

NOTICE OF SUBSTITUTE TRUSTEE SALE

FILED FOR RECORD
2024 SEP 26 PM 12:42
COUNTY CLERK, WOOD CO TX

Deed of Trust Date: 1/22/2016	Grantor(s)/Mortgagor(s): CODY D. FRANCISCO, A SINGLE PERSON
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR MORTGAGE FINANCIAL SERVICES, LLC, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: U.S. BANK NATIONAL ASSOCIATION
Recorded in: Volume: N/A Page: N/A Instrument No: 2016-00000955	Property County: WOOD
Mortgage Servicer: U.S. Bank National Association is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 2800 Tamarack Road, Owensboro, KY 42301
Date of Sale: 12/3/2024	Earliest Time Sale Will Begin: 1:00 PM
Place of Sale of Property: Wood County Courthouse, 100 Main Street, Quitman, TX 75783 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOTS NO. 3 AND 4, EAST GLADE CREEK SUBDIVISION, SECTION 1, ACCORDING TO THE PLAT FILED AND RECORDED IN VOLUME 9, PAGE 37 OF THE PLAT RECORDS OF WOOD 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, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, David Ray, Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Lisa DeLong, Terri Worley, Harriett Fletcher, Christine Wheelless, Terri Worley or Lisa DeLong, 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.

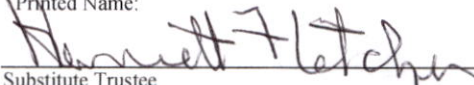
Dated: 9/19/2024 _____

Dated: September 26, 2024 _____



Harriett Fletcher _____

Printed Name: _____



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for U.S. Bank National Association

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

MH File Number: TX-24-104258-POS
Loan Type: FHA

NOTICE OF SUBSTITUTE TRUSTEE SALE

FILED FOR RECORD
2024 SEP 26 PM 12:42
CLERK OF COUNTY CLERK, WOOD CO TX

Deed of Trust Date: 6/8/2021	Grantor(s)/Mortgagor(s): ZACHARY SMITH AND MASON SMITH, A MARRIED COUPLE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR MORTGAGE FINANCIAL SERVICES, LLC, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Lakeview Loan Servicing, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2021-00006379	Property County: WOOD
Mortgage Servicer: LoanCare, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 3637 Sentara Way, Virginia Beach, VA 23452
Date of Sale: 12/3/2024	Earliest Time Sale Will Begin: 1:00 PM
Place of Sale of Property: Wood County Courthouse, 100 Main Street, Quitman, TX 75783 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT 11, BLOCK 8, OF THE DOWD ADDITION TO THE CITY OF HAWKINS, WOOD COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN BOOK 1, PAGE 107, OF THE PLAT RECORDS OF WOOD 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 Zwierns, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffney Bruton, Tionna Hadnot, Auction.com, David Ray, Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Lisa DeLong, Terri Worley, Harriett Fletcher, Christine Wheelless, Terri Worley or Lisa DeLong, 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(1): 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.

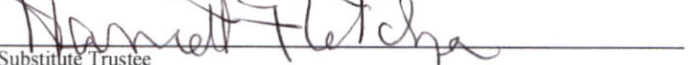
Dated: 9/23/2024 _____

Dated: September 26, 2024 _____



Harriett Fletcher _____

Printed Name: _____



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

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

MH File Number: TX-24-104174-POS
Loan Type: FHA

FILED FOR RECORD
2024 OCT -3 PM 2:26
COUNTY CLERK, WOOD COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated July 26, 2019 and recorded under Clerk's File No. 2019-00007663, in the real property records of **WOOD County Texas**, with Dawna Franks and John Franks IV, wife and husband. as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Nationstar Mortgage LLC D/B/A Mr.Cooper, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Dawna Franks and John Franks IV, wife and husband. securing payment of the indebtedness in the original principal amount of \$202,078.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Dawna Franks, John Franks IV. Nationstar Mortgage LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Mr. Cooper is acting as the Mortgage Servicer for the Mortgagee. Mr. Cooper, is representing the Mortgagee, whose address is: 8950 Cypress Waters Boulevard, Coppell, TX 75019.

