

July 1, 2025

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date: 07/14/2022
Grantor(s): EDDIE TYRONE MILNER AND TIAFHA NICHOLE BAGLEY, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$224,852.00
Recording Information: Instrument 2022-00008559
Property County: Bowie
Property: (See Attached Exhibit "A")
Reported Address: 3 BLACKFRIAR RD, TEXARKANA, TX 75503

2025 MAY 29 AM 11:24

CLERK OF COURTS
BOWIE COUNTY, TEXAS
JINAPETTY, COUNTY CLERK

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Idaho Housing and Finance Association
Mortgage Servicer: Idaho Housing and Finance Association
Current Beneficiary: Idaho Housing and Finance Association
Mortgage Servicer Address: 565 W. Myrtle, Boise, ID 83702

SALE INFORMATION:

Date of Sale: Tuesday, the 1st day of July, 2025
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: AT THE FRONT (NORTH) ENTRANCE OF THE COURTHOUSE in Bowie County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Bowie County Commissioner's Court, at the area most recently designated by the Bowie 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 Uzelton, Conrad Wallace, Jami Grady, Tonya Washington, Misty McMillan, Auction.com, Terry Waters, Ashlee Luna, 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 Uzelton, Conrad Wallace, Jami Grady, Tonya Washington, Misty McMillan, Auction.com, Terry Waters, Ashlee Luna, 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, Conrad Wallace, Jami Grady, Tonya Washington, Misty McMillan, Auction.com, Terry Waters, Ashlee Luna, 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 Randy Dault whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 5-29-15 I filed and / or recorded 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.

By: Randy Dault

Exhibit "A"

A PART OF BLOCK NUMBERED ONE (1) OF KENSINGTON PARK, AN ADDITION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 329, PAGE 101 OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS, THE SUBJECT TRACT OF LAND BEING ALL OF TRACT II AS CONVEYED TO JAMES LYNNWOOD MCPHAUL AND CHERYL HEATH MCPHAUL, AS TRUSTEES OF THE JAMES AND CHERYL MCPHAUL LIVING TRUST, BY WARRANTY DEED RECORDED IN VOLUME 6518, PAGE 279 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, AND THE SUBJECT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:
COMMENCING AT THE POINT OF INTERSECTION OF THE WEST LINE OF A STREET DESIGNATED AS KNIGHTSBRIDGE ROAD AND THE SOUTH LINE OF A STREET DESIGNATED AS BLACKFRIARS ROAD;
THENCE: N 82 DEG 36'00" W, 82.63 FEET WITH THE SOUTH LINE OF BLACKFRIARS ROAD TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 2715.00 FEET;
THENCE: WESTERLY WITH SAID CURVE AND THE SOUTH LINE OF BLACKFRIARS ROAD FOR A DISTANCE OF 32.42 FEET (CHORD IS N 82 DEG 56'31" W, 32.38 FEET), THROUGH A CENTRAL-ANGLE OF 00 DEG 41'03" TO A 3/4" IRON PIPE FOUND FOR CORNER AT THE END OF SAID CURVE, SAID CORNER BEING THE NORTHEAST CORNER OF SAID TRACT II AND THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT OF LAND;
THENCE: S 00 DEG 00'00" W, 125.82 FEET WITH THE EAST LINE OF SAID TRACT II TO A FENCE CORNER FOR CORNER ON THE NORTH LINE OF KENNEDY LANE;
THENCE: S 89 DEG 41'14" W, 114.20 FEET WITH THE NORTH LINE OF KENNEDY LANE AND THE SOUTH LINE OF SAID TRACT II TO A 1/2" IRON PIN FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAME;
THENCE: N 00 DEG 04'03" W, 137.46 FEET WITH THE WEST LINE OF SAID TRACT II TO A 3/4" IRON PIPE FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAME, SAID CORNER BEING ON THE SOUTH LINE OF BLACKFRIARS ROAD AND A CURVE TO THE RIGHT HAVING A RADIUS OF 2715.00 FEET;
THENCE: SOUTHEASTERLY WITH SAID CURVE AND THE SOUTH LINE OF BLACKFRIARS ROAD, SAME BEING THE NORTH LINE OF SAID TRACT II, FOR A DISTANCE OF 114.90 FEET (CHORD IS S 84 DEG 29'51" E, 114.89 FEET), THROUGH A CENTRAL ANGLE OF 02 DEG 25'29" TO THE POINT OF BEGINNING AND CONTAINING 0.347 ACRES OF LAND, MORE OR LESS.

