

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 September 24, 2007, executed by **STEPHANIE CHERRY** ("Mortgagor") to Michael Gary Orlando, Trustee, for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Instrument No. 7014769, Official Public Records of Harrison County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesselstine, whose address is listed below, or Robert LaMont, Sheryl LaMont, Ronnie Hubbard, Sharon St. Pierre, Harriett Fletcher, Terri Worley or Lisa DeLong, 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, December 3, 2024**, (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 a 2004 CMH Bayview Manufactured Housing Unit, Serial No. CLS101882TNAB.

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.

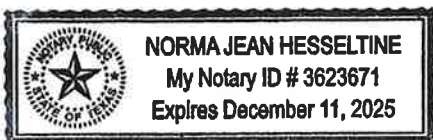
EXECUTED this 23 day of October, 2024.

K. Littlefield
K. CLIFFORD LITTLEFIELD, Mortgagee 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

FILED FOR RECORD
2024 OCT 28 PM 1:26
ELIZABETH JAMES
CO. CLERK HARRISON CO.
BY *St* DEPUTY

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **CLIFFORD LITTLEFIELD**, this 23 day of October, 2024, to certify which witness my hand and official seal.



Norma Jean Hesselstine

NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

All that certain lot or parcel of land being 0.87 acres of land, more or less, Save and Except .163 acres of land, more or less, out of the Gayetano Martinez Survey, A-443 in Harrison County, Texas, more fully described on CONTINUATION FORM ATTACHED.

NOTE: THE COMPANY DOES NOT REPRESENT THAT THE ACREAGE OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

All that certain lot, tract of parcel of land situated in Harrison County, Texas; being 0.87 acres of the Gayetano Martinez Survey, A-443; being a part of that certain 164 acre tract designated as Tract 3 and described in Deed to T. J. Taylor recorded in Vol. 66, Page 389, Deed Records of said County, and being more particularly described as follows:

BEGINNING at an iron stake for corner on the North side of Fason Road and in the Southwest line of that certain 5.53 acre tract described in Deed to Martie M. Hood recorded in Vol. 1102, Page 99, Deed Records of said County; said 5.53 acre tract being also known as the Mount Ridge Baptist Church tract; said beginning corner being North 52 deg. 30 min. West, 60 feet, from an iron stake at the Southernmost Southwest corner of said 5.53 acre tract;

THENCE North 52 deg. 30 min. West, with said Southwest line, 457.42 feet to an angle iron (found) for corner at an inner ell corner of said 5.53 acre tract;

THENCE South 48 deg. no min. west 26.0 feet, to an iron stake (found) for corner at a corner in the West line of said 5.53 acre tract;

THENCE North 42 deg. No min. West, with the Northernmost Southwest line of said 5.53 acre tract, 29.38 feet to an iron stake for corner in same;

THENCE South 48 deg. 47 min. West 68.97 feet, to an iron stake for corner on the Northeast side of Fason Road;

THENCE South 41 deg. 13 min. East, with the Northeast margin of Fason Road, 67.63 feet to the Point of Curvature of a curve having a radius of 213.519½ feet;

THENCE with said Northeast margin and with said curve, to the left, 71.51 feet (Chord: South 49 deg. 55 min. East, 71.51 feet) to the Point of Tangency of said curve;

THENCE with the Northeast and North margin of said Fason Road, three courses as follows:

South 60 deg. 15 min., East 211.77 feet,

South 71 deg. 40 min. East, 92.58 feet, and

South 85 deg. 37 min. East, 82.97 feet, to the place of beginning containing 0.87 acres of land.

SAVE AND EXCEPT:

All that certain lot, tract, block or parcel of land situated in Harrison County, Texas; being a part of the GEYANTANO MARTINEZ SURVEY, A-443, of said County; being a part of that certain called 164 acre tract designated as Tract in in a deed to T.J. Taylor recorded in Volume 66, Page 389 of the Deed Records of Harrison County, Texas; being also a portion of said tract as conveyed by Mbank Marshall, Trustee under the Will of T. J.

