

FILED FOR RECORD
2024 AUG 29 AM 11:15
KELLEY PRICE
COUNTY CLERK, WOOD CO TX

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2024-10195-TX

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: **11/5/2024**
Time: **The earliest time the sale will begin is 1:00 PM**, or within three (3) hours after that time.
Place: **Wood County** Courthouse, Texas, at the following location: 1 Main St, Quitman, TX 75783 EAST DOOR (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 Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

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

PLEASE SEE EXHIBIT A

Commonly known as: 1484 COUNTY ROAD 2290 MINEOLA, TX 75773

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust dated **12/19/2018** and recorded in the office of the County Clerk of Wood County, Texas, recorded on **1/2/2019** under County Clerk's File No **2019-00000014**, in Book -- and Page -- Correction Instrument recorded 8/14/2024 Instrument No. 2024-00006648 of the Real Property Records of Wood County, Texas.

Grantor(s):	Fred A Scoglietti, A Single Man as his sole and separate property
Original Trustee:	Thomas E. Black, Jr.
Substitute Trustee:	Auction.com, Harriett Fletcher, Robert La Mont, David Sims, Allan Johnston, Ronnie Hubbard, Lisa DeLong, Terri Worley, Sheryl LaMont, Christine Wheelless, Sharon St. Pierre, Nestor Solutions, LLC
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Cardinal Financial Company, Limited Partnership, its successors and assigns
Current Mortgagee:	Freedom Mortgage Corporation
Mortgage Servicer:	Freedom Mortgage Corporation

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

T.S. #: 2024-10195-TX

authorized to collect the debt and to administer any resulting foreclosure of the referenced property securing the above referenced loan.

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 mortgagee 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 on the day the property is sold.

The sale will be made expressly subject to 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 prior 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.

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. 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.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$67,468.00, executed by Fred A Scoglietti, A Single Man as his sole and separate property, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Cardinal Financial Company, Limited Partnership, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee 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(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

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

Freedom Mortgage Corporation
11988 EXIT 5 PKWY BLDG 4
FISHERS IN 46037-7939
Phone: (855) 690-5900

Default and Request to Act - Default has occurred under the deed of trust, and the mortgagee has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

T.S. #: 2024-10195-TX

Dated: August 29, 2024

Auction.com, Harriett Fletcher, Robert La Mont, David Sims, Allan Johnston, Ronnie Hubbard, Lisa DeLong, Terri Worley, Sheryl LaMont, Christine Wheelless, Sharon St. Pierre, Nestor Solutions, LLC



c/o Nestor Solutions, LLC

214 5th Street, Suite 205

Huntington Beach, California 92648

Phone: (888) 403-4115

Fax: (888) 345-5501

For sale information visit: <https://www.xome.com> or Contact (800) 758-8052.

SENDER OF THIS NOTICE:

AFTER FILING, PLEASE RETURN TO:

Nestor Solutions, LLC

214 5th Street, Suite 205

Huntington Beach, California 92648

Exhibit A

LEGAL DESCRIPTION

All that certain lot, tract or parcel of land situated in Wood County, Texas. Being 5.025 acres in the M.A. Mesa Survey, Abstract No. 385 and being the same land described as Tracts I, II, and III in a deed to John A. Suess, et ux Beth L. Suess from Jack Rhodes and Halina Wegrecka, dated January 10, 1994 and recorded in Volume 1369, Page 334, Real Property Records of Wood County, Texas. Said 5.025 acre tract being more particularly described as follows:

BEGINNING at 3/4" Iron bar found for the Southwest corner of the above mentioned combined tracts. Said point being the Southwest corner of a called 20' wide road easement, recorded in Volume 721, Page 479, Deed Records of Wood County, Texas; and the southeast corner of a 0.078 acre road easement described in the above said deed;