Legal Description:

BEING ALL OF THAT TRACT OF LAND IN WOOD COUNTY, TEXAS, OUT OF THE HARVEY HALL SURVEY, ABSTRACT NO. 264, AND BEING PART OF THAT CALLED 10.00 ACRES OF LAND DESCRIBED IN A DEED TO GLEN GRAYSON AND WIFE, PATRICIA GRAYSON AS RECORDED IN VOLUME 987, PAGE 883 OF THE REAL PROPERTY RECORDS OF WOODS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

SALE INFORMATION

Date of Sale: 12/03/2024

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale: The place of the sale shall be: **WOOD** County Courthouse, Texas at the following location: At the east (front) door of the Wood County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part



of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

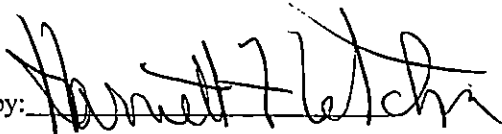
WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I **HEREBY APPOINT AND DESIGNATE Harriett Fletcher, Robert LaMont, Sheryl LaMont, Sharon St. Pierre, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ServiceLink Auction, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on 09/30/2024.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by:



Printed Name: Harriett Fletcher, October 3, 2024

C&M No. 44-24-02494

EXHIBIT A
Legal Description

The land hereinafter referred to is situated in the City of Yantis, County of Wood, State of TX, and is described as follows:

Being all of that tract of land in Wood County, Texas, out of the Harvey Hall Survey, Abstract No. 264, and being part of that called 10.00 acres of land described in a deed to Glen Grayson and wife, Patricia Grayson as recorded in Volume 987, Page 883 of the Real Property Records of Wood County, Texas, and being further described as follows:

Beginning at a 1/2 inch steel at the Northwest of said 10 acres, and the Southwest corner of that called 17.848 acres of land described in a deed to Johnie T. Stephens and El Darris Stephens as recorded in Volume 1869, Page 642 of the Real Property Records of Wood County, Texas, from which a 1/2 inch steel rod found at the Northwest corner of said 17.848 acres bears North 00 degrees 03 minutes 16 seconds East, 488.79 feet for witness;

Thence South 65 degrees 19 minutes 10 seconds East, 865.14 feet to a 1/2 inch steel rod found at the intersection of the Northwest line of F. M. Highway No. 515 with the Northeast line of said 10.00 acres, and the South corner of said 17.848 acres;

Thence Southwesterly, 891.88 feet along said line of said highway and a curve to the right having a radius of 1849.88 feet and a central angle of 27 degrees 37 minutes 28 seconds (Chord bears South 55 degrees 49 minutes 53 seconds West, 883.27 feet) to a 5/8 inch steel rod set capped "Boundary Solutions" at the intersection of the Northwest line of said highway with the South line of said 10 acres;

Thence South 89 degrees 52 minutes 43 seconds West, 68.20 feet to a 5/8 inch steel rod set capped "Boundary Solutions" at the Southwest corner of said 10 acres, and the Northwest corner of that called 109-1/2 acres of land described as Second Tract in a deed to Joe A. Nelson and wife, Jewell Nelson as recorded in Volume 339, Page 522 of the Deed Records of Wood County, Texas, and in the East line of Tract A of the Longhorn Ranch Subdivision as recorded in Volume 9, Page 289 of the Plat Records of Wood County, Texas, from which a 1/2 inch steel rod found capped "Swanner" bears South 00 degrees 51 minutes 43 seconds West, 22.17 feet for witness;

Thence North 00 degrees 51 minutes 43 seconds East, 857.56 feet along the West line of said 10.00 acres, and the East line of said Tract A to the Point of Beginning, containing 8.903 acres of land.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not representation that such area or quantity is correct, but is made only for information and/or identification purposes and does not override Item 2 of Schedule B hereof.

1203 BONITA DRIVE
QUITMAN, TX 75783

FILED FOR RECORD
2024 OCT 17 PM 1:21
KELLEY PRICE
COUNTY CLERK, WOOD CO TX
00000009816927

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: December 03, 2024

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE EAST DOOR OF THE WOOD COUNTY COURTHOUSE (ALSO REFERRED TO AS THE FRONT DOOR) 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 September 29, 2017 and recorded in Document CLERK'S FILE NO. 2017-00009000 real property records of WOOD County, Texas, with MARSHALL R. CROWLEY AND WIFE, VALERIE A. ARRINGTON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MARSHALL R. CROWLEY AND WIFE, VALERIE A. ARRINGTON, securing the payment of the indebtednesses in the original principal amount of \$30,950.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PINGORA LOAN SERVICING, LLC 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.

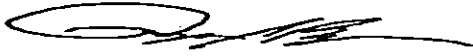
6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019



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.

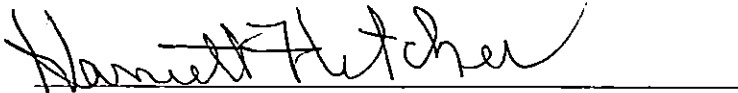
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, TIONNA HADNOT, AUCTION.COM, DAVID RAY, SHARON ST. PIERRE, HARRIETT FLETCHER, SHERYL LAMONT, ROBERT LAMONT, RONNIE HUBBARD, ALLAN JOHNSTON, TERRI WORLEY OR LISA DELONG 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.



