

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. Terms of Sale. Cash.
2. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust dated August 13, 2021 and recorded in Document INSTRUMENT NO. 2021-00018329 real property records of Henderson County, Texas, Terry Decker, grantor(s) and Jenny James Company, LLC., grantee.
3. Obligations Secured. Deed of Trust executed by Terry Decker, securing the payment of the indebtedness's in the original principal amount of \$114,900.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Jenny James Company, LLC. is the current mortgagee of the note and Deed of Trust.
4. 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 MIGUEL CORTINAS SURVEY, A-5, HENDERSON COUNTY, TEXAS, AND BEING DESCRIBED AS LOTS NOS. 17, 18, 19, BLOCK NO. 3, HOLLYHILLS SUBDIVISION, UNIT NO. 1, ACCORDING TO THE PLAT RECORDED IN CABINET D, SLIDE 89, PLAT RECORDS OF HENDERSON COUNTY, TEXAS.**

Also known as: 20333 Holly Hills Dr. Larue, Texas 75770

Date: July 5, 2022

Earliest Time Sale Will Begin: 1 p.m.

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

The foreclosure sale will be conducted in the area designated by Henderson County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

Jennifer Boese, Trustee  
661 E Main St #200-264  
Midlothian, Texas 76065

FILED FOR RECORD  
2022 JUN 14 AM 11:02  
MARY MARGARET WRIGHT  
COUNTY CLERK  
HENDERSON COUNTY, TEXAS

**ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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.**

**FILED FOR RECORD**  
**2022 JUN 13 PM 4:36**  
MARCO ANTONIO WRIGHT  
COUNTY CLERK  
HENDERSON COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS, JOSEPH FEROBEN, JR. AND REGINA GAIL FEROBEN, HUSBAND AND WIFE** delivered that one certain Deed of Trust dated OCTOBER 28, 2020, which is recorded in INSTRUMENT NO. 2020-00017249 of the real property records of HENDERSON County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$328,833.00 payable to the order of GOLDWATER BANK, N.A., to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

**WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and**

**WHEREAS, the undersigned has been appointed Substitute Trustee in place of the original Trustee, upon the contingency and the manner authorized by the Deed of Trust; and**

**WHEREAS, WESTSTAR MORTGAGE CORPORATION, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.**


**NOTICE IS HEREBY GIVEN** that on Tuesday, JULY 5, 2022, beginning at 10:00 AM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.**

The sale will occur at that area designated by the Commissioners Court of HENDERSON County, Texas, for such sales (OR AT SOUTH ENTRANCE PORCH OF THE COURTHOUSE).

**NOTICE IS FURTHER GIVEN** that the address of WESTSTAR MORTGAGE CORPORATION, the Mortgagee or Mortgage Servicer, is P.O. BOX 25400, ALBUQUERQUE, NM 87125. Pursuant to the Texas Property Code, the Mortgagee or Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: JUNE 13, 2022.

  
SUBSTITUTE TRUSTEE(S)  
MICHAEL J. SCHROEDER OR SHARON ST. PIERRE  
OR ROBERT LAMONT OR SHERYL LAMONT OR  
HARRIETT FLETCHER OR ALLAN JOHNSTON

FILE NO.: WMC-3772  
PROPERTY: 8207 STATE HWY 19 S  
ATHENS, TEXAS 75751

JOSEPH FEROBEN, JR.

NOTICE SENT BY:  
MICHAEL J. SCHROEDER  
3610 NORTH JOSEY LANE, SUITE 206  
CARROLLTON, TEXAS 75007  
Tele: (972) 384-3086  
Fax: (972) 384-1263

Posted by: *Sharon St. Pierre*  
6/13/2022 Sharon St. Pierre  
Substitute Trustee



4751785

EXHIBIT "A"