Taylor to India Jean Richardson dated May 27, 1988 and recorded in Volume 1180, Page 343 of said County Deed Records; being .163 acre of land, more or less, more particularly described as follows:

BEGINNING at an iron stake in the southeastermost corner of said Richardson tract, this being in the North margin of Fason Road and in the West line of the called 5.53 acre tract conveyed to Mattie M. Hood by deed recorded in Volume 1102, Page 99 of said County Deed Records, this tract also sometimes being known as the Mount Ridge Baptist Church tract, this point also being North 52° 30' West 60 feet from an iron stake at the southernmost southwest corner of said 5.53 acre tract;

THENCE along the North margin of Fason Road and the southwest line of said Richardson tract North 85° 37' West 82.97 feet to an iron stake and North 87° 40' West 92.58 feet to an iron stake;

THENCE North 27° 42' 54" East 76.84 feet to a point in the common line between said Richardson tract and the Mount Ridge Baptist Church 5.53 acre tract;

THENCE South 52°30' West 170.00 feet along said common line to the place of beginning, containing .163 acres of land, more or less.

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 4/21/2017	Grantor(s)/Mortgagor(s): VANESSA N MOSIER, A SINGLE WOMAN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Guild Mortgage Company LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2017-000003896	Property County: HARRISON
Mortgage Servicer: Guild Mortgage Company LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 5887 Copley Drive, San Diego, CA 92111
Date of Sale: 12/3/2024	Earliest Time Sale Will Begin: 10:00 AM
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.	

FILED FOR RECORD
NOV 7 7 PM 4: 10
ELIZABETH JAMES
CO. CLERK HARRISON CO
BY: MS DEPUTY

Legal Description: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, SITUATED IN HARRISON COUNTY, TEXAS WITHIN THE CORPORATE LIMITS OF THE CITY OF MARSHALL; BEING 0.180 ACRES IN THE PETER WHETSTONE SURVEY, A-756; BEING ALL OF LOT NO. TWENTY (20) IN BLOCK THREE (3) OF THE C.F. ADAMS ADDITION NO. 2, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION RECORDED IN CABINET A, SLIDE 23, PLAT RECORDS; HARRISON COUNTY, TEXAS

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, 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, Harriett Fletcher, Terri Worley or Lisa DeLong, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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

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

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

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

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 PURSUANT TO TEX. PROP. CODE § 51.002(1): 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.

Dated: 11/6/2024



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Guild Mortgage Company LLC

Dated: November 7, 2024



Robert LaMont
Printed Name:
Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075

MH File Number: TX-24-103615-POS
Loan Type: FHA

Notice of Foreclosure Sale

November 5, 2024

Deed of Trust ("Deed of Trust"):

Dated: March 8, 2023

Grantor: Jeff Davidson

Trustee: Daniel Sargent

Substitute Trustee: Barron Neal

Lender: Yes Ur Property, LLC

Recorded in: Instrument No. 2023-000003927 of the real property records of Harrison County, Texas

Legal Description: Lot 14, Block 1, Turney Second Addition to the City of Marshall, Texas, being the same land described in that Sheriff's Tax Resale Deed dated December 6, 2022, recorded as Instrument No. 2023-000000176, Official Public Records of Harrison County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$25,350.00, executed by Jeff Davidson ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, December 3, 2024

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

Place: Outside the easternmost entrance to the Harrison County, Courthouse, 200 W Houston St., Marshall, Texas 75670, as specified by the Harrison County Commissioners Court

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 Yes Ur Property, LLC's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

FILED FOR RECORD
2024 NOV - 8 AM 11: 23
ELIZABETH JAMES
CO. CLERK HARRISON CO
BY *SA* DEPUTY

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

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

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

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

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

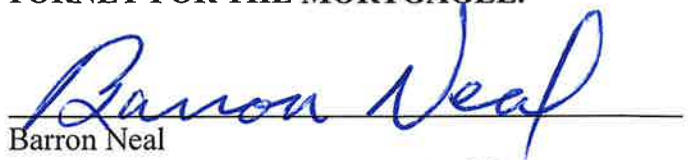
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "**AS IS,**" **without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature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

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT

IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE SUBSTITUTE TRUSTEE, AND ATTORNEY FOR THE MORTGAGEE.