Ryan Bourgeois

Certificate of Posting

My name is Harriett Fletcher, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on October 17, 2024 I filed at the office of the WOOD County Clerk and caused to be posted at the WOOD County courthouse this notice of sale.



Declarants Name: Harriett Fletcher

Date: October 17, 2024

1203 BONITA DRIVE
QUITMAN, TX 75783

FILED FOR RECORD
2024 OCT 18 AM 11:39
00000009816927
KELLEY PRICE
COUNTY CLERK, WOOD CO TX

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.**

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Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE EAST DOOR OF THE WOOD COUNTY COURTHOUSE (ALSO REFERRED TO AS THE FRONT DOOR) 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 September 29, 2017 and recorded in Document CLERK'S FILE NO. 2017-00009000 real property records of WOOD County, Texas, with MARSHALL R. CROWLEY AND WIFE, VALERIE A. ARRINGTON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MARSHALL R. CROWLEY AND WIFE, VALERIE A. ARRINGTON, securing the payment of the indebtednesses in the original principal amount of \$30,950.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PINGORA LOAN SERVICING, LLC 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.

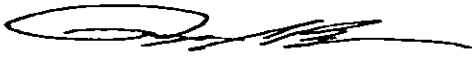
6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019



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, TONYA WASHINGTON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, TIONNA HADNOT, AUCTION.COM, DAVID RAY, SHARON ST. PIERRE, HARRIETT FLETCHER, SHERYL LAMONT, ROBERT LAMONT, RONNIE HUBBARD, ALLAN JOHNSTON, TERRI WORLEY OR LISA DELONG 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.



Ryan Bourgeois

Certificate of Posting

My name is Sheryl LaMont, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on October 18, 2024 I filed at the office of the WOOD County Clerk and caused to be posted at the WOOD County courthouse this notice of sale.



Declarants Name: Sheryl LaMont

Date: October 18, 2024

1203 BONITA DRIVE
QUITMAN, TX 75783

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WOOD

EXHIBIT "A"

LOT 10, BLOCK 1, OF THE QUITMAN HEIGHTS ADDITION, AS RECORDED IN VOLUME 1, PAGE 129 OF THE PLAT RECORDS OF WOOD COUNTY, TEXAS.

FILED FOR RECORD
2024 NOV -5 PH 2:13
JELLEY BRIGGS
COUNTY CLERK, WOOD CO TX

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a **Public Non-Judicial Foreclosure** sale.

1. Debtor: **Christian Mission Connection**
Address: 748 County Road 3909
 Hawkins, Texas 75765

Debtor: **Linda Pulscher, surviving spouse of William Pulscher, dcd**
Address: 146 La Vista Lane
 Hot Springs, Arkansas 71909

2. Noteholders & Lienholders: **Bobbie Gold and wife, Shirley Gold**
Address: P.O. Box 86
 Dime Box, Texas 77853

3. Lien: **Deed of Trust dated November 24, 2015 and recorded as Document No. 2015-00013779 in the Real Property Records of Wood County, Texas.**

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

 Date: **December 3, 2024**

 Time: The sale shall begin no earlier than 10:00 a.m. and no later than three (3) hours thereafter. The sale shall be completed by no later than 1:00 p.m. of the same day.

 Place: The east (front) door of the Wood County Courthouse in Quitman, Texas, at the following location: 100 S. Main Street, Quitman, Texas 75783. Or, if the preceding location is no longer the designated area, then at the area most recently designated by the Wood County Commissioner's Court.

This Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such reporting or re-filing may be after the date originally scheduled for this sale.

5. **Property to be Sold:** The property to be sold (the "Property") is described as follows:

See property description attached hereto as Exhibit A.

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 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.

Those desiring to purchase the property will need to demonstrate their ability to pay cash or certified funds on the date the property is sold during the time period of the sale.

7. **Conditions of Sale:** The sale will be made expressly subject to unpaid ad valorem taxes and any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

A purchaser at the sale of the Property "acquires the Property "AS IS" without any expressed or implied warranties" (except as to the warranties of title from the grantor identified in the Deed of Trust described above.) Any purchaser acquires the Property "at the Purchaser's own risk" Texas Property Code §51.009. Nothing set forth in this Notice is an express or implied representation or warranty regarding the Property, all of which are specifically disclaimed by the undersigned and by the beneficiary of the herein described Deed of Trust.

8. **Type of Sale:** The sale is a Deed of Trust foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by Christian Mission Connection by and through its President, William Pulscher (now deceased). The Deed of Trust is dated November 24, 2015 and is recorded in the office of the County Clerk of Wood County, Texas as Document No. 2015-00013779 in the Official Public Records of Wood County, Texas.

