

February 4, 2025

2025-00000291 NOTC Total Pages: 3



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

Notice of Foreclosure Sale

2025 JAN 13 PM 1:12

Date: January 13, 2024

Deed of Trust ("Deed of Trust"):

Dated: March 1, 2022
Grantor: JOHNNY LEON DILBECK and KRISTI BARHAM DILBECK
Trustee: CADE MAYO
Lender: RODNEY T. FELTZ and DAWN FELTZ
Recorded in: Instrument No. 2024-00005176 of the real property records of Bowie County, Texas.

Legal Description:

All certain tract or parcel of land a part of the J.H. Bennett Headright Survey, A-27, Bowie County, Texas, and being all of a 0.4816 acre tract conveyed from Phyllis Jones, et al. to Rodney T. Feltz and wife, Dawn Feltz by Deed dated January 10, 2022, recorded in Instrument No. 2022-00000929 of the Real Property Records of Bowie County, Texas, and being more particularly described as follows:

BEGINNING at a found ½" rebar for corner at an existing fence corner at the Northeast corner of the above described 0.4816 acre tract, same being North 00' 00" East 829.60 feet and North 90 deg. 00' 00" West 1148.80 feet from the Southeast corner of said Bennett Headright Survey, Bowie County, Texas

THENCE South 03 degree 03 minutes 29 seconds West, 107.99 feet to a found 5/8 inch rebar for corner.

THENCE South 52 degrees 49 minutes 30 seconds West, 100.00 feet to a set 5/8 inch rebar for corner;

THENCE North 62 degrees 23 minutes 24 seconds West, 94.20 feet to a set 5/8 inch rebar for corner;

THENCE North 04 degree 11 minutes 20 seconds East, along an existing fence line, 100.00 feet to a found metal driveshaft for corner at an existing fence corner;

THENCE North 81 degrees 15 minutes 00 seconds East, along an existing fence line, 163.51 feet to the POINT OF BEGINNING, containing 0.4816 of an acre of land, more or less.

Secures: Promissory Note ("Note") in the original principal amount of \$60,000.00, executed by JOHNNY LEON DILBECK and KRISTI BARHAM DILBECK ("Borrower") and payable to the order of Lender

Trustee: CADE MAYO

Trustee's

Address: 216 N. Center St., New Boston, Texas, 75570

Foreclosure Sale:

Date: Tuesday, February 4, 2025

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

Place: North Door of the Bowie County Courthouse, 710 James Bowie Drive, New Boston, Texas 75570

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 RODNEY T. FELTZ and DAWN FELTZ'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 Note and in the performance of the obligations of the Deed of Trust. Because of that default, RODNEY T. FELTZ and DAWN FELTZ, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of RODNEY T. FELTZ and DAWN FELTZ's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with RODNEY T. FELTZ and DAWN FELTZ'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, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

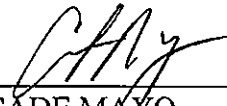
If RODNEY T. FELTZ and DAWN FELTZ passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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

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

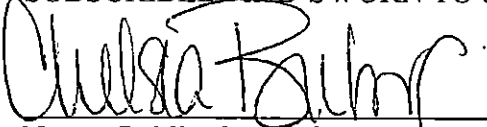
Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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

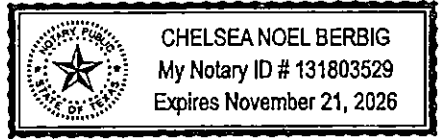


CADE MAYO
216 N. Center St.
New Boston, Texas 75570
Telephone (903) 628-2554
Telecopier (903) 628-2555

SUBSCRIBED AND SWORN TO before me on January 13, 2025, by CADE MAYO.



Notary Public, State of Texas



THE STATE OF TEXAS
COUNTY OF BOWIE

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Bowie County, Texas.
2025-00000291 NOTC
01/13/2025 01:05:12 PM Total Fees: \$33.00

Tina Petty, County Clerk
Bowie County, Texas



February 4, 2025

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

2024 DEC 16 PM 3: 03

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Robert LaMont, Harriett Fletcher, Ronnie Hubbard,
Sheryl LaMont or Allan Johnston
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX07000305-24-1

APN 17880003300

TO No 240638798-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on February 24, 2023, COURTNEY A MAHONEY AND EDDIE EUGENE MAHONEY, WIFE AND HUSBAND as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of TINA SORUM as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for FAIRWAY INDEPENDENT MORTGAGE CORPORATION, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$302,421.00, payable to the order of Lakeview Loan Servicing, LLC as current Beneficiary, which Deed of Trust recorded on March 2, 2023 as Document No. 2023-00001924 in Bowie County, Texas Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 17880003300

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont or Allan Johnston** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **Lakeview Loan Servicing, LLC**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

TS No TX07000305-24-1

APN 17880003300

TO No 240638798-TX-RWI

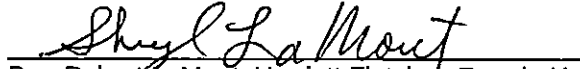
NOW THEREFORE, NOTICE IS HEREBY GIVEN that on ~~Tuesday, February 4, 2025~~ at 11:00 AM, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Bowie County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **At the front (north) entrance of the Bowie 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, 710 James Bowie Drive, New Boston, TX 75570.**

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

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 16th. day of December, 2024.



