

03-05-2024

REGIONS MORTGAGE (UPN)
HUTCHINSON, GEORGE
1219 WALNUT, TEXARKANA, TX 75501

CONVENTIONAL
Firm File Number: 23-039927

NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 18, 2020, GEORGE J HUTCHINSON, UNMARRIED MAN, as Grantor(s), executed a Deed of Trust conveying to RYAN COLBURN, as Trustee, the Real Estate hereinafter described, to REGIONS BANK D/B/A REGIONS MORTGAGE in payment of a debt therein described. The Deed of Trust was filed in the real property records of **BOWIE COUNTY, TX** and is recorded under Clerk's File/Instrument Number 2020-00012851, to which reference is herein made for all purposes.

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on, **Tuesday, March 5, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in **BOWIE COUNTY, TX** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

A PART OF LOTS NUMBERED ONE (1) AND TWO (2) IN BLOCK NUMBERED ONE HUNDRED TWENTY-FIVE (125) OF TRIGG ADDITION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, ALSO BEING KNOWN AS THE ORIGINAL CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, THE SUBJECT TRACT OF LAND BEING CALLED THE EAST ONE HUNDRED FOUR FEET (E-104') OF LOT NUMBERED ONE (1) AND THE EAST ONE HUNDRED FOUR FEET (E-104') OF THE NORTH THIRTY-EIGHT (38) FEET OF LOT NUMBERED TWO (2) IN BLOCK NUMBERED ONE HUNDRED TWENTY-FIVE (125) OF TRIGG ADDITION, SAID TRACT BEING THE SAME TRACT OF LAND AS CONVEYED TO KAREN PHELPS AND DAVID L. PHELPS BY WARRANTY DEED RECORDED IN VOLUME 6341, PAGE 77 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON PIN FOUND FOR CORNER AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF WEST 13TH STREET AND THE WEST RIGHT-OF-WAY LINE OF WALNUT STREET, THE POINT OF BEGINNING BEING THE NORTHEAST CORNER OF LOT NO. 1 IN BLOCK NO. 125 OF TRIGG ADDITION, TEXARKANA BOWIE COUNTY, TEXAS;

THENCE: S 22°59' 03" E, 88.00 FEET WITH THE EAST LINE OF SAID LOT NO. 1 AND ON THE WEST LINE OF SAID LOT NO. 2 TO A 1/2" IRON PIN SET FOR CORNER AT THE SOUTHEAST CORNER OF SAID PHELPS TRACT;

THENCE: S 67°38' 29" W, 101.98 FEET WITH THE SOUTH LINE OF SAID PHELPS TRACT TO A 1/2" IRON PIN SET FOR CORNER AT THE SOUTHWEST CORNER OF SAME, SAID CORNER BEING THE SOUTHEAST CORNER OF A CERTAIN TRACT OF LAND AS CONVEYED TO JAMES ALBERT FORT BY GENERAL WARRANTY DEED RECORDED IN VOLUME 6200, PAGE 137 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS;

THENCE: N 22°41'06" W, 88.05 FEET ACROSS SAID LOTS NO. 1 AND 2, SAID LINE BEING THE EAST LINE OF SAID FORT TRACT, TO A 5/8" IRON PIN FOUND FOR CORNER ON THE NORTH LINE OF SAID LOT NO. 1, SAID CORNER BEING THE NORTHEAST CORNER OF SAID FORT TRACT AND THE NORTHWEST CORNER OF SAID PHELPS TRACT;

THENCE: N 67°40'28" E, 101.52 FEET WITH THE NORTH LINE OF SAID PHELPS TRACT, SAME BEING THE NORTH LINE OF SAID LOT NO. 1 AND THE SOUTH RIGHT-OF-WAY LINE OF WEST 13TH STREET, TO THE POINT OF BEGINNING AND CONTAINING 0.205 ACRE OF LAND, MORE OR LESS.

Property Address: 1219 WALNUT
Mortgage Servicer: REGIONS MORTGAGE
Mortgagee: REGIONS BANK
6200 POPLAR AVENUE
MEMPHIS, TN 38119

FILED FOR RECORD IN:
BOWIE COUNTY, TEXAS
TINA PETTY, COUNTY CLERK
2024 JAN 18 AM 11:31

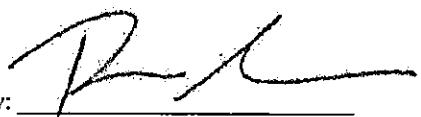
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

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

SUBSTITUTE TRUSTEE

Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Shery! LaMont or Allan Johnston
14800 Landmark Blvd, Suite 850
Dallas, TX 75254

WITNESS MY HAND this day January 16, 2024.

By: 
H. Gray Burks IV
Texas Bar # 03418320
Ronny George
Texas Bar # 24123104
gburks@logs.com
rgeorge@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for Regions Bank

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



Posted by Robert LaMont, January 18, 2024.

