

7-2-24

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 10/31/2016	Grantor(s)/Mortgagor(s): BRIAN ALAN WILLIAMS AND KRISTIN NICOLE WILLIAMS
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR HIGHLANDS RESIDENTIAL MORTGAGE, LTD., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Lakeview Loan Servicing, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2016-13604	Property County: BOWIE
Mortgage Servicer: M&T Bank is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 1 Fountain Plaza, Buffalo, NY 14203
Date of Sale: 7/2/2024	Earliest Time Sale Will Begin: 11:00AM
Place of Sale of Property: THE FRONT (NORTH) ENTRANCE OF THE BOWIE COUNTY COURTHOUSE IN NEW BOSTON, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT NUMBERED SEVEN (7) OF E. H. POTEET SUBDIVISION, A SUBDIVISION OF A PART OF THE WILLIAM B. HAWKINS HEADRIGHT SURVEY, ABSTRACT NO. 258, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 532, PAGE 753 OF THE 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, Robert LaMont, Harriett Fletcher, Ronnie Hubbard, 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.

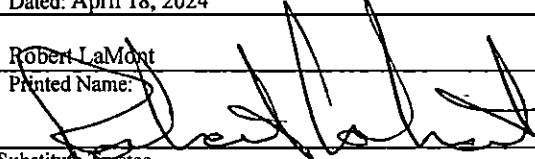
Dated: 4/17/2024



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX, 75075
Attorneys for M&T Bank

Dated: April 18, 2024

Robert LaMont
Printed Name:


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

FILED FOR RECORD IN:
BOWIE COUNTY, TEXAS
TINA PETTY, COUNTY CLERK
2024 APR 18 PM 1:50

MH File Number: TX-23-99489-POS
Loan Type: FHA

7-2-2024
NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 5/31/2006	Grantor(s)/Mortgagor(s): PHILLIP CABANAYAN AND JUANITA REYES; BOTH SINGLE PERSONS
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GUARANTY BOND BANK, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Nationstar Mortgage LLC
Recorded in: Volume: 4906 Page: 129 Instrument No: 8222	Property County: BOWIE
Mortgage Servicer: Nationstar Mortgage LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 8950 Cypress Waters Blvd., Coppell, TX 75019
Date of Sale: 7/2/2024	Earliest Time Sale Will Begin: 11am
Place of Sale of Property: 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 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: THE SOUTH 65.00 (S 65') OF LOT NUMBERED FORTY (40) IN BLOCK NUMBERED TWO (2) OF WESTLAWN ADDITION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION RECORDED IN VOLUME 40, PAGE 310 OF THE 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, Robert LaMont, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Ronnie Hubbard, 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.

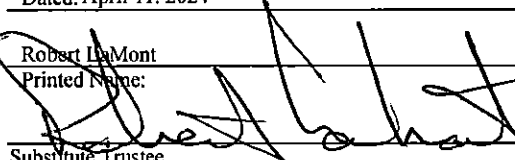
Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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(D): 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: 4/9/2024


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

Dated: April 11, 2024
 Robert LaMont
 Printed Name:

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

2024 APR 11 AM 11:31
 BOWIE COUNTY CLERK

MH File Number: TX-24-101198-POS
Loan Type: FHA

7-2-2024

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 10/26/2009	Grantor(s)/Mortgagor(s): ERIN E. VALENTINE, A SINGLE PERSON
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GUARANTY BOND BANK, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Lakeview Loan Servicing, LLC
Recorded in: Volume: 5716 Page: 255 Instrument No: 14358	Property County: BOWIE
Mortgage Servicer: M&T Bank is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 1 Fountain Plaza, Buffalo, NY 14203
Date of Sale: 7/2/2024	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: LOT NUMBERED ONE (1), IN BLOCK NUMBERED ONE (1) OF PEBBLE CREEK SUBDIVISION, A SUBDIVISION OF A PART OF NANCY DYCUS HEADRIGHT SURVEY, ABSTRACT NO. 145, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 4617, PAGE 91 OF THE REAL PROPERTY 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, 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.

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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: 4/22/2024

Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for M&T Bank

Dated: April 25, 2024

Robert LaMont
Printed Name:

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

FILED FOR RECORD IN:
BOWIE COUNTY, TEXAS
TINA PETTY, COUNTY CLERK
2024 APR 25 PM 2:28

MH File Number: TX-24-102131-POS
Loan Type: FHA

Sheriff's Sale

7-2-24

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

2024 MAY 24 PM 2:22

Notice of Foreclosure Resale

THE STATE OF TEXAS
COUNTY OF BOWIE

THIS NOTICE OF FORECLOSURE IS GIVEN pursuant to Tex. Tax Code Chapter 34, and Tex. R. Civ. P. 21a. by virtue of an Order of Resale issued on April 30, 2024, pursuant to the Judgment rendered on September 25, 2023 by the 102nd Judicial District Court in Bowie County, Texas, in Cause No. 23C0014-102 styled FNA VI, LLC VS. JON BECK, ET AL, on May 17, 2024, I levied, against all legal interest and/or right of all defendants subject to said Judgment, upon the following described tracts or parcels of land:

LEGAL DESCRIPTION: ALL THAT CERTAIN LOT OR PARCEL OF LAND BEING A PORTION OF LOTS 9 AND 10 OF THE COX-WHYTE SUBDIVISION, BOWIE COUNTY, TEXAS, AS PER PLAT THEREOF RECORDED IN VOLUME 204 PAGE 247 OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS, AND BEING FURTHER DESCRIBED AS THE SOUTH 160 FEET OF THE SOUTH 235 FEET OF SAID LOT 10 AND THE SOUTH 160 FEET OF A STRIP IN THE SOUTHEAST CORNER OF SAID LOT 9 BEING 31 FEET EAST AND WEST BY 235 FEET NORTH AND SOUTH, BOWIE COUNTY, TEXAS; AKA. PARCEL/ACCOUNT # 04700001100 PER THE BOWIE CENTRAL APPRAISAL DISTRICT, BOWIE COUNTY, TEXAS.

STREET ADDRESS: 229 Alan, Texarkana, TX 75501

TAX ACCOUNT NUMBER(S): 04700001100

On July 2, 2024, being the first Tuesday of said month, between the hours of 10:00 am and 4:00 pm, at the front (North) entrance of the Courthouse, New Boston, Texas, I will offer for sale and sell at public auction, for cash, all the right, title, and interest in and to said tracts or parcels of land held by the grantee(s) in Document No. 2024-00002909, recorded in the Official Public Records of Bowie County, Texas, as provided for by Tex. Tax Code Secs. 34.05(c) and (d), to satisfy the delinquent tax liens referenced in said Judgment that encumber said tracts or parcels of land, pursuant to and in accord with Tex. Tax Code Secs. 34.05(c) and (d). I hereby verify, certify and declare under penalty of perjury that I delivered a true and correct copy of this Notice of Foreclosure Resale by Certified Mail and First-Class Mail through the United States Postal Service, return receipt requested, to each of the defendant named in said Judgment.

Beck, Jon
Acct.: H203996

"THIS SALE IS BEING CONDUCTED PURSUANT TO STATUTORY OR JUDICIAL REQUIREMENTS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED.

"THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE SELLER NOR THE SHERIFF'S DEPARTMENT WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. BUYERS ASSUME ALL RISKS.

"IN SOME SITUATIONS, A LOT OF FIVE ACRES OR LESS IS PRESUMED TO BE INTENDED FOR RESIDENTIAL USE. HOWEVER, IF THE PROPERTY LACKS WATER OR WASTEWATER SERVICE, THE PROPERTY MAY NOT QUALIFY FOR RESIDENTIAL USE. A POTENTIAL BUYER WHO WOULD LIKE MORE INFORMATION SHOULD MAKE ADDITIONAL INQUIRIES OR CONSULT WITH PRIVATE COUNSEL."

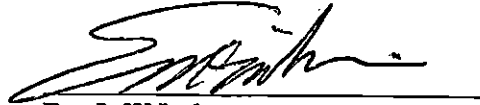
"ESTA VENTA SE LLEVA A CABO CONFORME A LOS REQUISITOS ESTATUTARIOS O JUDICIALES. LOS OFERTANTES PRESENTARÁN SUS OFERTAS SOBRE LOS DERECHOS, TÍTULO E INTERESES, SI LOS HUBIERE, DEL BIEN INMUEBLE EN VENTA.