THENCE N 00 deg. 30 min. 47 sec. E with the West line of said combined tracts, passing a 1/2" iron rod found for the Northeast corner of said road easement at 19.87 feet, continuing a total distance of 538.88 feet to a 1/2" Iron rod found for the Northwest corner of said tracts and being the Northwest corner of said Tract III;

THENCE S 89 deg. 09 min. 42 sec. E with the North line of said tracts, 317.50 feet to a 1/2" iron rod found for the Northeast corner of said Tract III;

THENCE S 00 deg. 33 min. 09 sec. W with the east line of Tract III, 138.51 feet to a 1/2" iron rod found for the Southeast corner of said Tract III and being in the North line of Tract II;

THENCE S 89 deg. 22 min. 32 sec. E with said North line, 121.66 feet to a 1/2" iron rod found for the Northernmost Northeast corner of said Tract II;

THENCE S 00 deg. 39 min. 18 sec. W with the Northernmost East line of Tract II, passing a 1/2" iron rod found at 139.80 feet for the Northernmost Southeast corner of Tract II and the Northeast corner of Tract III continuing a total distance of 167.25 feet to a 1/2" iron rod found for corner. Said point being in the called High Water Line of Lake Holbrook;

THENCE S 07 deg. 35 min. 39 sec. W with said High Water Line, 114.14 feet to a 1/2" iron rod set for angle point in said line;

THENCE S 30 deg. 10 min. 06 sec. E, continuing with the same, passing a 1/2" iron rod found at 106.17 feet for the Northeast corner of said 20' wide road easement, continuing a total distance of 128.20 feet to a 1/2" iron rod found for the Southeast corner of said Tract I, and being the Southeast corner of said road easement;

THENCE S 89 deg. 37 min. 43 sec. W, with the South line of said Tract I, Tract II and the South line of said easement, 490.04 feet to the POINT OF BEGINNING and containing 5.025 acres of land.

August 26, 2024

Don Walter Grant, Jr
600 CR 1503
Alba, Texas 75410

Veronica Alvarez
600 CR 1503
Alba, Texas 75410

FILED FOR RECORD

2024 SEP -3 PM 12:05

KELLEY PRICE
COUNTY CLERK, WOOD CO TX

NOTICE OF TRUSTEE'S SALE

You, Don Walter Grant, Jr., and Veronica Alvarez, Individually, are hereby notified that on Tuesday, the **5th day of November, 2024**, not earlier than 1:00 p.m. nor later than 4:00 p.m., in the foyer (2nd floor) of the Wood County Courthouse, Center, County of Wood, State of Texas, or if the preceding area is no longer in the designated area, at the area most recently designated by the Wood County Commissioner's Court. I, the undersigned, will sell at public auction to the highest bidder for cash the real property described below:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE H.M.C. HALL SURVEY, ABSTRACT NO. 283, WOOD COUNTY, TEXAS, AND BEING ALL LOT 20, LITTLE MUSTANG COVE SUBDIVISION, AS RECORDED IN VOLUME 9, PAGE 175 AND VOLUME 9, PAGE 176, PLAT RECORDS, WOOD COUNTY, TEXAS.

This sale will be made to satisfy the debt evidenced by a Promissory Note dated April 29, 2022 secured by a Deed of Trust dated April 22, 2022, executed by Don Walter Grant, Jr., and Veronica Alvarez to First National Bank of Hughes Springs, recorded in File Number 2022-00004910, Real Property Records, Wood County, Texas, in the amount of \$520,000.00 which is now due and payable. First National Bank of Hughes Springs has requested me, the undersigned, to enforce the Promissory Note, and Trust *Deed of Trust* by selling the real property because you are in default on payment.

Your debt was accelerated as you were notified by notice dated August 26, 2024. As of today's date, you now owe the sum of \$557,071.92.

