

FILED FOR RECORD
2024 DEC 27 AM 10:31

Heather Henigan
CLERK HARRISON CO

Notice of [Substitute] Trustee Sale

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

1. Date, Time and Place of Sale.

Date: 03/04/2025

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

Place: Harrison County, Texas at the following location: **AT THE DOOR OF THE EASTERNMOST ENTRANCE TO THE HARRISON COUNTY COURTHOUSE IN THE CITY OF MARSHALL OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 1807 SCHEUBER STREET, MARSHALL, TX 75672

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 11/15/2006 and recorded 11/14/2006 in Book OR 3488 Page 190 Document 6017062, real property records of Harrison County, Texas, with **Nicole Williams, Garfield Williams** grantor(s) and Delta Funding Corporation as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Nicole Williams, Garfield Williams**, securing the payment of the indebtedness in the original principal amount of **\$48,600.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **HSBC Bank USA, National Association, as Indenture Trustee for the registered Noteholders of Renaissance Home Equity Loan Trust 2006-4** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-01591-TX
24-001093-673

Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

ALL that certain lot, tract or parcel of land, situated in Harrison County, Texas, a part of the Peter Whetstone Survey, A-756, within the corporate limits of the City of Marshall, being LOT EIGHT (8) in BLOCK ONE (1), SCHEUBER ADDITION to said City of Marshall, as shown on the Plat of said addition recorded in Vol. 296, Page 447, Deed Records, Harrison County, Texas.

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

C/O PHH Mortgage Corporation

PO BOX 24605

West Palm Beach, FL 33416-4605

Phone: 877-744-2506

TS No.: 2024-01591-TX
24-001093-673

Notice of [Substitute] Trustee Sale

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

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

Date: 12/18/2024



Mark Bombick – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

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

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

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

Certificate of Posting

I am Sheryl LaMont whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on December 27, 2024 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, December 27, 2024

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD
2024 DEC 30 AM 10:28
Kramer Henggen
CLERK HARRISON CO
DEPUTY

HARRISON County

Deed of Trust Dated: November 16, 2018

Amount: \$236,953.00

Grantor(s): DENISE REYNOLDS and NICHOLAS REYNOLDS

Original Mortgagee: AMERICAN HOMESTAR MORTGAGE, LLC

Current Mortgagee: LAKEVIEW LOAN SERVICING, LLC

Mortgagee Servicer and Address: c/o FLAGSTAR BANK, NATIONAL ASSOCIATION, 5151 Corporate Drive, Troy, MI 48098

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

Recording Information: Document No. 2018-000012747

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES

Date of Sale: March 4, 2025 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

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

HARRIET FLETCHER OR SHERYL LAMONT, SHARON ST. PIERRE, ROBERT LAMONT, TERRI WORLEY, LISA DELONG, PATRICK ZWIERS, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, DARLA BOETTCHER, DANA KAMIN, ALLAN JOHNSTON, LISA BRUNO, ANGIE USELTON, CONRAD WALLACE, TONYA WASHINGTON, MERYL OLSEN, MISTY MCMILLAN, TIFFANY BRUTON, DAVID RAY OR RONNIE HUBBARD have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

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

Anthony Adam Garcia, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.

1201 Louisiana, SUITE 2800

Houston, Texas 77002

Reference: 2024-005478

Printed Name: Sheryl LaMont, December 30, 2024

c/o XOME

750 TX-121 #100

Lewisville, TX 75067

EXHIBIT "A"

All that certain 2.00 acre lot, tract or parcel of land located in the T. Narramore Survey, A-522, in Harrison County, Texas. Said tract being all of a called 2.00 acre tract of land conveyed from John Allen Knox and spouse Debra Knox, recorded in #2016-000008478, Official Public Records of Harrison County, Texas (OPROHCT), and being more particularly described as follows:

BEGINNING at a 10" wood fence corner post, found for corner on the south R.O.W. of State Highway 154 (100' R.O.W.). Said corner being the NEC of this tract, and an interior NWC of a called 117.377 acre Melissa Smith Daniel tract described in #2016-000003821 (OPROHCT);

THENCE with the west and north lines of said Daniel tract the following courses and distances:

- 1) S31°45'38"W, 420.89 feet, to a ½" iron rod with RPLS #4528 plastic cap, found for corner, from which a found 4" iron fence corner post bears N61°12'40"E, 1.03 feet;
- 2) N74°14'36"W, 151.82 feet, to a ½" iron rod with J. Roberts plastic cap, found for corner, from which a found ½" iron rod with RPLS #4528 plastic cap bears N74°14'36"W, 525.10 feet. Said corner being the SWC of this tract, and the SEC of the residue of a called 6.524 acre John Allen Knox tract described in Vol. 2207, Page 134 (OPROHCT);

THENCE N12°33'44"E, with the east line of the residue of said 6.524 acre tract, 389.02 feet, to a ½" iron rod with J. Roberts plastic cap, found for corner on the south R.O.W. of State Highway 154, from which a ½" iron rod with B. Cox plastic cap found for the NWC of said 6.524 acre tract bears N77°26'16"W, 527.40 feet. Said corner being the NWC of this tract, and the NEC of the residue of said 6.524 acre tract;

THENCE S77°26'16"E, with the south R.O.W. of State Highway 154, 289.99 feet, to the Place of Beginning containing 2.00 acres more or less.