2-6-24

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date October 01, 2021
Grantor(s): Vickie Marie Johnson and Johnny Lee Johnson
Original Payee: Centex Casas, LLC
Deed of Trust Executed October 01, 2021, recorded in the public records of
Information: Bowie County, Texas, in or under File No.2021-00013456
Current Mortgagee Holder: Texas Capital Loans, LLC, a Delaware Limited Liability
Company
Property County: Bowie County

Legal Description: All that certain tract or parcel or land (together with all improvements thereon, if any) situated in Bowie County, Texas, being more particularly described as LOT TWENTY-FOUR (24), BELMONT SUBDIVISION, A PART OF THE M.E.P. & P. RAILWAY COMPANY SURVEY, ABSTRACT NO. 435, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION, RECORDED IN VOLUME 204, PAGE 327 OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS (more particularly described in the Loan Documents).

Date of Sale: February 06, 2024

Earliest Time Sale Will Begin: 11:00 AM

Place of Sale of Property: Designated area by Commissioner's Court of Bowie County, being the Bowie County Courthouse, or as further designated by the County Commissioner.

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

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active 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 TRUSTEE OR 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

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

2024 JAN 17 PM 2:01

The Mortgagee, whose address is:

Texas Capital Loans, LLC, a Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 17th of day of January 2024

A handwritten signature in black ink, appearing to read "John Hodges".

Kelly Goddard or Robert LaMont or Harriett Fletcher or David Garvin or Enrique Loera or Susana Garcia or Donna Brammer or Katrina Rodriguez or Cesar Acosta or Christopher Apodaca or Rinki Shah or Theresa Phillips or Sandra Benavides or David Cerdá or Renaud Ba or Angelique Lozada or Vanessa Lopez or Jose Martinez or Mark Laffaye or Alexander Lawson or Maria Dabrowska or Lesbia Longoria or Alan Zamarripa or Francis Staser or Daniel Fiedler or Emilio Martinez or Miguel Alberto Molina Álvarez or Sara Friedman or Viridiana Silva or Tami Machoka John Hodges or Efrain Alexie Collazo Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057

2-6-2024

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

, Noteholder
August REI, LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

2024 JAN 17 PM 1:15

TWPS, LLC
6462 Haven View Dr. Riverside, CA 92509
Sent via first class mail and CMRR # 9489 0178 9820 3022 2269 34 on 01.16.2024

TWPS, LLC
506 Birch St., Maud, TX 75567
Sent via first class mail and CMRR # 9489 0178 9820 3022 2269 41 on 01.16.2024

NOTICE OF TRUSTEE'S SALE

WHEREAS TWPS, LLC and executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Bowie County, Texas and is recorded under Clerk's File/Instrument Number 2023-00004307, to which reference is made for all purposes.

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 6th day of February, 2024

Time: The sale shall begin no earlier than 10:00 A.M. or no later than three hours thereafter.

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

2. Property to be Sold:

All that certain lot, tract or pareel of land lying and being situated in the County and State of Texas, about One (1) miles Southwest from the center of the Town of Maud, Texas, being a portion of a 100 acre tract of land out of Lot No. 1 of the Subdivision of the South part of the John S. Herring HRS, A-263, Bowie County, Texas, deed to H.M. Seals & Bowie by W.S. Lindsey and wife, as recorded in Volume 127, Page 163 of the Deed Records of Bowie County, Texas, being a part of a 1.7 acre tract conveyed to W.H. Martin by H. M. Seals and wife, as recorded in Volume 214, Page 633, Deed Records of Bowie County, Texas, said land herein is described as follows: BEGINNING 192 feet S 75° 33' W, from the Southeast corner of said 1.7 acre tract, same being located on the West boundary line of Highway Nb. 8; THENCE S 75° 33' W, 102 feet to a corner; THENCE North 166 feet to the North boundary line of said 1.7 acre tract; THENCE East, 100 feet to a corner; THENCE South 145 feet to the PLACE OF BEGINNING. BEING all of the

same land described in that certain Warranty Deed dated the 8 of July, 1963, from M.A. White, et ux Maggie White, to Thomas R. Simmons, et ux Edna, urol Simmons recorded in Volume 425, Page 631 of the Deed Records of Bowie Count, Texas

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.
The senders of the notice also include those names listed below.

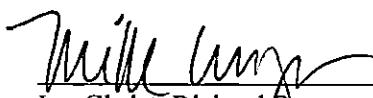
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

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

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

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

NOTICE OF ACCELERATION. If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.



Ian Ghrist, Richard Ramsey, Mike Unger
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136

2-6-2024

2024 JAN 12 AM 11:16

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on March 17, 2023, Jeffrey Matthew Crane as Grantor to Linda Booker, Trustee, executed a Deed of Trust to secure in the payment of that certain Promissory Note of even date therewith in the principal sum of **\$56,000.00 (Fifty-Six Thousand and 00/100's Dollars) payable to Chris Hinkle Real Estate, LLC** said Deed of Trust being filed for record on March 31, 2023 as document #2023-00003056 of the Bowie County Clerk's Records.

