

23-03337

105 FERNANDEZ ROAD, APPLESPRINGS, TX 75926

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

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

SEE ATTACHED EXHIBIT "A"

Security Instrument: Deed of Trust dated January 13, 2006 and recorded on January 26, 2006 at Book 761 and Page 754 Instrument Number 125696 in the real property records of TRINITY County, Texas, which contains a power of sale.

Sale Information: May 6, 2025, at 1:00 PM, or not later than three hours thereafter, at the center steps of the Trinity County Courthouse, or as designated by the County Commissioners Court.

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

Obligation Secured: The Deed of Trust executed by DOROTHY E WADE A/K/A DOROTHY E. WADE secures the repayment of a Note dated January 13, 2006 in the amount of \$42,500.00. THE BANK OF NEW YORK MELLON, FORMERLY KNOWN AS THE BANK OF NEW YORK, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF THE HOLDERS OF THE CIT MORTGAGE LOAN TRUST, 2007-1 ASSET-BACKED CERTIFICATES, SERIES 2007-1, whose address is c/o Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, is the current mortgagee of the Deed of Trust and Note and Select Portfolio Servicing, Inc. is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

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

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

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



4835770

Mary Company

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

Sharon Pierre

Substitute Trustee(s): Robert LaMont, Harriett
Fletcher, Sheryl LaMont, Sharon St. Pierre

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

Certificate of Posting

I, Sharon St. Pierre, declare under penalty of perjury that on the 27th day of February, 2025, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of TRINITY County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

EXHIBIT "A"

ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND, BEING MADE OUT OF A 34-2/7 ACRE TRACT OF LAND MADE OUT OF THE T.S. RICHARDSON SURVEY IN TRINITY COUNTY, TEXAS, WHICH 34-2/7 ACRE TRACT IS DESCRIBED IN AN OIL, GAS AND MINERAL LEASE GIVEN BY W.H. ALLRED TO S.A. COCHRAN, RECORDED IN VOL. 124, PG, 691, TRINITY COUNTY DEED RECORDS, REFERENCE TO SAID OIL, GAS AND MINERAL LEASE BEING HEREBY MADE FOR FUTURE DESCRIPTION OF SAID 34-2/7 ACRE TRACT, THE TRACT OF LAND CONVEYED HEREIN CONTAINING ONE (1) ACRE, MORE OR LESS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING ON THE S.E. CORNER OF SAID 34-2/7 ACRE TRACT OF LAND, WHICH WAS ALSO CONVEYED TO F.R. DEASON BY W.H. ALLRED BY DEED RECORDED IN THE TRINITY COUNTY DEED RECORDS, A STAKE FOR CORNER IN THE N.B.L. OF F.M. ROAD NO. 2501;

THENCE N. WITH THE W.B.L. OF LAKE ROAD 222' TO A STAKE FOR A CORNER

THENCE W. AND PARALLEL WITH THE N.B.L. OF SAID F.M. RD, NO. 2501, 1961 TO STAKE FOR CORNER;

THENCE S. AND PARALLEL WITH THE E.B.L. OF THIS TRACT, 222' TO BE A STAKE FOR CORNER IN THE N.B.L. OF SAID F.M. RD. NO. 2501;

THENCE E. WITH THE N.B.L. OF SAID F.M. RD, NO. 2501, 196' TO THE PLACE OF BEGINNING, AND CONTAINING ONE (1) ACRE, MORE OR LESS.

NOTE: THE ABOVE LEGAL DESCRIPTION IS CONSIDERED FROM CORRECTION INSTRUMENT RECORDED ON 3/20/2017 IN BOOK 981, PAGE 142

at 3:00 FILED o'clock P M
FEB 27 2025
SHASTA BERGMAN
COUNTY CLERK, TRINITY CO. TEXAS
By Deputy