

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD

STATE OF TEXAS

§

2025 APR 14 PM 1:43

COUNTY OF HARRISON

§

§

HEATHER HENIGAN
CO. CLERK HARRISON, CO**DEED OF TRUST:**BY st DEPUTY

Date: March 28, 2003
 Grantor: Larry Richard Sawyer and Jill Wedding Sawyer
 Original Beneficiary: BancorpSouth Bank
 Trustee: Steve C. Wiggs
 Recording Info: Volume 2596, Page 1 of the Real Property Records of Harrison County, Texas

CURRENT BENEFICIARY: Cadence Bank f/k/a BancorpSouth Bank

SUBSTITUTE TRUSTEE: Sheryl LaMont and/or Harriett Fletcher and/or Kelly Goddard
 and/or Sharon St. Pierre and/or David Garvin and/or Bruce M.
 Badger and/or Travis C. Badger

SUBSTITUTE TRUSTEE ADDRESS: 3400 Avenue H, 2nd Floor, Rosenberg, TX 77471


PROPERTY DESCRIPTION: All that certain lot, tract or parcel of land in the M.S. Ussery Survey, Harrison
 County, Texas, being Lot Three (3), Block Two (2), Pine Shadows Subdivision,
 Cabinet A, Slide 73, Plat Records of Harrison County, Texas.

DATE OF SALE: Tuesday, May 6, 2025
TIME OF SALE: No earlier than 10:00 AM and to be concluded within three hours of such time.
PLACE OF SALE: In the area designated by the Harrison County Commissioners Court or, if no area is
 designated, then at the front door of the west entrance to the Harrison County
 Courthouse, or, if there is no such entrance, then at the west wall of the Harrison
 County Courthouse.

Because of default in performance of the obligations and/or covenants set forth in the Deed of Trust
 described hereinabove, Substitute Trustee will sell the above described property at a public auction to the highest
 bidder for cash at the place and date specified herein to satisfy the debt secured by the Deed of Trust.

**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.**

DATED: April 14, 2025


 Sheryl LaMont and/or Harriett Fletcher and/or
 Kelly Goddard and/or Sharon St. Pierre and/or
 David Garvin and/or Bruce M. Badger and/or
 Travis C. Badger
 Substitute Trustee

PREPARED BY:
BADGER LAW PLLC
 3400 Ave. H, Second Floor
 Rosenberg, TX 77471

NOTICE OF FORECLOSURE SALE

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR 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.

April 11, 2025

Deed of Trust: Deed of Trust (The term "Deed of Trust" herein shall mean the Deed of Trust as so modified, renewed, and/or extended.)

Dated: March 6, 2023

Trustee:

Substitute Trustee:

Barron Neal

Address:

805 E Pinecrest Dr.

Marshall, TX, 75670

FILED FOR RECORD
2025 APR 11 PM 2:21
HEATHER HENIGAN
CO. CLERK HARRISON CO.
BY JS DEPUTY

Grantor: Ernest Lee Crookshank

Mortgagee: Yes Ur Property, LLC (hereafter "Lender")

Recording Information: Instrument No. 2023-000003996 of the real property records of Harrison County, Texas.

Legal Description: 3/10 acre (.3) more or less in the G. Martinez Survey in Harrison County, Texas, as more fully described in that Release of Lien dated August 19, 2021, from Henry B. Shuler and wife, Lourdes DelCarmen Shuler, to Ernest Lee Crookshank, recorded as Instrument No. 2021-000010318 of the Official Public Records of Harrison County, Texas.

Note Secured by Deed of Trust: Promissory Note (The term "Note" herein shall mean the Note as so modified, renewed, and/or extended.)

Date: March 6, 2023

Original Principal Amount: \$2,578.60

Maker: Ernest Lee Crookshank

Lender: Yes Ur Property, LLC

Property: All real property and improvements as described in and mortgaged in the Deed of Trust, including all rights and appurtenances thereto, with the exception of any Released Property.

Sale Location: Immediately outside the easternmost entrance to the Harrison County Courthouse, 200 W. Houston St., Marshall, Texas, or at such other place as may be specified by the Harrison County Commissioners Court, said designation adopted by reference herein.

Sale Date: May 6, 2025

Sale Time: The public auction of the Foreclosure Sale will take place between the hours of 10:00 AM and 4:00 PM local time. The earliest time the sale will begin is 10:00 AM, or within three hours from that time.

Terms of the Sale: This public Foreclosure Sale will sell all property "AS IS" at a public auction to the highest cash bidder, with the exception of the Lender, who will be allowed to bid credit against the amount owed under the obligation secured by the lien in the Deed of Trust.

Due to the default in payment of the Note and in performance of the obligations under the terms of the Deed of Trust, the Lender directed the Substitute Trustee to administer the trust provisions.

The above described Deed of Trust encumbers real property. This document constitutes formal notice by the Lender to foreclose and sell the property, as described in Lender's right and remedies under the Deed of Trust and in accordance

with the terms of Section 9.604(a) of the Texas Business and Commerce Code and the Deed of Trust.

Notice is hereby given that the Foreclosure Sale will commence at the Sale Location, Sale Date, and Sale Time indicated above. At that time, the Substitute Trustee will direct the sale of the property described in the Deed of Trust in the manner allowed by the Deed of Trust and applicable Texas law.

If there is any postponement or rescheduling of the Foreclosure Sale, additional notice will be reposted and refiled in accordance with the terms of the Deed of Trust and applicable Texas law.

Potential purchasers are reminded that this sale of property is made subject to the exceptions to conveyance and warranties of the Deed of Trust, all prior liens and defects to title, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust, and any rights of recession as set forth in the Texas Property Code. Potential purchasers should examine the property records describing the property within the Deed of Trust for further assurances.

Pursuant to Section 51.009 of the Texas Property Code, this property will be sold "AS IS" to the highest cash bidder. Please be aware that the sale of this property will not include any possession warranties, title warranties, warranties of quiet enjoyment or other warranties, except as expressly provided by the Deed of Trust. All potential purchasers should conduct examinations of the property records for further assurances.

Pursuant to Section 51.0075(a) of the Texas Property Code, the Substitute Trustee will establish conditions for the Foreclosure Sale as are deemed reasonable and in accordance with the Texas Property Code. Any conditions beyond what are listed in this document will be disclosed prior to the opening of bidding on the day of the 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 send written notice of the active duty military service to the sender of this notice immediately.

THIS DOCUMENT ASSIGNS BARRON NEAL AS THE SUBSTITUTE TRUSTEE IDENTIFIED TO CARRY OUT THE SALE OF PROPERTY IDENTIFIED IN THE SECURITY INSTRUMENT AS SET FORTH IN THIS NOTICE OF FORECLOSURE SALE. THE SIGNER OF THIS DOCUMENT IS THE DULY AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Barron Neal, Substitute Trustee

FILED FOR RECORD

2025 APR 10 PM 2:04

401 HICKORY ST
MARSHALL, TX 75670

HEATHER HENIGAN
CO. CLERK HARRISON CO

00000010074995

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE *na* DEPUTY

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: May 06, 2025

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

Place: IMMEDIATELY OUTSIDE THE EASTERNMOST ENTRANCE TO THE HARRISON COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 10, 2009 and recorded in Document VOLUME 4218, PAGE 206 real property records of HARRISON County, Texas, with LOUIS A ALMAGUER JR, KELLY ALMAGUER, grantor(s) and CAPITAL ONE BANK, NA, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by LOUIS A ALMAGUER JR, KELLY ALMAGUER, securing the payment of the indebtednesses in the original principal amount of \$35,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF BRAVO RESIDENTIAL FUNDING TRUST 2019-2 is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019



401 HICKORY ST
MARSHALL, TX 75670

00000010074995

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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead SHERYL LAMONT, SHARON ST. PIERRE, TERRI WORLEY, CHRISTINE WHEELLESS, KEVIN KEY, JAY JACOBS, PHILLIP HAWKINS OR LISA DELONG whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Sheryl LaMont, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on April 10, 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: April 10, 2025