All that certain lot, tract or parcel of land situated in Henderson County, Texas on the Nelson Box Survey, A-58 and being the called 5.90 acre tract conveyed to Gary Lynn Downs and wife Jennifer Joy Downs by deed recorded in Volume 1878, Page 741 of the Real Property Records of Henderson County, Texas. Said lot, tract or parcel of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1" pipe found at fence corner at the Northeast corner of the called 5.90 acre tract, in the South line of the Donna Jan Wallace 12.53 acre tract recorded in Instrument No. 2009-00009744 of the Real Property Records of Henderson County, Texas and at the Northwest corner of the Rolo Development LLC 9.98 acre tract recorded in Instrument No. 2012-00001655 of the Real Property Records of Henderson County, Texas;

**THENCE SOUTH 29 degrees 38 minutes 44 seconds East**, partly along fence, 734.59 feet to a 1" pipe found at the Southwest corner of the 9.98 acre tract and in the North line of the Michael David Peters 12.53 acre tract recorded in Volume 2475, Page 35 of the Real Property Records of Henderson County, Texas;

**THENCE SOUTH 88 degrees 35 minutes 41 seconds West**, along fence, 379.70 feet to a cross-tie fence corner at the Northeast corner of the Elena Solis 1.00 acre tract recorded in Volume 2019-00015656 of the Real Property Records of Henderson County, Texas and the Northwest corner of the Peters 12.53 acre tract;

**THENCE NORTH 23 degrees 19 minutes 56 seconds West**, along fence, 192.26 feet to a cross-tie fence corner at an ell corner of this tract at the Northeast corner of a tract no deed reference found;

**THENCE SOUTH 87 degrees 57 minutes 21 seconds West**, partly along fence,

EXHIBIT "A"

250.24 feet to a ½" iron rod set in the East right-of-way of State Highway 19;

THENCE NORTH 20 degrees 45 minutes 10 seconds West, along the East right-of-way of State Highway 19, 305.00 feet to a ½" iron rod set for corner at the Southwest corner of the Gary Lynn Downs 2.00 acre tract recorded in Volume 2709, Page 626 of the Real Property Records of Henderson County, Texas; WITNESS: Cross-tie fence corner South 12 degrees 27 minutes West 0.95 feet;

THENCE NORTH 89 degrees 55 minutes 46 seconds East 428.28 feet to a ½" iron rod set at the Southeast corner of the Downs 2.00 acres tract;

THENCE NORTH 22 degrees 18 minutes 58 seconds West 210.00 feet to a ½" iron rod set for the Northeast corner of the Downs 2.00 acre tract and in the South line of the Billy James Burnett 3.76 acre tract recorded in Instrument No. 2017-00009785 of the Real Property Records of Henderson County, Texas; WITNESS: Found T Post North 81 degrees 43 minutes West 2.4 feet;

THENCE NORTH 89 degrees 55 minutes 46 seconds East, along fence, 102.00 feet to the place of beginning and containing 5.752 acres of land.

FILED FOR RECORD  
2022 JUN 10 PM 2:06  
HAROLD L. SMITSON  
COUNTY CLERK  
HENDERSON COUNTY, TEXAS

**NOTICE OF FORECLOSURE SALE**  
**(By Substitute Trustee)**

**THE STATE OF TEXAS**                 '  
   '  
**COUNTY OF HENDERSON**           '

**KNOW ALL MEN BY THESE PRESENTS:**

WHEREAS, on the 22nd day of September, 2017, **LARRY DEWAYNE GREENE** and wife **TINA ANN GREENE**, ("**Debtor**") executed that certain Deed of Trust ("**Deed of Trust**") conveying to **CHRISTOPHER D. TINSLEY**, Trustee ("**Trustee**") the real property more particularly described in attached Exhibit "A", together with all improvements, fixtures, equipment, and other property located on the real property and any and all other items, rights, or interests described in the Deed of Trust, all of which property is more fully described in the Deed of Trust, to which reference is hereby made for further description of the property covered by this notice (collectively, "**Property**"); and

**WHEREAS**, the Deed of Trust was recorded under Document Number 2017-00014821, in the Real Property Records of Henderson County, Texas; and

**WHEREAS**, the Deed of Trust was executed and delivered to secure the payment of the following items of indebtedness ("**Indebtedness**"):

That certain Promissory Note (as extended, renewed, modified, or replaced, "**Note**") dated of even date with the Deed of Trust and executed by Debtor, payable to the order of **HAROLD L. SMITSON** ("**Creditor**"), in the original principal amount of **\$63,018.21**).