"LA PROPIEDAD SE VENDE ASÍ COMO ESTÁ, DÓNDE ESTÁ, Y SIN NINGUNA GARANTÍA, NI EXPLÍCITA NI IMPLÍCITA. NI EL VENDEDOR NI EL DEPARTAMENTO DEL SHERIFF ASEGURA NI DECLARA NADA EN CUANTO AL TÍTULO DE PROPIEDAD, LA CONDICIÓN, HABITABILIDAD, COMERCIALIZABILIDAD O IDONEIDAD PARA UN DETERMINADO PROPÓSITO. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS.

"EN ALGUNAS SITUACIONES, UN LOTE DE CINCO ACRES O MENOS SE PRESUME QUE ESTÉ DESTINADO PARA USO RESIDENCIAL. SIN EMBARGO, SI LA PROPIEDAD NO CUENTA CON EL SERVICIO DE AGUAS BLANCAS O AGUAS NEGRAS, PUEDE QUE NO CALIFIQUE PARA USO RESIDENCIAL. UN POSIBLE CLIENTE QUE DESEE MAYOR INFORMACIÓN DEBERÁ INVESTIGAR MÁS O ASESORARSE CON UN ABOGADO."

Dated at Bowie County, Texas this 24 day of May, 2024.

Bowie County Sheriff's Office, Texas



By: Jeff Neal

Sheriff of Bowie County, Texas

Sheriff Sale

7-2-24

CLERK OF DISTRICT COURT
BOWIE COUNTY, TEXAS
TRACY L. COOPER, COUNTY CLERK

2024 MAY 24 PM 2:22

Notice of Foreclosure Resale

THE STATE OF TEXAS
COUNTY OF BOWIE

THIS NOTICE OF FORECLOSURE IS GIVEN pursuant to Tex. Tax Code Chapter 34, and Tex. R. Civ. P. 21a, by virtue of an Order of Resale issued on April 30, 2024, pursuant to the Judgment rendered on September 25, 2023 by the 102nd Judicial District Court in Bowie County, Texas, in Cause No. 23C0014-102 styled **FNA VI, LLC VS. JON BECK, ET AL**, on May 17, 2024, I levied, against all legal interest and/or right of all defendants subject to said Judgment, upon the following described tracts or parcels of land:

LEGAL DESCRIPTION: LOT NO. 6 IN BLOCK NO. 10 OF GRANDVIEW ADDITION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF FILED IN THE PLAT RECORDS OF BOWIE COUNTY, TEXAS.

STREET ADDRESS: 3325 Findley, Texarkana, TX 75501

TAX ACCOUNT NUMBER(S): 09220006600

On July 2, 2024, being the first Tuesday of said month, between the hours of 10:00 am and 4:00 pm, at the front (North) entrance of the Courthouse, New Boston, Texas, I will offer for sale and sell at public auction, for cash, all the right, title, and interest in and to said tracts or parcels of land held by the grantee(s) in Document No. 2024-00002910, recorded in the Official Public Records of Bowie County, Texas, as provided for by Tex. Tax Code Secs. 34.05(c) and (d), to satisfy the delinquent tax liens referenced in said Judgment that encumber said tracts or parcels of land, pursuant to and in accord with Tex. Tax Code Secs. 34.05(c) and (d). I hereby verify, certify and declare under penalty of perjury that I delivered a true and correct copy of this Notice of Foreclosure Resale by Certified Mail and First-Class Mail through the United States Postal Service, return receipt requested, to each of the defendant named in said Judgment.

"THIS SALE IS BEING CONDUCTED PURSUANT TO STATUTORY OR JUDICIAL REQUIREMENTS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED.

"THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE SELLER NOR THE SHERIFF'S DEPARTMENT WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE,

Beck, Jon
Acct: H203996.

"THIS SALE IS BEING CONDUCTED PURSUANT TO STATUTORY OR JUDICIAL REQUIREMENTS, BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED.

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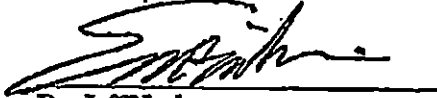
"ESTA VENTA SE LLEVA A CABO CONFORME A LOS REQUISITOS ESTADUNTARIOS O JUDICIALES. LOS OFERTANTES PRESENTARÁN SUS OFERTAS SOBRE LOS DERECHOS, TÍTULO E INTERESES, SI LOS HUBIERE, DEL BIEN INMUEBLE EN VENTA.

"LA PROPIEDAD SE VENDE ASI COMO ESTA, DONDE ESTA, Y SIN NINGUNA GARANTIA, NI EXPLICITA NI IMPLICITA. NI EL VENDEDOR NI EL DEPARTAMENTO DEL SHERIFF ASSEGURA NI DECLARA NADA EN CUANTO AL TITULO DE PROPIEDAD, LA CONDICION, HABITABILIDAD, COMERCIALIZACION O IDONEIDAD PARA UN DETERMINADO PROPOSITO. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS.

"EN ALGUNAS SITUACIONES, UN LOTE DE CINCO ACRES O MENOS SE PRESUME QUE ESTE DESTINADO PARA USO RESIDENCIAL. SIN EMBARGO, SI LA PROPIEDAD NO CUENTA CON EL SERVICIO DE AGUAS BLANCAS O AGUAS NEGRAS, PUEDE QUE NO CALIFIQUE PARA USO RESIDENCIAL. UN POSIBLE CLIENTE QUE DESEE MAYOR INFORMACION DEBERA INVESTIGAR MAS O ASESORARSE CON UN ABOGADO."

Dated at Bowie County, Texas this 24 day of May, 2024.

Bowie County Sheriff's Office, Texas



By: Jeff Neal

Sheriff of Bowie County, Texas

July 2, 2024

TRUSTEE'S OFFICE
BOWIE COUNTY CLERK

TRUSTEE'S OFFICE
BOWIE COUNTY CLERK

2024 JUN 13 PM 2:13 NOTICE OF NON-JUDICIAL FORECLOSURE SALE 2024 JUN 13 PM 2:13

WHEREAS That certain Deed of Trust (the "Deed of Trust") dated February 20, 2024, from Richard Lee Moore Jr. ("Borrower"), as Grantor Carmen Majia, Trustee, filed for record on March 4th, 2024, in Real Property Records of Bowie County, Texas, more particularly described therein, which serves as security for a \$57,000 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, Challenger Trust, 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 2nd, 2024 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, 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 Bowie County, Texas, which real property is described as follows:

Legal Description Lot Numbered five (5) in Block Numbered Forty (40) of BROADMOOR, an annex to Beverly Heights, and Addition to the City of Texarkana, Bowie County, Texas according to the map or plat filed for the record on August 5, 1925, and recorded in Volume 40 Page 172, Plat Records of Bowie County, Texas.

Commonly known as 211 Connella St, Texarkana, Bowie County, TX 75501

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 10th, 2024

Commonly known as 211 Connella St, Texarkana, Bowie County, TX 75501

Justin Milam
Challenger Trust, LLC

Acknowledgement

STATE OF Texas)
COUNTY OF Lampasas)

This instrument was acknowledged before me on June 10th, 2024 by Justin Milam
for Challenger Trust, LLC.

NOTARY SEAL:



L. Carmen Mejia
Notary Public, the State of Texas

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

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF BOWIE

§

§

Date: June 10, 2024

Deed of Trust

Dated:	July 28, 2023
Grantor:	Frontier Capital Ventures, LLC
Trustee:	Dean A. Searle
Beneficiary:	Ashwin Patel, Minaxi Patel, and Sabrina Patel
County Where Property is Located:	Bowie County
Recorded As:	Doc. No. 2023-00007530, Official Public Records of Bowie County, Texas.
Property:	The tracts and improvements situated in the T. B. Moores Headright Survey, A-398, Bowie County, Texas, as described on the attached Exhibit "A".