By: Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont or Allan Johnston
Substitute Trustee(s)

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.

**SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Xome.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: Xome at 800-758-8052**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

EXHIBIT "A"

All that certain lot, tract or parcel of land lying and situated in the John Paxton Headright Survey, Abstract 472, Bowie County, Texas, being all of that certain tract of land described as 1.206 acres in the deed from Gladys Hill and Christopher Edward Hill to McNixon Properties, LLC (2/3 undivided interest) and OLC Investments, LLC (1/3 undivided interest), dated July 28, 2021, recorded in Instrument No. 2021-00009625 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a MAG spike set for a corner in the centerline of Earnest Road, being the Southeast corner of the said 1.206 acre tract, an outside ell corner in the South line of that certain tract of land described as 102.458 acres in the deed from Phyllis Zachry to John Damon Earnest, dated March 11, 1996, recorded in Volume 2451, Page 5 of the Real Property Records of Bowie County, Texas, lying in the South line of the said Paxton Survey, the North line of the John H. Bostic Headright Survey, Abstract 46, and the North line of Lot 1 of Jason's Place Addition, according to the plat recorded in Volume 2338, Page 81 of the Real Property Records of Bowie County, Texas, said corner bears North 87 degrees 18 minutes 27 seconds East a distance of 169.05 feet to a railroad spike found for a corner, being the Northeast corner of the said Lot 1;

THENCE South 87 degrees 18 minutes 27 seconds West a distance of 150.87 feet along the South line of the said 1.206 acre tract, the South line of the said Paxton Survey, the North line of the said Bostic Survey, the North line of the said Lot 1 and generally along the centerline of the said Earnest Road to a MAG spike set for a corner, being the Southwest corner of the said 1.206 acre tract, and an outside ell corner in the South line of the said 102.458 acre tract;

THENCE North 02 degrees 31 minutes 59 seconds West, passing, at a distance of 29.53 feet, a 1/2 inch steel rod, capped R. Hall RPLS 2001, found for a reference, and continuing along the said course for a total distance of 340.47 feet along the West line of the said 1.206 acre tract, and the South line of the said 102.458 acre tract to a 1/2 inch steel rod (control monument) found for a corner, being the Northwest corner of the said 1.206 acre tract, and an inside ell corner in the South line of the said 102.458 acre tract;

THENCE North 87 degrees 23 minutes 44 seconds East (basis of bearings) a distance of 150.44 feet along the North line of the said 1.206 acre tract, and the South line of the said 102.458 acre tract to a 1/2 inch steel rod (control monument), capped R. Hall RPLS 2001, found for a corner, being the Northeast corner of the said 1.206 acre tract, and an inside ell corner in the South line of the said 102.458 acre tract;

THENCE South 02 degrees 36 minutes 21 seconds East, passing, at a distance of 309.02 feet, a 1/2 inch steel rod, capped R. Hall RPLS 2001, found for a reference, and continuing along the said course for a total distance of 340.23 feet along the East line of the said 1.206 acre tract, and the South line of the said 102.458 acre tract to the point of beginning, and containing 1.177 acres of land at the time of this survey.

February 4, 2025

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

2024 DEC 16 PM 3:02

Notice of Substitute Trustee Sale

T.S. #: 23-8890

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.

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

Date: 2/4/2025
Time: The sale will begin no earlier than 11:00 AM or no later than three hours thereafter.
The sale will be completed by no later than 2:00 PM
Place: Bowie County Courthouse in Boston, Texas, at the following location: 710 James Bowie Drive, New Boston, Tx 75570 - at the front entrance of the courthouse in Bowie County, TX OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

All that certain lot, tract, or parcel of land situate in the George Collom Headright Survey, Abstract #119, Bowie County, Texas, being a part of that certain 58.02 acre tract of land conveyed to J. D. Evans by deed from Grover Alexander and wife, Lois Alexander, dated August 29, 1968, recorded in Volume 493 Page 277 of the Deed Records of Bowie County, Texas, the subject tract being more particularly described by metes and bounds as follows:

Commencing at a concrete monument, same being the point of intersection of the West boundary line of the said George Collom Headright Survey, and the North right-of-way line of U.S. Highway No. 82, said monument being 30 feet at right angles from the centerline of said U.S. Highway No. 82;

Thence N. 85 deg. 46 min. E. 470.12 feet, with the North right-of-way line of said U.S. Highway No. 82, being 50 feet from and parallel to the centerline of said highway, to a point on the East side of a 50 foot wide street:

Thence N. 00 deg. 21 min. 25 sec. W. 296.27 feet, with the East side of said street to a point:

Thence N. 00 deg. 15 min. 06 sec. E. 3.661 feet with the East side of said street to an iron pin for the point of beginning for the herein described tract of land;

Thence N. 00 deg. 15 min. 06 sec. E. 120.00 feet with the East side of said street to an iron pin for corner set 25 feet from the center of said street;

Thence N. 85 deg. 46 min. E. 713.844 feet parallel to the North right-of-way line of said U.S. Highway No. 82, with an extension of a fence and said fence to an iron pin for corner set in an old fence line;

Thence S. 09 deg. 11 min. 35 sec. E. 120.081 feet, with said fence to an iron pipe for corner;

Thence S. 85 deg. 46 min. W. With a fence line and an extension of said fence, parallel to the North right-of-way line of U.S. Highway No. 82, 733.69 feet to the point of beginning and containing 1.988 acres of land, more or less.