401 HICKORY ST
MARSHALL, TX 75670

00000010074995

00000010074995

HARRISON

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, SITUATED IN HARRISON COUNTY, TEXAS, WITHIN THE CORPORATE LIMITS OF THE CITY OF MARSHALL, BEING A PART OF THE PETER WHETSTONE SURVEY, AND BEING THE EAST 55 FEET OF LOT 4, BLOCK 13 OF THE LONGINOTTI ADDITION TO SAID CITY AS SHOWN BY THE PLAT OF SAID ADDITION RECORDED IN VOL 187, PAGE 93, DEED RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS BEGINNING AT AN IRON STAKE FOR CORNER AT THE SOUTHEAST CORNER OF SAID BLOCK 13, SAID BEGINNING CORNER BEING IN THE WEST MARGIN OF PALESTINE STREET AT ITS POINT OF INTERSECTION WITH THE NORTH MARGIN OF HICKORY STREET, THENCE WEST, WITH SAID NORTH MARGIN, 55.0 FEET TO AN IRON STAKE FOR CORNER IN SAME, THENCE NORTH 0 DEGREE 02 MINUTES WEST, ACROSS SAID LOT 4, 120.0 FEET TO AN IRON STAKE FOR CORNER IN THE NORTH LINE OF SAID LOT 4 AND IN THE SOUTH LINE OF LOT 2, THENCE EAST, WITH SAID SOUTH LINE OF LOT 2, 55.0 FEET TO AN IRON STAKE FOR CORNER AT THE SOUTHEAST CORNER OF SAID LOT 2 AND THE NORTHEAST CORNER OF SAID LOT 4 AND IN SAID WEST MARGIN OF PALESTINE STREET, THENCE SOUTH 0 DEGREES 02 MINUTES EAST, WITH SAID WEST MARGIN, 120.0 FEET TO THE PLACE OF BEGINNING

FILED FOR RECORD

2025 APR 10 PM 2:03

310 ABNEY ST
WASKOM, TX 75692

HEATHER HENIGAN
CO. CLERK HARRISON, CO

00000009898610

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE Na DEPUTY

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: May 06, 2025

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

Place: IMMEDIATELY OUTSIDE THE EASTERNMOST ENTRANCE TO THE HARRISON COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 27, 2007 and recorded in Document VOLUME 3699, PAGE 167 (CLERK'S FILE NO. 7013155); AS AFFECTED BY DOCUMENT NO. 2025-000003403. real property records of HARRISON County, Texas, with JERRY LEE STEICHEN AND KATHLEEN MARIE STEICHEN, grantor(s) and JPMORGAN CHASE BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JERRY LEE STEICHEN AND KATHLEEN MARIE STEICHEN, securing the payment of the indebtednesses in the original principal amount of \$50,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, AUCTION.COM, DAVID RAY, ROBERT LAMONT, SHERYL LAMONT, RONNIE HUBBARD, SHARON ST. PIERRE, ALLAN JOHNSTON, TERRI WORLEY OR LISA DELONG whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Sheryl LaMont, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on April 10, 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: April 10, 2025

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT, BLOCK, OR PARCEL OF LAND SITUATED IN HARRISON COUNTY, TEXAS, BEING 1.000 ACRE SITUATED IN THE E.M. JENKINS SURVEY, ABSTRACT NO. 374, CITY OF WASKOM, HARRISON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED AS CONTAINING 1.653 ACRES CONVEYED TO GARY LUMIA AND WIFE, PENNY LUMIA BY WARRANTY DEED RECORDED THE 21ST DAY OF MARCH, 1997 IN VOLUME 1664, PAGE 269 OF THE OFFICIAL PUBLIC RECORDS OF HARRISON COUNTY TEXAS, SAID TRACT ALSO BEING KNOWN AS PART OF LOT 3, BLOCK 20 OF THE ABNEY, BRYSON AND FURRH ADDITION AS RECORDED IN CABINET A, SLIDE 1, PLAT RECORDS, HARRISON COUNTY, TEXAS, AND SAID 1.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE ½" IRON ROD FOUND (BASIS OF BEARING) FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND SAID 1.653 ACRE TRACT, BEING THE SOUTHWEST CORNER OF THE HAROLD J. MURDOCK TRACT AS RECORDED IN VOLUME 1208, PAGE 836, DEED RECORDS BEING SITUATED IN THE SOUTH BOUNDARY LINE OF SAID LOT 3, BLOCK 20, BEING SITUATED IN THE NORTH BOUNDARY LINE OF ABNEY STREET (A 56' RIGHT OF WAY);

THENCE ALONG THE SOUTH BOUNDARY LINE OF THE HEREIN DESCRIBED TRACT, SAID 1.653 ACRE TRACT AND SAID LOT 3, BLOCK 20 WITH THE NORTH BOUNDARY LINE OF SAID ABNEY STREET WEST (CALL BY SAID 1.653 ACRE TRACT DEED WEST, 277.55 FEET, BASIS OF BEARINGS), 257.20 FEET TO THE ½" IRON ROD SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH SAID IRON ROD THE ½" IRON ROD SET (BASIS OF BEARING) FOR THE SOUTHWEST CORNER OF SAID 1.653 ACRE TRACT BEARS WEST, 20.50 FEET;

THENCE ALONG THE WEST BOUNDARY LINE OF THE HEREIN DESCRIBED TRACT CROSSING SAID 1.653 ACRE TRACT NORTH 00° 24' 18" EAST 169.36 FEET TO THE ½ INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE NORTH BOUNDARY LINE OF THE HEREIN DESCRIBED TRACT CROSSING SAID 1.653 ACRE TRACT EAST, 257.20 FEET TO THE ½" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE MOST SOUTHERLY NORTHWEST CORNER OF SAID 1.653 ACRE TRACT, BEING THE NORTHWEST CORNER OF SAID MURDOCK TRACT, SAID IRON ROD BEING SITUATED IN THE SOUTH BOUNDARY LINE OF THE L.R. AND N. RAILROAD RIGHT OF WAY (A.K.A. SHERMAN, SHREVEPORT AND SOUTHERN RAILROAD);

THENCE ALONG THE EAST BOUNDARY LINE OF THE HEREIN DESCRIBED TRACT WITH THE WEST BOUNDARY LINE OF SAID MURDOCK TRACT SOUTH 00° 24' 18" WEST, 169.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.000 ACRE OF LAND. AS SURVEYED MARCH, 1999 BY JAMES A. COX, JR., TEXAS R.P. L.S. NO. 4970.

SUBJECT, HOWEVER, TO ALL PRIOR RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD WITH THE COUNTY CLERK OF HARRISON COUNTY, TEXAS.

NOTICE OF TRUSTEE'S SALE

DATE: April 4, 2025

DEED OF TRUST

Date: March 25, 2024

Grantor: Mary Henderson
Gordon Bowen
195 Briarhill Road
Lufkin, TX 75904

And

Adam Armstead
Brittany Armstead
223 Briarhill Road
Lufkin, TX 75904

Beneficiary: Jamax 23 Land Company, LLC
PO Box 423
Centerville, Tx 75833

Substitute Trustee: Deborah L. Lemons
PO Box 423
Centerville, TX 75833

Recording Information: Document No 2024-000004243 Official Public Records of
Harrison County, Texas.

Property: *10.500 acres of land, being Parcel Two (2) of Jamax 23 Land Company, LLC, Harrison County, Texas, more fully described in Exhibit "A" attached hereto.*

Note

Date: March 25, 2024

Amount: \$75,750.00

Debtor: Mary Henderson, Gordon Bowen, Adam Armstead and Brittany Armstead

Holder: Dennis Ellison

DATE OF SALE OF PROPERTY: May 6, 2025

EARLIEST TIME OF SALE OF PROPERTY: 10:00 AM

LOCATION OF SALE: Marshall, Texas, at the Harrison County Courthouse in the area designated for the conduct of foreclosure sales by the Commissioners of said County.

FILED FOR RECORD

2025 APR -9 PM 12: 22

HEATHER HENIGAN
CO. CLERK HARRISON, CO

BY JS DEPUTY

Because of default in performance of the obligations of the Deed of Trust, Trustee will sell the property at public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time.

Grantor has failed to perform obligations set out in the deed of trust, and in accordance with provisions of that instrument, Beneficiary has declared the debt that is secured immediately due and requests that the property it conveys be sold in a Trustee's Sale.

Beneficiary also appoints Trustee to act in accordance with the Deed of Trust and to sell the Property. Beneficiary requests copies of the Notice of Trustee's Sale so that the notice of the sale can be filed and furnished to Grantor in accordance with §51.002 of the Texas Property Code.


DEBORAH L. LEMONS

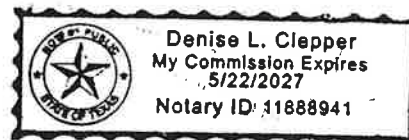
(ACKNOWLEDGMENT)

STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on April 4, 2025 by Deborah L. Lemons.


NOTARY PUBLIC, STATE OF TEXAS





DDM, Surveying, Inc.