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 4/5/2019	Grantor(s)/Mortgagor(s): JOHNNY W. ADAIR III, A MARRIED MAN AND RAYMA ADAIR, 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 <i>Heather Heniger</i> CO. CLERK HARRISON CO
Recorded in: Volume: N/A Page: N/A Instrument No: 2019-000003768	Property County: HARRISON BY <i>Chris</i> DEPUTY
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: 3/4/2025	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: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

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 Zwiars, 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: 12/30/2024

Dated: January 2, 2025



Sheryl LaMont
Printed Name:



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

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

MH File Number: TX-24-105943-POS
Loan Type: FHA

EXHIBIT "A"

BEING 0.60 ACRE OF LAND SITUATED IN THE A. JENKINS SURVEY, ABSTRACT 364, HARRISON COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN CALLED 0.604 ACRE TRACT AS CONVEYED TO BRANDON ORAM AND RECORDED IN 2013-000008898 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY; SAID 0.60 ACRE OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THE ABOVE REFERENCED ORAM TRACT AND THE SOUTHWEST CORNER OF A CALLED 0.6047 ACRE TRACT AS RECORDED IN VOLUME 3648, PAGE 230 OF SAID PUBLIC RECORDS AND BEING IN THE EAST RIGHT-OF-WAY LINE OF FM HIGHWAY 450; THENCE NORTH 89 DEGREES 23 MINUTES 35 SECONDS EAST, A DISTANCE OF 186.22 FEET WITH THE NORTH BOUNDARY LINE OF SAID ORAM TRACT AND THE SOUTH BOUNDARY LINE OF SAID 0.6047 ACRE TRACT TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID ORAM TRACT AND THE SOUTHWEST CORNER OF SAID 0.6047 ACRE TRACT IN THE WEST BOUNDARY LINE OF THE RESIDUE OF A CALLED 15 1/2 ACRE TRACT AS RECORDED IN VOLUME 639, PAGE 625 OF THE DEED RECORDS OF SAID COUNTY; THENCE SOUTH 01 DEGREES 45 MINUTES 41 SECONDS WEST, A DISTANCE OF 142.34 FEET WITH THE EAST BOUNDARY LINE OF SAID ORAM TRACT AND THE WEST BOUNDARY LINE OF SAID RESIDUE TRACT TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID ORAM TRACT AND THE NORTHEAST CORNER OF A CALLED 0.6044 ACRE TRACT AS RECORDED IN 2014-000002837 OF SAID PUBLIC RECORDS; THENCE SOUTH 89 DEGREES 23 MINUTES 36 SECONDS WEST, A DISTANCE OF 183.81 FEET WITH THE SOUTH BOUNDARY LINE OF SAID ORAM TRACT AND THE NORTH BOUNDARY LINE OF SAID 0.6044 ACRE TRACT TO A 1/2 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID ORAM TRACT AND THE NORTHWEST CORNER OF SAID 0.6044 ACRE TRACT IN THE EAST RIGHT-OF-WAY LINE OF FM HIGHWAY 450; THENCE NORTH 00 DEGREES 47 MINUTES 26 SECONDS EAST, A DISTANCE OF 142.26 FEET WITH THE WEST BOUNDARY LINE OF SAID ORAM TRACT AND THE EAST RIGHT-OF-WAY LINE OF FM HIGHWAY 450 TO THE PLACE OF BEGINNING AND CONTAINING 0.60 ACRE OF LAND

SERVBANK, SB (MYS)
WILSON, KATHERINE AND ERIC
122 BELL STREET, HALLSVILLE, TX 75650

Firm File Number: 22-039321

FILED FOR RECORD

2025 JAN 13 PM 1:50

NOTICE OF TRUSTEE'S SALE

WHEREAS, on May 1, 2019, KATHERINE OWENS WILSON AND ERIC SEAN WILSON, WIFE AND HUSBAND, as Grantor(s), executed a Deed of Trust conveying to MICHAEL BURNS, ATTORNEY AT LAW, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR 1ST ALLIANCE LENDING, LLC. in payment of a debt therein described. The Deed of Trust was filed in the real property records of HARRISON COUNTY, TX and is recorded under Clerk's File/Instrument Number 2019-000004809, to which reference is herein made for all purposes.

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Tuesday, March 4, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in HARRISON COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

SURFACE ESTATE ONLY IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT CERTAIN 0.53 ACRE LOT, TRACT OR PARCEL OF LAND IN THE RICHARD HOOPER SURVEY, A-304, CITY OF HALLSVILLE, HARRISON COUNTY, TEXAS, SAID TRACT BEING ALL OF A CALLED 0.51 ACRE TRACT CONVEYED BY DAVID LYMAN AND WIFE, MARTHA LYMAN TO JAMES B. MARCUM AND WIFE, MARIAN F. MARCUM, RECORDED IN VOLUME 1617, PAGE 123, OFFICIAL PUBLIC RECORDS OF HARRISON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER ON THE WEST MARGIN OF BELL STREET, SAID CORNER BEING THE NORTHEAST CORNER OF THIS TRACT AND THE SOUTHEAST CORNER OF A CALLED 11.424 ACRE J. BARRON NEAL TRACT DESCRIBED IN VOLUME 1550, PAGE 157, OFFICIAL PUBLIC RECORDS OF HARRISON COUNTY, TEXAS;

THENCE SOUTH 01° 44' 53" EAST, WITH THE WEST MARGIN OF BELL STREET, 105.00 FEET TO A 1/2 INCH IRON ROD WITH J. ROBERTS PLASTIC CAP SET FOR CORNER, FROM WHICH A FOUND 3/4 INCH IRON PIPE BEARS SOUTH 01° 44' 53" EAST, 210.02 FEET, SAID CORNER BEING THE SOUTHEAST CORNER OF THIS TRACT AND THE NORTHEAST CORNER OF A CALLED 6.04 ACRE HERBERT W. LYMAN TRACT DESCRIBED IN VOLUME 481, PAGE 195, DEED RECORDS OF HARRISON COUNTY, TEXAS;

THENCE SOUTH 88° 24' 37" WEST, WITH THE NORTH LINE OF SAID 6.04 ACRE TRACT, AT 167.57 FEET PASSING A 3/8 INCH IRON ROD FOUND FOR REFERENCE 0.20 FEET SOUTH OF LINE, AND CONTINUING A TOTAL DISTANCE OF 222.17 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER, SAID CORNER BEING THE SOUTHWEST CORNER OF THIS TRACT AND THE SOUTHEAST CORNER OF THE RESIDUE OF A CALLED "TRACT ONE" HERBERT W. LYMAN TRACT DESCRIBED IN VOLUME 1077, PAGE 735, DEED RECORDS OF HARRISON COUNTY, TEXAS;