The beneficiary of the Deed of Trust appointed and substituted me, the undersigned, a trustee under the Deed of Trust by a substitution dated April 3, 2024. As substitute trustee, I am vested with and succeed to all the powers and duties given to the original trustee.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATE. 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 NAIONAL 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 IMMEDITELY

With kindest regards, I am

Very truly yours,



Rick D. Shelton
Substitute Trustee

CMRRR: 7019 2280 0001 4803 6416 (Don Grant, Jr., 600 CR 1503, Alba, Texas 75410)
CMRRR: 7019 2280 0001 4803 6409 (Veronica Alvarez, 600 CR 1503, Alba, Texas 75410)

Posted and filed by: _____

Printed Name and Date: _____

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

WHEREAS, Gary S. Harrell and Connie J. Harrell, 307 Avenue E. Street, Converse, Texas 78109, heretofore executed and delivered to Patton C. Chapman, Trustee, that certain Deed of Trust dated April 20, 2020, recorded in Document 2020-00004773, Deed of Trust Records, Wood County, Texas, covering certain real property situated in said County, being Lot(s) 289, Section H, Holiday Villages of Fork Subdivision, according to the most recently heretofore recorded plat covering such property recorded in the plat or map records of said county, said Deed of Trust having been given to secure payment of that certain Promissory Note of even date therewith in the principal amount of \$16,000.00 executed by the person(s) first named hereinabove and payable to the order of FORK HOLIDAY VILLAGES, L.P., a Texas limited partnership. Said Deed of Trust and Note were subsequently transferred to BXM Funding, LLC, a Texas limited liability company (the "Payee") in Assignment dated June 7, 2023, recording in Document Number 2023-00009090, in the real property records of Wood County; and

WHEREAS, default has been made in the payment of the indebtedness evidenced by said Note secured by said Deed of Trust, and all of the indebtedness evidenced by said Note is now due and payable; and

WHEREAS, the hereinabove named Payee of said Note, also being the present holder thereof, has requested the undersigned to sell the real property hereinabove described in accordance with the terms of the Deed of Trust; NOW, THEREFORE, notice is hereby given that on Tuesday, the 5th day of November, 2024, the above described property will be sold by auction at a public sale to be held at the County Courthouse in said County 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 A. M., and it will begin within three hours of such time.

EXECUTED this 8th day of October, 2024.


SHAWN COKER, SUBSTITUTE TRUSTEE

FILED FOR RECORD
OCT 15 4 10 PM '24
KELLEY PRICE
COUNTY CLERK
WOOD COUNTY, TEXAS

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

WHEREAS, Rosamaria Patton and Steven D. Patton, 165 Quannah, Quitman, Texas 75783, heretofore executed and delivered to Patton C. Chapman, Trustee, that certain Deed of Trust dated October 3, 2020, recorded in Document 2021-00000029, Deed of Trust Records, Wood County, Texas, covering certain real property situated in said County, being Lot(s) 253, Section H, Holiday Villages of Fork Subdivision, according to the most recently heretofore recorded plat covering such property recorded in the plat or map records of said county, said Deed of Trust having been given to secure payment of that certain Promissory Note of even date therewith in the principal amount of \$7,000.00 executed by the person(s) first named hereinabove and payable to the order of FORK HOLIDAY VILLAGES, L.P., a Texas limited partnership. Said Deed of Trust and Note were subsequently transferred to BXM Funding, LLC, a Texas limited liability company (the "Payee") in Assignment dated June 7, 2023, recording in Document Number 2023-00009090, in the real property records of Wood County; and

WHEREAS, default has been made in the payment of the indebtedness evidenced by said Note secured by said Deed of Trust, and all of the indebtedness evidenced by said Note is now due and payable; and

WHEREAS, the hereinabove named Payee of said Note, also being the present holder thereof, has requested the undersigned to sell the real property hereinabove described in accordance with the terms of the Deed of Trust; NOW, THEREFORE, notice is hereby given that on **Tuesday, the 5th day of November, 2024**, the above described property will be sold by auction at a public sale to be held at the County Courthouse in said County 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 A. M., and it will begin within three hours of such time.