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, Chris Hinkle Real Estate, 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, February 6, 2024** beginning at 10:00 o'clock am or not later than 1:00 o'clock pm, the Trustee or 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 non-judicial foreclosure sales of real property are customarily and regularly held in Bowie County, Texas, which real property is described as follows:

Legal Description: See Attachment "A"

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.

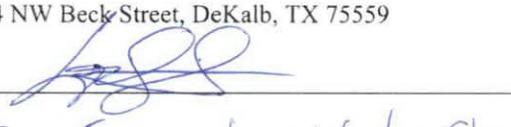
THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE(S), EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE OWNER 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 January 5, 2024

Property Address: 324 NW Beck Street, DeKalb, TX 75559

Substitute Trustee,


Eric Sancovich or Wesley Chappell

ATTACHMENT "A"

ALL that certain tract or parcel of land, a part of Lot Numbered THREE (3) in Block Numbered FIVE (5) of OLD DEKALB, Bowie County, Texas;

BEGINNING at an IP for corner on the NBL of Beck Street, the SBL of said Lot No. 3, 54.25 feet South 81 degrees 49 minutes East from the SWC of same;

THENCE North 12 degrees 30 minutes 13 seconds West, 202.51 feet to an IP for corner in a fence line, the NBL of said Lot No. 3;

THENCE South 80 degrees 07 minutes 20 seconds East, 39.53 feet with said fence line to an IP for corner;

THENCE South 08 degrees 19 minutes 53 seconds West, 200.77 feet to an IP for corner of the NBL of Beck Street;

THENCE North 81 degrees 49 minutes West, 54.25 feet to the PLACE OF BEGINNING and containing 0.211 acres of land, more or less.

2/6/24

COPY

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

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated June 23, 2020, executed by **AIMEE BREANNE CLINTON AND CODY RAY HENDRICKS, A MARRIED COUPLE, AND SHANNON MARIE CLINTON, A SINGLE PERSON**, ("Mortgagor") to K. Clifford Littlefield, Trustee, for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Instrument No. 2020-00006144, Official Public Records of Bowie County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesseltine, whose address is listed below, or Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont or Allan Johnston, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, February 6, 2024**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Bowie County Courthouse at the place designated by the Commissioner's Court for such sales in Bowie County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 11:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to a 1998 Palm Harbor Manufactured Home, Serial No. PH173482AB.

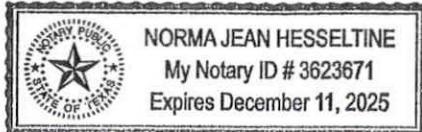
Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the Armed Forces of the United States, Please Send Written Notice of the Active Duty Military Service to the Sender of this Notice Immediately.

EXECUTED this 9 day of January, 2024.

K. Clifford Littlefield
K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401
Telephone: (361) 884-0612
Facsimile: (361) 884-5291
Email: clittlefield@umhlaw.com

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 9 day of January, 2024, to certify which witness my hand and official seal.



[Handwritten Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Lot Numbered Twelve (12) in Block Numbered Two (2) of TOWN & COUNTRY ESTATES PHASE II, a subdivision of a part of the East Nancy McCarter Headright Survey, A-385, Bowie County, Texas, according to the map or plat thereof recorded in Volume 3798, Page 235 of the Real Property Records of Bowie County, Texas.

Return to:
K. Clifford Littlefield
Upton, Mickits & Heymann, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401

2-6-2024

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: JANUARY 8, 2024

2024 JAN 10 AM 11:07

MORTGAGEE: Texas Department of Housing and Community Affairs, a public and official agency of the State of Texas

MORTGAGEE'S ADDRESS: P.O. Box 13941, Austin, Texas 78711

DEED OF TRUST:

Date: 1/12/2012
Grantor: Lora B. Washington
Trustee: Timothy K. Irvine of Travis County, Texas
Lender: Texas Department of Housing and Community Affairs, a public and official agency of the State of Texas
County: Bowie County, Texas
Recording Info: (HOME Program Owner Occupied Program) Deed of Trust dated 1/12/2012, recorded on 2/3/2012 at Document Number 1421, at Volume 6176, Page 288 in the real property records of Bowie County, Texas (the "Records"), being in renewal and extension of the unpaid principal balance from a (HOME Program Owner Occupied Program) Mechanic's Lien Contract signed on January 12, 2012, and recorded on February 3, 2012 at Document Number 1419, at Volume 6176, Page 274 in the Records, securing a (HOME Program Owner Occupied Program) Mechanic's Lien Note dated January 12, 2012, in the amount of \$75,648, as transferred to TDHCA by a Transfer of Lien recorded at Document Number 1420, at Volume 6176, Page 285 in the Records.
Property: All of Lot Numbered Two (2) in Block Numbered Thirty-two (32) of WEST TEXARKANA ADDITION to the City of Texarkana, Bowie County, Texas, with a street address of 2205 W. 9th St, Texarkana, TX 75501, including all personal property secured by the security agreement included in the Deed of Trust.