2024 JUN 12 PM 1:36
 TINA PETTY, COUNTY CLERK
 BOWIE COUNTY, TEXAS

DATE OF SALE OF PROPERTY (First Tuesday of the Month, Between 1:00 PM and 4:00 PM): July 2, 2024

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

WHEREAS, ~~Frontier Capital Ventures, LLC~~ (the "Grantor"), executed Deed of Trust dated July 28, 2023, and recorded on August 7, 2023, in the Official Public Records of Bowie County, Texas (the "Records") as Doc. No. 2023-00007530 (together with all extensions, modifications, and renewals, if any, collectively referred to hereinafter as the "Deed of Trust");

WHEREAS, the Grantor, pursuant to the Deed of Trust, conveyed to Dean A. Searle (the "Trustee") for the benefit of Ashwin Patel, Minaxi Patel, and Sabrina Patel (the "Beneficiary"), all of the Property described, defined, and referred to in the Deed of Trust;

WHEREAS, the Deed of Trust secures payment of that certain Promissory Note dated July 28, 2023, executed by the Grantor, as the Maker, and payable to the order of Ashwin Patel, Minaxi Patel, and Sabrina Patel (the "Beneficiary"), in the original principal sum of ONE HUNDRED

THOUSAND AND 00/100 DOLLARS (\$100,000.00) (together with all extensions, modifications, and renewals, if any, collectively referred to as the "Note");

WHEREAS, the Beneficiary is the current legal owner and holder of the indebtedness secured by the Deed of Trust (the "Indebtedness") and Beneficiary, as the holder of the Indebtedness, may appoint in writing a substitute or successor trustee succeeding to all rights and responsibilities conferred upon the Trustee in the Deed of Trust and by applicable law;

WHEREAS, Grantor has defaulted in the performance of its obligations under the Deed of Trust, notice has been given to Grantor by certified mail, return receipt requested, stating that Grantor is in default, and Grantor has failed to cure such default(s);

WHEREAS, acceleration of maturity and demand have been made upon Grantor for payment of the Indebtedness, and/or have been waived, and/or have occurred;

WHEREAS, the proceeds of the Note were used for commercial purposes, and the Property was not to be used by the debtor for residential purposes;

WHEREAS, the Deed of Trust named Dean A. Searle as Trustee of the Deed of Trust;

WHEREAS, the Note secured by the Deed of Trust ("the Note") and Deed of Trust are in default and the entire unpaid balance of the Note is due and payable, and Beneficiary intends to enforce the power of sale set forth in the Deed of Trust; and

WHEREAS, the Beneficiary has directed the Trustee to enforce the power of sale under the Deed of Trust for the purpose of collecting the indebtedness secured under it, after the giving of at least 21 consecutive days' notice and recording the Notice in the Harrison County Clerk's Office giving the time, place, and terms of said sale, and description of the property to be sold, pursuant to the Deed of Trust and the laws of the State of Texas;

NOW, THEREFORE, I, Dean A. Searle, Trustee, at the request of the Beneficiary, hereby give notice, after due posting as required by the Deed of Trust and the Texas Property Code, that I will, or a Substitute Trustee will, after due posting and filing of this Notice, and after having given written notice of at least 21 consecutive days by certified mail, return receipt requested, to each debtor obligated to pay the Note and indebtedness secured by the Deed of Trust, at the last-known address of each such debtor, according to the records of Beneficiary, as required by the Deed of Trust and the laws of the State of Texas, sell the Property at public auction to the highest bidder or bidders for cash at the Bowie County Courthouse, New Boston, Bowie County, Texas, the area that has been designated as the general area where foreclosure sales are conducted

pursuant to the order of the Commissioner's Court which has been recorded in the office of the County Clerk of Bowie County, Texas, the sale to begin no earlier than 1:00 PM and no later than three (3) hours after such time, on the first Tuesday of July, 2024.

Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the property is sold. Payment in cash shall be made no later than 4:00 PM at the office of the Trustee, Dean A. Searle, 305 West Rusk Street, Marshall, Texas 75670, on the day of the sale, unless the purchaser and the Trustee reach some other agreement.

The Trustee reserves the right to postpone the sale for any reason without prior written notice. The Trustee reserves the right to reject any bid for any reason within his sole discretion. The Trustee reserves the right to accept back-up bids, which may replace the prevailing bid in the event a purchaser fails to timely make payment under the terms of this Notice and the Texas Property Code. The Trustee further reserves the right to set additional reasonable conditions for conducting the foreclosure sale, and any such additional conditions shall be announced by the Trustee prior to the start of the sale.

The foreclosure sale would 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 be made subject to all prior matters of record effecting the property, if any, to the extent that they remain in force and effect and have not been subordinated in the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matter, if any.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE TRUSTEE OR ANY DULY APPOINTED SUBSTITUTE TRUSTEE OR HOLDERS OF SAID INDEBTEDNESS, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE BENEFICIARY NOR THE TRUSTEE OR SUBSTITUTE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE 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 REPRESENTATION WHATSOEVER WITH RESPECT TO THE

PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER(S). PROSPECTIVE BIDDERS ARE ADVISED TO CONDUCT AN INDEPENDENT INVESTIGATION OF THE NATURE AND PHYSICAL CONDITION OF THE PROPERTY.

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

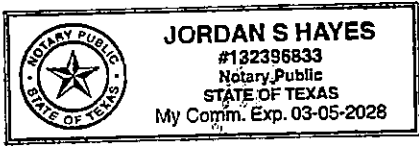
WITNESS BY HAND this 10th day of June, 2024.

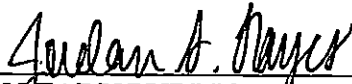


Dean A. Searle, Trustee

THE STATE OF TEXAS §
 §
COUNTY OF HARRISON §

This instrument was acknowledged before me on the 10th day of June, 2024, by Dean A. Searle, Trustee.





NOTARY PUBLIC, State of Texas
My Commission Expires: 3.5.2028

Jordan S. Hayes
Typed or Printed Name of Notary

Exhibit "A"

Tract No. 1:

All that certain tract or parcel of land situated in the City of Texarkana, Bowie County, Texas, a part of the T. B. MOORES HEADRIGHT SURVEY, Abstract No. 398, and described by metes and bounds as follows:

BEGINNING at the Southeast corner of Block Numbered Eight (8) of the T. B. Moores Headright Survey;

THENCE: running West, 46 feet;

THENCE: North 140 feet;

THENCE: East 46 feet;

THENCE: South 140 feet to the PLACE OF BEGINNING.

Tract No. 2:

The West 5.2 feet of Lot Numbered Five (5) of Block Numbered Two (2) of HEILBON'S 4TH SUBDIVISION of a part of the T. B. Moores Headright Survey in the City of Texarkana, Bowie County, Texas.

Tract No. 3:

All that certain tract or parcel of land situated in the City of Texarkana, Bowie County, Texas, a part of the T. B. MOORES HEADRIGHT SURVEY, Abstract No. 398, and described by metes and bounds as follows:

BEGINNING at the Southeast corner of Block Numbered Eight (8) of T. B. Moores Headright Survey;

THENCE: running 46 feet West to a point of beginning;

THENCE: North 140 feet;

THENCE: West 100 feet;

THENCE: South 140 feet;

THENCE: East 100 feet to the POINT OF BEGINNING.

Tract No. 4:

A tract or parcel of land located in Block Two (2) of HEILBRON'S SUBDIVISION and also located in the T. B. Moores Headright Survey, Abstract No. 398, being more particularly described by metes and bounds as follows:

COMMENCING at the Southeast corner of Lot 1, Block 2, Heilbron's Subdivision;

THENCE: S 26 deg. 26' 00" E, a distance of 22.34 feet to a point for corner, said point being the Northeast corner of Lot 14, Block 2, Heilbron's Subdivision, and also being on the South line of a public alley;

THENCE: West, a distance of 253.71 feet along the Northern boundary lines of Lots 14, 13, 12, 11, 10, 9, 8, 7, 6 and 5, Block 2, Heilbron's Subdivision to a point, being the POINT OF BEGINNING of the herein described tract of land;

THENCE: West, a distance of 5.2 feet along the North boundary line of Lot 5, Block 2, Heilbron's Subdivision to the Northwest corner of said Lot, and continuing West a distance of 146.00 feet to a point for corner, said point being on the East right of way line of Congress Street;

THENCE: North, a distance of 10.00 feet along the East right of way of Congress Street to a point for corner;

THENCE: East, a distance of 146.00 feet to a point lying 10 feet North of the Northwest corner of Lot 5, Block 2, Heilbron's Subdivision, and continuing East a distance of 5.2 feet along a line 10 feet North of and parallel to the North boundary line of said lot to a point;

THENCE: South, a distance of 10.00 feet to the POINT OF BEGINNING; SUBJECT to a utility and refuse collection access easement for the City of Texarkana, Texas, along the North nine feet (N. 9') of the above described property.