Barron Neal

Substitute Trustee and Attorney for Mortgagee

805 E Pinecrest

Marshall, Texas 75670

Telephone (903) 935-9499

Telecopier (877) 456-1313

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 8th day of June, 2022, ORONDE K. RUSSELL AND WIFE, CHELSEA RUSSELL, executed a Deed of Trust conveying to CARLA DIXON, Trustee, the Real Estate hereinafter described, to secure EASTMAN CREDIT UNION in the payment of a debt therein described, said Deed of Trust being recorded in County Clerk's File No. 2022-000007785, Official Public Records of Harrison 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 to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 3rd day of December, 2024, between 10:00 o'clock a.m. and 1:00 o'clock p.m., I will sell said Real Estate on the first floor between the Eastern front door of the Harrison County Courthouse and the interior bulletin board used for posting foreclosure notices, or as designated by the County Commissioners pursuant to Section 51.002 of the Texas Property Code, to the highest bidder for cash.

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

Property described in Exhibit "A" attached hereto and made a part hereof.

WITNESS MY HAND this 4th day of November, 2024.


JAMES D. VANDEVENTER, Substitute Trustee
909 East Southeast Loop 323, Suite 400
Tyler, Texas 75701

FILED FOR RECORD

2024 NOV -5 AM 11:12

ELIZABETH JAMES
CO. CLERK HARRISON CO

BY  DEPUTY

Exhibit "A"

All that certain tract or parcel containing 0.616 acre of land in the Thomas Perry Survey, A-571, Harrison County, Texas, being a portion of a tract which was called Lot 2, Block 7, Oakwood Estates, Section 1, Unit 1, a subdivision of record in Cabinet: B, Slide 43-B, Harrison County Plat Record (HCPR), conveyed from The Ken Carlile 2004 Trust to Glory Star Land & Timber, L.L.C., by an Instrument of record in Clerks File #2012-000016357, Harrison County Official Public Record (HCOPR), said 0.616 acres being more particularly described as follows and shown on the plat prepared by 360 Surveying as Job Number 1081-103, (Bearing Basis: State Plane Coordinates, Texas North Central 4202, NAD83, GRID)

BEGINNING at a 1/2" iron rod found for southwest corner, being the southwest corner of said Lot 2 and southeast corner of a tract which was called Lot 3, Block 7, of said subdivision, conveyed from Glory Starland & Timber, L.L.C. to Rhett Lee Skinner, et ux, by an instrument of Clerks File #2020-000000468, HCOPR, lying in the north right of way (R-O-W) line of Creekside Drive;

THENCE departing Creekside Drive, N17°18'59"W, 208.73 feet along the common line of said Lot 2 and said Lot 3 to a 1/2" iron rod found for northwest corner, being the northwest corner of said Lot 2, northeast corner of said Lot 3 and an angle point of a tract which was called Lot 14, Block 7, of said subdivision, conveyed from Lance Carlile to Dean A. Searle, et ux, by an instrument of record in Clerks File #2019-000004125, HCOPR;

THENCE N78°13'19"E, 120.03 feet along the common line of said Lot 2 and said Lot 14 to a 1/2" iron rod found for northeast corner, being the southeast corner of said Lot 14 and southwest corner of a tract which was called Lot 15, Block 7, of said subdivision, conveyed from Oakwood of Marshall Development, LLP to Bharat N. Patel, et al, by an instrument of record in Volume 3763, Page 19, HCOPR;

THENCE S25°04'10"E, 198.10 feet crossing said Lot 2 to a 5/8" iron rod set for southeast corner, being the southeast corner of said Lot 2 and southwest corner of a tract which was called Lot 1, Block 7, of said subdivision, conveyed from Oakwood of Marshall Development, LLP to Wulfrano Robles, et al, by an instrument of record in Volume 3681, Page 229, HCOPR, lying in the north R-O-W line of Creekside Drive, from which a 1/2" iron rod found bears N72°20'55"E, 79.31 feet;

THENCE S72°20'55"W, 146.20 feet along the common line of said Lot 2 and Creekside Drive to the **PLACE OF BEGINNING**, containing 0.616 acre of land, more or less.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 2nd day of May, 2017, DEANNA L. SOUTHERLAND AND HUSBAND, RICHARD G. SOUTHERLAND, executed a Deed of Trust conveying to CARLA DIXON, Trustee, the Real Estate hereinafter described, to secure EASTMAN CREDIT UNION in the payment of a debt therein described, said Deed of Trust being recorded in County Clerk's File No. 2017-000004238, Official Public Records of Harrison 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 to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 3rd day of December, 2024, between 10:00 o'clock a.m. and 1:00 o'clock p.m., I will sell said Real Estate on the first floor between the Eastern front door of the Harrison County Courthouse and the interior bulletin board used for posting foreclosure notices, or as designated by the County Commissioners pursuant to Section 51.002 of the Texas Property Code, to the highest bidder for cash.