NOTE:

Date: 1/12/2012
Amount: \$75,648.00
Borrower: Lora B. Washington

Lender: Texas Department of Housing and Community Affairs, a public and official agency of the State of Texas

SUBSTITUTE TRUSTEE: JIM MILLS, SUSAN MILLS, ANDREW MILLS-MIDDLEBROOK, CHRISTY SMITH, RENEE MCCOART, KEN AUTREY, ED HENDERSON, JAMEY PARSONS

MAILING ADDRESS: P.O. Box 9932
Austin, Texas 78766

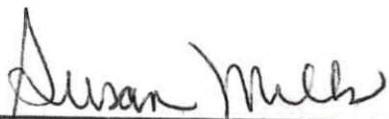
DATE OF SALE OF PROPERTY: February 6, 2024

EARLIEST TIME OF SALE OF PROPERTY: The earliest time at which the sale will occur is 10 o'clock a.m., and the sale shall occur no later than three hours after that time.

PLACE OF SALE OF PROPERTY: Area designated by the County Commissioner's Court, to wit: Front (north) entrance of Bowie County Courthouse located at 710 James Bowie Drive, New Boston, Texas 75570.

Mortgagee has appointed Substitute Trustee as Trustees under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale of Property, and because of default in performance of the obligations of the deed of trust, Substitute Trustee will offer the Property for sale by public auction to the highest bidder for cash, "AS IS", at the place and date specified to satisfy the debt secured by the deed of trust. The sale will begin at the earliest time stated above or within three hours after that time.



Susan Mills, Substitute Trustee

2/6/24

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: **July 19, 2022**

Grantor(s): **Ronald Scott Charlton, an unmarried man**

Original Mortgagee: **Mortgage Electronic Registration Systems, Inc., as nominee for RANLife, Inc.**

Original Principal: **\$244,308.00**

Recording Information: **2022-00008965**

Property County: **Bowie**

Property: **All that certain tract or parcel of land being a part of the JOHN MCCLURE HEADRIGHT SURVEY, Abstract No. 392, Bowie County, Texas, said the subject tract of land being more particularly described by metes and bounds as follows:**

COMMENCING at an iron rod at the Northwest corner of that certain 79.532 acre tract of land conveyed to Paul F. Whitfield and wife, Josie D. Whitfield by Deed dated September 22, 1976 of record in volume 606, Page 52, Deed Records of Bowie County, Texas;

THENCE: S 00 Degrees 23' 22" E, 550.08 feet along the West boundary line of said Whitfield tract to a point for corner;

THENCE: East, 1756.94 feet along the centerline of a public road right-of-way described in instrument of record in Volume 620, Page 51 of the Deed Records of Bowie County, Texas, to a point for corner and being the POINT OF BEGINNING for the herein described tract of land;

THENCE: N 25 Degrees 54' 46" E, passing at 22.76 feet to a 1/2" iron pin found for reference, passing a 1" iron pipe at 218.27 feet and continuing for a total distance of 609.50 feet to a 1/2" iron pin found for corner;

THENCE: S 89 degrees 33' 28" E, 262.92 feet with the North line of said Whitfield tract to a 1/2" iron pin found for corner;

THENCE: S 30 Degrees 04' 16" W, 607.67 feet to a 1/2" iron pin found for reference and continuing for a total distance of 631.14 feet to a point for corner in the center of said road right-of-way;

PLACES FOR RECORDING:
BOWIE COUNTY, TEXAS
TINA PETTY, COUNTY CLERK
2024 JAN -4 PM 1:07

THENCE: West, 213.02 feet along the center of said road right-of-way to the POINT OF BEGINNING and containing 2.996 acres of land, more or less, and BEING SUBJECT TO any rights vested in and to the public within the right-of-way of the County Road located along the South side of subject tract.

Property Address: **74 County Road 1120 West
Maud, TX 75567**

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: **RANLIFE, INC.**

Mortgage Servicer: **Allied First Bank, SB dba Servbank**

Mortgage Servicer **3138 E. Elwood Street**

Address: **Phoenix, AZ 85034**

SALE INFORMATION:

Date of Sale: **February 6, 2024**

Time of Sale: **11:00 AM or within three hours thereafter.**

Place of Sale: **Bowie County Courthouse, 710 James Bowie Drive, New Boston, TX 75570 or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**

Substitute Trustee: **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, Padgett Law Group, Michael J. Burns, or Jonathan Smith, any to act

Substitute Trustee: **546 Silicon Dr., Suite 103**

Trustee Address: **Southlake, TX 76092**

TXAttorney@PadgettLawGroup.com

APPOINTMENT OF SUBSTITUTE TRUSTEE:

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

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place, any to act, those substitute trustees identified in the SALE INFORMATION section of this notice, whose address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) 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 are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; 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:

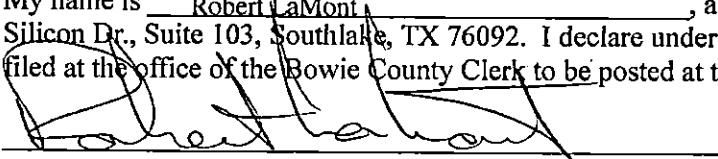
1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, 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 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 imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the 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 sold "AS-IS", purchaser's 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 interest 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.
5. 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, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.