**WHEREAS**, the Indebtedness is due and payable, and despite Creditor's demands, Debtor has failed to pay, and continues to fail to pay, the Indebtedness; and

WHEREAS, Creditor designated and appointed **CHRISTOPHER D. TINSLEY** [**"Trustee"**] to act as trustee under and pursuant to the terms of the above referenced Deed of Trust.

WHEREAS, the said **CHRISTOPHER D. TINSLEY** failed to act as such trustee and **THE ESTATE OF HAROLD L. SMITSON, DECEASED** designated and appointed **JOHN L. YOUNGBLOOD** Substitute Trustee as evidenced by document dated May 5, 2021 and recorded in the County Clerk's Office in Athens, Texas for Appointment of Substitute Trustee under Document No. 2021-00008406 Real Property Records of Henderson County, Texas.

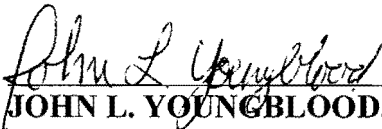
NOW, THEREFORE, the undersigned hereby gives notice that, on **Tuesday the 5th day of July, 2022**, after due publication of this notice as required by law and the Deed of Trust, the undersigned will sell the Property, as an entirety or in parcels, by one or by several sales, held at one time or at different times, all as the undersigned may elect and announce at such sale or sales, at the area at the Henderson County Courthouse, as designated by the Commissioners' Court of Henderson County, Texas, where foreclosure sales are to take place. Such designation is as follows: the front steps of the south entrance of the Henderson County Courthouse, in Athens, Texas, as designated in Commissioners' Court Minutes. Said sale will begin at 10:00 a.m. and no later than 1:00 p.m. to the highest bidder or bidders for cash at a public auction, and will make due conveyance of the Property to the purchaser or purchasers, with special warranty deed binding Debtor, his successors and assigns.

The sale noticed herein shall include (if applicable) the interest of Debtor in all fixtures and personal property covered by the Deed of Trust and any other documents executed in connection with or as security for the Indebtedness, Creditor having directed the undersigned to sell, and the

undersigned hereby gives notice of the sale of, said fixtures and personality pursuant to rights granted to Creditor under Sec. 9.604 of the Texas Business & Commerce Code.

**THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY, OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER CREDITOR NOR TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS, OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS, OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH SHALL BE EXPRESSLY WAIVED BY PURCHASER.**

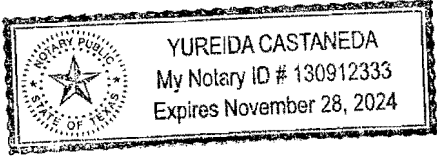
EXECUTED in multiple original copies on the 9<sup>th</sup> day of June, 2022.

  
\_\_\_\_\_  
**JOHN L. YOUNGBLOOD,**  
Substitute Trustee

**THE STATE OF TEXAS**            '

**COUNTY OF HENDERSON**       '

This instrument was acknowledged before me this 9<sup>th</sup> day of June, 2022, by **JOHN L. YOUNGBLOOD**, as Substitute Trustee.



*Yureida Castaneda*  
\_\_\_\_\_  
Notary Public, State of Texas

**ATTACHMENT**

Exhibit "A" - Property Description



Exhibit "A"

All that certain lot, tract or parcel of land, situated in the City of Athens, Henderson County, Texas, a part of the Thomas Parmer League, A-782, and being Lot 22, Block E, of the REIERSON HEIGHTS ADDITION to the City of Athens, Texas, as shown by official plat of the Addition duly recorded in Vol. 1, Page 167, and Cabinet B, Slide 24, Plat Records of Henderson County, Texas.