November 16, 2023

Jamax 23 Land Company, L.L.C.

Parcel Two

10.500 Acres

10.500 acres being out of a called 88.469 acres in a COMMERCIAL DEED OF TRUST, SECURITY AGREEMENT & FINANCING STATEMENT conveyed by Jamax 23 Land Company LLC to Rusty Hill in an instrument dated November 10, 2023 and recorded in File Number 2023-000013605 of the Official Public Records of Harrison County, Texas (OPRHCT), situated in the Henry Vardeman Survey A-726, Harrison County, Texas on Texas Farm to Market Road No. 1997 (FM1997) and on Sue Bella Lake Road (SBLR) and being more particularly described by metes and bounds as follows:

BEGINNING at 5/8" iron rod, set (all iron rods set with cap "DDM BOUNDARY") in the West boundary line of said 88.469 acres tract and being at the Southwest corner of a 10.500 acres tract Parcel One surveyed this date;

THENCE across said 88.469 acres tract common with the South boundary line of said Parcel One North 87° 43' 10" East a distance of 1082.57 feet to the East boundary line of said 88.469 acres being in said SBLR, whence bears a 5/8" iron rod, set, South 87° 43' 10" West a distance of 20.0 feet;

THENCE with the East boundary line of said 88.469 acres tract along said SBLR as follows:

South 02° 32' 17" West a distance of 11.41 feet, and
South 01° 10' 58" West a distance of 417.09 feet to a corner in same being at the Northeast corner of a 10.500 acres tract Parcel Three, surveyed this date, whence bears a 5/8" iron rod, set, South 87° 43' 10" West a distance of 20.0 feet;

THENCE across said 88.469 acres tract common with the North boundary line of a said Parcel Three, surveyed this date South 87° 43' 10" West a distance of 1056.41 feet to a 5/8" iron rod set in the West boundary line of said 88.469 acres tract being at the Northwest corner of said Parcel Three;

THENCE with the West boundary line of said 88.469 acres tract North 02° 16' 50" West a distance of 427.70 feet to the BEGINNING CONTAINING 10.500 acres.

I, D. Dwayne Miley, Registered Professional Land Surveyor, No. 4164-Texas, do hereby certify that this description represents the results of a survey completed on the ground under my supervision in November, 2023. See plat dated 11/16/2023.


Dwayne Miley, R.P.L.S.

EXHIBIT "A"



NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 9/23/2016	Grantor(s)/Mortgagor(s): CHRISTOPHER B RUTHERFORD, A MARRIED MAN AND KATRINA MARIE RUTHERFORD, HIS WIFE
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: 2016-000009617	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: 5/6/2025	Earliest Time Sale Will Begin: 10am
Place of Sale of Property: At the door of the easternmost entrance to the Harrison County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court 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 1.807 ACRES TRACT IN THE HENRY TEAL SURVEY, A-704, HARRISON COUNTY, TEXAS; BEING ALL OF A CALLED 1.8059 ACRES TRACT CONVEYED BY LLOYD HERN TO BOBBY TAYLOR BY DEED DATED MAY 28, 2004 AND RECORDED IN VOLUME 2867 PAGE 97 OF THE OFFICIAL RECORDS OF HARRISON COUNTY, TEXAS; SAID 1.807 ACRES TRACT BEING MORE PARTICULARLY DESCRIBES IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART THEREOF FOR ALL INTENDED PURPOSES.

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, Christine Wheelless, Kevin Key or Jay Jacobs, 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(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Dated: 2/4/2025



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

Dated: February 6, 2025

Sheryl LaMont

Printed Name:



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

MH File Number: TX-24-106440-POS
Loan Type: FHA

APPENDIX A

ALL THAT CERTAIN 1.807 ACRES TRACT IN THE HENRY TEAL SURVEY, A-704, HARRISON COUNTY, TEXAS; BEING ALL OF A CALLED 1.8059 ACRES TRACT CONVEYED BY LLOYD HERN TO BOBBY TAYLOR BY DEED DATED MAY 28, 2004 AND RECORDED IN VOLUME 2887 PAGE 97 OF THE OFFICIAL RECORDS OF HARRISON COUNTY, TEXAS; SAID 1.807 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a found $\frac{1}{2}$ " iron rod marking the northeast corner of the herein described 1.807 acres tract and the northwest corner of a called 0.596 acre tract conveyed by Johnny Stephens, et ux, to Christy Stephens by deed dated November 22, 2000 and recorded in volume 2170 page 120 of the Official Records of Harrison County, Texas; said point being on the south right-of-way (R.O.W.) line of Foster Drive, having a 60' wide R.O.W.;

THENCE S 03°39'33" E for a distance of 172.52' to a $\frac{1}{2}$ " iron rod found at the base of a metal chain link fence corner marking the southeast corner of the herein described 1.807 acres tract and the southwest corner of said 0.596 acre tract; said point being on the north line of a called 5 acres tract known as "FIRST TRACT" conveyed by Leta Burkham to Dona George by deed dated May 16, 2007 and recorded in volume 3622 page 212 of the Official Records of Harrison County, Texas;

THENCE N 89°58'18" W for a distance of 449.52' to a $\frac{3}{4}$ " iron pipe found in a fence marking the southwest corner of the herein described 1.807 acres tract and the northwest corner of said 5 acres tract; said point being on the east line of a called 5.847 acres tract conveyed by Larry Staples to Terri Cherry by deed dated April 19, 2000 and recorded in volume 2081 page 217 of the Official Records of Harrison County, Texas;

THENCE N 04°25'53" W for a distance of 177.67' to a $\frac{3}{4}$ " iron pipe found at the base of a 20" square brick column marking the northwest corner of the herein described 1.807 acres tract and the northeast corner of said 5.847 acres tract; said point being on the south R.O.W. of Foster Drive;

THENCE S 89°20'31" E for a distance of 452.27' to the **PLACE OF BEGINNING** containing in area 1.807 acres of land.

FILED FOR RECORD

2025 MAR 20 PM 12:30

17679 FM 31 N
MARSHALL, TX 75672

HEATHER HENIGAN
CO. CLERK HARRISON CO

00000010394682

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

 DEPUTY

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: May 06, 2025

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

Place: IMMEDIATELY OUTSIDE THE EASTERNMOST ENTRANCE TO THE HARRISON COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 18, 2022 and recorded in Document INSTRUMENT NO. 2022-000013932 real property records of HARRISON County, Texas, with JASON AYDELOTTE, A SINGLE MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JASON AYDELOTTE, A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$132,977.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o ROCKET MORTGAGE, LLC
635 WOODWARD AVE.
DETROIT, MI 48226



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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, AUCTION.COM, DAVID RAY, ROBERT LAMONT, SHERYL LAMONT, RONNIE HUBBARD, SHARON ST. PIERRE, ALLAN JOHNSTON, TERRI WORLEY OR LISA DELONG whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Sheryl LaMont, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on March 20, 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: March 20, 2025

EXHIBIT "A"

ALL THAT CERTAIN TRACT LOT OR PARCEL OF LAND, A PART OF THE BAILEY ANDERSON SURVEY, A-30, HARRISON COUNTY, TEXAS AND ALSO BEING ALL OF THAT CERTAIN CALLED 0.395 ACRES AND PART OF THAT CERTAIN CALLED 32.062 ACRE TRACT OF LAND THAT IS DESCRIBED IN A DEED OF DISTRIBUTION RECORDED JULY 20, 1993 FROM JAMES MADISON FURRH (EXECUTOR) TO JOHN D. FURRH, JR. THAT IS RECORDED IN VOLUME 1337, PAGE 26 OF THE DEED RECORDS OF HARRISON COUNTY, TEXAS, AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS TO WIT;

BEGINNING AT A ½ INCH IRON ROD FOUND FOR CORNER AT THE S.E.C. OF SAID CALLED 0.395 ACRES AND THE S.W.C. OF THE RESIDUE OF SAID CALLED 32.062 ACRES AND ON THE NORTHEAST SIDE OF F.M. # 31;

THENCE NORTH 72 DEGREES 14 MINUTES 50 SECONDS WEST, ALONG THE S.B.L. OF SAID CALLED 0.395 ACRES AND INTO SAID ROAD FOR A DISTANCE OF 109.39 FEET TO A POINT FOR CORNER AT THE S.W. CORNER OF SAID CALLED 0.395 ACRES;