Paige Jones

CERTIFICATE OF POSTING

My name is Robert LaMont, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on January 4, 2024, I filed at the office of the Bowie County Clerk to be posted at the Bowie County courthouse this notice of sale.

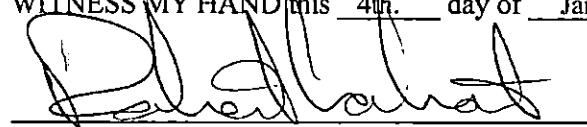


Declarant's Name: Robert LaMont

Date: January 4, 2024

Padgett Law Group
546 Silicon Dr., Suite 103
Southlake, TX 76092
TXAttorney@PadgettLawGroup.com
(850) 422-2520

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

A handwritten signature in black ink, appearing to read "Robert LaMont".

Robert LaMont, January 4, 2024

2/6/2024

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

2024 JAN -4 PM 1:08

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

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

TS No TX14000191-23-1

APN 10740001910

TO No 230570663-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on April 18, 2017, EBONY ROCKWELL, A SINGLE WOMAN as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of ALLAN B. POLUNSKY as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for HIGHLANDS RESIDENTIAL MORTGAGE, LTD., 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 \$93,939.00, payable to the order of Lakeview Loan Servicing, LLC as current Beneficiary, which Deed of Trust recorded on April 20, 2017 as Document No. 2017-4620 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 10740001910

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, 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

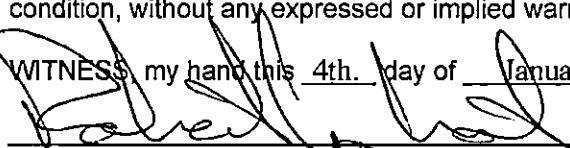
WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Lakeview Loan Servicing, LLC, the legal holder of such indebtedness and the liens securing same has requested either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

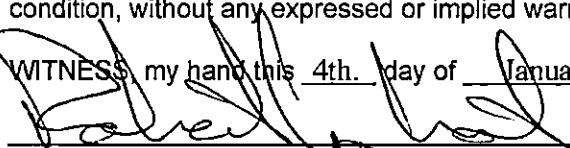
NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, February 6, 2024 at 11:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Bowie 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: **Bowie County Courthouse, 710 James Bowie Drive, New Boston, TX 75570, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**

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 4th. day of January, 2024.


By: Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, 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.insourcelogic.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766**

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 TRACT OR PARCEL OF LAND BEING ALL OF LOTS NUMBERED TWO (2) AND THREE (3) AND A PART OF LOT NUMBERED FOUR (4) IN BLOCK NUMBERED TWO (2) OF HIGHLAND PARK ADDITION TO THE CITY OF NEW BOSTON, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION RECORDED IN VOLUME 204, PAGE 143 OF THAT PLAT RECORDS OF BOWIE COUNTY, TEXAS, AND THAT PART OF LOT NO. 4 IN BLOCK NO. 2 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN SET FOR CORNER AT THE NORTHWEST CORNER OF LOT NO. 4 IN BLOCK NO. 2 OF HIGHLAND PARK ADDITION, SAID POINT OF BEGINNING BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CANNON STREET AND BEING ON A CURVE TO THE LEFT HAVING A RADIUS OF 530.00 FEET;

THENCE: NORTHEASTERLY, WITH SAID RIGHT-OF-WAY LINE AND WITH SAID CURVE TO THE LEFT, SAME BEING THE NORTH LINE OF SAID LOT NO. 4, A DISTANCE OF 21.00 FEET THROUGH A CENTRAL ANGLE OF 02° 16' 13" TO A 1/2" IRON PIN SET FOR CORNER;

THENCE: S 04° 54' 37" E, 105.09 FEET TO A 1/2" IRON PIN SET FOR CORNER ON THE SOUTH LINE OF SAID LOT NO. 4, SAME BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 635.00 FEET;

THENCE: SOUTHWESTERLY, WITH SAID CURVE TO THE RIGHT, SAME BEING THE SOUTH LINE OF SAID LOT NO. 4, A DISTANCE OF 30.00 FEET THROUGH A CENTRAL ANGLE OF 02° 42' 26" TO A 1/2" IRON PIN SET FOR CORNER AT THE SOUTHWEST CORNER OF SAID LOT NO. 4;

THENCE: NORTH 105.00 FEET WITH THE WEST LINE OF SAID LOT NO. 4 TO THE POINT OF BEGINNING.