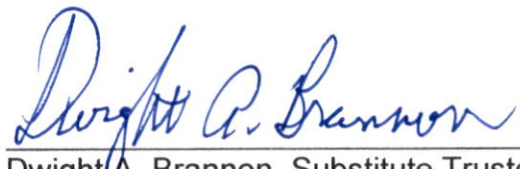
9. **Obligations Secured:** The Deed of Trust provides that it secures the payment of the indebtedness and obligation therein described (collectively the "Obligations") including, but not limited to, (1) the November 24, 2015 Real Estate Lien Note in the original principal amount of \$780,000.00 executed by Christian Mission Connection by and through its then President, William Pulscher (now deceased), and payable to the

order of Bobbie Gold and wife, Shirley Gold, of Dime Box, Texas; (2) all renewals and extensions of the note; (3) all interest, late charges, fees and other expenses payable under said note on the herein described Deed of Trust; and (4) all other debts and obligations described in the Deed of Trust. Bobbie Gold and wife, Shirley Gold, of Dime Box, Texas are the current owners and holders of the loan obligations (the note) and also are the beneficiaries under the Deed of Trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiaries, Bobbie Gold and Shirley Gold, by telephone at 936-647-6679 or the Substitute Trustee, Dwight A. Brannon, Attorney at Law at 903-843-2523.

10. Default and Request to Act: Default has occurred due to the failure of payment of property taxes and in the failure to make the maturity date payment or balloon payment required by the Deed of Trust and Note, and the beneficiaries (Bobbie Gold and Shirley Gold) have asked me, as Substitute Trustee, to conduct this sale. Notice is hereby given that before the sale the beneficiaries may appoint another person substitute trustee to conduct the sale.

DATED: November 5th, 2024.

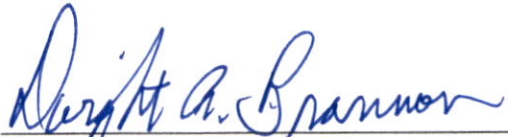


Dwight A. Brannon, Substitute Trustee
P. O. Box 670
Gilmer, Texas 75644
Tel: (903) 843-2523
Fax: (903) 943-6014

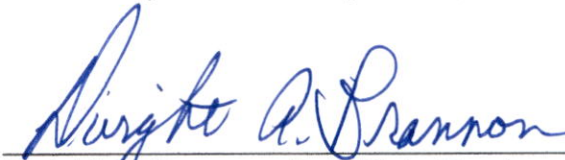
Notice to Members of the Armed Forces of the United States:

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.

I certify that the above Notice of Foreclosure was filed with the Wood County Clerk's Office and Posted on the designated posting board on the 5th day of November, 2024, near or on the grounds of the Wood County Courthouse in Quitman, Texas at or before 5:00 o'clock p.m.


Dwight A. Brannon, Substitute Trustee

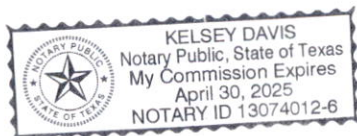
I certify that a copy of the foregoing filed and posted notice was served to Christian Mission Connection and Ms. Linda Pulscher by depositing same in the United States Mail, regular mail and by certified mail, return receipt requested, with proper postage affixed hereto, addressed to Christian Mission Connection of 748 CR 3909, Hawkins, Texas 75765, and to Ms. Linda Pulscher, its President, of 146 La Vista Lane, Hot Springs, Arkansas 71909, the last known addresses of said corporation and persons, on the 6th day of November, 2024.


Dwight A. Brannon, Substitute Trustee

THE STATE OF TEXAS §

COUNTY OF UPSHUR §

This instrument was acknowledged before me on the 5th day of November, 2024 by Dwight A. Brannon, Substitute Trustee, in the capacity so stated.



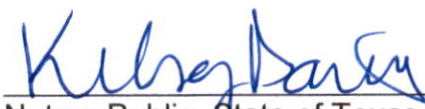

Notary Public, State of Texas
My Commission Expires: 4/30/2025

EXHIBIT "A"

All that certain lot, tract or parcel of land within the J. Marshall Survey, Abstract No. 428, Wood County, Texas, and being all of a called 17.788 acre tract described in Deed from A.C. Musgrave, Jr., and wife, Mary Cobb Musgrave, pro forma, and recorded in Document No. 2009-00016960 of the Deed Records of Wood County, Texas, and Lots 17, 18 and 19, Block C of Section 5, and Lots 14 thru 24, Block B, of Section 5, of Brookhaven In The Pines Addition recorded in Volume 3 on Page 40, of the Plat Records of Wood County, Texas; and this 24.931 acre tract being more fully described as follows:

BEGINNING at a 1/2" Iron Rod found for corner in or near the North line of said Marshall Survey and the in or near the South line of the J. Despau Survey, Abstract No. 175, from which a reentrant corner of a called 862.12 acre tract described as Tract "A" of Parcel 1 and part of Tract "C" of Parcel 1 in Deed from Thomas L. Anderson to James Robinson Evangelistic Association, Inc., dated March 3, 1975 and recorded in Volume 696 on Page 305 of the Deed Records of Wood County, Texas, bears South 89 deg. 52 min. 27 sec. East - 4.69 feet;

THENCE South 89 deg. 52 min. 27 sec. East, a distance of 282.00 feet, with the division line of said Surveys and a North line of said 862.12 acre tract, to a 1 1/2" Iron Pipe found for corner in the West right-of-way of F.M. Road 2869;

THENCE South 10 deg. 20 min. 07 sec. East, a distance of 132.10 feet, with the West right-of-way of F.M. Road 2869, to a Wood monument;

THENCE South 15 deg. 59 min. 35 sec. East, a distance of 301.42 feet, with the West right-of-way of F.M. Road 2869, to a Wood monument;

THENCE South 10 deg. 24 min. 27 sec. East, a distance of 397.56 feet, with the West right-of-way of F.M. Road 2869, to a 1/2" Iron Rod found;

THENCE South 10 deg. 18 min. 30 sec. East, a distance of 91.55 feet, with the West right-of-way of F.M. Road 2869, to a 1/2" Iron Rod found for the Northeast corner of Lot 14A, Block A of Pine Oaks Subdivision as shown of record in Volume 5 on Page 5 of the Plat Records, from which a Wood monument found, bears South 10 deg. 18 min. 30 sec. East - 11.03 feet;

THENCE South 83 deg. 33 min. 42 sec. West, a distance of 341.46 feet, to a 1/2" Iron Rod found for the Northwest corner of Lot 14A and the Northeast corner of Lot 14 and the Southeast corner of Lot 15, Block B, Section 5 of Brookhaven in the Pines as shown of record in Volume 3 on Page 40 of the Plat Records;

THENCE South 22 deg. 43 min. 52 sec. East, a distance of 125.17 feet, to a 1/2" Iron Rod found for the Northeast corner of Lot 13 and the Southeast corner of Lot 14;

THENCE South 83 deg. 33 min. 15 sec. West, a distance of 399.53 feet, to a 1/2" Iron Rod found for the Northwest corner of Lot 13 and Southwest corner of Lot 14;

THENCE North 22 deg. 32 min. 07 sec. West, a distance of 124.99 feet, to a 1/2" Iron Rod found for the Northwest corner of Lot 14 and in the East line of Brookhaven Trail(45' R.O.W.);

THENCE North 22 deg. 31 min. 15 sec. West, a distance of 125.08 feet, with the East line of Brookhaven Trail and West line of Lot 15, to a 1/2" Iron Rod found for the Northwest corner of Lot 15 and Southwest corner of Lot 16;

THENCE North 22 deg. 31 min. 59 sec. West, a distance of 125.05 feet, with the East line of Brookhaven Trail and West line of Lot 16, to a 1/2" Iron Rod found for the Northwest corner of Lot 16;



THENCE North 19 deg. 19 min. 08 sec. West, a distance of 44.99 feet, with the East line of Brookhaven Trail, to a 1/2" Iron Rod found for corner;

THENCE South 74 deg. 41 min. 53 sec. West, a distance of 47.98 feet, across Brookhaven Trail, to a 1/2" Iron Rod found for the Northeast corner of Lot 19, Block C, Section of 5 as shown of record in Volume 3 on Page 40 and an angle corner of said 17.788 acre tract;

THENCE South 23 deg. 57 min. 41 sec. East, a distance of 125.28 feet, with the East line of Lot 19, to a 1/2" Iron Rod found for the Southeast corner of said Lot 19 and Northeast corner of Lot 18, and in the West line of Brookhaven Trail(45' R.O.W.);

THENCE South 22 deg. 13 min. 29 sec. East, a distance of 124.43 feet, with the East line of Lot 18, to a 1/2" Iron Rod found for the Southeast corner of said Lot 18 and Northeast corner of Lot 17, and in the West line of Brookhaven Trail(45' R.O.W.);

THENCE South 23 deg. 33 min. 55 sec. East, a distance of 124.87 feet, with the East line of Lot 17, to a 5/8" Iron Rod found for the Southeast corner of said Lot 17 and Northeast corner of Lot 16, and in the West line of Brookhaven Trail(45' R.O.W.);

THENCE South 67 deg. 24 min. 51 sec. West, a distance of 402.89 feet, with the South line of Lot 17 and North line of Lot 16, to a 5/8" Iron Rod found for the Southwest corner of said Lot 17 and Northwest corner of Lot 16;