THENCE NORTH 41 DEGREES 24 MINUTES 59 SECONDS EAST, ALONG THE N.W.B.L. OF SAID CALLED 0.395 ACRES AND THE RESIDUE OF SAID CALLED 32.062 ACRES AT 42.00 FEET PASS A ½ INCH IRON ROD SET FOR REFERENCE AND AT 195.10 FEET PASS A ¾ INCH IRON PIPE FOUND FOR CORNER AT THE NORTH CORNER OF SAID CALLED 0.395 ACRES AND CONTINUE FOR A TOTAL DISTANCE OF 252.81 FEET TO A ½ INCH IRON ROD SET FOR CORNER;

THENCE SOUTH 52 DEGREES 18 MINUTES 37 SECONDS EAST, CONTINUING ACROSS SAID CALLED 32.062 ACRES FOR A DISTANCE OF 287.41 FEET TO A ½ INCH IRON ROD SET FOR CORNER IN THE S.B.L. OF SAID CALLED 32.062 ACRES, FROM WHICH A ¾ INCH IRON PIPE FOUND AT THE S.E.C. OF SAID CALLED 32.062 ACRES, BEARS NORTH 80 DEGREES 46 MINUTES 00 SECONDS EAST, 681.80 FEET;

THENCE SOUTH 80 DEGREES 46 MINUTES 00 SECONDS WEST, ALONG THE S.B.L. OF SAID CALLED 32.062 ACRES FOR A DISTANCE OF 294.31 FEET TO THE PLACE OF BEGINNING CONTAINING 1.0000 ACRES OF WHICH 0.0384 ACRES LIES IN THE R.O.W. OF SAID ROAD.

NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD

DEED OF TRUST INFORMATION:

Grantor(s)	Henry Irving, Jr. and Gloria Irving	Deed of Trust Date	May 20, 2015
Original Mortgagee	Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as nominee for One Reverse Mortgage, LLC, its successors and assigns	Original Principal	\$310,500.00
Recording Information	Instrument #: 2015-000005135 in Harrison County, Texas	Original Trustee	G. Tommy Bastian
Property Address	2603 FM 2682, Karnack, TX 75661	Property County	Harrison

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	HB1 Alternative Holdings, LLC	Mortgage Servicer	PHH Mortgage Corporation
Current Beneficiary	HB1 Alternative Holdings, LLC	Mortgage Servicer Address	1661 Worthington Road, Suite 100, West Palm Beach, FL 33409

SALE INFORMATION:

Date of Sale	05/06/2025
Time of Sale	10:00 AM or no later than 3 hours thereafter
Place of Sale	IMMEDIATELY OUTSIDE THE EASTERNMOST ENTRANCE TO THE HARRISON COUNTY COURTHOUSE IN THE CITY OF MARSHALL OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in Harrison County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Harrison County Commissioner's Court.
Substitute Trustees	Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Monica Henderson, Meryl Olsen, Misty McMillan, Tiffiney Bruton, David Ray, Auction.com, Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Harriett Fletcher, Sheryl LaMont, Selim Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:

LAND SITUATED IN THE CITY OF KARNACK IN THE COUNTY OF HARRISON IN THE STATE OF TX ALL THAT CERTAIN 1.998 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE E.M. FULLER SURVEY, A-7 AND THE WILLIAM ELLIOTT SURVEY, A-227, HARRISON COUNTY, TEXAS AND BEING ALL OF A CALLED 2 ACRE TRACT DESCRIBED IN DEED FROM OTIS SMITH TO HENRY IRVING, JR. ET UX DATED MARCH 25, 1995 AND RECORDED IN VOLUME 1385, PAGE 380 OF THE DEED RECORDS OF HARRISON COUNTY, TEXAS; SAID 1.998 ACRE TRACT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4 INCH IRON PIPE FOUND AT THE SWC OF SAID 2 ACRE TRACT, SAME BEING THE MOST SOUTHERN SEC OF A CALLED 92.901 ACRE TRACT DESCRIBED IN DEED FROM ROBERT D. DEADMON, JR. TO HENRY IRVING, ET UX DATED OCTOBER 3, 1974 AND RECORDED IN VOLUME 758, PAGE 454 OF SAID DEED RECORDS AND ON THE NBL OF A CALLED 5.56 ACRE TRACT DESCRIBED IN DEED FROM CECIL JONES TO HENRY C. IRVING, ET UX DATED OCTOBER 31, 1969 OF SAID DEED RECORDS FROM WHICH A 2 INCH IRON PIPE (FOUND) BEARS S 89 DEGREES 54' 09" W 62.80 FEET;

THENCE N 00 DEGREES 28' 10" W, ALONG THE WBL OF SAID 2 ACRE TRACT AND THE MOST SOUTHERN EBL OF SAID 92.901 ACRE TRACT, 293.37 FEET TO A 2 INCH FLAT BAR FOUND AT THE NWC OF SAID 2 ACRE TRACT, SAME BEING AN INTERIOR ELL CORNER OF SAID 92.901 ACRE TRACT;

NOTICE OF TRUSTEE'S SALE

THENCE EAST (RECORD BEARING), ALONG THE NBL OF SAID 2 ACRE TRACT AND THE MOST EASTERN SBL OF SAID 92.901 ACRE TRACT, 295.19 FEET TO A 1/2 INCH IRON ROD SET AT THE NEC OF SAID 2 ACRE TRACT FROM WHICH A 1/2 INCH IRON ROD (FOUND) BEARS EAST 295.56 FEET; THENCE S 00 DEGREES 28' 10" E, ALONG THE EBL OF SAID 2 ACRE TRACT, 296.38 FEET TO A 1/2 INCH IRON ROD SET AT THE SEC OF SAID 2 ACRE TRACT, SAME BEING ON THE NBL OF SAID 5.56 ACRE TRACT FROM WHICH A 2 INCH IRON PIPE (FOUND) BEARS S 89 DEGREES 25' 00" E 291.31 FEET;

THENCE N 89 DEGREES 25' 00" W, ALONG THE SBL SAID 2 ACRE TRACT AND THE NBL OF SAID 5.56 ACRE TRACT, 295.23 FEET TO THE PLACE OF BEGINNING CONTAINING 1.998 ACRES OF LAND.

PROPOSED 20 FOOT WIDE ACCESS EASEMENT

EASEMENT NO. 1

ALL THAT CERTAIN 20 FOOT WIDE ACCESS EASEMENT OR PARCEL OF LAND SITUATED IN THE E.M. FULLER SURVEY, A-7, HARRISON COUNTY, TEXAS AND BEING OVER AND ACROSS A CALLED 5.56 ACRE TRACT DESCRIBED IN DEED FROM CECIL JONES TO HENRY C. HAVING, ET UX DATED OCTOBER 31, 1969 AND RECORDED IN VOLUME 678, PAGE 262 OF THE DEED RECORDS OF HARRISON COUNTY, TEXAS; SAID 20 FOOT WIDE ACCESS EASEMENT MORE PARTICULARLY DESCRIBED AS BEING 10 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT IN THE CENTER OF A ROCK DRIVEWAY ON THE SBL OF SAID 5.56 ACRE TRACT ON THE NORTH RIGHT-OF-WAY (ROW) LINE OF FARM-TO-MARKET (FM) 2682 FROM WHICH A CONCRETE MONUMENT FOUND AT AN ANGLE POINT ON THE SBL OF SAID 5.56 ACRE TRACT BEARS S 74 DEGREES 24' 16" W 205.89 FEET AND A 1-1/2 INCH IRON PIPE FOUND AT THE NEC OF SAME BEARS N 74 DEGREES 24' 16" E 248.04 FEET;

THENCE ACROSS SAID 5.56 ACRE TRACT AND ALONG THE CENTER OF A ROCK DRIVEWAY AS FOLLOWS:

N 43 DEGREES 25' 59" W 44.61 FEET TO AN ANGLE POINT;

N 68 DEGREES 47' 54" W 115.70 FEET TO AN ANGLE POINT;

N 55 DEGREES 30' 33" W 188.38 FEET TO AN ANGLE POINT;

N 42 DEGREES 24' 47" W 69.28 FEET TO AN ANGLE POINT;

N 20 DEGREES 56' 21" W 48.72 FEET TO AN ANGLE POINT AND;

N 04 DEGREES 46' 47" W 56.02 FEET TO A POINT OF TERMINATION ON THE NBL OF SAID 5.56 ACRE TRACT, SAME BEING ON THE MOST SOUTHERN SBL OF A CALLED 92.901 ACRE TRACT DESCRIBED IN DEED FROM ROBERT D. DEADMON, JR. TO HENRY IRVING, ET UX DATED OCTOBER 3, 1974 AND RECORDED IN VOLUME 758, PAGE 454 OF SAID DEED RECORDS FROM WHICH A 3/4 INCH IRON PIPE FOUND AT THE SWC OF A CALLED 2 ACRE TRACT DESCRIBED IN DEED FROM OTIS SMITH TO HENRY IRVING, JR., ET UX DATED MARCH 25, 1995 AND RECORDED IN VOLUME 1385, PAGE 380 OF THE DEED RECORDS BEARS S 89 DEGREES 25' 00" E 21.11 FEET AND A 2 INCH IRON PIPE (FOUND) BEARS S 89 DEGREES 54' 09" W 62.80 FEET.

