

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.

5965-240

NOTICE OF FORECLOSURE SALE

1 THE PROPERTY TO BE SOLD

COMMONLY KNOWN AS

8751 FRAZIER LANE, MABANK, TEXAS 75156

LEGAL DESCRIPTION

SEE EXHIBIT A.

2 THE DEED OF TRUST TO BE FORECLOSED UPON

RECORDED IN REAL PROPERTY RECORDS OF
HENDERSON COUNTY

RECORDED ON
OCTOBER 2, 2014

UNDER DOCUMENT#
2014-00013272

3 THE SALE IS SCHEDULED TO BE HELD

PLACE

DATE

TIME

THE SOUTH ENTRANCE PORCH OF THE HENDERSON
COUNTY COURTHOUSE OR AS DESIGNATED BY THE
COUNTY COMMISSIONER'S OFFICE

FEBRUARY 1, 2022

10:00 AM - 1:00 PM

TERMS OF SALE

The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the Property. Pursuant to § 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.

OBLIGATIONS SECURED

The Deed of Trust executed by WANDA LOU GROGAN, provides that it secures the payment of the indebtedness in the original principal amount of \$82,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. REVERSE MORTGAGE SOLUTIONS, INC. is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is the current mortgage servicer. A servicing agreement between the mortgager, whose address is 1 Mortgage Way, Mount Laurel, New Jersey 08054, and the mortgage service exists. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.

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.

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 the following as Substitute Trustee to act under and by virtue of said Deed of Trust:

RANDY DANIEL, CINDY DANIEL, JIM O'BRYANT, NICHOLAS S. CAMPBELL, ANNAROSE M. HARDING, SARA A. MORTON, JONATHON AUSTIN, and/or BRANCH M. SHEPPARD.

ATTORNEYS AT LAW

Branch M. Sheppard
Annarose M. Harding
Sara A. Morton
Jonathon Austin

FILED FOR RECORD

2022 JAN 11 PM 12:51

HENDERSON COUNTY, TEXAS

Annarose Harding
GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH
A PROFESSIONAL LAW CORPORATION
1301 McKinney Street, Suite 1400
Houston, Texas 77010
(713) 599-0700

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED _____

NAME _____ 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.

5965-240

EXHIBIT A – LEGAL DESCRIPTION
8751 Frazier Lane, Mabank, Texas 75156

ALL OF THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE GUILLERMO CHOVANNO SURVEY, A-132, HENDERSON COUNTY, TEXAS, AND BEING AN OF A CALLED 0.364 ACRE TRACT DESCRIBED BY DEED RECORDED IN VOLUME 2256, PAGE 883, OF THE DEED RECORDS OF HENDERSON COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING ON A 1/2" IRON ROD FOUND AT A FENCE CORNER FOR THE SOUTHWEST CORNER OF THIS TRACT, AND BEING AN ELL CORNER OF A CALLED 11.64 ACRE TRACT DESSCRIBED BY DEED RECORDED IN VOLUME 579, PAGE 19 OF SAID DEED RECORDS OF SAID COUNTY;

THENCE N 00° 35' 51" E 111.94 FEET ALONG A FENCE WITH THE WEST LINE OF THIS TRACT, TO A 1/2" IRON ROD FOUND AT A FENCE CORNER FOR THE NORTHWEST CORNER, AND BEING A SECOND ELL CORNER OF THE ABOVE MENTIONED 11.64 ACRE TRACT;

THENCE N 89° 54' 38" E 141.30 FEET ALONG A FENCE WITH THE NORTH LINE OF THIS TRACT, TO A POINT IN THE CENTERLINE OF FRAZIER LANE; REFERENCE: S 89° 54' 38" W 30.2 FEET TO A 1/2" IRON ROD SET .45 FEET SOUTH OF A 2" CHAIN LINK PIPE POST, LOCATED IN THE WEST RIGHT-OF-WAY OF SAID COUNTY ROAD;

THENCE S 00° 35' 46" W 112.16 FEET WITH SAID CENTERLINE ALONG THE EAST LINE OF THIS TRACT TO A POINT FOUND FOR THE SOUTHEAST CORNER; REFERENCE: WEST 29.7 FEET TO AN IRON ROD SET, LOCATED IN THE WEST RIGHT-OF-WAY OF SAID COUNTY ROAD; THENCE WEST 141.30 FEET ALONG THE SOUTH LINE OF THIS TRACT TO THE PLACE OF BEGINNING AND CONTAINING WITHIN THIS DESCRIPTION 0.36 ACRES OF LAND OF WHICH 0.08 ACRES LIES WITHIN THE COUNTY ROAD.