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

Property described in Exhibit "A" attached hereto and made a part hereof.

WITNESS MY HAND this 4th day of November, 2024.



JAMES D. VANDEVENTER, Substitute Trustee
909 East Southeast Loop 323, Suite 400
Tyler, Texas 75701

FILED FOR RECORD

2024 NOV -5 AM 11:16

ELIZABETH JAMES
CO. CLERK HARRISON CO

BY MS DEPUTY

Exhibit "A"

Being 7.67 acres of land situated in the P.R. Pearson Survey, Abstract 561, Harrison County, Texas and being a part of that certain called 16 2/3 acre tract as conveyed to Billy Carl Ball and recorded in Volume 661, Page 517 of the Deed Records of said county; said 7.67 acres of land to be more particularly described as Tract A by metes and bounds as follows;

BEGINNING at a Sucker rod found for the Northeast corner of the above referenced Ball tract and the Northwest corner of a called 2.115 acre tract as recorded in 2015-000012327 and being in the South boundary line of Tract Two as recorded in Volume 3731, Page 241 of the Official Public Records of said county;

THENCE South 00 deg. 24' 42" East with East boundary line of said Ball tract and the West boundary line of said 2.115 acre tract at a distance of 326.48 feet passing a ½ inch iron rod found for the Southwest corner of said 2.115 acre tract and the Northwest corner of a called 5.488 acre tract as recorded in Volume 825, Page 769 of said deed records and the center of Melvin Smith Road and continuing a total distance of 333.03 feet to a ½ inch iron rod found for corner;

THENCE North 89 deg. 42' 02" West, a distance of 997.06 feet to a ½ inch iron rod set for corner in the West boundary line of said Ball tract and the East boundary line of a called 44.42 acre tract as recorded in Volume 3731, Page 241 of said Public Records;

THENCE North 00 deg. 02' 18" West, a distance of 338.23 feet with the West boundary line of said Ball and the East boundary line of said 44.42 acre tract to an angle iron found for the Northwest corner of said Ball tract and the Northeast corner of said 44.42 acre tract and being in the South boundary line of the above mentioned Tract Two;

THENCE South 89 deg. 23' 59" East, a distance of 994.94 feet with the North boundary line of said Ball tract and the South boundary line of said Tract Two the place of beginning and containing 7.67 acres of land;

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 6/17/2022	Grantor(s)/Mortgagor(s): FILED FOR RECORD KAYCE BOGGS, AN UNMARRIED INDIVIDUAL AND SUSAN C. ELLISON, AN UNMARRIED INDIVIDUAL NOV 12 2024
Original Beneficiary/Mortgagee: JPMORGAN CHASE BANK, N.A..	Current Beneficiary/Mortgagee: Nationstar Mortgage LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2022-000008317	Property County: ELIZABETH JAMES CO. CLERK HARRISON CO BY <u>Cms</u> DEPUTY
Mortgage Servicer: Nationstar Mortgage LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 8950 Cypress Waters Boulevard, Coppell, TX 75019
Date of Sale: 12/3/2024	Earliest Time Sale Will Begin: 10:00 AM
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.	

Legal Description: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN HARRISON COUNTY, TEXAS WITHIN THE CORPORATE LIMITS OF THE CITY OF MARSHALL, PART OF THE JAMES HARRIS AND BETHANY ROGERS SURVEYS, BEING ALL OF LOT 6 IN BLOCK 4 OF COUNTRY CLUB ESTATES, SECTION 1, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 80, PLAT RECORDS, HARRISON COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, 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, Terri Worley or Lisa DeLong, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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

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

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

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

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 PURSUANT TO TEX. PROP. CODE § 51.002(1): 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.

Dated: 11/7/2024 _____



Dated: November 12, 2024 _____

Sheryl LaMont
Printed Name: _____



Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075

Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Nationstar Mortgage LLC

MH File Number: TX-24-102253-POS
Loan Type: Conventional Residential

NOTICE OF FORECLOSURE SALE

FILED FOR RECORD

2024 NOV 12 PM 1:49

Notice is hereby given of a public nonjudicial foreclosure sale.