T.S. #: 23-8890

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 2/15/2010 and is recorded in the office of the County Clerk of Bowie County, Texas, under County Clerk’s File No 2358, recorded on 2/24/2010, of the Real Property Records of Bowie County, Texas.

Property Address: 202 QUAIL LN HOOKS TX 75561

Trustor(s): **ELAINE A. PHELPS** Original Beneficiary: **CITIFINANCIAL, INC., ITS SUCCESSORS AND ASSIGNS**

Current Beneficiary: **U.S. Bank Trust National Association, as Trustee for LB-Ranch Series V Trust** Loan Servicer: **SN Servicing Corporation**

Current Substituted Trustees: **Auction.com, Robert LaMont, Meghan Byrne, David Sims, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Sharon St. Pierre, Rick Snoke, Prestige Default Services, LLC**

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.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, 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. 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.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by ELAINE A. PHELPS, A SINGLE PERSON. 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.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the “Obligations”) including by not limited to (1) the promissory note in the original principal amount of \$57,087.67, executed by ELAINE A. PHELPS, A SINGLE PERSON, and payable to the order of CITIFINANCIAL, INC., ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of ELAINE A. PHELPS, A SINGLE PERSON to ELAINE A. PHELPS. U.S. Bank Trust National Association, as Trustee for LB-Ranch Series V Trust is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default

T.S. #: 23-8890

interest, late charges, advances, attorneys' fees and other costs and expenses. **All checks must be made payable to Prestige Default Services, LLC**

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

**U.S. Bank Trust National Association, as Trustee for LB-Ranch Series V Trust
c/o SN Servicing Corporation
323 5th Street
Eureka, CA 95501
800-603-0836**

Dated: December 16, 2024

Auction.com, Robert LaMont, Meghan Byrne, David Sims, Harriett Fletcher,
Ronnie Hubbard, Sheryl LaMont, Sharon St. Pierre, Rick Snoke, Prestige Default
Services, LLC



Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Attn: Trustee Department

property described herein and no personal liability is assessed against or otherwise incurred by any of the named defendant(s).

Defendants are **KARL EDWIN PHELPS, MARCIA ANN POPE, AND THE UNKNOWN HEIRS AT LAW OF ELAINE A. PHELPS, DECEASED** (collectively the "Defendants").

This Court is vested with jurisdiction of this matter pursuant to TEX. CIV. PRAC. & REM. CODE § 17.002.

All conditions precedent to obtain a foreclosure order have occurred and Plaintiff is entitled to the relief set forth in its pleadings.

The Defendants named herein have been properly served according to law. MARCIA ANN POPE has not filed an answer or otherwise appeared before the Court. KARL EDWIN PHELPS and The Unknown Heirs at Law of ELAINE A PHELPS, have not appeared except for the answer filed by the Attorney Ad Litem and such answer does not contest the amount or validity of Plaintiff's claims.

IT IS SO ORDERD that Defendants **KARL EDWIN PHELPS, MARCIA ANN POPE, and THE UNKNOWN HEIRS AT LAW OF ELAINE A PHELPS, DECEASED,** have been made a Defendants to this suit and are vested with all right, title, and interest in the real property and improvements commonly known as 202 QUAIL LN., HOOKS, TX 75561 and legally described as follows:

Situate, lying and being in the County of Bowie, State of Texas, described as follows:

All that certain lot, tract, or parcel of land situate in the George Collom Headright Survey, Abstract #119, Bowie County, Texas, being a part of that certain 58.02 acre tract of land conveyed to J. D. Evans by deed from Grover Alexander and wife, Lois Alexander, dated August 29, 1968, recorded in Volume 493 Page 277 of the Deed Records of Bowie County, Texas, the subject tract being more particularly described by metes and bounds as follows:

Commencing at a concrete monument, same being the point of intersection of the West boundary line of the said George Collom Headright Survey, and the North right-of-way line of U.S. Highway No. 82, said monument being 30 feet at right angles from the centerline of said U.S. Highway No. 82; Thence N. 85 deg. 46 min. E. 470.12 feet, with the North right-of-way line of said U.S. Highway No. 82, being 50 feet from and parallel to the centerline of said highway, to a point on the East side of a 50 foot wide street: Thence N. 00 deg. 21 min. 25 sec. W. 296.27 feet, with the East side of said street to a point: Thence N. 00 deg. 15 min. 06 sec. E. 3.661 feet with the East side of said street to an iron pin for the

point of beginning for the herein described tract of land;
Thence N. 00 deg. 15 min. 06 sec. E. 120.00 feet with
the East side of said street to an iron pin for corner set
25 feet from the center of said street; Thence N. 85 deg.
46 min. E. 713.844 feet parallel to the North right-of-
way line of said U.S. Highway No. 82, with an extension
of a fence and said fence to an iron pipe for corner set in
an old fence line; Thence S. 09 deg. 11 min. 35 sec. E.
120.081 feet, with said fence to an iron pipe for corner;
Thence S. 85 deg. 46 min. W. With a fence line and an
extension of said fence, parallel to the North right-of-
way line of U.S. Highway No. 82, 733.69 feet to the
point of beginning and containing 1.988 acres of land,
more or less.