THENCE NORTH 00° 31' 42" WEST, WITH THE EAST LINE OF THE RESIDUE OF SAID "TRACT ONE", 105.09 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER, SAID CORNER BEING THE NORTHWEST CORNER OF THIS TRACT, THE NORTHEAST CORNER OF THE RESIDUE OF "TRACT ONE", AND ON THE SOUTH LINE OF SAID NEAL TRACT;

THENCE NORTH 88° 25' 46" EAST, WITH THE SOUTH LINE OF SAID NEAL TRACT, AT 52.91 FEET PASSING A 3/8 INCH IRON ROD FOUND FOR REFERENCE 0.17 FEET SOUTH OF LINE, AT 213.18 FEET PASSING ANOTHER 3/8 INCH IRON ROD FOUND FOR REFERENCE 0.13 FEET NORTH OF LINE, AND CONTINUING A TOTAL DISTANCE OF 219.94 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.53 ACRES, MORE OR LESS.

Property Address: 122 BELL STREET
HALLSVILLE, TX 75650

Mortgage Servicer: SERVBANK, SB
Mortgagee: SERVBANK, SB
3138 E ELWOOD STREET
PHOENIX, AZ 85034

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.

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

SUBSTITUTE TRUSTEE


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
1 Mauchly
Irvine, CA 92618

WITNESS MY HAND this day January 6, 2025.



By: _____
Ronny George
Texas Bar # 24123104
rgeorge@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for SERVBANK, SB

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



Posted by Sheryl LaMont, January 13, 2025

804 POCONO
MARSHALL, TX 75670

FILED FOR RECORD

2025 JAN 16 AM 11:36

Heather Henigan 00000010338994
CO. CLERK HARRISON CO

BY CHS DEPUTY

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: March 04, 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 March 28, 1996 and recorded in Document INSTRUMENT NO. 3741; AS AFFECTED BY INSTRUMENT NO. 2025-000000281 real property records of HARRISON County, Texas, with ROBERT L STOKER, JR AND VIRGINIA H STOKER, HUSBAND AND WIFE, grantor(s) and BANC ONE MORTGAGE CORPORATION, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ROBERT L STOKER, JR AND VIRGINIA H STOKER, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$62,678.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD.
FORT MILL, SC 29715



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 Christine Wheelless, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 01-16-2025 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: Christine Wheelless

Date: 01-16-2025

804 POCONO
MARSHALL, TX 75670

00000010338994

00000010338994

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 ASA LANGFORD SURVEY; BEING ALL OF LOT NO. THREE (3), BLOCK NO. ELEVEN (11), OF THE SECOND SUPPLEMENT TO SUNSET ACRES SUBDIVISION, ACCORDING TO THE MAP OR PLAT OF SAID SUPPLEMENT RECORDED IN VOLUME 449, PAGE 635, DEED RECORDS, HARRISON COUNTY, TEXAS.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD
2025 JAN 24 PM 3:55
ELIZABETH J. JAMES
CO. CLERK HARRISON COUNTY
BY 

WHEREAS, on the 24th day of January, 2020, SABRINA MINOR AND ELI PIERCE MINOR A/K/A ELI MINOR, executed a Texas Home Equity Security Instrument conveying to CARLA DIXON, Trustee, the Real Estate hereinafter described, to secure EASTMAN CREDIT UNION in the payment of a debt therein described, said Texas Home Equity Security Instrument being recorded in County Clerk's File No. 2020-000001074, 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 4th day of March, 2025, 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 22nd day of January, 2025.



KEARBY R. DICKESON, Substitute Trustee
909 East Southeast Loop 323, Suite 400
Tyler, Texas 75701

Exhibit "A"

All that certain 1.00 acre lot, tract, or parcel of land located in the Ruben Cole Survey, A-153, City of Harleton, in Harrison County, Texas. Said tract being part of Lots 1 and 2, Block 7, North Harleton Addition, recorded in Cabinet A, Slide 57 and revised in Cabinet A, Slide 57-B, Plat Records of Harrison County, Texas (PROHCT). Said tract also being all of a called 1.000 acre tract conveyed from Terence J. Minor and wife, Kim E. Minor to Eli Minor and Sabrina Minor, recorded in #2017-000005645, Official Public Records of Harrison County, Texas (OPROHCT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod inside a 1" iron pipe, found for corner on the north R.O.W. of Dogwood Trail (60' R.O.W.). Said corner being the SEC of this tract, and the most southerly SWC of the residue of a called 5.0 acre Charles Alton Summers tract described in Vol. 665, Page 515, Deed Records of Harrison County, Texas (DROHCT);

THENCE S87°03'20"W, with the north R.O.W. of Dogwood Trail, 152.97 feet, to a 1/2" iron rod, found for corner. Said corner being the SWC of this tract and the SEC of the residue of Lot 1;

THENCE with the east line of the residue of Lot 1, then Lot 2 the following courses and distances:

- 1) N03°14'30"W, 36.13 feet, to a 1/2" iron rod, found for corner;
- 2) N10°40'04"W, 85.39 feet, to a 1/2" iron rod, found for corner;
- 3) N25°52'17"W, 89.84 feet, to a 1/2" iron rod, found for corner;

THENCE with the south line of the residue of Lot 2, then Lot 1, then the south and west lines of the residue of said 5.0 acre tract the following courses and distances:

- 1) N60°14'56"E, 220.16 feet, to a 1/2" iron rod, found for corner;
- 2) S03°32'11"E, 302.79 feet, to the Place of Beginning containing 1.00 acre more or less.