ELIZABETH JAMES
CO. CLERK HARRISON CO
BY Chris DEPUTY

1. Deed of Trust. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the following described deed of trust:

- Date: September 2, 2020
- Grantor(s): Jacket Sudz, LLC
- Beneficiary: Austin Bank, Texas N.A.
- Substitute Trustee: Drew Gillen
- Recording Information: Deed of Trust recorded in Document No. 2020-000010724, of the Official Public Records of Harrison County, Texas.

2. Property to be Sold. The property to be sold (the "Property") is described as follows:

All of those certain lots, tracts or parcels of land situated in Harrison County, Texas which is more particularly described on what is attached hereto as Exhibit "A" and incorporated therein for all purposes.

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

- Date: December 3, 2024
- Time: The sale shall begin no earlier than 1:00 p.m. or no later than three (3) hours thereafter. The sale shall be completed by no later than 4:00 p.m.
- Place: Harrison County Courthouse in Marshall, Texas, at the following location:
In the area of such Courthouse designated by the Harrison County Commissioners' Court as the area where foreclosure sales shall take place, or, if no such area has been designated, then within 25 feet at or near and including the outside steps and the main hall of the west entrance of the Harrison County Courthouse, in Marshall, 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 reporting 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 date the property is sold.

The sale will be made expressly subject to unpaid ad valorem taxes and 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 other 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.

A purchaser at the sale of the Property “acquires the Property “AS IS” without any expressed or implied warranties” (except as to the warranties of title from the grantor identified in the deed of trust described below). Any purchaser acquires the Property “at the purchaser’s own risk.” Texas Property Code §51.009. Nothing set forth in this Notice is an express or implied representation or

warranty regarding the Property, all of which are specifically disclaimed by the undersigned and by the beneficiary of the herein described deed of trust.

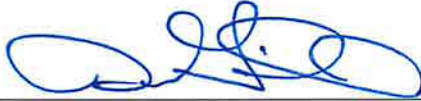
5. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Jacket Sudz, LLC. The deed of trust is dated September 2, 2020, and is recorded in the office of the County Clerk of Harrison County, Texas, in Document No. 2020-000010724, of the Official Public Records of Harrison County, Texas.

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 September 2, 2020 promissory note in the original principal amount of \$100,000.00, executed by Jacket Sudz, LLC, and payable to the order of Austin Bank, Texas N.A.; (2) all renewals and extensions of the note; (3) all interest, late charges, fees and other expenses payable under said note on the herein described deed of trust; and (4) all other debts and obligations described in the deed of trust (including all debts secured by any cross-collateralization clause in the deed of trust). Austin Bank, Texas N.A. 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 or to the beneficiary, Austin Bank, Texas N.A., Attention: Shannon Seay, telephone 903-759-3828.

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

DATED: November ____, 2024



Drew Gillen, Substitute Trustee
2381 Oak Alley
Tyler, Texas 75703
Tel: (903) 535-2900
Fax: (903) 533-8646
drew@gillenandgillen.com

Notice to Members of the Armed Forces of the United States:

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.

Exhibit A

Being 1.054 acres of land situated in the Bailey Anderson Survey, A-30, Harrison County, within the limits of the Original Town Site of Elysian Fields, and being all of a called 1.042 acre tract described in a deed to JacketSudz LLC, recorded in Clerk's File No. 2020-000001195, Harrison County Official Public Records, (HCOPR), said 1.054 acre tract being more particularly described by metes and bounds as follows and as shown on the plat prepared by MTX Surveying, LLC on file as Job No. 20279, (Bearing Basis: SPC Texas North Central 4202, NAD83, GRID):

BEGINNING at a 1/2" iron rod with surveyor's cap found for the northeast corner of the herein described tract, same being on the east line of the residue of a called 3.95 acre "Tract No. 1" described in deed to J. D. Furrh, et al, recorded Volume 420, Page 575, Harrison County Deed Records (HCDR), and being in the south right of way line of FM Hwy 31;

THENCE S 28°54'26" E, 182.06 feet to a 1/2" iron rod found (disturbed) for the northerly southeast corner of the herein described tract;

THENCE S 57°33'06" W, 74.76 feet to a 1/2" iron rod found for an interior corner of the herein described tract;

THENCE S 36°28'19" E, 290.46 feet to a 1/2" iron rod found in a fence for the southerly southeast corner of the herein described tract;