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

July 1, 2025

BOWIE COUNTY, TEXAS
PUBLICITY COUNTY CLERK

Notice of Foreclosure Sale

2025 MAY 23 PM 1:44

May 23, 2025

Deed of Trust, Security Agreement, Financing Statement and Assignment of Rentals
("Deed of Trust"):

Dated: July 2, 2021

Grantor: TOTAL GENERAL CONTRACTING, LLC

Trustee: Korey Keith

Lender: BODCAW BANK

Recorded in: Instrument Number: 2021-00007964 of the real property records of
Bowie County, Texas

Legal Description: All of Lots Numbered ONE (1), TWO (2), THREE (3), and FOUR
(4), Block Numbered ONE HUNDRED SIXTY (160), of TRIGGS
ADDITION (also known as Original City) to the City of
~~Texarkana, Bowie County, Texas~~

Secures: Promissory Note ("Note") in the original principal amount of
\$529,000.00, executed by TOTAL GENERAL CONTRACTING,
LLC ("Borrower") and payable to the order of Lender and all other
indebtedness of Borrower to Lender

Guaranty: The Note and all other indebtedness of Borrower to Lender is
guaranteed by a Guaranty Agreement dated July 2, 2021, and
executed by Traci Hackleman in favor of Lender

Foreclosure Sale:

Date: ~~Tuesday, July 1, 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: The Front (North) entrance of the Bowie County Courthouse in
New Boston, Texas or as designated by the County Commissioners
office.

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 BODCAW BANK'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, BODCAW BANK, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

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

If BODCAW BANK 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 BODCAW BANK. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

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

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

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

By: ss/ Felicia K. Cienfuegos
Felicia K. Cienfuegos
Texas Bar No. 24135002
fcienfuegos@ldatty.com
625 Sam Houston Dr
New Boston, TX 75570
Tel. (903)628-5571
Fax (903)628-5868
Attorney for Bodcaw Bank

July 1, 2025

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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.: 135750-TX

Date: April 29, 2025

County where Real Property is Located: Bowie

ORIGINAL MORTGAGOR: CALEB COLE DOWDA, UNMARRIED

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS
BENEFICIARY, AS NOMINEE FOR EVERETT FINANCIAL, INC. DBA
SUPREME LENDING, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 11/23/2022, RECORDING INFORMATION: Recorded on 11/30/2022, as Instrument
No. 2022-00013788

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): FIELD NOTE DESCRIPTION OF A 0.17 ACRE
TRACT OF LAND, BEING PART LOT 3, BLOCK 2, OF THE WEST TEXARKANA GARDEN
ADDITION TO THE CITY OF TEXARKANA, TEXAS, BOWIE COUNTY, TEXAS AS PER PLAT OF
RECORD IN VOLUME 40, PAGE 45, OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS, BEING
THE SAME TRACT DESCRIBED IN ASSUMPTION DEED TO STEPHEN A. RAFFAELLI, DATED
DECEMBER 1, 1986, RECORDED IN VOLUME 928, PAGE 304, REAL PROPERTY RECORDS OF
BOWIE COUNTY, TEXAS. SAID 0.17 ACRE TRACT DESCRIBED MORE FULLY BY METES AND
BOUNDS IN EXHIBIT A.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 7/1/2025, 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.

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

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

2025 MAY - 1 AM 9:58

PROPERTY COUNTY CLERK

Matter No.: 135750-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 RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, CONRAD WALLACE, JAMI GRADY, TONYA WASHINGTON, MISTY MCMILLAN, AUCTION.COM, TERRY WATERS, ASHLEE LUNA, ROBERT LAMONT, HARRIETT FLETCHER, RONNIE HUBBARD, SHERYL LAMONT, ALLAN JOHNSTON, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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

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

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

Exhibit A

FIELD NOTE DESCRIPTION OF A 0.17 ACRE TRACT OF LAND, BEING PART LOT 3, BLOCK 2, OF THE WEST TEXARKANA GARDEN ADDITION TO THE CITY OF TEXARKANA, TEXAS, BOWIE COUNTY, TEXAS AS PER PLAT OF RECORD IN VOLUME 40, PAGE 45, OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS. BEING THE SAME TRACT DESCRIBED IN ASSUMPTION DEED TO STEPHEN A. RAFFAELLI, DATED DECEMBER 1, 1986, RECORDED IN VOLUME 928, PAGE 304, REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS. SAID 0.17 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A REINF BAR FOUND (N:7235092.95, E:3312452.84) IN THE SOUTH LINE OF AKINS ROAD FOR THE NORTHEAST CORNER OF THIS TRACT,