MILLER GEORGE & SUGGS

FILED FOR RECORD

2025 JAN 30 AM 9:50

ELIZABETH JAMES
CO. CLERK HARRISON CO

BY [Signature] DEPUTY

Texas Office
6080 Tennyson Pkwy, Suite 100
Plano, Texas 75024
Main: 972.532.0128
Fax: 214.291.5507
FLORIDA | TEXAS | GEORGIA

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on November 9, 2010, a certain Deed of Trust was executed by Barbara A. Thompson as mortgagor in favor of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Sun West Mortgage Company, Inc., its successors and assigns as beneficiary and Tommy Bastian as trustee, and was recorded on, November 17, 2010, as Instrument No. 2010-000014829 in the Office of the County Clerk, Harrison County, Texas; and

WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing act for the purpose of providing single family housing; and

WHEREAS, the beneficial interest in the Deed of Trust is now owned by the Secretary pursuant to an assignment dated June 29, 2017, and recorded on September 1, 2017, as Instrument No. 2017-000008610 in the office of the County Clerk, Harrison County, Texas; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that a failure to maintain the priority of beneficiary's lien on the property occurred; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable.

NOW, THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, recorded on December 2, 2024 as Instrument No. 2024-000013662 notice is hereby given that on March 04, 2025 at 10:00 AM local time, or not later than three hours thereafter, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

SEE EXHIBIT "A"

Commonly known as: 601 Sunset Drive, Marshall, TX 75672

The sale will be held at the door of the easternmost entrance to the Harrison County Courthouse, or as designated by the County Commissioners Court.

24TX941-0042



4833160

ServiceLink

The Secretary of Housing and Urban Development will bid \$125,323.41.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$12,532.34 in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$12,532.34 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

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 send of this notice immediately.

Date: January 17, 2025



By: Dustin George
Miller, George & Suggs, PLLC
Foreclosure Commissioner
6080 Tennyson Parkway, Suite 100
Plano, TX 75024
972-532-0128 Phone
214-291-5507 Fax



Posted by Sheryl LaMont, January 30, 2025.

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 1.315 acres of land, a part of the ASA LANGFORD SURVEY, A-400, and being that same 1.315 acre tract of land described in deed from Gerald E.M. Smith to Barbara A. Thompson, dated January 5, 1994, recorded in Volume 1380, Page 719 of the Harrison County Deed Records, said 1.315 acre tract being described as follows:

Beginning at a 1/2" iron rod with surveyor's cap found for corner, being the Southwest corner of said 1.315 acre tract, being the Southeast corner of the residue of a 16 acre tract described in deed to R.A. Slocum, recorded in Volume 312, Page 510 of said Deed Records, and being on the North margin of Sunset Drive;

Thence North 00° 33' 00" West, with the West line of said 1.315 acre tract and the East line of the residue of said 16 acre tract, 260.00 feet to a 1/2" iron rod with surveyor's cap found for corner, being the Northwest corner of said 1.315 acre tract and being the Westernmost Southwest corner of the residue of that certain 20.718 acre tract described in deed to Richie L. Arnold, recorded in Volume 3813, Page 221 of the Harrison County Official Public Records;

Thence North 88° 17' 16" East, with the North line of said 1.315 acre tract and the Westernmost South line of the residue of said 20.718 acre tract, 220.45 feet to a 1/2" iron rod with surveyor's cap set for corner, being the Northeast corner said 1.315 acre tract and being the Northwest corner of a 30 foot wide strip of land, being the residue of that tract of land, described in deed to Gerald E.M. Smith, recorded in Volume 667, Page 342 of said Deed Records;

Thence South 00° 30' 58" East, with the East line of said 1.315 acre tract and the West line of said 30 foot wide strip of land, 260.00 feet to a 1/2" iron rod with surveyor's cap set for corner, being the Southeast corner of said 1.315 acre tract, the Southwest corner of said 30 foot wide strip of land, and being on the North margin of said Sunset Drive;

Thence in a Westerly direction, with the South line of said 1.315 acre tract of land and the North margin of said Sunset Drive, the following courses: (1) South 88° 29' 35" West - 29.88 feet to a 2" fence post, and (2) South 88° 15' 17" West - 190.41 feet to the place of beginning and containing 1.315 acres of land.

BEARING BASIS: Bearings are oriented to record bearing of West line of said 1.315 acre tract, deed reference Volume 1380, Page 719, Harrison County Deed Records.

NOTE: The Company is prohibited from insuring the area or quantity of the land described above. Any statement in the legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

FOR INFORMATIONAL PURPOSES ONLY: The above described property is also known as 601 Sunset Drive, Marshall, TX 75672

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

FILED FOR RECORD
2025 JAN 30 AM 9:49

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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated September 12, 2006 and recorded under Vol. 3450, Page 153, or Clerk's File No. 6014625, in the real property records of HARRISON County Texas, with James D Bostick Jr as Grantor(s) and JPMorgan Chase Bank, N.A. as Original Mortgagee.

Deed of Trust executed by James D Bostick Jr securing payment of the indebtedness in the original principal amount of \$64,800.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by James D Bostick Jr, Individually. JPMorgan Chase Bank, National Association is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. JPMorgan Chase Bank, National Association is acting as the Mortgage Servicer for the Mortgagee. JPMorgan Chase Bank, National Association, is representing the Mortgagee, whose address is: 3415 Vision Drive, Columbus, OH 43219-6009.

Legal Description:

LOT 1, BLOCK 3 OF THE E.M. BOSTICK SUBDIVISION OF BLOCKS 3, 4 AND 5 OF THE E.M. BOSTICK SECOND ADDITION TO THE CITY OF MARSHALL, HARRISON COUNTY, TEXAS, AS SHOWN BY THE OFFICIAL PLAT OF SAID ADDITION RECORDED IN VOLUME 296, PAGE 513, DEED RECORDS, HARRISON COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 03/04/2025

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale:

The place of the sale shall be: HARRISON County Courthouse, Texas at the following location: 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 Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.



The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney.