EASEMENT NO. 2

ALL THAT CERTAIN 20 FOOT WIDE ACCESS EASEMENT OR PARCEL OF LAND SITUATED IN THE E.M. FULLER SURVEY, A-7, HARRISON COUNTY, TEXAS AND BEING OVER AND ACROSS A CALLED 92.901 ACRE TRACT DESCRIBED IN DEED FROM ROBERT D. DEADMON, JR. TO HENRY IRVING, ET UX DATED OCTOBER 3, 1974 AND RECORDED IN VOLUME 758, PAGE 454 OF THE DEED RECORDS OF HARRISON COUNTY, TEXAS; SAID 20 FOOT WIDE ACCESS EASEMENT MORE PARTICULARLY DESCRIBED AS BEING 10 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING IN THE CENTER OF A ROCK DRIVEWAY ON THE SBL OF SAID 92.901 ACRE TRACT, SAME BEING ON THE NBL OF A CALLED 5.56 ACRE TRACT DESCRIBED IN DEED FROM CECIL JONES TO HENRY C. IRVING, ET UX DATED OCTOBER 31, 1969 AND RECORDED IN VOLUME 678, PAGE 262 OF SAID DEED RECORDS FROM WHICH A 3/4 INCH IRON PIPE FOUND AT THE MOST SOUTHERN SEC OF SAID 92.901 ACRE TRACT BEARS S 89 DEGREES 25' 00" E 21.11 FEET AND A 2 INCH IRON PIPE (FOUND) BEARS S 89 DEGREES 54' 09" W 62.80 FEET;

THENCE ACROSS SAID 92.901 ACRE TRACT AND ALONG THE CENTER OF SAID ROCK DRIVEWAY AS FOLLOWS:

N 04 DEGREES 46' 47" W 79.21 FEET TO AN ANGLE POINT;

NOTICE OF TRUSTEE'S SALE

**N 12 DEGREES 25' 34" E 25.05 FEET TO AN ANGLE POINT AND;
N 61 DEGREES 53' 42" E 24.23 FEET TO A POINT OF TERMINATION ON THE MOST SOUTHERN EBL
OF SAID 92.901 ACRE TRACT, SAME BEING THE WBL OF A CALLED 2 ACRE TRACT DESCRIBED IN
DEED FROM OTIS SMITH TO HENRY IRVING, JR., ET UX DATED MARCH 25, 1995 AND RECORDED
IN VOLUME 1385, PAGE 380 OF THE DEED RECORDS FROM WHICH A 2 INCH IRON FLAT BAR
FOUND AT AN INTERIOR ELL CORNER OF SAID 92.901 ACRE TRACT BEARS N 00 DEGREES 28' 10"
W 178.60 FEET.**

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

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's 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.

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 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. The sale shall not cover any part of the property that has been released from the lien of 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.

Pursuant to the Deed of Trust, the Beneficiary 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 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. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to the 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.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, 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. The reposting or refiling may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

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

NOTICE OF TRUSTEE'S SALE

armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

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

Dated March 17, 2025.

/s/ Selim H. Taherzadeh

Selim H. Taherzadeh
15851 N. Dallas Parkway, Suite 410
Addison, TX 75001
(469) 729-6800

Return to: TAHERZADEH, PLLC
15851 N. Dallas Parkway, Suite 410, Addison, TX 75001


Posted by Sheryl LaMont, March 20, 2025.

Marcia Bayer
Deputy**CAUSE NUMBER 24-0650****IN RE: ORDER FOR FORECLOSURE
CONCERNING****2603 FM 2682
KARNACK, TX 75661****UNDER TEX. R. CIV. PROC. 736****Petitioner:****MORTGAGE ASSETS MANAGEMENT,
LLC,****Respondent(s):****HENRY IRVING, JR. AND GLORIA IRVING. §****IN THE DISTRICT COURT****OF HARRISON COUNTY, TEXAS****71ST JUDICIAL DISTRICT****DEFAULT ORDER ALLOWING FORECLOSURE**

Mortgage Assets Management, LLC, Petitioner, on behalf of itself, its successors and assigns, has brought before this Court for consideration its Application for Court Order Allowing Foreclosure of a Lien Under Texas Constitution Article XVI, Section 50(k)(6) ("Application").

Having considered the evidence presented, the Court finds that:

- 1) the Application complies with Texas Rule of Civil Procedure ("TRCP") 736.1;
- 2) the Application was properly served in accordance with TRCP 736.3;
- 3) a Respondent did not file a response to the Application by the due date; and
- 4) the return of service has been on file with the Clerk of the Court for at least 10 days; and
- 5) Petitioner has established the basis for foreclosure and finds that:

(a) Petitioner is the holder of a Texas Home Equity Conversion Note secured by a lien created under Texas Constitution Article XVI, Section 50(k). A debt exists.

(b) The obligation secured by the lien sought to be foreclosed is in default.

(c) The requisite notice to cure the default has been mailed to each person as required under applicable law and the loan agreement, contract, or lien sought to be foreclosed and the opportunity to cure has expired. Before the Application was filed, any other action required under applicable law and the loan agreement, contract, or lien sought to be foreclosed was performed.

IT IS THEREFORE ORDERED that:

1. Mortgage Assets Management, LLC, together with its successors and assigns, is hereby authorized to serve Notice of Sale on each Respondent and may proceed with a foreclosure sale in accordance with the security agreement and Texas Property Code Section 51.002 concerning the property with a commonly known mailing address of 2603 FM 2682, Karnack, TX 75661 and legal description as described in the Real Property Records of Harrison County, Texas as follows:

LAND SITUATED IN THE CITY OF KARNACK IN THE COUNTY OF HARRISON IN THE STATE OF TX

ALL THAT CERTAIN 1.998 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE E.M. FULLER SURVEY, A-7 AND THE WILLIAM ELLIOTT SURVEY, A-227, HARRISON COUNTY, TEXAS AND BEING ALL OF A CALLED 2 ACRE TRACT DESCRIBED IN DEED FROM OTIS SMITH TO HENRY IRVING, JR. ET UX DATED MARCH 25, 1995 AND RECORDED IN VOLUME 1385, PAGE 380 OF THE DEED RECORDS OF HARRISON COUNTY, TEXAS; SAID 1.998 ACRE TRACT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4 INCH IRON PIPE FOUND AT THE SWC OF SAID 2 ACRE TRACT, SAME BEING THE MOST SOUTHERN SEC OF A CALLED 92.901 ACRE TRACT DESCRIBED IN DEED FROM ROBERT D. DEADMON, JR. TO HENRY IRVING, ET UX DATED OCTOBER 3, 1974 AND RECORDED IN VOLUME 758, PAGE 454 OF SAID DEED RECORDS AND ON THE NBL OF A
DEFAULT ORDER

281-00921

CALLED 5.56 ACRE TRACT DESCRIBED IN DEED FROM CECIL JONES TO HENRY C. IRVING, ET UX DATED OCTOBER 31, 1969 OF SAID DEED RECORDS FROM WHICH A 2 INCH IRON PIPE (FOUND) BEARS S 89 DEGREES 54' 09" W 62.80 FEET;

THENCE N 00 DEGREES 28' 10" W, ALONG THE WBL OF SAID 2 ACRE TRACT AND THE MOST SOUTHERN EBL OF SAID 92.901 ACRE TRACT, 293.37 FEET TO A 2 INCH FLAT BAR FOUND AT THE NWC OF SAID 2 ACRE TRACT, SAME BEING AN INTERIOR ELL CORNER OF SAID 92.901 ACRE TRACT;

THENCE EAST (RECORD BEARING), ALONG THE NBL OF SAID 2 ACRE TRACT AND THE MOST EASTERN SBL OF SAID 92.901 ACRE TRACT, 295.19 FEET TO A 1/2 INCH IRON ROD SET AT THE NEC OF SAID 2 ACRE TRACT FROM WHICH A 1/2 INCH IRON ROD (FOUND) BEARS EAST 295.56 FEET;

THENCE S 00 DEGREES 28' 10" E, ALONG THE EBL OF SAID 2 ACRE TRACT, 296.38 FEET TO A 1/2 INCH IRON ROD SET AT THE SEC OF SAID 2 ACRE TRACT, SAME BEING ON THE NBL OF SAID 5.56 ACRE TRACT FROM WHICH A 2 INCH IRON PIPE (FOUND) BEARS S 89 DEGREES 25' 00" E 291.31 FEET;

THENCE N 89 DEGREES 25' 00" W, ALONG THE SBL SAID 2 ACRE TRACT AND THE NBL OF SAID 5.56 ACRE TRACT, 295.23 FEET TO THE PLACE OF BEGINNING CONTAINING 1.998 ACRES OF LAND.