THENCE SOUTH 2°59'37" EAST 120.50 FEET TO A REINF BAR FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 87°29'29" WEST 59.86 FEET TO A IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 2°59'37" WEST 120.50 FEET TO A REINF BAR SET IN THE SOUTH LINE OF AKINS ROAD FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 87°29'29" EAST 59.86 FEET TO THE PLACE OF BEGINNING.

BEARINGS AND DISTANCES SHOWN ARE BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.

AFFIDAVIT OF POSTING

THE STATE OF TEXAS

COUNTY OF Bowie

§
§
§

Pursuant to the applicable provisions of Texas law, I, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, CONRAD WALLACE, JAMI GRADY, TONYA WASHINGTON, MISTY MCMILLAN, AUCTION.COM, TERRY WATERS, ASHLEE LUNA, ROBERT LAMONT, HARRIETT FLETCHER, RONNIE HUBBARD, SHERYL LAMONT, ALLAN JOHNSTON, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON on May 1, 2025, on behalf of and at the specific instruction and request of LOANCARE, LLC did file a Notice of Trustees Sale with the County Clerk of Bowie County, Texas and did post a like Notice at the door of the Courthouse of Bowie County, Texas. The land described in the Notice of Trustee's Sale is located in Bowie County, Texas and is described in Exhibit "A" set out below/attached hereto and incorporated herein by reference for all purposes.

DATED: _____, 20__.

RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, CONRAD WALLACE, JAMI GRADY, TONYA WASHINGTON, MISTY MCMILLAN, AUCTION.COM, TERRY WATERS, ASHLEE LUNA, ROBERT LAMONT, HARRIETT FLETCHER, RONNIE HUBBARD, SHERYL LAMONT, ALLAN JOHNSTON, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON

SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned authority, on this day personally appeared Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiars, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Jami Grady, Tonya Washington, Misty McMillan, Auction.com, Terry Waters, Ashlee Luna, Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Casper Rankin, Laurel Handley, Hollis Hamilton who, if not a substitute trustee, is acting as their agent and is known to me personally or through state-issued identification and acknowledged to me that he or she recorded and posted this notice in compliance with Texas Property Code §51.002.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the ____ day of _____, 20__.

Notary Public in and for the State of Texas

My commission expires: _____

Exhibit "A"

FIELD NOTE DESCRIPTION OF A 0.17 ACRE TRACT OF LAND, BEING PART LOT 3, BLOCK 2, OF THE WEST TEXARKANA GARDEN ADDITION TO THE CITY OF TEXARKANA, TEXAS, BOWIE COUNTY, TEXAS AS PER PLAT OF RECORD IN VOLUME 40, PAGE 45, OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS, BEING THE SAME TRACT DESCRIBED IN ASSUMPTION DEED TO STEPHEN A. RAFFAELLI, DATED DECEMBER 1, 1986, RECORDED IN VOLUME 928, PAGE 304, REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS. SAID 0.17 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS IN EXHIBIT A.

Return to:
ALDRIDGE PITE, LLP
8880 Rio San Diego Drive, Suite 725
P.O. Box 17935
San Diego, CA 92108
T.S. No.: 135750-TX



4842174

July 1, 2025

FILED FOR RECORDING
BOWIE COUNTY, TEXAS
TINA PETTY, COUNTY CLERK

2025 APR 11 AM 9:58

109 E GREENFIELD DR
WAKE VILLAGE, TX 75501

00000010424315

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: July 01, 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 December 03, 2021 and recorded in Document INSTRUMENT NO. 2021-00014624 real property records of BOWIE County, Texas, with KIMBERLY JORDAN AND HUSBAND, JERRY LYNN JORDAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by KIMBERLY JORDAN AND HUSBAND, JERRY LYNN JORDAN, securing the payment of the indebtednesses in the original principal amount of \$151,603.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING 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. NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING
601 OFFICE CENTER DRIVE
SUITE 100
FORT WASHINGTON, PA 19034