APN #: 10740002000

COPY

2/4/24

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

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated June 18, 2008, executed by **LONSONYE R. MARTIN, A SINGLE PERSON**, ("Mortgagor") to Michael Gary Orlando, Trustee, for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Instrument No. 8967, Official Public Records of Bowie County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesseltine, whose address is listed below, or Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont or Allan Johnston, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, February 6, 2024**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Bowie County Courthouse at the place designated by the Commissioner's Court for such sales in Bowie County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 11:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to a 2008 CMH Pinehurst Manufactured Home, Serial No. CSS009499TXAB.

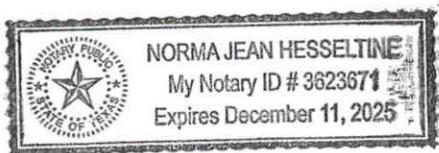
Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the Armed Forces of the United States, Please Send Written Notice of the Active Duty Military Service to the Sender of this Notice Immediately.

EXECUTED this 13 day of December, 2023.

K. Clifford Littlefield
K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401
Telephone: (361) 884-0612
Facsimile: (361) 884-5291
Email: clittlefield@umhllaw.com

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 13 day of December, 2023, to certify which witness my hand and official seal.



Norma Jean Hesseltine
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

All that certain tract or parcel of land being a part of the Nancy Dycus Headright Survey, A-145, Bowie County, Texas and being a part of a 1.48 Acre tract as described in Warranty deed from D. H. Lee and Kirk Patton to Doris Jean Martin dated August 8, 1985, recorded in Volume 779, Page 17 of the Real Property Records of Bowie County, Texas and being more particularly described as follows:

BEGINNING: At a found 1/2" iron pipe for corner at an existing fence corner at the Southeast corner of the above described 1.48 Acre tract of land, same being the West boundary line of a 1.0 Acre tract as described in Warranty Deed to Betty Bush recorded in Volume 1974, Page 245 of the Real Property Records of Bowie County, Texas;

THENCE: N 90° 00' 00" W, with the South boundary line of the above described 1.48 Acre tract, 108.30 feet to a set 5/8" rebar for corner;

THENCE: N 00° 00' 00" E, 200.75 feet to a set 5/8" rebar for corner on the South Right-of-Way line of County Road NO. 1304;

THENCE: N 89° 37' 06" E, with the South Right-of-Way line of County Road No. 1304, 108.30 feet to a set 5/8" rebar for corner in an existing fence line;

THENCE: S 00° 00' 00" E, along an existing fence line, same being the East boundary line of the above described 1.48 Acre tract, same being the West boundary line of a 1.92 Acre tract as described in Warranty deed to Betty Bush recorded in Volume 2200, Page 250 of the Real Property Records of Bowie County, Texas, 201.47 feet to the POINT OF BEGINNING, containing 0.5000 of an Acre of land, more or less.

Return to:
K. Clifford Littlefield
Upton, Mickits & Heymann, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401

2/6/24

BOWIE COUNTY, TEXAS
TINA PETTY, COUNTY CLERK

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2023 DEC 14 AM 8:56

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

Matter No.: 118718-TX

Date: December 13, 2024

County where Real Property is Located: Bowie

ORIGINAL MORTGAGOR: ROGER R. ADCOCK AND WIFE, ANDREA ADCOCK WITH HER JOINING HEREIN TO PERFECT THE SECURITY INTEREST BUT NOT TO OTHERWISE BE LIABLE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR STATE BANK OF DE KALB, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 1/30/2015, RECORDING INFORMATION: Recorded on 2/3/2015, as Instrument No. 2015-1302

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOTS NUMBERED TWENTY-SEVEN (27), TWENTY-EIGHT (28), TWENTY-NINE (29), SIXTY-TWO (62), SIXTY-THREE (63), AND SIXTY-FOUR (64) IN BLOCK NUMBERED FOUR (4), AND ALL OF PLATTED TRACY STREET PERPENDICULAR TO SAID RUNNELS CITY FIRST ADDITION, 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 204, PAGE 201 OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **2/6/2024**, 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.

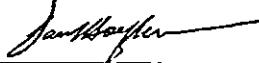
PennyMac Loan Services, LLC is acting as the Mortgage Servicer for PennyMac Loan Services, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. PennyMac Loan Services, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

PennyMac Loan Services, LLC
3043 Townsgate Rd, Suite 200
Westlake Village, CA 91361

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, PAUL A. HOEFKER 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, 8880 Rio San Diego Drive, Suite 725, San Diego, CA 92108-0935, Phone: (713) 293-3618.