PROPOSED 20 FOOT WIDE ACCESS EASEMENT

EASEMENT NO. 1

ALL THAT CERTAIN 20 FOOT WIDE ACCESS EASEMENT OR PARCEL OF LAND SITUATED IN THE E.M. FULLER SURVEY, A-7, HARRISON COUNTY, TEXAS AND BEING OVER AND ACROSS A CALLED 5.56 ACRE TRACT DESCRIBED IN DEED FROM CECIL JONES TO HENRY C. HAVING, ET UX DATED OCTOBER 31, 1969 AND RECORDED IN VOLUME 678, PAGE 262 OF THE DEED RECORDS OF HARRISON COUNTY, TEXAS; SAID 20 FOOT WIDE ACCESS EASEMENT MORE

PARTICULARLY DESCRIBED AS BEING 10 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT IN THE CENTER OF A ROCK DRIVEWAY ON THE SBL OF SAID 5.56 ACRE TRACT ON THE NORTH RIGHT-OF-WAY (ROW) LINE OF FARM-TO-MARKET (FM) 2682 FROM WHICH A CONCRETE MONUMENT FOUND AT AN ANGLE POINT ON THE SBL OF SAID 5.56 ACRE TRACT BEARS S 74 DEGREES 24' 16" W 205.89 FEET AND A 1-1/2 INCH IRON PIPE FOUND AT THE NEC OF SAME BEARS N 74 DEGREES 24' 16" E 248.04 FEET;

THENCE ACROSS SAID 5.56 ACRE TRACT AND ALONG THE CENTER OF A ROCK DRIVEWAY AS FOLLOWS:

N 43 DEGREES 25' 59" W 44.61 FEET TO AN ANGLE POINT;

N 68 DEGREES 47' 54" W 115.70 FEET TO AN ANGLE POINT;

N 55 DEGREES 30' 33" W 188.38 FEET TO AN ANGLE POINT;

N 42 DEGREES 24' 47" W 69.28 FEET TO AN ANGLE POINT;

N 20 DEGREES 56' 21" W 48.72 FEET TO AN ANGLE POINT AND;

N 04 DEGREES 46' 47" W 56.02 FEET TO A POINT OF TERMINATION ON THE NBL OF SAID 5.56 ACRE TRACT, SAME BEING ON THE MOST SOUTHERN SBL OF A CALLED 92.901 ACRE TRACT DESCRIBED IN DEED FROM ROBERT D. DEADMON, JR. TO HENRY IRVING, ET UX DATED OCTOBER 3, 1974 AND RECORDED IN VOLUME 758, PAGE 454 OF SAID DEED RECORDS FROM WHICH A 3/4 INCH IRON PIPE FOUND AT THE SWC OF A CALLED 2 ACRE TRACT DESCRIBED IN DEED FROM OTIS SMITH TO HENRY IRVING, JR., ET UX DATED MARCH 25, 1995 AND RECORDED IN VOLUME 1385, PAGE 380 OF THE DEED RECORDS BEARS S 89 DEGREES 25' 00" E 21.11 FEET AND A 2 INCH IRON PIPE (FOUND) BEARS S 89 DEGREES 54' 09" W 62.80 FEET.
EASEMENT NO. 2

ALL THAT CERTAIN 20 FOOT WIDE ACCESS EASEMENT OR PARCEL OF LAND SITUATED IN THE E.M. FULLER SURVEY, A-7, HARRISON COUNTY, TEXAS AND BEING OVER AND ACROSS A CALLED 92.901 ACRE TRACT DESCRIBED IN DEED FROM ROBERT D. DEADMON, JR. TO
DEFAULT ORDER

281-00921

HENRY IRVING, ET UX DATED OCTOBER 3, 1974 AND RECORDED IN VOLUME 758, PAGE 454 OF THE DEED RECORDS OF HARRISON COUNTY, TEXAS; SAID 20 FOOT WIDE ACCESS EASEMENT MORE PARTICULARLY DESCRIBED AS BEING 10 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING IN THE CENTER OF A ROCK DRIVEWAY ON THE SBL OF SAID 92.901 ACRE TRACT, SAME BEING ON THE NBL OF A CALLED 5.56 ACRE TRACT DESCRIBED IN DEED FROM CECIL JONES TO HENRY C. IRVING, ET UX DATED OCTOBER 31, 1969 AND RECORDED IN VOLUME 678, PAGE 262 OF SAID DEED RECORDS FROM WHICH A 3/4 INCH IRON PIPE FOUND AT THE MOST SOUTHERN SEC OF SAID 92.901 ACRE TRACT BEARS S 89 DEGREES 25' 00" E 21.11 FEET AND A 2 INCH IRON PIPE (FOUND) BEARS S 89 DEGREES 54' 09" W 62.80 FEET;

THENCE ACROSS SAID 92.901 ACRE TRACT AND ALONG THE CENTER OF SAID ROCK DRIVEWAY AS FOLLOWS:

N 04 DEGREES 46' 47" W 79.21 FEET TO AN ANGLE POINT;

N 12 DEGREES 25' 34" E 25.05 FEET TO AN ANGLE POINT AND;

N 61 DEGREES 53' 42" E 24.23 FEET TO A POINT OF TERMINATION ON THE MOST SOUTHERN EBL OF SAID 92.901 ACRE TRACT, SAME BEING THE WBL OF A CALLED 2 ACRE TRACT DESCRIBED IN DEED FROM OTIS SMITH TO HENRY IRVING, JR., ET UX DATED MARCH 25, 1995 AND RECORDED IN VOLUME 1385, PAGE 380 OF THE DEED RECORDS FROM WHICH A 2 INCH IRON FLAT BAR FOUND AT AN INTERIOR ELL CORNER OF SAID 92.901 ACRE TRACT BEARS N 00 DEGREES 28' 10" W 178.60 FEET.

2. The name and last known address of each Respondent subject to the order are:

Gloria Irving, Deceased
2603 FM 2682
Karnack, TX 75661

Henry Irving, Jr.
2603 FM 2682
Karnack, TX 75661

3. The recording or indexing information of each lien to be foreclosed is as follows:

Instrument #: 2015-000005135 in the Real Property Records of Harrison
County, Texas.

4. A conformed copy of an Order Allowing Foreclosure must be attached to the Trustee or Substitute Trustee's Foreclosure Deed in accordance with TRCP 736.12.

5. Petitioner may communicate with each Respondent and all third parties as reasonably necessary to conduct a foreclosure sale.

6. Notice of Foreclosure Sale must be mailed to Respondent's counsel by certified mail if a Respondent is represented by counsel.

Signed, this 11 day of Sept, 2024.



Judge Presiding

Approved as to form by:

/s/ **Scott H. Crist**

- ☐ Selim H. Taherzadeh
Texas Bar No. 24046944
st@taherzlaw.com
- ☐ Jeremiah B. Hayes
Texas Bar No. 24048532
jh@taherzlaw.com
- ☒ Scott H. Crist
Texas Bar No. 24057814
sc@taherzlaw.com
15851 N. Dallas Parkway, Suite 410
Addison, TX 75001
Telephone: (469) 729-6800
Facsimile: (469) 828-2772
ATTORNEYS FOR PETITIONER

NOTICE OF SUBSTITUTE TRUSTEE'S SALE FILED FOR RECORD

2025 MAR 27 AM 11:56

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.