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

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 Harriett Fletcher, Sheryl LaMont, Robert LaMont, Sharon St. Pierre, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ServiceLink Auction, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on 01/27/2025.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by:



Printed Name: Sheryl LaMont, January 30, 2025

C&M No. 44-24-01562

NOTICE OF FORECLOSURE SALE

FILED FOR RECORD
2025 JAN 31 AM 11:55
ELIZABETH J. JAMES
CO. CLERK HARRISON CO.
BY [Signature]

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

Lot 175, Tealwood Addition, Unit 4, City of Hallsville, in the James Holbert Survey, Abstract No. 305, and the W. C. Crawford Survey, Abstract No. 146, Harrison County, Texas, as shown on plat recorded in Cabinet B, Slide 189-A, of the Plat Records of Harrison County, Texas, together with all improvements, fixtures, and appurtenances thereto.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded under County Clerk's Document No. 2023-000014179, Official Public Records, 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: March 4, 2025

Time: The sale will begin no earlier than 1 P.M. or no later than three hours thereafter. The sale will be completed by no later than 4:00 P.M.

Place: Harrison County Courthouse in Marshall, Texas, at the following location: Immediately outside the easternmost entrance to the Harrison County Courthouse in the City of Marshall, Harrison County, Texas, located at 200 West Houston, 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. The reposting or refiled may be after the date originally scheduled for this sale.

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

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

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that

has been released of public record 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 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of 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.

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 JENNRAND DIVERSIFIED, LLC, a Texas limited liability company.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of \$327,250.00, executed by JENNRAND DIVERSIFIED, LLC, a Texas limited liability company, and payable to the order of Texas National Bank of Jacksonville; (b) all renewals and extensions of the note; and (c) any and all present and future indebtednesses of JENNRAND DIVERSIFIED, LLC to Texas National Bank of Jacksonville. Texas National Bank of Jacksonville 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, Texas National Bank of Jacksonville, attention Chad Hinton, Market President, at 612 E. Hawkins, Longview, Texas 75605, telephone number (903) 663-0587.

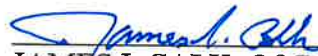
7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

NOTICE TO MEMBERS OF MILITARY: 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.

NAME AND ADDRESS OF SENDER OF NOTICE:

**James I. Calk, Of Counsel
Boon Calk Echols Coleman & Goolsby, PLLC
1800 NW Loop 281, Suite 303
Longview, Texas 75604**

Dated January 30, 2025.



JAMES I. CALK, Of Counsel
Substitute Trustee
1800 NW Loop 281, Suite 303
Longview, Texas 75604
(903) 759-2200
(903) 212-2686 - Fax

**NOTICE OF SUBSTITUTE TRUSTEE'S
FORECLOSURE SALE ON MARCH 4, 2025**

FILED FOR RECORD

2025 FEB -6 AM 9:02

ELIZABETH JAMES
CO. CLERK HARRISON CO

BY _____ DEPUTY

Notice is hereby given of a public nonjudicial foreclosure sale.

Deed of Trust:

Date of Deed of Trust: April 21, 2022

Grantor: Anwarali Mavani and Sharmila Mavani

Beneficiary: Austin Bank, Texas National Association

Original Trustee: Michael L. Gunnels

Substitute Trustee: Donald W. Cothorn and/or David W. Frost

Recording information:

Dated April 21, 2022, and recorded with the County Clerk of Harrison County, Texas, as Document Number: 2022-000005523, on April 27, 2022, in the Official Public Records of Harrison County, Texas.

Secures payment of: Promissory Note dated April 21, 2022, (the "Note"), in the original, principal amount of \$388,785.00, payable to the order of Austin Bank, Texas N. A., executed by Anwarali Mavani as Borrower, as modified by the Agreement modifying the payment due date executed on August 23, 2024, and made effective August 22, 2024 (the "Indebtedness").

Property to be sold:

That certain property with an address commonly known as Lot 44 and Lot 45 Marble Way, Hallsville, Harrison County, Texas 75650, and more particularly described as follows:

All that lot, tract or parcel of land being described as Lot 44 and Lot 45 of the Big Rock Lake Subdivision, Harrison County, Texas, as show on Subdivision Plat filed in Cabinet B, Slide 188-B Plat Records Harrison County, Texas. (the "Property").

Substitute Trustees: Donald W. Cothorn and/or David W. Frost

Substitute Trustees'

Address: 2320 Dueling Oaks Drive, Tyler, Texas 75703
Phone: 903-579-7531
Email: dcothern@kabfm.net

Foreclosure Sale:

Date of Sale: March 4, 2025

Time: The sale of the Property will be held between the hours of 1:00 p.m. and 3:00 p.m., local time; and the earliest time at which the Foreclosure Sale will begin is 1:00 p.m., and not later than two (2) hours thereafter, and will be completed no later than 4:00 p.m.

Place of Sale: Immediately outside the easternmost entrance to the Harrison County Courthouse in the City of Marshall, Harrison County, Texas, located at 200 West Houston, Marshall, Texas, the place designated by the Harrison County Commissioner's Court as the place where foreclosures under contract are to take place; or if the preceding area is no longer the designated area, at the area at said Courthouse most recently designated by the Harrison County Commissioner's Court as the place where foreclosures under contract are to take place.

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 Austin Bank, Texas N.A.'s bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Indebtedness and in the performance of the obligations of the Deed of Trust. Because of that default, Austin Bank, Texas N.A., the owner and holder of the Note, and the Lender and Beneficiary under the Deed of Trust, has requested the Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Austin Bank, Texas N.A.'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Austin Bank, Texas N.A.'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, the Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Austin Bank, Texas N.A. 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 unpaid ad valorem taxes and 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 Austin Bank, Texas N.A. 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. Any purchaser acquires the Real Property “at purchaser’s own risk.”

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.

The undersigned, and also David W. Frost, have been appointed Substitute Trustees by Austin Bank, Texas N.A. by an instrument recorded in the Official Public Records of Harrison County, Texas.



Donald W. Cothorn, Substitute Trustee
2320 Dueling Oaks Drive
Tyler, Texas 75703
Phone: 903-579-7531
Email: dcothorn@kabfm.net

NOTICE

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.

NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD
2025 FEB 10 AM 10:54
ELIZABETH JAMES
CO. CLERK HARRISON CO
BY  DEPUTY

Date: February 4, 2025

Deed of Trust

Date: February 9, 2022
Grantor: Jason Wilson
Trustee: Scott Rectenwald
Beneficiary: Connie Jackson Thigpen and Roy E. Thigpen, III, trustees of the The RET R&R Tierra Trust

County Where Property is Located: Harrison
Recorded In: Instrument number 2022-000001822, of the Official Public Records of Harrison County, Texas.


Property: All that certain lot, tract or parcel of land being 32.680 Acres in the Henry Morgan Survey, A-441, Harrison County, Texas, legal description to said property being found in instrument number 2019-000006998 Official Public Records of Harrison County, Texas.

Trustee's Mailing Address (including county): c/o Scott Rectenwald, Attorney at Law, 110 West Fannin St., Marshall, Harrison County, Texas 75670.

Date of Sale of Property (First Tuesday of the month, between 10:00 a.m. and 2:00 p.m.): March 4, 2025

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

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



Scott Rectenwald as Trustee

THE STATE OF TEXAS

§

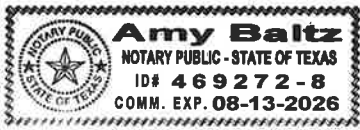
COUNTY OF HARRISON

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FILED FOR RECORD
2025 FEB 10 AM 10:55
ELIZABETH JAMES
CO. CLERK HARRISON
BY _____ DEPUTY

This instrument was acknowledged before me on the 10 day of February, 2025, by
Scott Rectenwald as Trustee



Amy Baltz

NOTARY PUBLIC, State of Texas
My Commission Expires: _____

Typed or Printed Name of Notary

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

STATE OF TEXAS §
 §
COUNTY OF HARRISON §

FILED FOR RECORD
2025 FEB 10 AM 10:00
ELIZABETH A. MOSES
CO. CLERK HARRISON CO. TEXAS
BY: [Signature]

WHEREAS, on July 27, 2017, **Stephanie M. Downing and Judy M. O'Neil** executed a Deed of Trust (the "Deed of Trust") conveying to Kirk L. Lee, Trustee, certain real property more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference, together with all improvements, fixtures and personal property located thereon or used in connection therewith and certain other personal property as more fully described in the Deed of Trust (all of the real and personal property covered by the Deed of Trust is hereinafter referred to as the "Property"), which Deed of Trust is recorded in Document Number 2017-000007389 of the Real Property Records of Harrison County, Texas; Extension of Real Estate Note and Lien, dated July 27, 2018, recorded in September 4, 2018 in Document Number 2018-000009653 of the Real Property Records of Harrison County, Texas; Extension of Real Estate Note and Lien, dated July 27, 2019, recorded in September 12, 2019 in Document Number 2019-000010546 of the Real Property Records of Harrison County, Texas; Extension of Real Estate Note and Lien, dated August 5, 2020, recorded in September 10, 2020 in Document Number 2020-000010290 of the Real Property Records of Harrison County, Texas; Extension of Real Estate Note and Lien, dated August 5, 2021, recorded in September 17, 2021 in Document Number 2021-000011456 of the Real Property Records of Harrison County, Texas; Extension of Real Estate Note and Lien, dated December 2, 2021, recorded in December 27, 2021 in Document Number 2021-000016002 of the Real Property Records of Harrison County, Texas; Extension of Real Estate Note and Lien, dated March 10, 2022, recorded in April 11, 2022 in Document Number 2022-000004798 of the Real Property Records of Harrison County, Texas; and

WHEREAS, the Deed of Trust secures, among other things, that certain indebtedness evidenced by that certain Promissory Note (as amended, the "Note") dated July 27, 2017 executed by Stephanie M. Downing and Judy M. O'Neil payable to Guaranty Bank & Trust, N.A. in the original principal amount of \$955,000.00 (the Note and all other obligations owing to Holder under the Deed of Trust are hereinafter called the "Indebtedness"); and

WHEREAS, Guaranty Bank & Trust, N.A. ("Holder") has all interest in, to and under the Note and Deed of Trust and in and to all other indebtedness secured by the Deed of Trust; and

WHEREAS, the undersigned Donna Hughes, whose address is 100 West Arkansas, Mt. Pleasant, Texas 75455, 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 pursuant to the provisions of the Deed of Trust, the Indebtedness is now wholly due, and Holder, being the owner and holder of said Indebtedness has requested the undersigned to sell the Property to satisfy the Indebtedness;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, March 4, 2025**, at **1:00 p.m.**, or within three hours after that time, the undersigned will sell the Property at the Harrison County Courthouse, Marshall, Texas, at the place designated by the Harrison County Commissioner's Court in Harrison County, Marshall, Texas, 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.

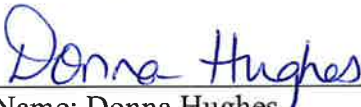
Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is, where is" condition, without any implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation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

Pursuant to Section 51.0075 of the Texas Property Code, the Substitute 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 Substitute Trustee.

The real property and personal property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by Section 9.604(a) of the Texas Business and Commerce Code.

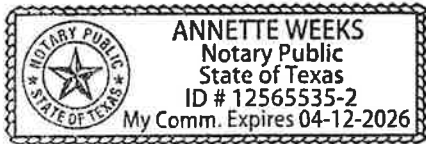
In the event that the sale of the Property is set aside for any reason, the purchaser shall be entitled only to a refund of sums paid. The purchaser shall have no other recourse against Grantor, Holder, any Trustee or substitute Trustee, or Holder's attorney.

WITNESS my and this 10 day of February, 2025


Name: Donna Hughes
Substitute Trustee
Address: 100 West Arkansas Street
Mt. Pleasant, Texas 75455
Phone: 903-572-9881

THE STATE OF TEXAS
COUNTY OF TITUS

This instrument was acknowledged before me on the 10 day of February, 2025, by Donna Hughes, Substitute Trustee, in the capacity therein stated.