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: 

Paul A. Hoefker, Attorney
Aldridge Pite, LLP
8880 Rio San Diego Drive, Suite 725
San Diego, California 92108


Robert LaMont, December 14, 2023

Return to:
ALDRIDGE PITE, LLP
8880 RIO SAN DIEGO DRIVE, SUITE 725
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
866-931-0036

2-6-2024

2023 DEC 21 PM 3:15

23-03657
508 JEFFERSON ST, NEW BOSTON, TX 75570

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

Property: The Property to be sold is described as follows:

LOT 84, CRESTVIEW SUBDIVISION, TO NEW BOSTON, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 329, PAGE 85-88, OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS.

Security Instrument: Deed of Trust dated May 18, 2023 and recorded on May 19, 2023 at Instrument Number 2023-00004682 in the real property records of BOWIE County, Texas, which contains a power of sale.

Sale Information: February 6, 2024, at 11:00 AM, or not later than three hours thereafter, at the front (north) entrance of the Bowie County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by KADIN DANIELS secures the repayment of a Note dated May 18, 2023 in the amount of \$157,070.00. GUARANTEED RATE, INC., whose address is c/o ServiceMac, LLC, 9726 Old Bailes Road, Suite 200, Fort Mill, SC 29707, is the current mortgagee of the Deed of Trust and Note and ServiceMac, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

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.



4804893

ServiceLink

Nicki Company

De Cubas & Lewis, P.C.
Nicki Company , Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310


Substitute Trustee(s): Ramiro Cuevas, Aurora
Campos, Jonathan Harrison, Shawn Schiller, Patrick
Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin,
Lisa Bruno, Angie Uselton, Jami Hutton, Tonya
Washington, Monica Henderson, Terry Waters, Logan
Thomas, Robert LaMont, Harriett Fletcher, Sheryl
LaMont, Allan Johnston, Sharon St. Pierre, Ronnie
Hubbard, Jami Grady, Conrad Wallace, Misty
McMillan, Ashlee Luna, Ronnie Hubbard and
Auction.com employees included but not limited to
those listed herein.

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

Certificate of Posting

I, Robert LaMont, declare under penalty of perjury that on the 21st day of
December, 2023, I filed and posted this Notice of Foreclosure Sale in accordance with the
requirements of BOWIE County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).



Robert LaMont, December 21, 2023.

2/6/24

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

2023 NOV 20 AM 10:35

204 COUNTY ROAD 3006
NEW BOSTON, TX 75570

00000009733775

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 06, 2024

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 indebtedness 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



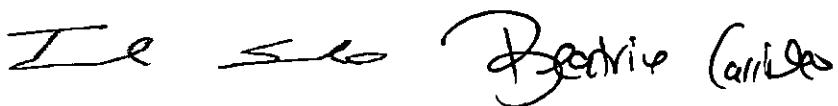
NTSS00000009733775

204 COUNTY ROAD 3006
NEW BOSTON, TX 75570

00000009733775

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, SHANAH 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

00000009733775

00000009733775

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.

COPY

2-6-2024

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

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated April 25, 2019, executed by **JASON LYNN TURMAN A/K/A JASON L. TURMAN, MARRIED AND LESLIE RENEA TURMAN A/K/A LESLIE TURMAN, NON-BORROWING SPOUSE** ("Mortgagor") to K. Clifford Littlefield, Trustee for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Instrument No. 2019-00004330, Official Public Records of Bowie County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesseltine, whose address is listed below, or Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont or Allan Johnston, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, February 6, 2024**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Bowie County Courthouse at the place designated by the Commissioner's Court for such sales in Bowie County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 11:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to a 2018 CMH Manufactured Home, Serial No. CAP032130TNAB.

Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the Armed Forces of the United States, Please Send Written Notice of the Active Duty Military Service to the Sender of this Notice Immediately.

EXECUTED this 5 day of December, 2023.

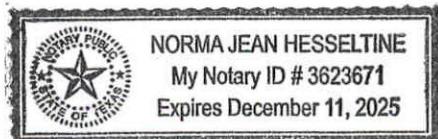
K. Clifford Littlefield
K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401
Telephone: (361) 884-0612
Facsimile: (361) 884-5291
Email: clittlefield@umhllaw.com

BOWIE COUNTY, TEXAS
TRAVIS PETTY, COUNTY CLERK

REC'D DEC 11 PM 1:05

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 5 day of December, 2023, to certify which witness my hand and official seal.



Norma Jean Hesseltine
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Lot Numbered ONE (1) of CUMMINGS ACRES FIRST to the City of Texarkana, Bowie County, Texas, a subdivision out of the George Morris Headright Survey, Abstract No. 372, Bowie County, Texas, according to the map or plat thereof recorded in Volume 5662, Page 178 of the Real Property Records of Bowie County, Texas.