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED _____

NAME _____ 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 OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated November 20, 2012, executed by **PATRICK RYAN MCGHEE AND BRANDY NICOLE MCGHEE, A MARRIED COUPLE** ("Mortgagor") to Tim Williams, Trustee for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2012-00016248, Official Public Records of Henderson County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesseltnine, whose address is listed below, or Randy Daniel, Cindy Daniel or Jim O'Bryant, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, February 1, 2022**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Henderson County Courthouse at the place designated by the Commissioner's Court for such sales in Henderson County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 10:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 2003 Elliott Solitaire Manufactured Home, Serial No. EHIDOKD443FB.

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.

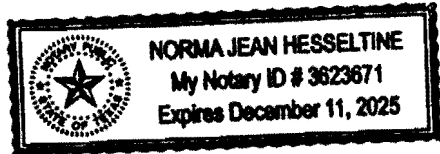
EXECUTED this 5 day of January, 2022.

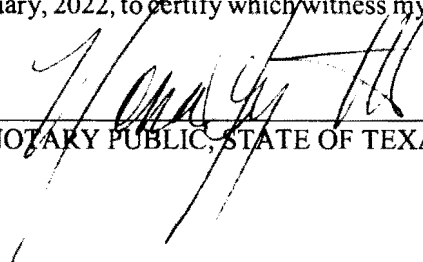


K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401
Telephone: (361) 884-0612
Facsimile: (361) 884-5291
Email: clittlefield@umhlaw.com

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 5 day of January, 2022, to certify which witness my hand and official seal.





NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

All of that certain lot, tract, or parcel of land, situated in the Simon Weiss Survey, A-799, Henderson County, Texas, and being a part of the 29.003 acre tract as described in a Warranty Deed from Patricia Carol Foster Brown to Gregory Brent Harris and wife, Cherie J. Harris, dated May 23, 1998, and being recorded in Volume 1673, Page 887, Deed Records of Henderson County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod set for corner in the North boundary line of the above cited tract, said point being S. 89 deg. 08 min. 49 sec. East, 206.16 feet from its Northwest corner;

Thence South 89 deg. 08 min. 49 sec. E. along the North line of said 29.003 acres tract, a distance of 206.71 feet to a 1/2" iron rod set for corner;

Thence South 00 deg. 23 min. 48 sec. W. a distance of 1052.27 feet to a 1/2" iron rod set for corner in the North margin of County Road 3313, said point being in the South boundary line of said 29.003 acres tract;

Thence North 89 deg. 55 min. 38 sec. West along the North margin of said County Road a distance of 206.71 feet to a 1/2" iron rod set for corner;

Thence North 00 deg. 23 min. 48 sec. E, a distance of 1056.09 feet to the point of beginning and containing 5.00 acres of land.

Return to:
K. Clifford Littlefield
Upton, Mickits & Heymann, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401

NOTICE OF FORECLOSURE 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 OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. Property to Be Sold. The property to be sold is described as follows: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE ROBERT LAUDERDALE SURVEY, A-472, HENDERSON COUNTY, TEXAS, AND BEING DESCRIBED AS LOT NOS 25 AND 26, BLOCK NO 11, FOREST GROVE SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 8, PAGE 52, NOW KNOWN AS CABINET C, SLIDE 197, PLAT RECORDS OF HENDERSON COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 08/30/2019 and recorded in Document 2019-00012284 real property records of Henderson County, Texas.

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

Date: 02/01/2022

Time: 10:00 AM

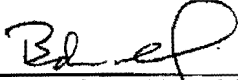
Place: Henderson County, Texas at the following location: THE SOUTH ENTRANCE PORCH OF THE HENDERSON COUNTY COURT HOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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

5. Obligations Secured. The Deed of Trust executed by JONATHAN O SCHRADER, provides that it secures the payment of the indebtedness in the original principal amount of \$84,442.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. MIDFIRST BANK is the current mortgagee of the note and deed of trust and MIDFIRST BANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is MIDFIRST BANK c/o MIDFIRST BANK, 999 N.W. Grand Blvd, Oklahoma City, OK 73118 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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



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

FILED FOR RECORD
2021 NOV 30 AM 8:15
HENDERSON COUNTY, TEXAS