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 RICHARD PAUL CARR JR , HARRIETT FLETCHER, SHERYL LAMONT, ALLAN JOHNSTON, MARGARET ROSANNE KAYL, OR SHARON ST. PIERRE 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: _____

109 E GREENFIELD DR
WAKE VILLAGE, TX 75501

00000010424315

00000010424315

BOWIE

EXHIBIT "A"

LAT 10, BLOCK 5, GREENFIELD THIRD ADDITION, TO THE ~~CITY OF WAKE VILLAGE, BOWIE COUNTY, TEXAS,~~
ACCORDING TO THE MAP OR PLAT OF SAID ADDITION RECORDED IN VOLUME 329, PAGE 140, OF THE PLAT RECORDS
OF BOWIE COUNTY, TEXAS.

July 1, 2025

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. 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 April 08, 2024 and recorded under Clerk's File No. 2024-00003365, in the real property records of Bowie County Texas, with Robert Rabb an unmarried man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Wintrust Mortgage, A Division of Barrington Bank and Trust Co., N.A., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Robert Rabb an unmarried man securing payment of the indebtedness in the original principal amount of \$108,944.00 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 Robert Rabb. Wintrust Mortgage, a division of Barrington Bank & Trust Company, N.A. 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. Mr. Cooper is acting as the Mortgage Servicer for the Mortgagee. Mr. Cooper, is representing the Mortgagee, whose address is: 8950 Cypress Waters Boulevard, Coppell, TX 75019.

Legal Description:

LOT NUMBERED ONE (1) IN BLOCK NUMBERED TWO (2) OF J.T. SPEARS FIRST ADDITION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 40, PAGE 142 AND IN VOLUME 204, PAGE 170 OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 07/01/2025

Earliest Time Sale Will Begin: 11:00 AM

Location of Sale: The place of the sale shall be: Bowie County Courthouse, Texas at the following location: 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

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 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.

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 Richard Paul Carr Jr, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Margaret Rosanne Kayl, 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 05/13/2025.

/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: _____

C&M No. 44-25-00268

July 1, 2025

FOR RECORDING
BOWIE COUNTY, TEXAS
FINA PETTY, COUNTY CLERK

2025 MAY -1 AM 9:09

Notice of Substitute Trustee Sale

T.S. #: 25-14510

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: 7/1/2025~~

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: **Bowie County Courthouse, 710 James Bowie Drive, New Boston, TX 75570**
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:

LOT NUMBERED TWENTY-SIX (26) AND THE WEST 12.00 (W 12') OF LOT NUMBERED TWENTY-SEVEN (27) OF BOB PHILLIPS SUNSHINE ACRES, A SUBDIVISION OF A PART OF THE R.E. SURVEY HEADRIGHT SURVEY, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 40, PAGE 251 OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS.

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 7/14/2023 and is recorded in the office of the County Clerk of Bowie County, Texas, under County Clerk's File No 2023-0006777, recorded on 7/18/2023, of the Real Property Records of Bowie County, Texas.
Property Address: 2208 PHILLIPS LN TEXARKANA Texas 75501

Trustor(s):	JORDAN DAVERN AND LEAH MURRAY	Original Beneficiary:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR EQUITY PRIME MORTGAGE LLC ITS SUCCESSORS AND ASSIGNS
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Current Beneficiary:	EQUITY PRIME MORTGAGE LLC	Loan Servicer:	Servbank
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Current Substituted Trustees:	Auction.com, Meghan Byrne, David Sims, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Sharon St. Pierre, Margaret Rosanne Kayl, Richard Paul Carr Jr., Rick Snoke, Prestige Default Services, LLC
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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.

T.S. #: 25-14510

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 JORDAN DAVERN AND LEAH MURRAYBOTH UNMARRIED. 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 \$145,319.00, executed by JORDAN DAVERN AND LEAH MURRAYBOTH UNMARRIED, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR EQUITY PRIME MORTGAGE LLC ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of JORDAN DAVERN AND LEAH MURRAYBOTH UNMARRIED to JORDAN DAVERN AND LEAH MURRAY. EQUITY PRIME MORTGAGE LLC 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 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:

EQUITY PRIME MORTGAGE LLC
c/o Servbank
3138 E Elwood St
Phoenix, AZ 85034
(800) 272-3286

T.S. #: 25-14510

Dated: May 1, 2025

Auction.com, Meghan Byrne, David Sims, Harriett Fletcher, Ronnie Hubbard,
Sheryl LaMont, Sharon St. Pierre, Margaret Rosanne Kayl, Richard Paul Carr Jr.,
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
Sale Line Information: (800) 793-6107
Website: www.auction.com