**FILED FOR RECORD**

**2022 JUN -9 PM 1:35**

**APPOINTMENT OF SUBSTITUTE TRUSTEE AND  
NOTICE OF SUBSTITUTE TRUSTEE SALE**  
HARRIET MARGARET WRIGHT  
COUNTY CLERK  
HENDERSON COUNTY, TEXAS

**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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**APPOINTMENT OF  
SUBSTITUTE TRUSTEE:**

WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate Jack O'Boyle, Chris Ferguson, Travis Gray, Sharon St. Pierre, Sheryl LaMont, Allan Johnston, Harriett Fletcher, Robert LaMont, Travis Gray, Chris Ferguson, or Jack O'Boyle, each as Substitute Trustee, to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of the Note.

**SUBSTITUTE TRUSTEE'S  
ADDRESS:**

c/o JACK O'BOYLE & ASSOCIATES, PLLC, Mailing Address: P.O. Box 815369, Dallas, TX 75381; Physical Address: 12300 Ford Road, Suite 212, Dallas, TX 75234.

**NOTICE OF SUBSTITUTE  
TRUSTEE SALE:**

WHEREAS, 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.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on July 05, 2022 between the hours of 10am-1pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**LOCATION OF SALE:**

The place of the sale shall be: On the porch to the south entrance of the Henderson 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 in HENDERSON County, Texas or as designated by the County Commissioners.

**INSTRUMENT TO BE  
FORECLOSED:**

Deed of Trust or Contract Lien dated 08/20/2019 and recorded under Volume, Page or Clerk's File No. INSTRUMENT NO.: 2019-00011818 in the real property records of Henderson County Texas, with LESLIE EMERY LAWRENCE AND YOSSELIN QUINTANA, HUSBAND AND WIFE as Grantor(s) and VETERANS LAND BOARD OF THE STATE OF TEXAS as Original Mortgagee.

**OBLIGATIONS SECURED:**

Deed of Trust or Contract Lien executed by LESLIE EMERY LAWRENCE AND YOSSELIN QUINTANA, HUSBAND AND WIFE securing the payment of the indebtedness in the original principal amount of \$25,000.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by LESLIE EMERY LAWRENCE, VETERANS LAND BOARD OF THE STATE OF TEXAS is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

**MORTGAGE SERVICING  
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 property securing the above referenced loan. VETERANS LAND BOARD OF THE STATE OF TEXAS is acting as the Mortgage Servicer for VETERANS LAND BOARD OF THE STATE OF TEXAS who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. VETERANS LAND BOARD OF THE STATE OF TEXAS, as Mortgage Servicer, is representing the Mortgagee, whose address is:

DT: zNOS AND APPT (SVC)



AL: 1 GRAND VIEW DR

VETERANS LAND BOARD OF THE STATE OF TEXAS  
c/o VETERANS LAND BOARD OF THE STATE OF TEXAS  
1 CORPORATE DRIVE, SUITE 360  
LAKE ZURICH, IL 60047

**LEGAL DESCRIPTION OF  
PROPERTY TO BE SOLD:**

1.004 ACRES OF LAND BEING TRACT 325, WATER'S EDGE RANCH, PHASE 3, SITUATED IN THE A.J. McDONALD SURVEY, A524, AS SHOWN IN THE PLAT RECORDED IN CABINET F, SLIDE 96 OF THE PLAT RECORDS OF HENDERSON COUNTY, TEXAS (the "Property")

**REPORTED PROPERTY**

**ADDRESS:** 1 GRAND VIEW DR. ATHENS, TX 75751

**TERMS OF SALE:** The Substitute Trustee will sell the Property by public auction at the place and date specified herein.

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 and the priority of the lien being foreclosed.

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 and/or Mortgage Servicer 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 their bid immediately in cash if their bid is accepted.

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. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the priority, nature and extent of such matters, if any.

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagee and/or Mortgage Servicer, or its attorney(s).

The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein 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 refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this 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.**

DT: zNOS AND APPT (SVC)



AL: 1 GRAND VIEW DR

Signed on the 8 day of June, 2022.