THENCE North 22 deg. 42 min. 36 sec. West, a distance of 124.88 feet, with the West line of Lot 17, to a 1/2" Iron Rod found for the Southwest corner of said Lot 18 and Northwest corner of Lot 17;

THENCE North 22 deg. 42 min. 03 sec. West, a distance of 125.12 feet, with the West line of Lot 18, to a 1/2" Iron Rod found for the Southwest corner of said Lot 19 and Northwest corner of Lot 18;

THENCE North 22 deg. 42 min. 03 sec. West, a distance of 125.24 feet, with the West line of Lot 19, to a 1/2" Iron Rod found for the Northwest corner of said Lot 19;

THENCE North 67 deg. 31 min. 54 sec. East, at 57.16 feet passing a 1/2" Iron Rod found in West line of County Road No. 3910, at 117.57 feet passing a 1/2" Iron Rod found in East line of said County Road No. 3910, and continuing with the North line of said Lot 19 for a total distance of 278.31 feet, to a 1/2" Iron Rod found for the Southwest corner of said 17.788 acre tract, being in the North line of said Lot 19;

THENCE North 30 deg. 03 min. 59 sec. West, a distance of 66.97 feet, to a 1/2" Iron Rod found for a corner of said 17.788 acre tract;

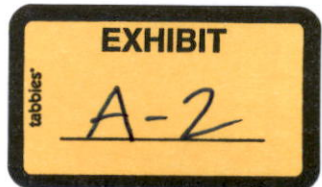
THENCE North 48 deg. 58 min. 59 sec. West, a distance of 71.00 feet, to a 1/2" Iron Rod found for a corner of said 17.788 acre tract;

THENCE North 48 deg. 35 min. 44 sec. West, a distance of 196.93 feet, with the Southwest line of said 17.788 acre tract, to a 1/2" Iron Rod found for the Southeast corner of Lot 1, Section 2 and recorded in Volume 4, Page 1 of the Plat Records of Wood County, Texas;

THENCE North 49 deg. 34 min. 35 sec. West, a distance of 189.95 feet, to a 1/2" Iron Rod found for the Northwest corner of said 17.788 acre tract and the Northeast corner of Lot 1;

THENCE North 23 deg. 23 min. 54 sec. East, a distance of 223.50 feet, to a 1/2" Iron Rod found for a corner of said 17.788 acre tract;

THENCE North 50 deg. 23 min. 54 sec. East, a distance of 78.00 feet, to a 1/2" Iron Rod found for a corner of said 17.788 acre tract;



THENCE South 71 deg. 06 min. 06 sec. East, a distance of 131.00 feet, to a 1/2" Iron Rod found for a corner of said 17.788 acre tract;

THENCE South 89 deg. 48 min. 06 sec. East, a distance of 181.80 feet, to a 1/2" Iron Rod found for a corner of said 17.788 acre tract;

THENCE North 62 deg. 24 min. 54 sec. East, a distance of 141.00 feet, to a 1/2" Iron Rod found for a corner of said 17.788 acre tract;

THENCE North 40 deg. 25 min. 54 sec. East, a distance of 122.00 feet, to a 1/2" Iron Rod found for a corner of said 17.788 acre tract;

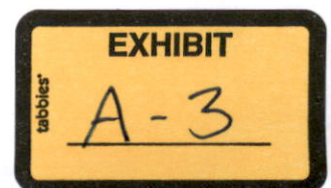
THENCE South 17 deg. 01 min. 06 sec. East, a distance of 106.00 feet, to a 1/2" Iron Rod found for a corner of said 17.788 acre tract and in the West line of Brookhaven Trail;

THENCE South 31 deg. 09 min. 03 sec. East, distance of 41.02 feet, to a 1/2" Iron Rod found for the Northwest corner of Lot 23 and the Southwest corner of Lot 24, Block B, Section 5 as shown of record in Volume 3 on Page 40;

THENCE North 08 deg. 04 min. 33 sec. East, a distance of 66.28 feet, to a 1/2" Iron Rod found for the Northwest corner of Lot 24;

THENCE North 88 deg. 24 min. 52 sec. East, a distance of 190.35 feet, to a 1/2" Iron Rod found for the Northeast corner of Lot 24;

THENCE North 01 deg. 49 min. 02 sec. West, a distance of 107.80 feet, to the POINT OF BEGINNING AND CONTAINING 24.931 ACRES OF LAND.