Matter No.: 133540-TX

Date: March 20, 2025

County where Real Property is Located: Harrison

ORIGINAL MORTGAGOR: DEAVEN CARRASCO, AN UNMARRIED MAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR AMCAP MORTGAGE LTD., ITS
SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 1/10/2022, RECORDING INFORMATION: Recorded on 1/11/2022, as Instrument No.
2022-000000482

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): ALL THAT CERTAIN LOT, TRACT OR PARCEL
OF LAND SITUATED IN HARRISON COUNTY, TEXAS, ABOUT 9 MILES SOUTHEAST OF THE
COURTHOUSE IN THE CITY OF MARSHALL, BEING 4.194 ACRES OF LAND, A PART OF THE
MASTAM S. USSERY SURVEY, A-722, AND BEING ALL OF LOTS 4, 9 AND 10 OF BLOCK 4 OF PINE
SHADOWS SUBDIVISION, AS SHOWN ON PLAT RECORDED IN CABINET A, SLIDE 73 OF THE
HARRISON COUNTY PLAT RECORDS, SAID 4.194 ACRES BEING MORE PARTICULARLY
DESCRIBED IN "EXHIBIT A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 5/6/2025, 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.

LOANCARE, LLC is acting as the Mortgage Servicer for LAKEVIEW LOAN SERVICING, LLC who is the
Mortgagee of the Note and Deed of Trust associated with the above referenced loan. LOANCARE, LLC, as
Mortgage Servicer, is representing the Mortgagee, whose address is:

LAKEVIEW LOAN SERVICING, LLC
c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452-4262



Matter No.: 133540-TX

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 CHRISTINE WHEELLESS, KEVIN KEY, JAY JACOBS, PHILLIP HAWKINS, HARRIETT FLETCHER, SHERYL LAMONT, SHARON ST. PIERRE, TERRI WORLEY, LISA DELONG, 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 Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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


Posted by Sheryl LaMont, March 27, 2025.

133540-TX

"EXHIBIT A"

All that certain lot, tract or parcel of land situated in Harrison County, Texas, about 9 miles Southeast of the courthouse in the City of Marshall, being 4.194 acres of land, a part of the MASTAM S. USSERY SURVEY, A - 722, and being all of Lots 4, 9 and 10 of Block 4 of Pine Shadows Subdivision, as shown on plat recorded in Cabinet A, Slide 73 of the Harrison County Plat Records, said 4.194 acres being more particularly described as follows:

Beginning at a 3/4" iron pipe found on the South margin of County Road No. 1014, also known as Cassy Avenue, for the Northwest corner of Lot 9 and the Northeast corner of Lot 8 of said Block 4;

Thence North 88°47'36" East, with said South margin, at 230.19 feet passing a 3/4" iron pipe found at the Northeast corner of Lot 9 and the Northwest corner of Lot 10, and continuing for a total distance of 450.03 feet to a 2" iron pipe found at the Northeast corner of Lot 10 and the Northwest corner of Lot 1 of said Block 4;

Thence South 01°10'02" East, with the East line of Lot 10 and the West line of Lot 1, 268.19 feet to a 1/2" iron rod found at the Southeast corner of Lot 10 and the Southwest corner of Lot 1, being on the North line of Lot 3 of said Block 4;

Thence North 89°34'00" West, with the South line of Lot 10 and the North line of Lot 3, 176.63 feet to a 1" iron pipe found at the Northwest corner of Lot 3 and the Northeast corner of Lot 4, from which a 1" iron pipe found at the Southwest corner of Lot 10 and the Southeast corner of Lot 9 bears North 89°34'00" West - 43.25 feet;

Thence South 00°27'40" West, with the East line of Lot 4 and the West line of Lot 3, 249.73 feet to a 1" iron pipe found on the North margin of County Road No. 1012, also known as Tracy Road, for the Southeast corner of Lot 4 and the Southwest corner of Lot 3;

Thence North 89°32'20" West, with the South line of Lot 4 and said North margin, 260.00 feet to a 1/2" iron rod with yellow plastic surveyor's cap stamped "RPLS 4528" set at the Southwest corner of Lot 4 and the Southeast corner of Lot 5 of said Block 4;

Thence North 00°26'51" East, with the West line of Lot 4 and the East line of Lot 5, 249.42 feet to a 1" iron pipe found at the Northwest corner of Lot 4 and the Northeast corner of Lot 5, being on the South line of Lot 9;

Thence North 89°52'58" West, with the South line of Lot 9 and the North line of Lot 5, 13.29 feet to a 1" iron pipe found at the Southwest corner of Lot 9 and the Southeast corner of Lot 8;

Thence North 01°13'04" West, with the West line of Lot 9 and the East line of Lot 8, 255.57 feet to the place of beginning and containing 4.194 acres of land.

Notice of Public Hearing

Notice is hereby given that the North East Texas Regional Water Planning Group (NETRWP), also known as Region D, will conduct a public hearing to receive comments on the North East Texas Region Initially Prepared Water Plan (IPP). The comments will be used in developing an approved regional water plan for the NETRWP area. The North East Texas Region includes the counties of Bowie, Camp, Cass, Delta, Franklin, Gregg, Harrison, Hopkins, Hunt, Lamar, Marion, Morris, Rains, Red River, Smith, Titus, Upshur, Van Zandt, Wood.

The Public Hearing will be held:
May 14, 2025 at 10:00 AM
Region 8 Education Service Center
4845 US Hwy 271 N
Pittsburg, Texas 75686

The NETRWP will accept written and oral comments at the public hearing. Written comments will also be accepted upon posting of this notice and should be submitted to the address provided below. All written comments are due to the NETRWP by 5:00 P.M. on July 13, 2025. Questions related to the public hearing or requests for additional information should be referred to Kyle Dooley, at kyledooley@rwr.org, (903) 831-0091 or submitted in writing to:

Mr. Kyle Dooley, Administrator
North East Texas Water Planning Group (Region D)
228 Texas Ave. Suite A
New Boston, TX 75570

The Initially Prepared Plan can be found on the NETRWP website at <http://rwr.org/region-d/>. A paper or digital copy of the IPP will be available for viewing by April 14, 2025, at the County Clerk's Office in the following counties: Bowie, Camp, Cass, Delta, Franklin, Gregg, Harrison, Hopkins, Hunt, Lamar, Marion, Morris, Rains, Red River, Smith, Titus, Upshur, Van Zandt, Wood. A paper or digital copy will also be available for viewing at the following libraries: New Boston Public Library, Pittsburg Camp County Public Library, Linden Public Library, Delta County Public Library, Franklin County Library, Longview Public Library, Marshall Public Library, Sulphur Springs Public Library, W. Walworth Harrison Public Library, Paris Public Library, Jefferson Carnegie Library, Daingerfield Public Library, Rains County Library, Red River County Library, Tyler Public Library, Mt. Pleasant Public Library, Upshur County Library, Van Zandt County Library, Quitman Public Library.



www.rwr.org/region-d/



https://rwr.org/wp-content/uploads/2025/03/2026-Region-D-Initially-Prepared-Plan_Volume1.pdf



https://rwr.org/wp-content/uploads/2025/03/2026-Region-D-Initially-Prepared-Plan_Volume2.pdf

FILED FOR RECORD
2025 APR -8 AM 9:55
HEATHER HENIGAN
CO. CLERK HARRISON
COUNTY TEXAS
BY [Signature]

Notice of Substitute Trustee's Sale

Date: April 11, 2025
Trustee: Joshua M. Black
Lender: Inversiones Luna, LLC
Note: September 14, 2022
Deed of Trust:

Date: September 14, 2022

Grantor: Bonnie Seitz

Lender: Inversiones Luna, LLC

Recording information: Vendors Lien retained in Deed recorded under Clerks file no. 2022-000012973, Official Public Records, Harrison County, Texas Deed of Trust of recorded under Clerk's file no. 2022-000012974, Official Public Records, Harrison County, Texas

Property:

All that certain lot, tract or parcel of land being Lot 12, TIMBERBROOK MOBILE HOME PARK being a part of a 18.33 acre tract situated in the Redin Mason Svy, A-438, Harrison county, Texas, and being assessed as 0.855 acres by Harrison Central Appraisal District. Said 18.33 acres described in Warranty Deed from Simpson and Associates, Inc. to D. H. Simpson, et ux Dessie Simpson, Volume 1062, Page 453 of the Deed Records, Harrison County, Texas, Save and Except the property described in Volume 2037, Page 154, volume 2396, Page 202, Volume 2037, Page 152, Vol. 2322, Page 246, Volume 2196, Page 35, Clerk's file no. 2012-000008328, Vol. 3225, Page 333, Vol. 1062, Page 453, Vol. 2147, Page 347, Clerk's file no. 2014-000004942, Vol. 2147, Page 347 and Vol. 3477, Page 233 of the Deed Records, Harrison County, Texas.

County: Harrison County, Texas

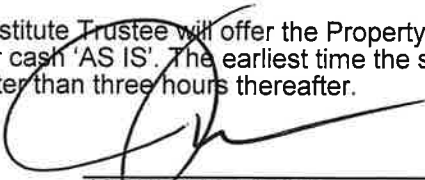
Date of Sale: Tuesday, May 6th at 11:00 a.m.

