COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS, pursuant to 51.002 of the Texas Property Code.

3. Instrument to be Foreclosed.

The instrument to be foreclosed is the deed of trust dated February 24, 2022, Harrison Co. OPR: 2022-000002502, Official Public Records of Harrison County, Texas

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

4. Terms of Sale.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

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

FILED FOR RECORD
2025 MAR -7 AM 11:17
HEATHER HENIGAN
CO. CLERK HARRISON CO
BY: [Signature] DEPUTY

Pursuant to Section 51.009, Texas Property Code, the property will be sold in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to Section 51.0075, Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. Type of Sale.

The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Julia Torres Alejandro.

6. Obligations Secured.

The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$17,000. executed by Julia Torres Alejandro payable to the order of Kenneth Craig Nichols; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Julia Torres Alejandro to Kenneth Craig Nichols. Kenneth Craig Nichols is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned.

7. Default and Request To Act.

Default has occurred under the deed of trust, and the beneficiary has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person as substitute trustee to conduct the sale.

DATED: March 7, 2025



Clayton Allen, Trustee
P. O. Box 1926
Marshall, Texas 75671

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD

Date: March 7, 2025

2025 MAR 11 AM 9:31

Substitute Trustee: Lori Corpier, 409 W. Loop 281 #102, Longview, TX 75605

HEATHER HENIGAN
CO. CLERK HARRISON, CO

Lender: WJR Properties, LLC—Series 155

BY SA DEPUTY

Note: Real Estate Lien Note dated September 11, 2020, executed by Apolinar Jacobo Hernandez & Leyla Funes and made payable to WJR Properties, LLC—Series 155

Deed of Trust:

Date: September 11, 2020

Grantor: Apolinar Jacobo Hernandez & Leyla Funes

Lender: WJR Properties, LLC—Series 155

Recording information: Document No. 2020-000011909, Official Public Records, Harrison County, Texas.

Property (including any improvements):

Tract No. 1:

LOT NO. 18 IN BLOCK 3 OF THE CHATHAM ADDITION TO THE CITY OF MARSHALL, TEXAS. THIS LOT FACES BRUMLEY ST. 60 FT. AND EXTENDS EAST 130 FT. THIS LOT IS LOCATED JUST OUTSIDE THE CITY LIMITS OF MARSHALL, TEXAS, AND BEING THE SAME LAND CONVEYED BY DEED DATED SEPTEMBER 14, 1949, FROM M. TURNEY TO TAFT NICKERSON, RECORDED IN VOL. 342, PAGE 512 OF THE DEED RECORDS OF HARRISON COUNTY, TEXAS.

Tract No. 2:

LOT NO. 20 IN BLOCK NO. 3 OF THE CHATHAM ADDITION TO THE CITY OF MARSHALL, TEXAS AND BEING THE SAME LAND CONVEYED IN THE INSTRUMENT RECORDED IN VOLUME 1326 PAGE 499, DEED RECORDS, HARRISON COUNTY, TEXAS.

Date of Sale: April 1, 2025

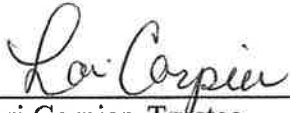
Time of Sale: 1:00 P.M.

Place of Sale: At the area designated at the Harrison County, Texas, courthouse by the Commissioners Court for such sales, or if the Commissioners Court has not designated an area, then at the front courthouse steps of the courthouse of Harrison County, Texas.

The maturity of the note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable. Lender appointed a Trustee under the Deed of Trust. Because of the default in performance of the obligations of the Deed of Trust, Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, the Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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.



Lori Corpier, Trustee