Return to:
K. Clifford Littlefield
Upton, Mickits & Heymann, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401

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

Our Case No. 19-02424-FC-2

2023 NOV 21 PM 1:06

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS
COUNTY OF BOWIE

Deed of Trust Date:
December 2, 2013

Property address:
101 PINE STREET
MAUD, TX 75567

Grantor(s)/Mortgagor(s):
DELORIS T. GUETERMAN AND HUSBAND, CHARLES
G. GUETERMAN

LEGAL DESCRIPTION: LOT NUMBERED EIGHT (8) OF TANGLEWOOD SECOND ADDITION, A PART OF THE DANIEL MORRIS HEADRIGHT SURVEY, ABSTRACT NO. 381, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION RECORDED IN VOLUME 443, PAGE 472 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR NTFN, INC. DBA PREMIER NATIONWIDE LENDING ITS SUCCESSORS AND ASSIGNS

Earliest Time Sale Will Begin: 11:00 AM

Current Mortgagee:
PENNYSMAC LOAN SERVICES, LLC

Date of Sale: FEBRUARY 6, 2024

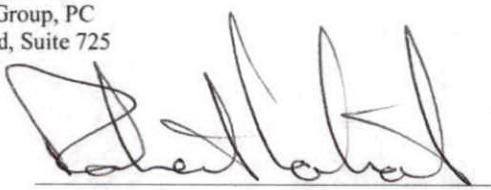
Property County: BOWIE

Original Trustee: GREGORY GRAHAM

Recorded on: December 6, 2013
As Clerk's File No.: 14697
Mortgage Servicer:
PENNYSMAC LOAN SERVICES, LLC

Substitute Trustee:
Meghan Byrne, Robert La Mont, David Sims, Harriett Fletcher, Allan Johnston, Ronnie Hubbard, Marinosci Law Group PC, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Jami Hutton, Tonya Washington, Monica Henderson, Misty McMillan, Auction.com, Terry Waters, Ashlee Luna

Substitute Trustee Address:
c/o Marinosci Law Group, PC
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300



Posted by Robert LaMont, November 21, 2023.

**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 current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Meghan Byrne, Robert La Mont, David Sims, Harriett Fletcher, Allan Johnston, Ronnie Hubbard, Marinosci Law Group PC, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Jami Hutton, Tonya Washington, Monica Henderson, Misty McMillan, Auction.com, Terry Waters, Ashlee Luna, 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 Mortgagee therein.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, FEBRUARY 6, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter. The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the Bowie County Courthouse, 710 James Bowie Drive, New Boston, TX 75570 as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

PENNYMAC LOAN SERVICES, LLC, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. 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 debt.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the 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, 11/16/23

MARINOSCI LAW GROUP, PC

By: 

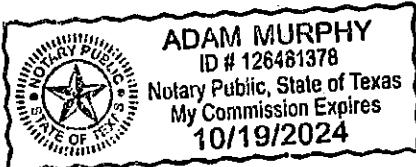
SAMMY HOODA
MANAGING ATTORNEY

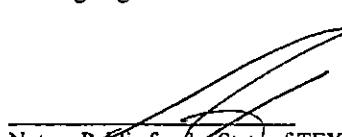
THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, ADAM MURPHY, the undersigned officer, on this, the 10 day of Nov 2023, personally appeared SAMMY HOODA, □ known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal

(SEAL)




Notary Public for the State of TEXAS

My Commission Expires: 10-19-24

Adam Murphy
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD, #200
WESTLAKE VILLAGE, CA 91361
Our File No. 19-02424

Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
16415 Addison Road, Suite 725
Addison, TX 75001

2-0-2024
NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 7/30/2021	Grantor(s)/Mortgagor(s): HARLEE ATKINS, AN UNMARRIED MAN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GUILD MORTGAGE COMPANY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Guild Mortgage Company LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2021-00009133	Property County: BOWIE
Mortgage Servicer: Guild Mortgage Company LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 5887 Copley Drive, San Diego, CA 92111
Date of Sale: 2/6/2024	Earliest Time Sale Will Begin: 11:00 am
Place of Sale of Property: 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.	

Legal Description: LOTS NUMBERED NINETEEN (19) AND TWENTY (20) IN BLOCK NUMBERED ELEVEN (11) OF BELL HEIGHTS ADDITION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS. ACCORDING TO THE MAP OR PLAT OF SAID ADDITION RECORDED IN VOLUME 40, PAGE 280, PLAT RECORDS AND VOLUME 204, PAGE 67 OF PLAT RECORDS OF BOWIE COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Jami Grady, Tonya Washington, Misty McMillan, Auction.com, Terry Waters, Ashlee Luna, Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Sheryl LaMont or Allan Johnston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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

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

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

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

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Dated: 11/27/2023

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

Dated: November 30, 2023

Robert LaMont
Printed Name:

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

2023 NOV 30 PM 2:37
BOWIE COUNTY TEXAS
TINA PERRY, COUNTY CLERK

MH File Number: TX-23-100252-POS
Loan Type: FHA