Annette Weeks
Notary Public in and for the State of Texas

EXHIBIT A

Tract A:

Being 33.44 acres of land situated in the B. Lout Survey, Abstract 396, Harrison County, Texas and being that certain called 33.256 acre tract as conveyed to Alan C. Glowczwski, et ux and recorded in Volume 1389, Page 201 of the Official Public Records of said county; said 33.44 acres of land to be more particularly described as Tract A by metes and bounds as follows:

BEGINNING at a 4 inch fence corner post for the most Westerly Southeast corner of the above referenced Glowczwski tract and the Southwest corner of a called 1.44 acre tract as recorded in 2016-000011696 of said public records and being in the North right of way line of FM Highway 450 and at the beginning of a curve to the right with a radius of 479.24 feet and whose chord bears North 60°56'54" West, a distance of 343.20 feet;

THENCE with the Southwest boundary line of said Glowczwski tract and the Northeast right of way line of FM Highway 450 and said curve to the right a distance of 350.99 feet to a concrete monument at the end of said curve;

THENCE North 39°04'07" West, a distance of 121.85 feet continuing with said Southwest boundary line and said Northeast right of way line to a concrete monument at the beginning of a curve to the right with a

radius of 1023.40 feet and whose chord bears North 31°53'44" West, a distance of 235.08 feet;

THENCE with said Southwest boundary line and Northeast right of way line and said curve to the right a distance of 235.60 feet to a 1/2 inch iron rod set for a Northwest corner of said Glowczwski tract and the Southwest corner of a called 0.950 acre tract as recorded in Volume 2176, Page 145 of said public records and surveyed this date as Tract B to contain 0.93 acre;

THENCE South 83°34'34" East, a distance of 322.82 feet with a North boundary line of said Glowczwski tract and the South boundary line of said Tract B to a fence corner post for an ell corner of said Glowczwski tract and the Southeast corner of said Tract B;

THENCE North 29°13'54" West a distance of 177.61 feet with a West boundary line of said Glowczwski tract and the East boundary line of said Tract B to a 6 inch fence corner post for a Northwest corner of said Glowczwski tract and the Northeast corner of said Tract B in the South boundary line of a called 25 acre tract also recorded in 2016-000011696 of said public records;

THENCE North 89°44'57" East, a distance of 420.88 feet with a North boundary line of said Glowczwski tract and the South boundary line of said 25 acre tract to a 1 inch iron pipe found for an ell corner of said Glowczwski tract and the Southeast corner of said 25 acre tract;

THENCE North 20°14'41" West, a distance of 415.45 feet with a West boundary line of said Glowczwski tract and the East boundary line of said 25 acre tract to a 1/2 inch iron rod set for a Northwest corner of said Glowczwski tract and a Southwest corner of the residue of a called 111.6 acre tract as described in 2016-000011696 of said public records;

THENCE North 87°56'14" East, a distance of 206.42 feet with a North boundary line of said Glowczwski tract and a South boundary line of said residue tract to a 1/2 inch iron rod set for an ell corner of said Glowczwski tract and a Southeast corner of said residue tract;

THENCE North 20°00'39" West, a distance of 630.77 feet with a West boundary line of said Glowczwski tract and an East boundary line of said residue tract to a 1/2 inch iron rod set for a Northwest corner of said Glowczwski tract and an ell corner of said residue tract;

THENCE North 88°35'40" East, a distance of 1289.45 feet with a North boundary line of said Glowczwski tract and a South boundary line of said residue tract to a 3/4 inch iron pipe found for the Northeast corner of said Glowczwski tract and a Southeast corner of said residue tract and being in the West boundary line of a called 120 acre tract as recorded in Volume 369, Page 387 of the Deed Records of said county;

THENCE South 02°54'23" West, a distance of 718.17 feet with an East boundary line of said Glowczwski tract and the West boundary line of said 120 acre tract to a 3/8 inch iron rod found for a Southeast corner of said Glowczwski tract and the Northeast corner of a called 11.00 acre tract as recorded in Volume 1314, Page 536 of said public records;

THENCE South 57°24'45" West, a distance of 1132.41 feet with a Southeast boundary line of said Glowczwski tract and the Northwest boundary line of said 11.00 acre tract to a 6 inch fence corner post for the Northwest corner of said 11.00 acre tract and the Northeast corner of the above mentioned residue of 1.44 acre tract;

THENCE South 74°55'32" West, a distance of 295.96 feet continuing with the Southeast boundary line of said Glowczwski tract and the Northwest boundary line of said 1.44 acre tract to a 3/4 inch iron pipe found for an ell corner of said Glowczwski tract and the Northwest corner of said 1.44 acre tract;

THENCE South 03°49'52" West, a distance of 199.42 feet with an East boundary line of said Glowczwski tract and the West boundary line of said 1.44 acre tract to the place of beginning and containing 33.44 acres of land.

Tract B:

Being 0.93 acre of land situated in the B. Lout Survey, Abstract 396, Harrison County, Texas and being that certain called 0.950 acre tract as conveyed to Glowczwski Limited Partnership and recorded in Volume 2176, Page 145 of the Official Public Records of said county; said 0.93 acre of land to be more particularly described as Tract B by metes and bounds as follows:

BEGINNING at a concrete monument for the Northwest corner of the above referenced Glowczwski tract and the Southwest corner of a called 25 acre tract as recorded in 2016-000011696 of said public records and being in the East right of way line of FM Highway 450;

THENCE South 89°29'23" East, a distance of 283.41 feet with the North boundary line of said Glowczwski tract and the South boundary line of said 25 acre tract to a 6 inch fence corner post for the Northeast corner of said Glowczwski tract and a Northwest corner of a called 33.256 acre tract as recorded in Volume 1389, Page 201 of said public records and surveyed this date as Tract A to contain 33.44 acres of land;

THENCE South 29°13'54" East, a distance of 177.61 feet with the East boundary line of said Glowczwski tract and a West boundary line of said Tract A to a fence corner post for the Southeast corner of said Glowczwski tract and an ell corner of said Tract A;

THENCE North $83^{\circ}34'34''$ West, a distance of 322.82 feet with the South boundary line of said Glowczwski tract and a North boundary line of said Tract A to a 1/2 inch iron rod set for the southwest corner of said Glowczwski tract and a Northwest corner of said Tract A in the East right of way line of FM Highway 450;

THENCE North $22^{\circ}07'08''$ West, a distance of 131.04 feet with the West boundary line of said Glowczwski tract and the East right of way line of FM Highway 450 to the place of beginning and containing 0.93 acre of land.