IT IS FURTHER ORDERED that Plaintiff is hereby granted Summary Judgment
against the UNKNOWN HEIRS at Law of ELAINE A PHELPS and KARL EDWIN PHELPS,
AND DEFAULT JUDGMENT AGAINST MARCIA ANN POPE.

IT IS FURTHER ORDERED that this Judgment serves as an Order authorizing
Plaintiff, its successors or assigns, to foreclose its lien in compliance with the Loan Agreement
and TEX. PROP. CODE § 51.002 and the loan documents and Plaintiff is authorized to secure
the property and take all necessary action related to the foreclosure.

IT IS FURTHER ORDERED that Plaintiff has an enforceable superior first lien against
the Property that may be enforced pursuant to a non-judicial sale.

IT IS FURTHER ORDERED that the Defendants are hereby divested, and Plaintiff and its successors and assigns are vested with all right, title, and interest in the Property described herein upon the nonjudicial foreclosure of the lien described herein. .

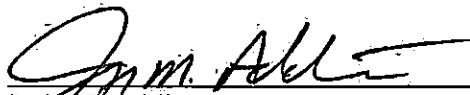
IT IS FURTHER ORDERED that after the non-judicial sale is held, if the property remains occupied after this judgment becomes final and Plaintiff or its successors or assigns is the purchaser of the Property at the non-judicial foreclosure sale, a writ of possession shall issue against any occupant of the property in accordance with TEX. R. CIV. P 310.

IT IS FURTHER ORDERED that Attorney ad Litem Cade Mayo is awarded his reasonable attorney fees and costs in the amount of \$500.00 and is discharged from his duties and representation herein upon the entry of this Order.

All relief not expressly granted is denied. This judgement finally disposes of all parties and all claims and is appealable.

IT IS SO ORDERED.

SIGNED this 18th day of November, 2024.



Judge Presiding

APPROVED AND ENTRY REQUESTED:

Ghidotti | Berger LLP

/s/ George Scherer

George Scherer

State Bar No. 00784916

16801 Addison Rd Ste 350

Addison, TX 75001

Tel: (949) 437-2010 ext. 1029

Fax: (469)713-3900

Email: gscherer@ghidottiberger.com

ATTORNEY FOR PLAINTIFF

Automated Certificate of eService

This automated certificate of service was created by the eFiling system. The filer served this document via email generated by the eFiling system on the date and to the persons listed below. The rules governing certificates of service have not changed. Filers must still provide a certificate of service that complies with all applicable rules.

Envelope ID: 94398983

Filing Code Description: Final Judgment

Filing Description: Order on Plaintiff's Motion for Summary Judgment and Motion for Default Judgment

Status as of 11/18/2024 11:40 AM CST

Associated Case Party: US BANK TRUST NATIONAL ASSOCIATION

Name	BarNumber	Email	TimestampSubmitted	Status
Delilah Perez		dperez@ghidottiberger.com	11/18/2024 11:13:03 AM	SENT
GEORGE SCHERER		gscherer@ghidottiberger.com	11/18/2024 11:13:03 AM	SENT

Case Contacts

Name	BarNumber	Email	TimestampSubmitted	Status
Cade Mayo		cade@cademayo.com	11/18/2024 11:13:03 AM	SENT
Leslie Wilhelm		llwlaw@outlook.com	11/18/2024 11:13:03 AM	SENT

February 4, 2025

FILED FOR RECORD IN:
BOWIE COUNTY, TEXAS
PUBLIC SAFETY, COUNTY CLERK

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2024 DEC 16 PM 3: 03

**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.: 130692-TX

Date: December 12, 2024

County where Real Property is Located: Bowie

ORIGINAL MORTGAGOR: JOSHUA LYNN JONES, A SINGLE MAN

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

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: Flagstar Bank, N.A

DEED OF TRUST DATED 8/27/2018, RECORDING INFORMATION: Recorded on 8/30/2018, as Instrument No.
2018-00009107

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT NUMBERED ONE (1) IN BLOCK
NUMBERED ONE (1) OF VILLAGE WEST ADDITION, A PART OF THE NANCY DYCUS
HEADRIGHT SURVEY, ABSTRACT NO. 145 TO THE CITY OF WAKE VILLAGE, BOWIE COUNTY,
TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION, RECORDED IN VOLUME 783,
PAGE 245 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on: ~~2/4/2025~~, the foreclosure sale will be conducted in
Bowie 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 11:00 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.

Flagstar Bank, N.A 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. Flagstar Bank, N.A, as
Mortgage Servicer, is representing the Mortgagee, whose address is:

LAKEVIEW LOAN SERVICING, LLC
c/o Flagstar Bank, N.A
5151 Corporate Drive
Troy, Michigan 48098-2639



Matter No.: 130692-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 ROBERT LAMONT, HARRIETT FLETCHER, RONNIE HUBBARD, SHERYL LAMONT, ALLAN JOHNSTON, SHARON ST. PIERRE, 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

Sheryl LaMont
Posted by Sheryl LaMont, December 16, 2024.