THENCE S 66°13'17" W, 69.65 feet along said fence to a 1/2" iron rod found for the southwest corner of the herein described tract, same being the southwest corner of said 3.95 acre tract and being an interior corner of a called 10.98 acre tract described in deed to J. D. Furrh, et al, recorded in Volume 237, Page 299, HCDR;

THENCE N 34°10'47" W, 513.20 feet to a 1/2" iron rod found for the northwest corner of the herein described tract, same being in the south right of way line of FM Hwy 31;

THENCE in an easterly direction with the south right of way line of FM Hwy 31, 160.91 feet along the arc of a curve to the left, (Radius= 282.37', Chord= N 76°40'38" E, 158.75') to the PLACE OF BEGINNING, containing 1.054 acres of land, more or less.

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

Date: November 12, 2024

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

Lender: WJR Properties, LLC—Series 166

Note: Real Estate Lien Note dated October 30, 2020, executed by Leonard Franklin and Debbie Franklin and made payable to WJR Properties, LLC—Series 166

Deed of Trust:

Date: October 30, 2020

Grantor: Leonard Franklin and Debbie Franklin

Lender: WJR Properties, LLC—Series 166

Recording information: Instrument No. 2020-000013246, Official Public Records, Harrison County, Texas.

Property (including improvements): ALL THAT CERTAIN 0.269 OF AN ACRE TRACT OF LAND LOCATED IN LOT 13 OF BLOCK 2 OF THE VILLAGE SQUARE SUBDIVISION IN THE W.C. CRAWFORD SURVEY, A-146 AND AN ADDITION TO THE CITY OF HALLSVILLE IN HARRISON COUNTY, TEXAS. PLAT OF SAID SUBDIVISION BEING RECORDED IN VOLUME 732, PAGE 35, THIS TRACT BEING PREVIOUSLY DESCRIBED IN VOLUME 850, PAGE 518, THIS TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON HAMILTON MAPPING AND SURVEYING PLAT #599, BEARINGS USED IN THIS DESCRIPTION ARE BASED ON SAID SUBDIVISION PLAT;

BEGINNING AT A 5/8" IRON ROD FOUND FOR THE NE CORNER OF LOT 14 AND THESE CORNER OF LOT 13, THIS BEING THE SE CORNER OF THIS TRACT, FROM WHICH BEARS A 5/8" IRON ROD WITH A LONNIE PACE CUP FOUND FOR THESE CORNER OF LOT 14 S 00 DEG. 03' W 88.5 FEET;

THENCE: S 89 DEG. 02' W 149.7 FEET ALONG THE COMMON LINE BETWEEN LOTS 13 AND 14 TO A 1/2" IRON ROD FOUND FOR THESE CORNER OF LOT 4, THE NW CORNER OF LOT 14, THE SW CORNER OF LOT 13 AND THIS TRACT;

THENCE: N 00 DEG. 12' W 78.8 FEET ALONG THE COMMON LINE BETWEEN LOTS 13 AND 14 TO A 3/8" IRON ROD FOUND FOR THE NW CORNER OF THIS TRACT, FROM WHICH BEARS A 5/8" IRON ROD FOUND FOR THE NE CORNER OF LOT 4, THE SW CORNER OF LOT 12 AND THE NW OF LOT 13, N 00 DEG. 49' W 9.3 FEET;

THENCE: N 89 DEG. 24' E 149.9 FEET ALONG THE COMMON LINE BETWEEN THIS TRACT AND A TRACT DESCRIBED IN VOLUME 1349, PAGE 203, TO A 3/8" IRON ROD FOUND ON THE EAST LINE OF LOT 13 FOR THESE CORNER OF THE TRACT DESCRIBED IN VOLUME 1349, PAGE 203, AND THE NE CORNER OF THIS TRACT FROM WHICH BEARS A 5/8" IRON ROD FOUND FOR THE NE CORNER OF LOT 13 AND THESE CORNER OF LOT 12, N 00 DEG. 25' W 9.9 FEET;

FILED FOR RECORD
2024 NOV 12 AM 10:24
ELIZABETH JAMES
CO. CLERK HARRISON CO
BY ST DEPUTY

THENCE: S 00 DEG. 00' E 77.8 FEET ALONG THE EAST LINE OF SAID LOT 13 TO THE POINT OF BEGINNING.

Date of Sale: December 3, 2024

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