EXECUTED this 8th day of October, 2024.


SHAWN COKER, SUBSTITUTE TRUSTEE

FILED FOR RECORD
OCT 15 AM 10:11
CLERK, WOOD COUNTY, TEXAS

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

WHEREAS, Rosamaria Patton, 165 Quanah, Quitman, Texas 75783, heretofore executed and delivered to Patton C. Chapman, Trustee, that certain Deed of Trust dated January 13, 2023, recorded in Document 2023-00001310, Deed of Trust Records, Wood County, Texas, covering certain real property situated in said County, being Lot(s) 252, Section H, Holiday Villages of Fork Subdivision, according to the most recently heretofore recorded plat covering such property recorded in the plat or map records of said county, said Deed of Trust having been given to secure payment of that certain Promissory Note of even date therewith in the principal amount of \$10,800.00 executed by the person(s) first named hereinabove and payable to the order of TEXAS HOLIDAY VILLAGES, L.P., a Texas limited partnership. Said Deed of Trust and Note were subsequently transferred to BXM Funding, LLC, a Texas limited liability company (the "Payee") in Assignment dated June 7, 2023, recording in Document Number 2023-00009090, in the real property records of Wood County; and

WHEREAS, default has been made in the payment of the indebtedness evidenced by said Note secured by said Deed of Trust, and all of the indebtedness evidenced by said Note is now due and payable; and

WHEREAS, the hereinabove named Payee of said Note, also being the present holder thereof, has requested the undersigned to sell the real property hereinabove described in accordance with the terms of the Deed of Trust; NOW, THEREFORE, notice is hereby given that on Tuesday, the 5th day of November, 2024, the above described property will be sold by auction at a public sale to be held at the County Courthouse in said County 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 A. M., and it will begin within three hours of such time.

EXECUTED this 8th day of October, 2024.


SHAWN COKER, SUBSTITUTE TRUSTEE

FILED FOR RECORD
OCT 15 AM 10:10
WOOD COUNTY, TEXAS

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

WHEREAS, Mel Wakkinen and Michelle Shahin, 355 Broken Bow, Quitman, Texas 75783, heretofore executed and delivered to Lana Cockrell, Trustee, that certain Deed of Trust dated December 9, 2017, recorded in Document 2018-00000513, Deed of Trust Records, Wood County, Texas, covering certain real property situated in said County, being Lot(s) 284 and 286, Section A, Holiday Villages of Fork Subdivision, according to the most recently heretofore recorded plat covering such property recorded in the plat or map records of said county, said Deed of Trust having been given to secure payment of that certain Promissory Note of even date therewith in the principal amount of \$75,000.00 executed by the person(s) first named hereinabove and payable to the order of FORK HOLIDAY VILLAGES, L.P., a Texas limited partnership. Said Deed of Trust and Note were subsequently transferred to BXM Funding, LLC, a Texas limited liability company (the "Payee") in Assignment dated June 7, 2023, recording in Document Number 2023-00009090, in the real property records of Wood County; and

WHEREAS, default has been made in the payment of the indebtedness evidenced by said Note secured by said Deed of Trust, and all of the indebtedness evidenced by said Note is now due and payable; and

WHEREAS, the hereinabove named Payee of said Note, also being the present holder thereof, has requested the undersigned to sell the real property hereinabove described in accordance with the terms of the Deed of Trust; NOW, THEREFORE, notice is hereby given that on **Tuesday, the 5th day of November, 2024**, the above described property will be sold by auction at a public sale to be held at the County Courthouse in said County 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 A. M., and it will begin within three hours of such time.

EXECUTED this 8th day of October, 2024.


SHAWN COKER, SUBSTITUTE TRUSTEE

FILED FOR RECORD
2024 OCT 28 10 10 AM
KELLEY BRIDGES
COUNTY CLERK
WOOD COUNTY TEXAS

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.