February 4, 2025

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE
2024 DEC 12 AM 9:26

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.: 128682-TX

Date: December 10, 2024

County where Real Property is Located: Bowie

ORIGINAL MORTGAGOR: ROBERT H. CARR, A SINGLE MAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR SUN WEST MORTGAGE COMPANY, INC., ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST M

MORTGAGE SERVICER: Carrington Mortgage Services, LLC

DEED OF TRUST DATED 7/27/2015, RECORDING INFORMATION: Recorded on 8/13/2015, as Instrument No. 2015-8867

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF LOT NUMBERED ELEVEN (11) OF THE SUBDIVISION OF THE PAYNE LANDS MADE BY LEO KROUSE AND BEING A PART OF THE JOHN JACKSON HEADRIGHT SURVEY, A-313, BOWIE COUNTY, TEXAS, AND BEING ALL OF A 0.8563 ACRE TRACT AS DESCRIBED IN WARRANTY DEED FROM RICHARD OWEN AKINS AND WIFE, REBECCA JO AKINS TO ROBERT H. CARR DATED OCTOBER 26, 1998, RECORDED IN VOLUME 2950, PAGE 302 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN SCHEDULE A.

~~NOW, THEREFORE, NOTICE IS HEREBY GIVEN~~ that on 2/4/2025, the foreclosure sale will be conducted in **Bowie** 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 11:00 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.

Carrington Mortgage Services, LLC is acting as the Mortgage Servicer for WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST M who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Carrington Mortgage Services, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:



Matter No.: 128682-TX

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST
M
c/o Carrington Mortgage Services, LLC
1600 South Douglass Road, Suite 200-A
Anaheim, California 92806

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 ROBERT LAMONT, HARRIETT FLETCHER, SHERYL LAMONT, SHARON ST. PIERRE, 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, December 12, 2024

SCHEDULE A

All that certain tract or parcel of land being a part of Lot Numbered ELEVEN (11) of the subdivision of the Payne Lands made by Leo Krouse and being a part of the John Jackson Headright Survey, A-313, Bowie County, Texas, and being all of a 0.8563 acre tract as described in Warranty Deed from Richard Owen Akins and wife, Rebecca Jo Akins to Robert H. Carr dated October 26, 1998, recorded in Volume 2950, Page 302 of the Real Property Records of Bowie County, Texas, and being more particularly described as follows:

BEGINNING at a found 5/8" rebar for corner on the South right-of-way line of Pierce Road and on the West right-of-way line of Sara Drive at the Northeast corner of the above described 0.8563 acre tract of land;

THENCE S 00 deg. 03' 39" E., with the East boundary line of the above described 0.8563 acre tract, same being the West right-of-way line of Sara Drive, 208.71 feet to a found 1/2" rebar for corner;

THENCE S 89 deg. 55' 26" W., with the South boundary line of the described 0.8563 acre tract, same being the North boundary line of a 0.8563 acre tract as described in Warranty Deed to Ronald Wayne Griffith recorded in Volume 3893, Page 124 of the Real Property Records of Bowie County, Texas, 178.40 feet to a set 5/8" rebar with plastic cap (Stamped R.P.L.S. 4874 Typical) for corner;

THENCE N 00 deg. 06' 38" W., along an existing fence line, passing at 69.91 feet a found 1/2" rebar and continuing a total distance of 208.71 feet to a set 5/8" rebar with plastic cap for corner on the South right-of-way line of Pierce Road; THENCE N 89 deg. 55' 30" E., with the North boundary line of the above described 0.8563 acre tract, same being the South right-of-way line of Pierce Road, 178.58 feet to the POINT OF BEGINNING, containing 0.8552 of an acre of land, more or less. BASIS OF BEARINGS: Bearings are based on record bearing between found iron pins at the Northeast and Southeast corners of the above described 0.8563 acre tract of land.

Filed For Record In:
Bowie County, Texas
Tina Petty
County Clerk
On: Aug 13, 2015 at 10:54A

February 4, 2025

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

TS No.: 2024-01095-TX
24-000701-673

2024 NOV 26 AM 10:44

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: 02/04/2025

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

Place: Bowie County, Texas at the following location: **THE FRONT (NORTH) ENTRANCE OF THE BOWIE COUNTY COURTHOUSE IN NEW BOSTON, TEXAS OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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: 474 GREENWOOD AVE, NASH, TX 75569

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 10/07/2022 and recorded 10/12/2022 in Document 2022-00012185, real property records of Bowie County, Texas, with **SHANTA E MCFARLAND, UNMARRIED WOMAN** grantor(s) and Everett Financial, Inc. DBA Supreme Lending 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 **SHANTA E MCFARLAND, UNMARRIED WOMAN**, securing the payment of the indebtedness in the original principal amount of **\$186,868.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **PHH MORTGAGE CORPORATION** is the current mortgagee of the note and deed of trust or contract lien.



TS No.: 2024-01095-TX
24-000701-673

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:

Lot 6, Block 3, GREENWOOD ADDITION to the City of Nash, Bowie County, Texas, according to the map or plat or record in Volume 329, Page 366, Plat Records of Bowie County, Texas.