End of Exhibit "A"

DEAN A. SEARLE
Attorney at Law
BOARD CERTIFIED
OIL, GAS AND MINERAL LAW
TEXAS BOARD OF LEGAL SPECIALIZATION
Email: dsearle54@gmail.com

SEARLE & SEARLE, PLLC

P.O. BOX 910
305 WEST RUSK STREET
MARSHALL, TEXAS 75671
Telephone (903) 935-9772
Facsimile (903) 935-9790
Email: pclifton74@gmail.com

DILLON G. SEARLE
Attorney at Law
Email: dillonsearle@searlelawfirm.com

JORDAN S. HAYES
Attorney at Law
Email: jordanhayes@searlelawfirm.com

June 10, 2024

Bowie County Clerk
710 James Bowie Drive
New Boston, Texas 75570

RE: Posting Notice of Trustee's Sale

Dear Clerk:

I am enclosing the original and two (2) copies of the above referenced document, which I would request that you post to the appropriate foreclosure posting board of Bowie County, Texas. I have enclosed \$2.00 in payment of the statutory posting fee. If this amount is not correct, please contact my office before returning the documents and I will make arrangements for proper payment. Once the original has been posted, please return a file-stamped copy in the enclosed, pre-addressed, stamped envelope. I appreciate your assistance and should you have any questions concerning this matter, please do not hesitate to contact me.

Sincerely,

/s/ Jordan S. Hayes

Jordan S. Hayes
Attorney at Law

Enclosures

July 2, 2024

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

2024 JUN 10 AM 10: 23

NOTICE OF FORECLOSURE SALE

1. **Foreclosure Sale.**

Date of Sale: July 2, 2024
Time of Sale: The sale shall begin no earlier than 10:00 a.m. and shall end no later than three hours after, or by 1:00 p.m.
Place of Sale: At the front (North) entrance of the Bowie County Courthouse, or if the preceding area is no longer the designated area, all the area most recently designated by the County Commissioner's Court or in the area designated by the Commissioner's Court.

2. **Lien Instrument:**

Date of Instrument: July 15, 2010
Name of Instrument: Builder's and Mechanic's Lien Contract
Grantor: Shaunta R. Eastman and David A. Eastman, wife and husband
Substitute Trustees: Jim Mills, Susan Mills, Andrew Mills-Middlebrook, Christy Smith, Renee McCoart, Ken Autrey, Ed Henderson and Jamey Parsons
Address: 9130 Jollyville Rd., Suite 100-21, Austin, TX 78759
Lender & Holder: United Built Homes, L.L.C.
Recording location: Document No. 9584, Vol. 5872, Page 78 in the real property records of Bowie County, Texas.
Legal Description: Exhibit "A"

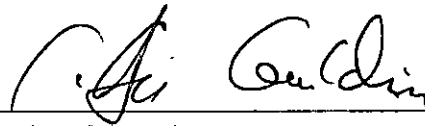
3. **Debt Secured.**

Date of Instrument: July 15, 2010
Name of Instrument: Retail Installment Contract
Debtor(s): Shaunta R. Eastman and David A. Eastman, wife and husband
Lender & Holder: United Built Homes, L.L.C.
Original amount: \$129,100.00

4. **Default and Request to Act:** Default has occurred in the payment of the Retail Installment Contract and in the performance of the obligations of the Builder's and Mechanic's Lien Contract. Because of that default, United Built Homes, L.L.C., the owner and holder of the Builder's and Mechanic's Lien Contract, has requested the Substitute Trustees to sell the Property. Therefore, notice is given that on and at the Date, Time and Place for Foreclosure Sale described above, the Substitute Trustee will sell the Property in accordance with the Terms of Sale described below, the Builder's and Mechanic's Lien Contract and the Texas Property Code.
5. **Postponement, Withdrawing, or Rescheduling of the Sale** - The Builder's and Mechanic's Lien Contract permits the Holder to postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute Trustee need not appear at the scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of any rescheduled foreclosure sale will be re-posted and re-filed, and may be after the date originally scheduled for this sale.
6. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Builder's and Mechanic's Lien Contract permitting the Holder to have the bid credited up to the amount of the unpaid debt secured by the Builder's and Mechanic's Lien Contract. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. The sale will be made expressly subject to any title matters set forth in the Builder's and Mechanic's Lien Contract. Prospective bidders are reminded that, by law, the sale will be subject to all prior matters of record affecting the property. Prospective bidders are strongly urged to examine the property records to determine the nature and extent of such matters, if any.
7. **Property Sold "AS IS."** 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 Builder's and Mechanic's Lien Contract. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.
8. **Conditions.** 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.

9. Inquiries. Questions concerning the sale may be directed to the undersigned Agent and Attorney for the Lender
10. **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.**
11. **THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEES IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY AND AUTHORIZED AGENT OF THE LENDER AND HOLDER.**

DATED May 21, 2024



C. ALAN GAULDIN
Attorney at Law and Agent for Holder
Texas Bar No. 00785507
2790 S. Thompson St., Suite 102
Springdale, AR 72764
Phone: 479.872.3841
Fax: 479.872.3841
legal@ubh.com

EXHIBIT A

Tract 1

All that certain tract or parcel of land situated in New Boston, Bowie County, Texas, a part of the W. F. Thompson HTS, A-565, a part of the same tract conveyed by William H. Morgan, et ux, to James E. Barber, et ux by deed dated February 21, 1979, recorded in Vol. 645, Pages 848-49, DEED RECORDS, Bowie County, Texas;

BEGINNING at an existing IP for corner in a fence line, the SWC of said Barber tract, 588.20 feet North and 119.77 feet East of the NEC of the C. M. Collum Survey;

THENCE N 119.70 feet with the WBL of said Barber tract to an IP for corner on the SBL of Cowley Street;

THENCE N 89°51' E 78.68 feet with the SBL of said Cowley Street to and IP for corner;

THENCE South 119.70 feet to an IP for corner in a fence line, the SBL of said Barber tract;

THENCE S 89°51' W 78.68 feet to the PLACE OF BEGINNING and containing 0.216 acres of land, more or less.

Tract 2

All that certain tract or parcel of land situated in New Boston, Bowie County, Texas, a part of the W. F. Thompson HRS, A-565, a part of the same tract conveyed by William H. Morgan, et ux to James E. Barber, et ux by deed dated February 21, 1979, recorded in Vol. 645, Pages 848-49 DEED RECORDS, Bowie County, Texas;

BEGINNING at an IP for corner in a fence line, the SBL of said Barber tract, 78.68 feet N 89°51' E from the SWC of same, 588.41 feet North and 198.45 feet East of the NEC of the C. M. Collum Survey;

THENCE North 119.70 feet to an IP for corner on the SBL of Cowley Street;

THENCE N 89°51' E 78.69 feet with the SBL of Cowley Street to an IP for corner on the EBL of said Barber Tract;

THENCE South 119.70 feet to an IP for corner in a fence line at the SEC of said Barber tract;

THENCE S 89°51' W 78.69 feet to the PLACE OF BEGINNING and containing 0.216 acre of land, more or less.

COPY

July 2, 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 March 26, 2007, executed by ~~TIM L. YORK AND CATHY J. YORK~~ ("Mortgagor") to Michael Gary Orlando, Trustee, for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Instrument No. 5575, Official Public Records of Bowie County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesselstine, 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, July 2, 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 2003 CMH Manufactured Home, Serial No. CSS004843TXAB.

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.

FILED FOR RECORD IN:
BOWIE COUNTY, TEXAS
TINA PETTY, COUNTY CLERK
2024 JUN -5 PM 1:17

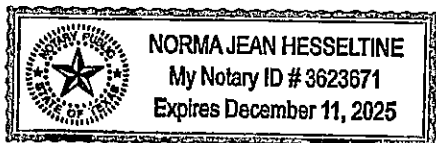
EXECUTED this 4 day of June, 2024.

K. 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 4 day of June, 2024, to certify which witness my hand and official seal.



[Signature]

NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

All that certain tract lot or parcel of land, a part of the M.E.P. & P. Railway Company Survey A-33, Bowie County, Texas, and also being a part of that certain called 0.989 acre tract of land that is described in a Deed dated August 23, 1996 from Jimmie Wayne Bunger, et al, to Tim L. York, et ux, Cathy J., that is recorded in Volume _____ Page _____ of the Deed Records of Bowie County, Texas, and being more completely described as follows to wit;

METES AND BOUNDS DESCRIPTION

Beginning at a ½ Inch Iron Rod found for corner at the N.E.C. of said tract and the N.W.C. of a called 2.00 acres (Vol 331 Pg 618);

Thence South 40 degrees 37 minutes 43 seconds West, along the E.B.L. of said tract and the W.B.L. of said called 2.00 acres for a distance of 173.49 feet to a ½ Inch Iron Rod found for corner at the S.E.C. of said tract and the S.W.C. of said called 2.00 acres and the N.B.L. of Private Road # 67005;

Thence North 60 degrees 17 minutes 22 seconds West, along the S.B.L. of said tract and the N.B.L. of said Road for a distance of 126.05 feet to a ½ Inch Iron Rod set for corner, from which a ½ Inch Iron Rod found for corner at the S.W.C. of said tract, bears North 60 degrees 17 minutes 23 seconds West, 104.73 feet;

Thence North 40 degrees 39 minutes 20 seconds East, across said tract for a distance of 178.59 feet to a ½ Inch Iron Rod set for corner in the N.B.L. of said tract, from which a ½ Inch Iron Rod found for corner at the N.W.C. of said tract, bears North 58 degrees 00 minutes 00 seconds West, 133.26 feet;

Thence South 58 degrees 00 minutes 00 seconds East, along the N.B.L. of said tract for a distance of 125.10 feet to the place of beginning containing 0.5000 acres, more or less .

7-2-2024

BOWIE COUNTY, TEXAS
TINA PETTY, COUNTY CLERK

2024 JUN -4 PM 1:12

Notice of Substitute Trustee Sale

T.S. #: 23-9726

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: 7/2/2024

Time: The sale will begin no earlier than 11:00 AM or no later than three hours thereafter.
The sale will be completed by no later than 2:00 PM

Place: Bowie County, Courthouse in Boston, Texas, at the following location: 710 James Bowie Drive, New Boston, Tx 75570 - at the front entrance of the courthouse in Bowie County, TX OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

ALL THAT CERTAIN LOT TRACT OR PARCEL, LYING AND BEING SITUATED IN THE COUNTY OF BOWIE, STATE OF TEXAS, AND IN THE TOWN OF MAUD, BEING A PART OF A CERTAIN TRACT OF 7-3/4 ACRES OF LAND IN THE J.S. HERRING SURVEY, ABST. NO. 263, DESCRIBED IN DEED FROM MRS. A.L. WHITE, A WIDOW, TO F.J. AND J.C. ING, RECORDED IN VOLUME 102, PAGE 394, OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS, THE TRACT HEREIN DESCRIBED LYING SOUTH OF THE RIGHT-OF-WAY OF THE ST. LOUIS & SOUTHWESTERN RAILROAD COMPANY, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS; BEGINNING AT THE SOUTHWEST CORNER OF SAID F.J. ING 7-3/4 ACRE TRACT; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID TRACT 125 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID TRACT 170 FEET TO A POINT IN THE WEST LINE OF SAID TRACT; THENCE SOUTH WITH THE WEST LINE OF SAID TRACT 125 FEET TO THE PLACE OF BEGINNING.

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust is dated 7/20/2009 and is recorded in the office of the County Clerk of Bowie County, Texas, under County Clerk's File No 9617, recorded on 7/24/2009, in Book 5658, Page 31, of the Real Property Records of Bowie County, Texas.
Property Address: 331 MAPLE STREET MAUD, TX 75567

Trustor(s): HEIDI DICKENS AKA HEIDI M. Original Beneficiary: CITIFINANCIAL, INC.
DICKENS and DAVID L. DICKENS
AKA DAVID DICKENS

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

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

T.S. #: 23-9726

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

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by ~~HEIDI DICKENS AKA HEIDI M. DICKENS and DAVID L DICKENS AKA DAVID DICKENS HUSBAND AND WIFE~~. 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 \$31,798.60, executed by HEIDI DICKENS AKA HEIDI M. DICKENS and DAVID L DICKENS AKA DAVID DICKENS HUSBAND AND WIFE, and payable to the order of CITIFINANCIAL, INC; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of HEIDI DICKENS AKA HEIDI M. DICKENS and DAVID L DICKENS AKA DAVID DICKENS HUSBAND AND WIFE to HEIDI DICKENS AKA HEIDI M. DICKENS and DAVID L DICKENS AKA DAVID DICKENS. U.S. Bank Trust National Association, as Trustee for LB-Ranch Series V Trust is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. **All checks must be made payable to Prestige Default Services, LLC**

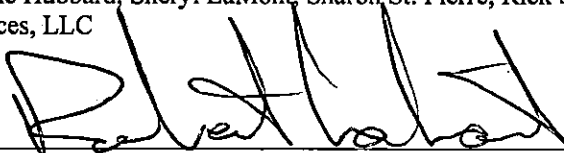
Questions concerning the sale may be directed to the undersigned or to the beneficiary:

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

T.S. #: 23-9726

Dated: June 3, 2024

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

A handwritten signature in black ink, appearing to read "Robert LaMont", written over a horizontal line.

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

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

CAUSE NO. 24C0143-005

US BANK TRUST NATIONAL
ASSOCIATION AS TRUSTEE FOR LB
RANCH SERIES V TRUST
Plaintiff,

IN THE DISTRICT COURT OF

BOWIE COUNTY, TEXAS

5th JUDICIAL DISTRICT

v.

JOHN DICKENS, MARY JONES, JULIE
STISCHAK, THE UNKNOWN HEIRS AT
LAW OF DAVID LEE DICKENS,
DECEASED, AND THE UNKNOWN
HEIRS AT LAW OF HEIDI DICKENS,
DECEASED
Defendant(s)

IN RE:

331 MAPLE STREET
MAUD, TEXAS 75567

AGREED ORDER ON PLAINTIFF'S MOTION FOR SUMMARY JUDGMENT

After considering US BANK TRUST NATIONAL ASSOCIA-TION AS TRUSTEE
FOR LB RANCH SERIES V TRUST'S Motion for Summary Judgment the pleadings, the
evidence on file, the Court GRANTS the Motion, and finds as follows:

Plaintiff is US BANK TRUST NATIONAL ASSOCIA-TION AS TRUSTEE FOR LB
RANCH SERIES V TRUST ("Plaintiff"). Plaintiff sued for enforcement of its first perfected
secured lien, Declaratory Judgment, and non-judicial foreclosure. This cause is exclusively an in
rem proceeding as to the enforcement and foreclosure of Plaintiff's liens on the property
described herein and no personal liability is assessed against or otherwise incurred by any of the

AGREED ORDER ON PLAINTIFF'S MOTION FOR SUMMARY JUDGMENT

named Defendant(s).

Defendants are **JOHN DICKENS, MARY JONES, AND JULIE STISCHAK** (collectively the "Defendants").

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

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

The Defendants named herein have been properly served according to law. Defendants John Dickens, Mary Jones, Julie Stischak, have stipulated they are the sole heirs at law of David Lee Dickens and Heidi Dickens, and consent to the entry of this Order.

IT ORDERD that Defendants **JOHN DICKENS, MARY JONES, JULIE STISCHAK, THE UNKNOWN HEIRS AT LAW OF DAVID LEE DICKENS, DECEASED, AND THE UNKNOWN HEIRS AT LAW OF HEIDI DICKENS, DECEASED** have been made a Defendants to this suit and are vested with all right, title, and interest in the real property and improvements commonly known as 331 Maple Street, Maud, TX 75567 and legally described as follows:

AGREED ORDER ON PLAINTIFF'S MOTION FOR SUMMARY JUDGMENT

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE COUNTY OF BOWIE, STATE OF TEXAS:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN THE COUNTY OF BOWIE, STATE OF TEXAS, AND IN THE TOWN OF MAUD, BEING A PART OF A CERTAIN OF 7-3/4 ACRES OF LAND IN THE J. S. HERRING SURVEY, ABSTRACT NO. 263, DESCRIBED IN DEED FROM MRS. A. L. WHITE, A WIDOW, TO F. J. AND J. C. ING, RECORDED IN VOLUME 102, PAGE 394 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS, THE TRACT HEREIN DESCRIBED LYING SOUTH OF THE RIGHT-OF-WAY OF THE ST. LOUIS & SOUTHWESTERN RAILROAD COMPANY, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID FJ BIG 7 3/4 ACRE TRACT; THENCE EAST WITH THE SOUTH LINE OF SAID TRACT 170 FEET TO A POINT IN SAID SOUTH LINE; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID TRACT 125 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID TRACT 170 FEET TO A POINT IN THE WEST LINE OF SAID TRACT; THENCE SOUTH WITH THE WEST LINE OF SAID TRACT 125 FEET TO THE PLACE OF BEGINNING

IT IS FURTHER ORDERED that Plaintiff is hereby granted Summary Judgment as to Defendants **JOHN DICKENS, MARY JONES, AND JULIE STISCHAK.**

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

AGREED ORDER ON PLAINTIFF'S MOTION FOR SUMMARY JUDGMENT

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

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

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


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

IT IS FURTHER ORDERED that no personal liability is assessed against or otherwise incurred by any of the named Defendants herein.

IT IS SO ORDERED.

SIGNED this _____ day of _____, 2024.

AGREED ORDER ON PLAINTIFF'S MOTION FOR SUMMARY JUDGMENT

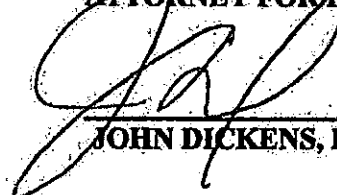

Signed: 03/26/2024 22:50:28
Judge Bill Miller, 5th Judicial District
Cause No.: 24C0143-005

Judge Presiding

APPROVED AND ENTRY REQUESTED:

Ghidotti | Berger LLP

/s/ George Scherer
George Scherer
State Bar No. 00784916
16801 Addison Rd Ste 350
Addison, TX 75001
Tel: (949) 437-2010 ext. 1029
Fax: (469) 713-3900
Email: gscherer@ghidottiberger.com
ATTORNEY FOR PLAINTIFF



JOHN DICKENS, Defendant

Date: 03-21-2024



MARY JONES, Defendant

Date: March 20, 2024



JULIE STISCHAK, Defendant

Date: March 20, 2024

AGREED ORDER ON PLAINTIFF'S MOTION FOR SUMMARY JUDGMENT

Automated Certificate of eService

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

Envelope ID: 88109961

Filing Code Description: Proposed Order

Filing Description: AGREED ORDER ON MSJ

Status as of 5/24/2024 11:38 AM CST

Associated Case Party: US BANK TRUST NATIONAL ASSOCIATION

Name	BarNumber	Email	TimestampSubmitted	Status
DELILAH PEREZ		DPEREZ@GHIDOTTIBERGER.COM	5/24/2024 11:33:02 AM	SENT
GEORGE SCHERER		gscherer@ghidottiberger.com	5/24/2024 11:33:02 AM	SENT

July 2, 2024

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

2024 MAY 30 AM 11:10

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 TX14000142-23-1

APN 20580024600

TO No FIN-23007528

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on February 15, 2005, ~~MARY ANN MERCER~~, A SINGLE PERSON as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of BRYAN DANIEL as Trustee, UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$73,170.00, payable to the order of United States Department of Agriculture as current Beneficiary, which Deed of Trust recorded on February 17, 2005 as Document No. 2831 in Book 4541, on Page 120 and re-recorded on April 11, 2005 as Instrument No. 6343 in Book 4590, on Page 77 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 20580024600

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 United States Department of Agriculture, 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, July 2, 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: **710 James Bowie Drive, New Boston TX 75570; 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 Court.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and United States Department of Agriculture'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 United States Department of Agriculture'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 30th day of May, 2024.

By: 
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.

TS No TX14000142-23-1

APN 20580024600

TO No FIN-23007528

EXHIBIT "A"

LOTS NUMBERED FIFTY-NINE (59), SIXTY (60) AND SIXTY-ONE (61) IN BLOCK NUMBERED FIVE (5) OF RUNNELS CITY ADDITION, A SUBDIVISION OF A PART OF THE NANCY DYCUS HEADRIGHT SURVEY, ABSTRACT NO. 145, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION RECORDED IN VOLUME 204, PAGE 203 OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS.

July 2, 2024

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

2024 MAY 30 AM 11:11

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 TX14000134-23-1

APN 17995000600

TO No FIN-23007519

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on August 4, 2017, ~~ASHLEY HOWARD~~ as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of ~~DANIEL TORRES~~ as Trustee, UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$138,600.00, payable to the order of United States Department of Agriculture as current Beneficiary, which Deed of Trust recorded on August 7, 2017 as Document No. 2017-8755 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 17995000600

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 United States Department of Agriculture, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

TS No TX14000134-23-1

APN 17995000600

TO No FIN-23007519

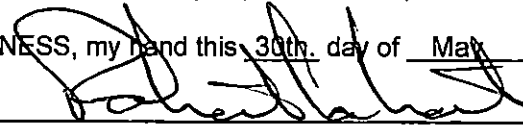
NOW THEREFORE, NOTICE IS HEREBY GIVEN that on ~~Tuesday, July 2, 2024~~ at 11:00 AM, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Bowie County, 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: **710 James Bowie Drive, New Boston TX 75570; 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 Court.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and United States Department of Agriculture'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 United States Department of Agriculture'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 30th day of May, 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.

TS No TX14000134-23-1

APN 17995000600

TO No FIN-23007519

EXHIBIT "A"

ALL OF LOT NUMBERED SIX (6) IN BLOCK NUMBERED ONE (1) OF PECAN VALLEY SUBDIVISION, AN ADDITION TO THE CITY OF NASH, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 3894, PAGE 242, REAL PROPERTY AND PLAT CABINET B, SLIDE 161, PLAT RECORDS OF BOWIE COUNTY, TEXAS.

July 2nd, 2024

NOTICE OF CONFIDENTIALITY RIGHTS: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your social security number or your driver's license number.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

COUNTY OF RED RIVER

2024 MAY 20 PM 2:46
BOWIE COUNTY, TEXAS
TRAFLETY, COUNTY CLERK

WHEREAS, by Deed of Trust dated November 14, 2014, Eco A. Payne, Jr. conveyed to Kyle B. Davis, as Trustee, the following described property situated in Bowie County, Texas, to-wit:

All that certain called 11.609 acre tract or parcel of land situated in the J.H. Bennett Headright Survey, Abstract No.17, Bowie County, Texas, being a part of that certain tract recorded in Volume 260, Pages 391-392, of the Deed Records of Bowie County, Texas, and the herein described tract of land being that same called 11.609 acre tract conveyed from Thomas H. Ham and wife, Jeanne L. Ham to Billy Scott Usrey by Deed dated July 28, 1999, and recorded in Volume 3106, Pages 105-108, of the Real Property Records of Bowie County, Texas, and the subject tract being more particularly described by metes and bounds as follows:

Commencing at a 1/2 inch reinforcing steel rod set for corner in a County Road at the Northwest corner of said 11.609 acre tract and being South 65.00 feet and East 2337.5 feet from the Northwest corner of the said J.H. Bennett Headright Survey;

Thence S 87° 48' 18" E, 21.11 feet to a 1/2 inch reinforcing steel rod set for corner at an existing fence corner;

Thence S 87° 48' 18" E, 250.01 feet along an existing fence line and with the South right-of-way line of Bowie County Road No.4229 to a concrete right-of-way marker found for corner on the Southwest right-of-way line of Texas F.M. Road No.990;

Thence S 52° 59' 00" E, 270.50 feet with the Southwest right-of-way line of F.M. Road No.990 to a 1/2 inch reinforcing steel rod set for corner at an existing fence corner at the Northwest corner of a certain tract conveyed to Curtis Braley, Jr., and Linda Braley by Deed dated June 14, 2007, and recorded in Volume 5167, Page 124, of the Real Property Records of Bowie County, Texas;

Thence S 04° 36' 21" W, 381.81 feet along the existing fence line and with the East line of said Usrey tract and the West line of said Braley tract to a 1/2 inch reinforcing steel rod set for corner at an existing fence corner at the Southwest corner of said Braley tract and an ell corner of said Usrey tract;

Thence S 84° 53' 16" E, 203.01 feet along an existing fence line and with a North line of said Usrey tract and the South line of said Braley tract of a 1/2 inch reinforcing steel rod found for corner at an existing fence line at the Southeast corner of said Braley tract and an ell corner of said Usrey tract;

Thence S 04° 44' 24" W, 416.26 feet along an existing fence line and with the East line of said Usrey tract and the West line of a certain tract conveyed to Kerry and Wendy Thirlen by Deed dated July 2, 1996, and recorded in Volume 2512, Page 99, of the Real Property Records of Bowie County, Texas, to a 1/2 inch reinforcing steel rod set for corner at an existing fence corner at the Southeast corner of said Usrey tract;

Thence N 87° 46' 39" W, 601.63 feet along an existing fence line and with the South line of said Usrey tract and the North line of a certain tract conveyed to Larel Rankin and wife, Gayle Rankin by Deed dated July 31, 1996, and recorded in Volume 2525, Page 228-231, of the Real Property Records of Bowie County, Texas, to a 1/2 inch reinforcing steel rod found for corner on the East right-of-way line of a County Road at the Southwest corner of said Usrey tract;

Thence N 00° 06' 30" W, 962.60 feet along an existing fence line and with the West line of said Usrey tract to the Point of Beginning, and containing 11.284 acres of land, more or less.

TOGETHER WITH: One (1) 1997 manufactured home:
Manufacturer: Homes by Oakwood, Inc. [IA]
Model: Oakwood
Label #: NTA0653667; NTA0653668
Serial #: HOTX10A02119A; HOTX10A02119B

(herein referred to as "the property"), to secure that one certain promissory note therein described, in the original principal sum of \$45,000.00 executed by the said Leo A. Payne, Jr., and payable to Roy Gish, (which note is hereby referred to as "note"), which said Deed of Trust is recorded under document number 2014-13246, of the Official Public Records of Bowie County, Texas, (herein referred to as "Deed of Trust");


The Note was amended and the principal balance has, by agreement, increased to \$50,000, such amount still being secured by the Deed of Trust; and

WHEREAS, the undersigned has been appointed Substitute Trustee in the place and stead of the original Trustee above named by instrument dated May 3, 2024, and filed for record on May 20th, 2024, in the Office of the County Clerk of Bowie County, Texas under document number 2024-4616, and

WHEREAS, default has occurred under the terms of said Deed of Trust and the indebtedness evidenced therein is now wholly due, and Roy Gish, the owner and holder of said indebtedness, has requested the undersigned to sell the property to satisfy same; and

NOW, THEREFORE, notice is hereby given that on ~~Tuesday, the 2nd day of July, 2024,~~ I will sell said property at the front (north) entrance at the County Courthouse in ~~Bowie County, Texas,~~ to the highest bidder, for cash. ~~Eleven o'clock a.m.~~ is the earliest time on said date at which the sale may occur and the sale will begin at that time or not later than three hours after that time. I will sell said property at the area designated by the Commissioners Court of Bowie County, Texas, for such sale, to-wit, the front (north) entrance of the Bowie County Courthouse, New Boston, Texas.

WITNESS MY HAND this 15th day of May, 2024.



Alan E. Gooding, Substitute Trustee

AFFIDAVIT OF POSTING AND FILING

THE STATE OF TEXAS

§

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BOWIE

§

BEFORE ME, the undersigned authority, personally appeared who, after being by me duly sworn, said upon his oath:

"I Kille Attaway, do solemnly swear and affirm that I posted a copy of the Notice of Foreclosure sale ("Notice") on the 20th day of May, 2024, and that said Notice was posted at the door of the County Courthouse in Bowie County, Texas. A copy of the Notice is attached hereto as Exhibit A. Further, I do solemnly swear and affirm that I filed a copy of the Notice on the 20th day of May, 2024, with the County Clerk of Bowie County, Texas. Proof of the filing of the Notice is attached hereto as Exhibit B."

Kille Attaway

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this _____ day of May, 2024, to which witness my hand and seal of office.

Notary Public, State of Texas

ATTACHMENTS:

Exhibit A-Notice of Foreclosure Sale

Exhibit B-Proof of Filing

AFTER RECORDING RETURN TO:

Alan E. Gooding, PLLC

228 N Walnut St.

Clarksville, Texas 75426

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

APPOINTMENT OF SUBSTITUTE TRUSTEE

STATE OF TEXAS
COUNTY OF BOWIE

Know all men by these presents that, whereas by a certain Deed of Trust dated November 14, 2014, from Leo A. Payne, Jr., to Kyle B. Davis, Trustee, for the benefit of Roy Gish, and now appearing of record under document number 2014-13246, of the Official Public Records of Bowie County, Texas, (to which record reference is here made) Roy Gish, Lender under such Deed of Trust, appointed Kyle B. Davis, Trustee, to sell the property under such Deed of Trust; and whereas default has been made in the payment of the note described in such Deed of Trust and the sale therein provided for may and should be made;

Now therefore, the undersigned, the holder of such note and Deed of Trust, has named and appointed, and by these do name and appoint Alan E. Gooding, of Red River County, Texas, an attorney licensed to practice law in the State of Texas, Substitute Trustee to act under and by virtue of such Deed of Trust, described and as provided therein.

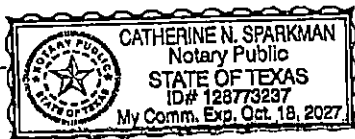
Witness my hand this 3rd day of May, 2024.

Roy Gish
Roy Gish

(ACKNOWLEDGMENT)

STATE OF TEXAS
COUNTY OF Red River

This instrument was acknowledged before me on the 3rd day of May, 2024, by Roy Gish.



Catherine N. Sparkman
Notary Public, State of Texas

THE STATE OF TEXAS
COUNTY OF BOWIE

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Bowie County, Texas.

2024-00004616 APPT
05/20/2024 01:55:21 PM Total Fees: \$25.00

Tina Petty, County Clerk
Bowie County, Texas



SERVBANK, SB (MYS)
ROWLAND, KERRY
4006 HAGLER LN, TEXARKANA, TX 75501

FHA 511-1293788703
Firm File Number: 24-041137

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

2024 MAY 16 AM 11:47

NOTICE OF TRUSTEE'S SALE

WHEREAS, on January 6, 2015, ~~KERRY ROWLAND~~, A SINGLE MAN, as Grantor(s), executed a Deed of Trust conveying to LEW DONAGHEY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR THE FIRST NATIONAL BANK OF TRENTON 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 2015-278, 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, July 2, 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:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE L.T. KING HEADRIGHT SURVEY, A-327, BOWIE COUNTY, TEXAS AND BEING ALL OF A 3.51 ACRE TRACT AS DESCRIBED IN WARRANTY DEED FROM F. H. HAGLER AND WIFE, EDITH E. HAGLER TO LARRY S. ATTAWAY AND WIFE, GLENDA GAIL ATTAWAY DATED FEBRUARY 18, 1977, RECORDED IN VOLUME 612, PAGE 633 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS AND BEING ALL OF A 2/624 ACRE TRACT AS DESCRIBED IN WARRANTY DEED FROM FRANKLIN H. HAGLER, JR., ET AL TO LARRY S. ATTAWAY AND WIFE, GLENDA G. ATTAWAY DATED AUGUST 19, 1994, RECORDED IN VOLUME 2192, PAGE 137 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS AND BEING A PART OF A 0.124 ACRE TRACT (TRACT TWO) AS DESCRIBED IN WARRANTY DEED FROM FRANCES GRAY TO DANNY JOHNSON AND WIFE, AMBER JOHNSON DATED MARCH 20, 2009, RECORDED IN VOLUME 5580, PAGE 71 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: AT A FOUND 1/2" REBAR FOR CORNER AT AN EXISTING FENCE CORNER AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED 2.624 ACRE TRACT OF LAND, SAME BEING THE SOUTHWEST OF A 8.000 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO JAMES BRUCE RECORDED IN VOLUME 2330, PAGE 197 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, SAME BEING ON THE EAST BOUNDARY LINE OF A 106.44 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO LIBERTY-EYLAU INDEPENDENT SCHOOL DISTRICT RECORDED IN VOLUME 784, PAGE 779 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS;

THENCE: N 89°04'17" E, WITH THE NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED 2.624 ACRE TRACT SAME BEING THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 8.00 ACRE TRACT 1190.30 FEET TO A FOUND 1/2" REBAR FOR CORNER AT AN EXISTING FENCE CORNER ON THE WEST RIGHT-OF-WAY LINE OF HAGLER LANE;

THENCE: S 00°28'49 E, WITH THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 2.624 ACRE TRACT AND THE ABOVE DESCRIBED 3.51 ACRE TRACT, SAME BEING THE WEST RIGHT-OF-WAY LINE OF HAGLER LANE, 221.91 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP (STAMPED R.P.L.S. 4874 TYPICAL) FOR CORNER;

THENCE: S 89°03'53" W, WITH THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 3.51 ACRE TRACT, SAME BEING THE NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED 0.124 ACRE TRACT, 379.47 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER;

THENCE: S 00°44'56" E, 30.82 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER;
THENCE: S 89°15'04" W, 49.40 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER;

THENCE: N 00°44'56" W, 30.66 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER;

THENCE: S 89°03'53" W, WITH THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 3.51 ACRE

TRACT, SAME BEING THE NORTH BOUNDARY LINE OF A 3.381 ACRE TRACT (TRACT ONE) AS DESCRIBED IN WARRANTY DEED TO DANNY JOHNSON RECORDED IN VOLUME 5580, PAGE 71 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, 766.65 FEET TO A FOUND 3/4" IRON PIPE FOR CORNER;

THENCE: N 00°51'54" E, WITH THE WEST BOUNDARY LINE OF THE ABOVE DESCRIBED 3.51 ACRE TRACT AND THE ABOVE DESCRIBED 2.624 ACRE TRACT, SAME BEING THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 106.44 ACRE TRACT, 222.15 FEET TO THE POINT OF BEGINNING, CONTAINING 6.1138 ACRES OF LAND, MORE OR LESS.

SAVE AND EXCEPT THE FOLLOWING TRACT OF LAND:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE L.T. KING HEADRIGHT SURVEY, ABSTRACT NO. 327, BOWIE COUNTY, TEXAS AND BEING A PART OF BLOCK NUMBER THIRTY-THREE (33) OF THE L.T. KING HEADRIGHT SURVEY, ABSTRACT NO. 327 AND ALSO BEING A PART OF THAT CERTAIN 28.7 ACRE TRACT OUT OF SAID BLOCK NO. 33 CONVEYED BY G.R. COLLOM AND WIFE, TO GEORGIA MAY HAGLER AND HUSBAND, FRANK HAGLER, BY DEED DATED MAY 11, 1934, AS RECORDED IN VOLUME 150, PAGE 369 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN 3.51 ACRE TRACT OF LAND CONVEYED TO FRANCES GRAY BY WARRANTY DEED RECORDED IN VOLUME 3144, PAGE 181 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:

COMMENCING AT A 1/2" IRON PIPE FOUND FOR CORNER IN A FENCE LINE LOCATED S 01°20'45" W, 440.45 FEET FROM THE NORTHWEST CORNER OF SAID 28.7 ACRE TRACT OF LAND, SAME BEING THE SOUTHWEST CORNER OF A CERTAIN 12.15 ACRE TRACT CONVEYED BY FRANK HAGLER AND WIFE, GEORGIA MAY HAGLER TO F.H. HAGLER AND WIFE, EDITH E. HAGLER BY DEED DATED FEBRUARY 7, 1995, SAID POINT OF COMMENCING ALSO BEING THE NORTHWEST CORNER OF SAID 3.51 ACRE TRACT OF LAND;

THENCE N 89°37'45" E, 766.65 FEET WITH THE SOUTH LINE OF SAID 12.15 ACRE TRACT AND THE NORTH LINE OF SAID 3.51 ACRE TRACT OF LAND, TO A POINT FOR CORNER AND BEING THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THENCE N 89°37'45" E, 438.19 FEET WITH THE SOUTH LINE OF SAID 12.15 ACRE TRACT AND THE NORTH LINE OF SAID 3.51 ACRE TRACT OF LAND, TO A 1/2" IRON PIPE FOUND FOR CORNER ON THE WEST LINE OF HAGLER LANE, SAID IRON PIPE BEING THE SOUTHEAST CORNER OF SAID 12.15 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 3.51 ACRE TRACT OF LAND, TO A POINT FOR CORNER;

THENCE S 00°22'15" E, 10.00 FEET WITH THE WEST LINE OF HAGLER LANE, SAME BEING THE EAST LINE OF SAID 3.51 ACRE TRACT OF LAND, TO A POINT FOR CORNER;

THENCE S 89°37'45" W, 388.82 FEET TO A POINT FOR CORNER;

THENCE S 00°10'37" E, 20.93 FEET TO A POINT FOR CORNER;

THENCE S 89°49'23" W, 49.40 FEET TO A POINT FOR CORNER;

THENCE N 00°10'37" W, 30.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.124 ACRES OF LAND, MORE OR LESS.

Property Address: 4006 HAGLER LN
TEXARKANA, TX 75501
Mortgage Servicer: SERVBANK, SB
Mortgagee: SERVBANK, SB
500 SOUTH BROAD STREET
SUITE #100A
MERIDEN, CT 06450

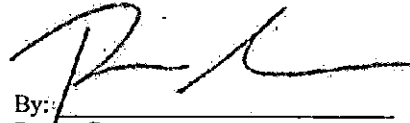
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property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

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

SUBSTITUTE TRUSTEE

Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Jami Hutton, Tonya Washington, Monica Henderson, Misty McMillan, , Terry Waters, Ashlee Luna
I Mauchly
Irvine, CA 92618

WITNESS MY HAND this day May 13, 2024.



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

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



Posted by Sheryl LaMont, May 16, 2024.

7/2/24

BOWIE COUNTY, TEXAS
TINA PETTY, COUNTY CLERK

2024 APR 11 PM 4:00

204 COUNTY ROAD 3006
NEW BOSTON, TX 75570

0000009733775

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: July 02, 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 indebtednesses in the original principal amount of \$82,845.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



NTSS0000009733775

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, SHANNAH WALKER, MURPHY HOWLE OR JOHN MCCARTHY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

Israel Saucedo

Certificate of Posting

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

Declarants Name: _____

Date: _____

204 COUNTY ROAD 3006
NEW BOSTON, TX 75570

0000009733775

0000009733775

BOWIE

EXHIBIT "A"

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

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

July 2, 2024

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

NOTICE OF FORECLOSURE SALE 2024 MAY 28 PM 4: 13

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

1. *Property to Be Sold.* The property to be sold is described as follows: THE PROPERTY IS MORE FULLY DESCRIBED AS FOLLOWS:

LOT NUMBERED SIXTEEN (16) IN BLOCK NUMBERED (5) OF FEINBERG HEIGHTS ADDITION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 40, PAGE 157 OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 06/16/2008 and recorded in Book 5410 Page 206 Document 8949 real property records of Bowie County, Texas.

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

Date: 07/02/2024

Time: 11:00 AM

Place: Bowie County, Texas at the following location: THE FRONT (NORTH) ENTRANCE OF THE BOWIE COUNTY COURTHOUSE IN NEW BOSTON, TEXAS OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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

5. *Obligations Secured.* The Deed of Trust executed by JAMES EDWARD RUFFINS, provides that it secures the payment of the indebtedness in the original principal amount of \$55,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. PHH MORTGAGE CORPORATION is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is PHH MORTGAGE CORPORATION c/o PHH MORTGAGE CORPORATION, 14405 Walters Road, Suite 200, Houston, TX 77014 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

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

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

Certificate of Posting

I am Robert LaMont whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on May 28, 2024 I filed this Notice of Foreclosure Sale at the office of the Bowie County Clerk and caused it to be posted at the location directed by the Bowie County Commissioners Court.

Robert LaMont, May 28, 2024