RECORDED
OCT 10 10:10
WOOD CO TX

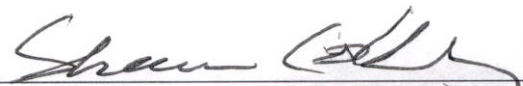
NOTICE OF TRUSTEE'S SALE

WHEREAS, Sharon M. Green, 369 Apache, Quitman, Texas 75783, heretofore executed and delivered to Patton C. Chapman, Trustee, that certain Deed of Trust dated May 15, 2021, recorded in Document 2021-00006156, Deed of Trust Records, Wood County, Texas, covering certain real property situated in said County, being Lot(s) 209 and 210, Section E, Holiday Villages of Fork Subdivision, according to the most recently heretofore recorded plat covering such property recorded in the plat or map records of said county, said Deed of Trust having been given to secure payment of that certain Promissory Note of even date therewith in the principal amount of \$32,000.00 executed by the person(s) first named hereinabove and payable to the order of TEXAS HOLIDAY VILLAGES, L.P., a Texas limited partnership. Said Deed of Trust and Note were subsequently transferred to BXM Funding, LLC, a Texas limited liability company (the "Payee") in Assignment dated June 7, 2023, recording in Document Number 2023-00009090, in the real property records of Wood County; and

WHEREAS, default has been made in the payment of the indebtedness evidenced by said Note secured by said Deed of Trust, and all of the indebtedness evidenced by said Note is now due and payable; and

WHEREAS, the hereinabove named Payee of said Note, also being the present holder thereof, has requested the undersigned to sell the real property hereinabove described in accordance with the terms of the Deed of Trust; NOW, THEREFORE, notice is hereby given that on **Tuesday, the 5th day of November, 2024**, the above described property will be sold by auction at a public sale to be held at the County Courthouse in said County 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 A. M., and it will begin within three hours of such time.

EXECUTED this 8th day of October, 2024.


SHAWN COKER, SUBSTITUTE TRUSTEE

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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.**

FILED FOR RECORD
2024 OCT 15 PM 1:43
KELLEY PRICE
COUNTY CLERK, WOOD CO TX

Matter No.: 122549-TX

Date: September 20, 2024

County where Real Property is Located: Wood

ORIGINAL MORTGAGOR: DOUGLAS MARICAL, AND WIFE, AND PRISCILLA MARICAL

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR NATIONS LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: NATIONS LENDING CORPORATION

MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 11/18/2022, RECORDING INFORMATION: Recorded on 11/30/2022, as Instrument No. 2022-00013003

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING A 1.194 ACRE TRACT AND BEING ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE JOSEPH SIMPKINS SURVEY, ABSTRACT NO. 541, WOOD COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.818 ACRE TRACT DESCRIBED IN A SUBSTITUTE TRUSTEE'S DEED FROM PHIL GRIMES, SUBSTITUTE TRUSTEE TO GREEN TREE SERVICING LLC AS RECORDED IN VOLUME 1961, PAGE 617, WOOD COUNTY REAL PROPERTY RECORDS, AND SAID 0.818 ACRE TRACT ALSO BEING KNOWN AS LOTS 2 AND 3, BLOCK 22, OF THE REID ADDITION TO THE CITY OF ALBA, AND ALSO BEING KNOWN BY THE WOOD COUNTY APPRAISAL OFFICE AS LOT 5, BLOCK 22, OF THE REID ADDITION, AND BEING ALL OF A CALLED 0.5 ACRE TRACT DESCRIBED IN A SHERIFFS TAX DEED FROM BILL SKINNER, SHERIFF, TO GARY LEWIS AS RECORDED IN VOLUME 2027, PAGE 45, WOOD COUNTY REAL PROPERTY RECORDS, AND SAID 0.5 ACRE TRACT ALSO BEING KNOWN AS LOT 1, BLOCK 22, OF SAID REID ADDITION TO THE CITY OF ALBA, AND ALSO BEING KNOWN BY THE WOOD COUNTY APPRAISAL OFFICE AS LOT 6A AND LOT 6B, BLOCK 22, OF SAID REID ADDITION, AND BEING MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 11/5/2024, the foreclosure sale will be conducted in Wood County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.