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

**C/O PHH Mortgage Corporation
PO BOX 24605
West Palm Beach, FL 33416-4605
Phone: 877-744-2506**

TS No.: 2024-01095-TX
24-000701-673

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: 11/25/2024



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

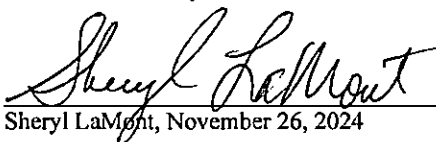
C/O Power Default Services, Inc.
7730 Market Center Ave, Suite 100
El Paso, TX 79912
Telephone: 855-427-2204
Fax: 866-960-8298

For additional sale information visit: www.hubzu.com or (855) 882-1314

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, I.L.C. 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on November 26, 2024 I filed this Notice of Foreclosure Sale at the office of the Bowie County Clerk and caused it to be posted at the location directed by the Bowie County Commissioners Court.



Sheryl LaMont, November 26, 2024

February 4, 2025

CLERK
COUNTY CLERK

TS No.: 2024-06157
24-000118-568

2024 NOV 25 PM 1:08

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: 02/04/2025

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

Place: Bowie County, Texas at the following location: **THE FRONT (NORTH) ENTRANCE OF THE BOWIE COUNTY COURTHOUSE IN NEW BOSTON, TEXAS OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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: 14 Palm Drive, Texarkana, TX 75503

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. If the sale is set aside or otherwise rescinded, the Purchaser at the sale shall be entitled to the return of the funds paid pursuant to section 51.016 of the Texas Property Code.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 06/23/2023 and recorded 06/26/2023 in Document 2023-00006037, real property records of Bowie County, Texas, with Amber Potts, an unmarried woman, and Nathan Burrow, an unmarried man grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR HIGHLANDS RESIDENTIAL MORTGAGE, LTD., ITS SUCCESSORS AND ASSIGNS as Lender, SERVIS ONE, INC DBA BSI FINANCIAL SERVICES 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 Amber Potts, an unmarried woman, and Nathan Burrow, an unmarried man, securing the payment of the indebtedness in the original principal amount of \$235,653.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. SERVIS ONE, INC DBA BSI FINANCIAL SERVICES is the current mortgagee of the note and deed of trust or contract lien.

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: SEE EXHIBIT A

8. Mortgage Servicer Information: The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement.

Servis One, Inc., dba BSI Financial Services
4200 Regent Blvd, Suite B200
Irving, TX 75063
Phone: 800-327-7861



4829375

TS No.: 2024-06157
24-000118-568

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: 11/20/2024

Manisa Vidrine
Printed Name: Manisa Vidrine

Entra Default Solutions, LLC
1355 Willow Way, Suite 115
Concord, CA 94520

Telephone: (925) 272-4993

Authorized Agent of the Mortgagee or Mortgage Servicer

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 November 25, 2024 I filed this Notice of Foreclosure Sale at the office of the Bowie County Clerk and caused it to be posted at the location directed by the Bowie County Commissioners Court.

Sheryl LaMont
Sheryl LaMont, November 25, 2025

TS No.: 2024-06157
24-000118-568

EXHIBIT A

Lot Numbered Eight (8) in Block Numbered One (1) of WESTERN HILLS THIRD ADDITION to the City of Texarkana, Bowie County, Texas, according to the map or plat of said addition recorded in Volume 329, Page 73 of the Plat Records of Bowie County, Texas.

February 4, 2025

RECORDED IN
BOWIE COUNTY, TEXAS
TINA PETTY, COUNTY CLERK

2024 NOV 15 AM 10:45

204 COUNTY ROAD 3006
NEW BOSTON, TX 75570

0000009733775

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:~~ February 04, 2025

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 24, 2012 and recorded in Document INSTRUMENT NO. 6493 real property records of BOWIE County, Texas, with KYLE MATTHEW MARTIN AND ERICA JOLEAN MARTIN HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by KYLE MATTHEW MARTIN AND ERICA JOLEAN MARTIN HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$82,845.00, 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



NTSS0000009733775

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, JAMI HUTTON, TONYA WASHINGTON, MISTY MCMILLAN, AUCTION.COM, TERRY WATERS, ASHLEE LUNA, ROBERT LAMONT, HARRIETT FLETCHER, RONNIE HUBBARD, SHERYL LAMONT, ALLAN JOHNSTON, KEVIN MCCARTHY, BEATRICE CARRILLO, SHANNAH WALKER, MURPHY HOWLE OR JOHN MCCARTHY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

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

Declarants Name: _____

Date: _____

204 COUNTY ROAD 3006
NEW BOSTON, TX 75570

0000009733775

0000009733775

BOWIE

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE JOHN KITTRELL HEADRIGHT SURVEY, ABSTRACT NO. 329, BOWIE COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS DESCRIBED IN VOLUME 5663, PAGE 93 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, AND THE SUBJECT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN SET FOR CORNER ON THE EAST LINE OF COUNTY ROAD NO. 3006, SAME BEING LOCATED 248.00 FEET NORTH OF THE SOUTHWEST CORNER OF THE 10 ACRE TRACT OF LAND CONVEYED TO U. U. JOHNSON BY DEED RECORDED IN VOLUME 455, PAGE 248 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS;
THENCE NORTH 245.00 FEET WITH THE WEST LINE OF SAID 10 ACRE TRACT AND THE EAST LINE OF SAID COUNTY ROAD TO A 1/2" IRON PIN SET FOR CORNER;
THENCE S 89 DEG. 25' 52" E., 175.00 FEET TO A 1/2" IRON PIN SET FOR CORNER;
THENCE SOUTH 245.00 FEET TO A 1/2" IRON PIN FOUND FOR CORNER;
THENCE N 89 DEG. 25' 52" W., 175.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.984 ACRES OF LAND, MORE OR LESS.