112 W Pine St, Winnsboro, TX 75494

FILED FOR RECORD
2024 NOV -7 PM 1:40
NALLEX RISE
COUNTY CLERK, WOOD CO TX

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: 12/03/2024

Time: Between 1:00 PM – 4:00 PM and beginning not earlier than 1:00 PM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Wood County, pursuant to §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.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 30, 2014 and recorded in the real property records of Wood County, TX and is recorded under Clerk's Instrument No. 2014-00008400 with Justin A. Meade and Dorthea M. Meade (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Guaranty Bank & Trust, N.A. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Justin A. Meade and Dorthea M. Meade, securing the payment of the indebtedness in the original amount of \$80,612.00, 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. ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE GRAY B. KING SURVEY, ABSTRACT NO. 3, CITY OF WINNSBORO, WOOD COUNTY, TEXAS, BEING ALL OF THAT LOT CONVEYED FRONT DICK FREEMAN, ET UX TO JIMMIE NELL COKER, RECORDED IN VOLUME 974, PAGE 65 REAL PROPERTY RECORDS OF SAID COUNTY, BEING A PORTION OF LOT 7 OF BLACK J-1 OF SAID CITY AND BOUNDED AS FOLLOWS:

BEGINNING AT A 1/2 INCH STEEL ROD FOUND IN THE CAST RIGHT-OF-WAY LINE OF MULBERRY STREET AT THE NWC THE ABOVEMENTIONED COKER LOT, SAME BEING THE SWC OF A LOT CONVEYED TO DREBEN SAMUEL GEARNER III AND RECORDED IN DOCUMENT NUMBER 2010-00008777;

THENCE SOUTH 64 DEG. 51 MIN. 00 SEC. EAST, AT 100 FEET PASSING A 1/2 INCH STEEL ROD FOUND AT THE SEC OF THE GEARNER LOT AND CONTINUING IN ALL 106.00 FEET TO A 1/2 INCH STEEL ROD SET FOR THE NEC OF THE COKER LOT AND BEING AN INTERIOR CORNER OF A LOT CONVEYED TO M. R. KNIGHT, RECORDED IN VOLUME 231, PAGE 215, DEED RECORDS OF SAID COUNTY;

THENCE SOUTH 20 DEG. 10 MIN. 24 SEC. WEST, AT 28 FEET PASSING THE NWC OF A LOT CONVEYED TO JOE W. WANN, ET UX, RECORDED IN VOLUME 1486, PAGE 421, REAL PROPERTY



4828376

ServiceLink

RECORDS OF SAID COUNTY AND CONTINUING IN ALL, 158.00 FEET TO A 1/2 INCH STEEL ROD SET IN THE NORTH RIGHT-OF-WAY LINE OF WEST PINE STREET AND BEING THE SWC OF THE ABOVEMENTIONED WANN LOT;

THENCE NORTH 69 DEG. 57 MIN. 11 SEC. WEST, 140.00 FEET TO A 1/2 INCH STEEL ROD SET AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF WEST PINE STREET WITH THE EAST RIGHT-OF-WAY LINE OF MULBERRY STREET;

THENCE NORTH 31 DEG. 46 MIN. 42 SEC. EAST, 171.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.461 OF AN ACRE OF LAND.

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 §51.002, 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 Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Bank, N.A.
11625 N Community House Rd
Charlotte, NC 28277

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz Esq. or Carson Emmons Esq. or AWEST OR Harriett Fletcher, Robert LaMont, Sheryl LaMont, Sharon St. Pierre OR Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, David Ray, Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Lisa DeLong, Terri Worley whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR AUCTION.COM , 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.

November 5, 2024

Executed on

/s/Carson Emmons

James E. Albertelli, P.A.
Kirk Schwartz, Esq.
Carson Emmons, Esq.
6565 N. MacArthur, Suite 470
Irving, TX 75039

November 7, 2024

Executed on



SUBSTITUTE TRUSTEE
Agency Sales & Posting
Harriett Fletcher, Robert LaMont, Sheryl LaMont,
Sharon St. Pierre OR AUCTION.COM
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is Sheryl LaMont, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on November 7, 2024 I filed at the office of the Wood County Clerk and caused to be posted at the Wood County courthouse this notice of sale.

Declarants Name: Sheryl LaMont

Date: November 7, 2024

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD
2024 NOV -8 PM 2:13
COUNTY CLERK, WOOD CO TX

Notice Required By Texas Property Code Section 51.002(i): **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: November 7, 2024

Deed of Trust:

Date: January 16, 2008

Grantor: Keith Romine and Amy Romine

Grantor's County: Wood

Beneficiary: First National Bank Of Winnsboro

Trustee: Celia C. Flowers

Substitute Trustee: JASON A. HOLT

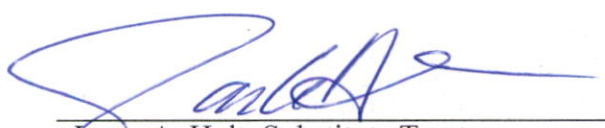
Recorded in: Volume 2296, Page 800, Real Property Records, Wood County, Texas, and renewed and extended from time to time

Property: 1.072 acres of land, more or less, situated in the A. McKenzie Survey, Abstract No. 421, Wood County, Texas, being more fully described in the above referenced Deed of Trust

Date of Sale of Property: Tuesday, December 3, 2024, at or within three hours after 10:00 a.m.

Place of Sale of Property (including County): At the second floor entrance on the East side of the Wood County Courthouse in Quitman, Texas or as the Commissioner's Court rules.

Because of default in performance of the obligations under the Deed of Trust, Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.



Jason A. Holt, Substitute Trustee
215 E. Goode
Quitman, Texas 75783

STATE OF TEXAS
COUNTY OF WOOD

This instrument was acknowledged before me on November 7, 2024, by JASON A. HOLT.



Cheryl D. Moore
Notary Public, State of Texas

Notary's Name (Printed)

Notary's Commission Expires

Notary's Business Phone No.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD
2024 NOV -8 PM 2:13
KELLEY PRICE
COUNTY CLERK, WOOD CO. TX

Notice Required By Texas Property Code Section 51.002(i): **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: November 7, 2024

Deed of Trust:

Date: April 2, 2008

Grantor: Keith Romine and Amy Romine

Grantor's County: Wood

Beneficiary: First National Bank Of Winnsboro

Trustee: John W. Alexander

Substitute Trustee: JASON A. HOLT

Recorded in: Volume 2314, Page 276, Real Property Records, Wood County, Texas, and renewed and extended from time to time.

Property: 1.072 acres of land, more or less, situated in the A. McKenzie Survey, Abstract No. 421, Wood County, Texas, being more fully described in the above referenced Deed of Trust.

Date of Sale of Property: Tuesday, December 3, 2024, at or within three hours after 10:00 a.m.

Place of Sale of Property (including County): At the second floor entrance on the East side of the Wood County Courthouse in Quitman, Texas or as the Commissioner's Court rules.

Because of default in performance of the obligations under the Deed of Trust, Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.



JASON A. HOLT, Substitute Trustee
215 E. Goode
Quitman, Texas 75783

STATE OF TEXAS

COUNTY OF WOOD

This instrument was acknowledged before me on November 7, 2024, by JASON
A. HOLT.



Cheryl D. Moore

Notary Public, State of Texas

Notary's Name (Printed)

Notary's Commission Expires

Notary's Business Phone No.

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

DATE: November 5, 2024

CONTRACT: Date: November 29, 2012
Maker: Barbara F. Johnson
Payee: Fork Holiday Villages, L.P.
Principal Amount: \$6,837.19
Recording Information: Document Number 2024-00000617, Real Property Records, Wood County, Texas

LENDER: BXM Funding, LLC, a Texas limited liability company

BORROWER: Barbara F. Johnson

PROPERTY:

LOT(s) 59, SECTION A, HOLIDAY VILLAGES OF FORK SUBDIVISION, WOOD COUNTY, TEXAS, AS SHOWN BY THE MOST RECENTLY HERETOFORE RECORDED PLAT COVERING SAID LOTS RECORDED IN THE PLAT OR MAP RECORDS OF WOOD COUNTY, TEXAS, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, *SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE CONTRACT.*

TRUSTEE(S): Shawn Coker, 9129 Belshire Drive, Suite 100, North Richland Hills, Texas 76182;
Josh Setser, 125 Holiday Village Drive, Quitman, Texas 75783;
Julie Owsley, 125 Holiday Village Drive, Quitman, Texas 75783

DATE, PLACE AND TIME OF TRUSTEE'S SALE OF PROPERTY:

December 3, 2024, the first Tuesday of the month, at the Wood County Courthouse within the area designated for such sales by the Commissioners Court of said County. The earliest time at which such sale will occur is 10:00 a.m., and it will begin within three hours of such time.

RECITALS

Default has occurred in the payment of the purchase price and/or in the performance of the obligations under the Contract that secures the purchase price. Because of this default, Lender, the owner and holder of the Contract lien under Texas Property Code Sections 5.066 and 51.002, has requested that TRUSTEE sell the Property according to the terms of the Contract and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Contract, consistent with Lender's rights and remedies under the Contract and applicable law.

Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, I, as TRUSTEE, or any other TRUSTEE Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Contract and/or applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Contract and to any permitted exceptions to title described in the Contract. TRUSTEE has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Contract. The Property will be sold AS IS, WHERE IS, AND WIL ALL FAULTS.


SHAWN COKER, TRUSTEE

FILED FOR RECORD
2024 NOV 12 AM 9:47
KELLEY ANNE
COUNTY CLERK, WOOD CO TX