Matter No.: 122549-TX

LOANCARE, LLC is acting as the Mortgage Servicer for NATIONS LENDING CORPORATION who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. LOANCARE, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

NATIONS LENDING CORPORATION
c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452-4262

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE 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, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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

By: Hollis Hamilton
Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
3333 Camino Del Rio South, Suite 225
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

Harriett Fletcher
Posted by Harriett Fletcher, October 15, 2024.

EXHIBIT A

TS# 122549-TX

BEING a 1.194 acre tract and being all that certain lot, tract, or parcel of land situated in the Joseph Simpkins Survey, Abstract No. 541, Wood County, Texas, and being all of a called 0.818 acre tract described in a Substitute Trustee's Deed from Phil Grimes, Substitute Trustee, to Green Tree Servicing LLC as recorded in Volume 1961, Page 617, Wood County Real Property Records, and said 0.818 acre tract also being known as Lots 2 and 3, Block 22, of the Reid Addition to the City of Alba, and also being known by the Wood County Appraisal Office as Lot 5, Block 22, of the Reid Addition, and being all of a called 0.5 acre tract described in a Sheriff's Tax Deed from Bill Skinner, Sheriff, to Gary Lewis as recorded in Volume 2027, Page 45, Wood County Real Property Records, and said 0.5 acre tract also being known as Lot 1, Block 22, of said Reid Addition to the City of Alba, and also being known by the Wood County Appraisal Office as Lot 6A and Lot 6B, Block 22, of said Reid Addition, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the west corner of said 0.818 acre tract, the south corner of said 0.5 acre tract, and at an angle corner of a called 48.665 acre tract described in a deed to Mitchell Energy Corporation as recorded in Volume 803, Page 701, W.C.D.R., for a corner;

THENCE North 00 degrees 52 minutes 55 seconds West along the west line of said 0.5 acre tract and the northerly most east line of said 48.665 acre tract a distance of 207.83 feet to a 1/2 inch iron rod found at the north corner of said 0.5 acre tract and the northerly most east corner of said 48.665 acre tract on the southwest line of Mockingbird Street, for a corner;

THENCE South 50 degrees 22 minutes 25 seconds East along the northeast line of said 0.5 acre tract and the southwest line of said Mockingbird Street a distance of 207.25 feet to a 1/2 inch iron rod found at the east corner of said 0.5 acre tract and the north corner of said 0.818 acre tract, for a corner;

THENCE South 51 degrees 53 minutes 00 seconds East along the northeast line of said 0.818 acre tract and the southwest line of said Mockingbird Street a distance of 41.57 feet to a point at an angle corner of said 0.818 acre tract, for a corner;

THENCE South 46 degrees 02 minutes 47 seconds East continuing along the northeast line of said 0.818 acre tract and the southwest line of said Mockingbird Street a distance of 183.27 feet to a 1/2 inch iron pipe found at the east corner of said 0.818 acre tract and the north corner of a tract described in a deed to Harris as recorded in Volume 1409, Page 667, W.C.R.P.R., for a corner;

THENCE South 63 degrees 48 minutes 31 seconds West along the southeast line of said 0.818 acre tract and the northwest line of said Harris tract a distance of 161.83 feet to a 1/2 inch iron rod found at the south corner of said 0.818 acre tract, for a corner;

THENCE North 49 degrees 47 minutes 24 seconds West (Directional Control Line) along the southwest line of said 0.818 acre tract and a northeast line of said 48.665 acre tract a distance of 230.27 feet to the POINT OF BEGINNING and containing 1.194 acres of land, also being known as 720 Mockingbird Street, Alba, Texas.