February 4, 2025

FILED FOR RECORDING IN
BOWIE COUNTY, TEXAS
FINA PETTY, COUNTY CLERK

2024 NOV 21 AM 10:33

8 LAMBETH CIRCLE
TEXARKANA, TX 75503

0000009389974

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: February 04, 2025

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 07, 2008 and recorded in Document VOLUME 5447, PAGE 10; AS AFFECTED BY LOAN MODIFICATION AGREEMENT INSTRUMENT NO. 2015-7224 real property records of BOWIE County, Texas, with MARGARET C. KEMP, grantor(s) and WELLS FARGO BANK, NATIONAL ASSOCIATION, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MARGARET C. KEMP, securing the payment of the indebtednesses in the original principal amount of \$130,681.00, 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



8 LAMBETH CIRCLE
TEXARKANA, TX 75503

0000009389974

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, JAMI HUTTON, TONYA WASHINGTON, MISTY MCMILLAN, AUCTION.COM, TERRY WATERS, ASHLEE LUNA, ROBERT LAMONT, HARRIETT FLETCHER, RONNIE HUBBARD, SHERYL LAMONT, ALLAN JOHNSTON, KEVIN MCCARTHY, BEATRICE CARRILLO, SHANNAH WALKER, MURPHY HOWLE OR JOHN MCCARTHY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo



Certificate of Posting

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

Declarants Name: _____

Date: _____

8 LAMBETH CIRCLE
TEXARKANA, TX 75503

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BOWIE

EXHIBIT "A"

BEING THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

A PART OF LOTS NUMBERED SIX (6) AND SEVEN (7) IN BLOCK NUMBERED THREE (3) OF KENSINGTON PARK ADDITION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 329, PAGES 101-104 OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS, AND THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF A STREET KNOWN AS LAMBETH CIRCLE, SAME BEING THE NORTHEAST CORNER OF SAID LOT 6 AND BEING THE NORTHWEST CORNER OF SAID LOT 7;

THENCE: S 82 DEGREE 57' 00" E, 37.48 FEET WITH THE NORTH LINE OF SAID LOT 7 TO AN IRON PIPE FOR CORNER;

THENCE: S 01 DEGREE 41' 00" E, 163.29 FEET TO A FENCE CORNER FOR CORNER IN THE SOUTH LINE OF SAID LOT 7;

THENCE S 89 DEGREE 11' 00" W, 56.00 FEET WITH THE SOUTH LINE OF LOT 7 TO THE SOUTHWEST CORNER OF SAME, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 6;

THENCE: S 89 DEGREE 11' 00" W, 44.00 FEET WITH THE SOUTH LINE OF SAID LOT 6 TO THE SOUTHWEST CORNER OF SAME;

THENCE: N 18 DEGREE 15' 00" W, 45.25 FEET WITH THE WEST LINE OF LOT 6 TO A POINT FOR CORNER;

THENCE: N 02 DEGREE 01' 00" W, 135.88 FEET TO AN IRON PIPE FOUND FOR CORNER ON THE NORTH LINE OF SAID LOT 6;

THENCE: S 82 DEGREE 57' 00" E, 77.52 FEET WITH THE NORTH LINE OF SAID LOT 6 TO THE POINT OF BEGINNING.

February 4, 2025

TINA POTTS, COUNTY CLERK

TS No.: 2024-06157
24-000118-568

2024 NOV 21 PM 3:17
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: 02/04/2025

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

Place: Bowie County, Texas at the following location: **THE FRONT (NORTH) ENTRANCE OF THE BOWIE COUNTY COURTHOUSE IN NEW BOSTON, TEXAS OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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: 14 Palm Drive, Texarkana, TX 75503

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. If the sale is set aside or otherwise rescinded, the Purchaser at the sale shall be entitled to the return of the funds paid pursuant to section 51.016 of the Texas Property Code.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 06/23/2023 and recorded 06/26/2023 in Document 2023-00006037, real property records of Bowie County, Texas, with Amber Potts, an unmarried woman, and Nathan Burrow, an unmarried man grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR HIGHLANDS RESIDENTIAL MORTGAGE, LTD., ITS SUCCESSORS AND ASSIGNS as Lender, SERVIS ONE, INC DBA BSI FINANCIAL SERVICES 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 Amber Potts, an unmarried woman, and Nathan Burrow, an unmarried man, securing the payment of the indebtedness in the original principal amount of \$235,653.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. SERVIS ONE, INC DBA BSI FINANCIAL SERVICES is the current mortgagee of the note and deed of trust or contract lien.