AFTER RECORDING, PLEASE RETURN TO:

Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Attn: Trustee Department

C&M No. 44-25-01139/ FILE NOS

2025 JUN -9 AM 11:51

7-1-2025

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. 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 August 27, 2018 and recorded under Clerk's File No. 2018-00009107, in the real property records of Bowie County Texas, with Joshua Lynn Jones, a single man. as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for NTFN, Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Joshua Lynn Jones, a single man. securing payment of the indebtedness in the original principal amount of \$131,212.00 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 Joshua Lynn Jones. Lakeview Loan Servicing, LLC 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. Mr. Cooper is acting as the Mortgage Servicer for the Mortgagee. Mr. Cooper, is representing the Mortgagee, whose address is: 8950 Cypress Waters Boulevard, Coppell, TX 75019.

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.

SALE INFORMATION

Date of Sale: 07/01/2025

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: Bowie County Courthouse, Texas at the following location: 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

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 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.

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 Darla Boettcher, Jackie Perkins, Lisa Bruno, Conrad Wallace, Shawn Schiller, , Harriett Fletcher, Sheryl LaMont, Kevin Key, Jay Jacobs, Christine Wheeless, Phillip Hawkins, Richard Paul Carr Jr, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Margaret Rosanne Kayl, Sharon Sharp, Michael Turner, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, 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 June 6, 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: _____

C&M No. 44-25-01139

July 1, 2025

BOWIE COUNTY, TEXAS
PUBLICITY, COUNTY CLERK

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

2025 JUN -9 PM 1:27

WHEREAS That certain Deed of Trust (the "Deed of Trust") dated February 27, 2023, from Lisa Lashun Nard ("Borrower"), as Grantor Carmen Mejia, Trustee, filed for record on March 31st, 2023, in Real Property Records of Bowie County, Texas, more particularly described therein, which serves as security for a \$65,000 promissory note described therein (the "Note") executed by Borrower.

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

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, Centex Casas, LLC, the Owner and Holder of the Promissory Note has requested the undersigned to sell the real property described in the Deed of Trust to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, July 1st, 2025, beginning at 12 o'clock pm, or not later than 3:00 o'clock pm, the Substitute Trustee, will sell the following described real property, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness affecting the property which is superior to the Deed of Trust, if any, at the Courthouse of Bowie County, Texas, in the area designated by the Commissioners Court of such County, or if no such area has been so designated, then at the place where nonjudicial foreclosure sales of real property are customarily and regularly held in Jim Bowie County, Texas, which real property is described as follows:

Legal Description (209 JOHNSON STREET, NASH, TEXAS) Lots 5 thru 9 in Block 3 of WATTS HEIGHTS ADDITON, Bowie County, Texas, as per the map or plat recorded in Volume 204, Page 165 of the Plat Records of Bowie County, Texas.

Commonly known as: 209 Johnson St, Nash, Bowie County, TX 75569

Together with all improvements on the property; all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights, and water stock; all fixtures attached to the property; and all personal property, if any described in and secured by the Deed of Trust.

The property to be sold is the same property described in said Deed of Trust, except as same may have been modified of record.

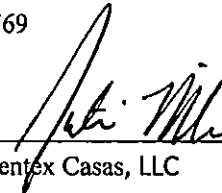
THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE(S), EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE OWNER OF THE PROMISSORY NOTE NOR THE SUBSTITUTE TRUSTEE(S) MAKES ANY REPRESENTATIONS OR WARRANTIES WITH THE RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION,

ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATIONS WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

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.

IN WITNESS HEREOF, this instrument has been executed to be effective June 4, 2025.

Property Address: 209 Johnson St, Nash, Bowie County, TX 75569


Centex Casas, LLC

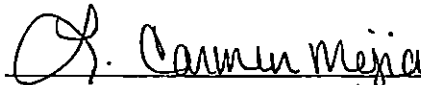
Acknowledgement

STATE OF Texas)
COUNTY OF Lampasas)

This instrument was acknowledged before me on June 4, 2025 by Justin Milam
for Centex Casas, LLC.

NOTARY SEAL:




Notary Public, the State of Texas

After Recording, please send to:
Centex Casas, LLC
P.O. Box 1606
Lampasas, TX 76550