Time of Sale: No earlier than 10:00 o'clock A.M. or no later than three hours there after and be completed by no later than 4:00 P.M.

Place of Sale: 200 W. Houston St., Marshall, TX 75670. specifically immediately outside the easternmost entrance, or such other location as may have been designated by the county commissions court of Harrison County, Texas

Lender has appointed Joshua M. Black, Trustee under 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, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash 'AS IS'. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.


JOSHUA M. BLACK

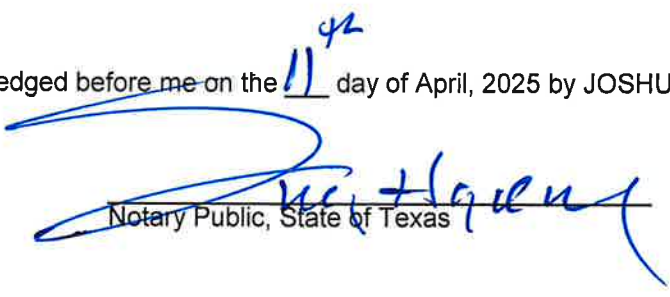
FILED FOR RECORD
2025 APR 14 PM 3:03
HEATHER HENIGAN
CO. CLERK HARRISON CO
BY [Signature] DEPUTY

STATE OF TEXAS

COUNTY OF GREGG

This instrument was acknowledged before me on the 11th day of April, 2025 by JOSHUA M. BLACK.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:

JOSHUA M. BLACK
1111 Judson Road
Longview Texas 75601

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, BEING LOT 16, BLOCK 2, NORTH FORK ADDITION, UNIT 2, AN ADDITION IN THE DAVID HILL SURVEY, A-301, HARRISON COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID ADDITION RECORDED IN CABINET A, SLIDE 146, OF THE PLAT RECORDS, HARRISON COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 12/29/2016 and recorded in Document 2016-000012915 real property records of Harrison County, Texas. Re-filed in Document 2017-000003802 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: 05/06/2025

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 RYAN W BOYKIN, provides that it secures the payment of the indebtedness in the original principal amount of \$199,192.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NATIONSTAR MORTGAGE LLC is the current mortgagee of the note and deed of trust and NATIONSTAR MORTGAGE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is NATIONSTAR MORTGAGE LLC c/o NATIONSTAR MORTGAGE LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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



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

For additional sale information visit: servicelinkauction.com/texas or (866) 539-4173

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 March 20, 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 20 PM 12:31
HEATHER NEWMAN
CLERK HARRISON CO

2025 MAR -6 PM 12:43

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 2.985 ACRE LOT, TRACT OR PARCEL OF LAND SITUATED IN THE W.C. BROOKFIELD SURVEY, A-2, HARRISON COUNTY, TEXAS, BEING THE CALLED 2.985 ACRE TRACT CONVEYED TO FEDERAL HOME LOAN MORTGAGE CORPORATION BY SUBSTITUTE TRUSTEE'S DEED RECORDED IN H.C.C.F. 2014-000001416 O.P.R.H.C.T., BEING PART OF THE CALLED 94.19 ACRE TRACT DESCRIBED IN CONTRACT OF SALE AND PURCHASE FROM VETERANS LAND BOARD OF TEXAS TO VERNON RAY JOHNSON AS RECORDED IN VOLUME 700 PAGE 200 D.R.H.C.T. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MASONRY NAIL, WITH HEAD DIMPLE FOUND FOR THE N.E.C. OF THIS TRACT AND THE S.E.C. OF THE CALLED 4.981 ACRE TRACT CONVEYED TO CHRIS LOOPER BY DEED RECORDED IN H.C.C.F. 2014-000000060 O.P.R.H.C.T., BEING IN THE OILTOP PAVEMENT OF IRELAND WILLIAMS ROAD, A.K.A. COUNTY ROAD 1106, BEING AT THE EAST END OF THE CENTERLINE OF THE 40 FEET WIDE ROADWAY (EASEMENT) GRANTED TO ARKANSAS LOUISIANA GAS COMPANY AS RECORDED IN VOLUME 428, PAGE 429 D.R.H.C.T., BEING IN THE E.B.L. OF SAID VERNON RAY JOHNSON TRACT, BEING SOUTH 00 DEGREES 00 MINUTES 14 SECONDS EAST 504.89 FEET FROM A 2 INCH IRON PIPE FOUND FOR THE N.E.C. OF SAID VERNON RAY JOHNSON TRACT:

THENCE SOUTH 00 DEGREES 00 MINUTES 28 SECONDS WEST 375.34 FEET ALONG THE E.B.L. OF BOTH THIS TRACT AND SAID VERNON RAY JOHNSON TRACT TO A POINT (IN THE OILTOP PAVEMENT OF IRELAND WILLIAMS ROAD) FOR THE S.E.C. OF THIS TRACT:

THENCE NORTH 89 DEGREES 59 MINUTES 52 SECONDS WEST 20.64 FEET ALONG THE S.B.L. OF THIS TRACT TO A 3/4 INCH IRON PIPE (WITH CRIMPED TOP) FOUND IN SAID S.B.L.:

THENCE NORTH 89 DEGREES 59 MINUTES 52 SECONDS WEST 318.30 FEET ALONG THE S.B.L. OF THIS TRACT TO THE CENTER OF A 2 INCH -DIAMETER STEEL FENCE PIPE FOUND (IN CONCRETE AND AT THE SOUTH END OF A NET WIRE FENCE) FOR THE S.W.C. OF THIS TRACT AND THE S.E.C. OF THE CALLED 2.5 ACRE TRACT CONVEYED TO DAVID JOHNSON BY DEED RECORDED IN VOLUME 1457 PAGE 63 O.P.R.H.C.T., SAID PIPE BEING SOUTH 85 DEGREES 24 MINUTES WEST 1.18 FEET FROM THE CENTER OF A 2 INCH -DIAMETER STEEL FENCE PIPE FOUND (IN CONCRETE AND AT THE WEST END OF A NET WIRE FENCE) FOR REFERENCE;

THENCE NORTH 00 DEGREES 00 MINUTES 58 SECONDS EAST 391.95 FEET ALONG THE W.B.L. OF THIS TRACT AND THE E.B.L. OF SAID DAVID JOHNSON TRACT TO A 60D NAIL SET (IN THE ASPHALT PAVEMENT OF A PRIVATE ROAD) FOR THE N.W.C. OF THIS TRACT AND THE N.E.C. OF SAID DAVID JOHNSON TRACT, BEING IN THE S.B.L. OF THE CHRIS LOOPER TRACT REFERENCED ABOVE, BEING IN THE CENTERLINE OF THE 40 FEET WIDE ROADWAY EASEMENT REFERENCED ABOVE, BEING SOUTH 87 DEGREES 11 MINUTES 27 SECONDS EAST 101.33 FEET FROM A MASONRY NAIL WITH HEAD DIMPLE FOUND (IN THE ASPHALT PAVEMENT OF SAID PRIVATE ROAD) FOR THE S.W.C. OF SAID CHRIS LOOPER TRACT, AND BEING NORTH 00 DEGREES 50 MINUTES 08 SECONDS EAST 17.27 FEET FROM A 1 INCH PIPE FOUND FOR REFERENCE;

THENCE SOUTH 87 DEGREES 11 MINUTES 27 SECONDS EAST 339.28 FEET ALONG THE N.B.L. OF THIS TRACT, THE S.B.L. OF SAID CHRIS LOOPER TRACT, AND THE CENTERLINE OF SAID 40 FEET WIDE ROADWAY EASEMENT, TO THIS POINT OF BEGINNING. THIS TRACT CONTAINS 2.985 ACRES, MORE OR LESS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 12/15/2021 and recorded in Document 2021-000015645 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: 05/06/2025

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 CHERAHN MITCHELL, provides that it secures the payment of the indebtedness in the original principal amount of \$365,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NewRez LLC d/b/a Shellpoint Mortgage Servicing is the current mortgagee of the note and deed of trust and SHELLPOINT MORTGAGE SERVICING is mortgage servicer. A servicing agreement between the mortgagee, whose address is NewRez LLC d/b/a Shellpoint Mortgage Servicing c/o SHELLPOINT MORTGAGE SERVICING, 17000 Katy Freeway, Suite 300, Houston, TX 77094 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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



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

For additional sale information visit: servicelinkauction.com/texas or (866) 539-4173

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 March 6, 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