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: SEE EXHIBIT A

8. Mortgage Servicer Information: The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement.

Servis One, Inc., dba BSI Financial Services
4200 Regent Blvd, Suite B200
Irving, TX 75063
Phone: 800-327-7861



4829375

TS No.: 2024-06157
24-000118-568

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: 11/20/2024

Manisa Vidrine
Printed Name: Manisa Vidrine

Entra Default Solutions, LLC
1355 Willow Way, Suite 115
Concord, CA 94520

Telephone: (925) 272-4993

Authorized Agent of the Mortgagee or Mortgage Servicer

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 November 21, 2024 I filed this Notice of Foreclosure Sale at the office of the Bowie County Clerk and caused it to be posted at the location directed by the Bowie County Commissioners Court.

Sheryl LaMont
Sheryl LaMont, November 21, 2024

February 4, 2025

TEJAS TRUSTEE SERVICES
BOWIE COUNTY CLERK

1711 S Kenwood Road, Texarkana, TX 75501

2024 NOV 21 PM 3:17

24-010397

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: 02/04/2025

Time: Between 11:00 AM – 2:00 PM and beginning not earlier than 11:00 AM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Bowie County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 30, 2006 and recorded in the real property records of Bowie County, TX and is recorded under Clerk's Instrument No. 2006-00010753, Book 4941, Page 295 with Lana Jo Marfoglio (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Realty Mortgage Corporation mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Lana Jo Marfoglio, securing the payment of the indebtedness in the original amount of \$52,181.00, 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. LOT NUMBERED THREE (3) IN BLOCK NUMBERED TWO (2) OF LAZY ACRES, A SUBDIVISION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 378, PAGE 409 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Bank, N.A.
11625 N Community House Rd
Charlotte, NC 28277

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz Esq. or Carson Emmons Esq. or AWEST OR Robert LaMont, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre OR Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Jami Grady, Tonya Washington, Misty McMillan, Terry Waters, Ashlee Luna, Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR AUCTION.COM OR Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont or Allan Johnston, 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.

November 13, 2024

Executed on

/s/Carson Emmons

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

November 21, 2024

Executed on



SUBSTITUTE TRUSTEE
Agency Sales & Posting
Robert LaMont, Harriett Fletcher, Sheryl LaMont,
Allan Johnston, Sharon St. Pierre, Ronnie Hubbard OR
AUCTION.COM
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is Sheryl LaMont, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on November 21, 2024 I filed at the office of the Bowie County Clerk and caused to be posted at the Bowie County courthouse this notice of sale.

Declarants Name: Sheryl LaMont

Date: November 21, 2024

February 4, 2025

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

2025 JAN 14 AM 10:25

PREPARED AND SENT BY: Robert S. McGinnis, Jr.
4102 Summerhill Road
Texarkana, Texas 75503
903/798-1717

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS } {

COUNTY OF BOWIE } {

On May 25, 2022, Techlee Properties, LLC, an Oregon limited partnership, as Grantor (whether one or more), executed a Deed of Trust, conveying to Kyle B. Davis, as Trustee, the real estate hereinafter described to secure Roy Seymour Family Limited Partnership, in payment of debts therein described, said Deed of Trust being recorded at Instrument 2022-00006783, Real Property Records of Bowie County, Texas.

By instrument dated December 19, 2024, the Trustee was removed and Robert S. McGinnis, Jr. was appointed Substitute Trustee in the place and stead of the original Trustee, and was requested and authorized to sell the real estate described in said Deed of Trust to satisfy the debts.

Default has occurred in the payment of said debts and the same are now wholly due, and the owner and holder of said debts has requested the undersigned to sell said property to satisfy said debts.

~~NOTICE IS HEREBY GIVEN that on Tuesday, February 4, 2025, between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m., local time, I will sell the real estate described in said Deed of Trust at the steps of the County Courthouse in Bowie County, Texas, as designated by the Bowie County Commissioner's Court, said steps being the north steps, to the highest bidder for cash, binding the present obligors to warrant and forever defend the title to said property and making no further warranty. The sale will begin at 10:00 a.m. local time or within three hours after that time.~~

NOTICE IS FURTHER GIVEN that 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, and at the purchaser's own risk making no further warranty. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

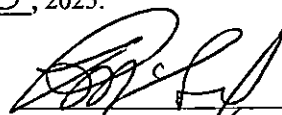
All of Lot Numbered FIVE (5), IN Block Numbered TEN (10) of WAKE VILLAGE, a subdivision out of the Nancy Dycus Headright Survey, Abstract No. 145, Wake Village, Bowie County, Texas, according to the map or plat of said Addition recorded in Volume 40, Page 344, Plat Records of Bowie County, Texas.

The Real Property or its address is commonly known as 601 Arizona, Wake Village, TX 75501.

ACTIVE MILITARY SERVICE 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.

WITNESS MY HAND this January 8, 2025.


Robert S. McGinnis, Jr.
Substitute Trustee

STATE OF TEXAS)(

COUNTY OF BOWIE)(

BEFORE ME, the undersigned authority, on this day personally appeared Robert S. McGinnis, Jr., known to me to be the person whose name appears on the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

WITNESS my hand and official seal this January 8, 2025.


Valerie Y. Lindsey
Notary Public, State of Texas
My Commission Expires:

