

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

NOTICE OF TRUSTEE'S SALE

Notice is hereby given that on Tuesday, the 6th day of February 2024, the undersigned will conduct a Trustee's Sale under the terms of the Deed of Trust described below. Such interests in the following described property as are secured by the Deed of Trust herein described will be sold at public auction to the highest bidder for cash. The sale will be conducted with the understanding that the trustee is acting in a representative capacity, and not individually, and that the trustee shall have no personal liability by reason of any matter arising out of such sale. The earliest time the sale will begin is 1:00 o'clock, P.M., but the sale may begin no later than three (3) hours after that time. The sale will take place at the county courthouse of Tyler County, Texas, at the area designated by the Commissioner's Court of such county where such sales are to take place. If no such area has been so designated, the area in which the sale will take place under the stairs of the North entrance of the Tyler County Courthouse, 100 West Bluff, Woodville, Tyler County, Texas.

NO. _____ TIME 1:35 PM

Date of Deed of Trust: May 16, 2022

Maker: Laura Elizabeth Stout

Original Trustee named in Deed of Trust: Tina Hill

Original amount of Secured Indebtedness: \$73,900.00

Original Beneficiary named in Deed of Trust: El Paso Group, LLC

Current Holder of Note and Deed of Trust: El Paso Group, LLC

Property described in Deed of Trust:

Lots 18 and 19, Block 94, Section 6, Lake Charmaine, an addition situated in Tyler County, Texas, according to the Plat thereof filed for record in the Office of the County Clerk of Tyler County, Texas under Plat File No. 152, Plat Records, Tyler County, Texas. More commonly known as **305 Charmaine Drive South, Woodville, TX 75979.**

Said Deed of Trust is recorded under Document No. 222300 in the Deed of Trust Records of Tyler County, Texas.

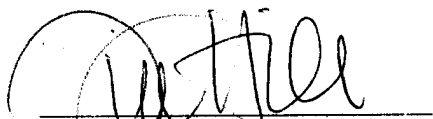
JAN 12 2024

DORICE GREGORY, COUNTY CLERK
TYLER COUNTY, TEXAS
By *M. Brown*

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. El Paso Group, LLC, is representing themselves and their address is:

501 Clark Street
Garland, TX 75040

EXECUTED this 10th day of January 2024

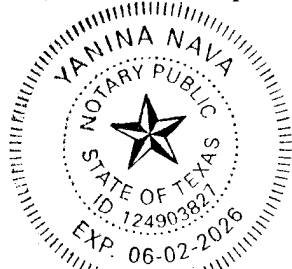


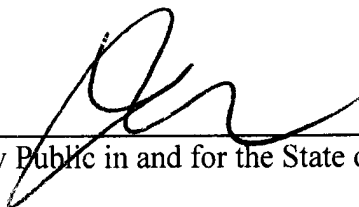
Tina Hill
Trustee
1795 Northwest Highway
Garland, TX 75041
972-271-1700

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 10 day of January, 2024, by Tina Hill, known to me personally or by driver's license, in the capacity therein stated.





Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:
Horne & Associates, PC
1795 Northwest Highway
Garland, Texas 75041

PREPARED IN THE LAW OF:
Horne & Associates, PC
1795 Northwest Highway
Garland, Texas 75041