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE RECORDED

Date: February 11, 2025

2025 FEB 11 AM 9:00

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

Heather Henigan

Lender: WJR Properties, LLC—Series 35

HARRISON CO
BY *st* DEPUTY

Note: Real Estate Lien Note dated June 23, 2022, executed by Jonathan Gonzales & Graciela Gonzales and made payable to WJR Properties, LLC—Series 35

Deed of Trust:

Date: June 23, 2022

Grantor: Jonathan Gonzales & Graciela Gonzales

Lender: WJR Properties, LLC—Series 35

Recording information: Instrument No. 2022-000010671, Official Public Records, Harrison County, Texas.

Property (including any improvements): All that certain lot, tract or parcel of land, a part of the PETER WHETSTON SURVEY, A-256, lying within the Corporate Limits of the City of Marshall, being all of LOT SIX (6), in BLOCK TWO (2) of the MERZBACHER ADDITION to the said City of Marshall, Texas, according to the plat of same recorded in Book 75, Page 501, Deed Records, Harrison County, Texas.

Date of Sale: March 4, 2025


Time of Sale: 1:00 P.M.

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

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

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

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



Lori Corpier, Trustee

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date: 03/07/2005
Grantor(s): JESSIE L. MALONE AND SPOUSE, ZORA MALONE
Original Mortgagee: WELLS FARGO BANK, N.A.
Original Principal: \$36,800.00
Recording Information: Book OR 3104 Page 293 Instrument 5008823
Property County: Harrison
Property: (See Attached Exhibit "A")
Reported Address: 1407 NORWOOD STREET, MARSHALL, TX 75670

FILED FOR RECORD
2025 FEB 11 PM 12:55
Heather Henigan
BY [Signature] DEPUTY

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2005-1 Trust, Home Equity Asset-Backed Certificates, Series 2005-1
Mortgage Servicer: Shellpoint Mortgage Servicing
Current Beneficiary: HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2005-1 Trust, Home Equity Asset-Backed Certificates, Series 2005-1
Mortgage Servicer Address: 75 Beattie Place, Suite 300, Greenville, SC 29601

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of March, 2025
Time of Sale: 10:00 AM or within three hours thereafter.
Place of Sale: INSIDE THE HARRISON COUNTY COURTHOUSE, FIRST FLOOR, BETWEEN THE EASTERN FRONT DOOR OF SAID COURTHOUSE AND THE INTERIOR BULLETIN BOARD USED FOR POSTING FORECLOSURE NOTICES AND OTHER PUBLICATIONS in Harrison County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Harrison County Commissioner's Court, at the area most recently designated by the Harrison County Commissioner's Court.

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffney Bruton, Auction.com, David Ray, Sheryl LaMont, Robert LaMont, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffney Bruton, Auction.com, David Ray, Sheryl LaMont, Robert LaMont, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

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

Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffney Bruton, Auction.com, David Ray, Sheryl LaMont, Robert LaMont, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 350, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Sheryl LaMont whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on February 11, 2025 I filed and / or recorded 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.


By: 
Sheryl LaMont, February 11, 2025

Exhibit "A"

TRACT ONE:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF MARSHALL, AND BEING THE 12TH LOT NORTH OF THE NORTH MARGIN OF BROWN STREET, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN THE WEST MARGIN OF NORWOOD STREET 660 FEET FROM THE SAID NORTH MARGIN OF BROWN STREET AND AT THE NORTHEAST CORNER OF A LOT SOLD TO B.L. MELTON;

THENCE NORTH 60 FEET TO CORNER IN A STREET RUNNING NORTHWEST;

THENCE NORTH 85 WEST, 180 FEET;

THENCE SOUTH TO THE NORTHWEST CORNER OF SAID B.L. MELTON LOT;

THENCE SOUTH 85 EAST, 180 FEET TO THE PLACE OF BEGINNING, BEING A PART OF OUTLOT 293, H.H. NORTHWEST TO THE CITY OF MARSHALL, AND BEING THE SAME PROPERTY DESCRIBED IN DEED FROM CHARLES E. THOMAS AND WIFE, MATTIE MAE THOMAS TO ELLIS JARED AND WIFE, MADIE JARED, DATED MARCH 18, 1953, RECORDED IN VOLUME 414, PAGE 396, DEED RECORDS, HARRISON COUNTY, TEXAS.

TRACT TWO:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF MARSHALL IN HARRISON COUNTY, TEXAS BEING A PART OF OUTLOT 293 NORTHWEST ACCORDING TO THE OFFICIAL MAP OF SAID CITY, AND MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE LOT CONVEYED TO ELLIS JARED ET UX BY DEED FROM CHARLIE THOMAS ET UX, RECORDED IN VOLUME 414, PAGE 396, DEED RECORDS, HARRISON COUNTY, TEXAS;

THENCE NORTH 60 FEET WITH THE WEST MARGIN OF NORWOOD AVENUE TO STAKE;

THENCE WEST 180 FEET WITH JARED'S NORTH BOUNDARY LINE;

THENCE SOUTH 60 FEET TO STAKE;

THENCE EAST WITH JARED'S NORTH BOUNDARY LINE TO PLACE OF BEGINNING, AND BEING THE SAME PROPERTY DESCRIBED IN DEED FROM F.S. LEMMOND TO ELLIS JARED AND WIFE, MADIE JARED, DATED JUNE 23, 1953, RECORDED IN VOLUME 418, PAGE 517, DEED RECORDS, HARRISON COUNTY, TEXAS.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254