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC

  
\_\_\_\_\_  
Jack O'Boyle | SBN: 15165300  
[jack@jackoboylc.com](mailto:jack@jackoboylc.com)

Travis H. Gray | SBN: 24040965  
[travis@jackoboylc.com](mailto:travis@jackoboylc.com)

\_\_\_\_\_  
Chris Ferguson | SBN: 24069714  
[chris@jackoboylc.com](mailto:chris@jackoboylc.com)

P.O. Box 815369  
Dallas, Texas 75381  
P: 972.247.0653 | F: 972.247.0642  
ATTORNEYS FOR MORTGAGEE AND/OR ITS MORTGAGE  
SERVICER

**CERTIFICATE OF POSTING**

My name is Sharon St. Pierre, and my address is c/o 12300 Ford Rd, Ste. 212, Dallas, TX 75234. I declare under the penalty of perjury that on June 9, 2022 I filed at the office of the Henderson County Clerk and caused to be posted at the Henderson County courthouse (or other designated place) this notice of sale.

Signed: Sharon St. Pierre

Declarant's Name: Sharon St. Pierre

Date: June 9, 2022

DT: zNOS AND APPT (SVC)

AL: 1 GRAND VIEW DR



# 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: LOT 9-A, BLOCK 6, OF THE BEL AIR ADDITION, UNIT 4, RECORDED IN CABINET E, SLIDE 273, OF THE HENDERSON COUNTY PLAT RECORDS, HENDERSON COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 05/29/2020 and recorded in Document 2020-00007794 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: 07/05/2022

Time: 10:00 AM

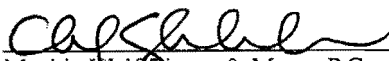
Place: Henderson County, Texas at the following location: THE SOUTH ENTRANCE PORCH OF THE HENDERSON COUNTY COURT HOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

**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 ANTHONY ROLF SNOBECK AND JENNIFER LYNN PAGE-SNOBECK, provides that it secures the payment of the indebtedness in the original principal amount of \$215,033.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY is the current mortgagee of the note and deed of trust and SERVICE FIRST MORTGAGE COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY c/o SERVICE FIRST MORTGAGE COMPANY, 1 Corporate Dr., Ste 360, Lake Zurich, IL 60047 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

Karla Balli, Attorney at Law

Parkway Office Center, Suite 900

14160 Dallas Parkway

FILED FOR RECORD  
2022 JUN -9 AM 9:22  
HENDERSON COUNTY, TEXAS  
HENDERSON COUNTY CLERK  
HENDERSON COUNTY, TEXAS

**FILED FOR RECORD**

**2022 JUN -9 PM 12: 39**

**NOTICE OF FORECLOSURE SALE**

**MARCO J. SPENCER WRIGHT  
COUNTY CLERK  
HENDERSON COUNTY, TEXAS**

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 Henderson County, State of Texas, on the Simon Weiss Survey, A-799, containing 0.265 of an acre of land, and being more particularly described in that certain Deed of Trust dated November 15, 2006 recorded in Volume 2711, Page 803 of the Official Records of Henderson County, Texas.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated November 15, 2006, recorded in Volume 2711, Page 803 of the Official 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: Tuesday, July 5, 2022

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: Henderson County Courthouse in Athens, Texas, at the following location: On the front steps of the south entrance of the main Courthouse located at 100 E. Tyler St., Athens, Texas 75751, unless the location of the sale has been otherwise designated to another specific location by the Commissioner's Court of Henderson County, Texas. If such a designation by the Commissioner's Court has been made and recorded after the date hereof and prior to the time of the sale, then the Trustee will sell the Premises at the area designated by the Commissioner's Court of Henderson County, Texas.

The 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 refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

4. *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 their bid immediately in cash if their bid is accepted.

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. The sale shall not cover any part of the property that has been released of public record from the lien of 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 beneficiary 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.

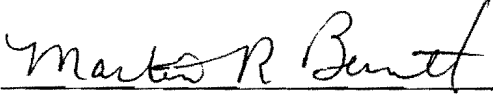
5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Barbara F. Bundy dba Bundy & Sons.

The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note in the original principal amount of \$124,273.01, executed by Barbara F. Bundy dba Bundy & Sons, and payable to the order of First State Bank of Brownsboro. First State Bank of Brownsboro is the current owner and holder of the Obligations and is the current beneficiary under the deed of trust and any extensions and modifications thereof.

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

Dated: June 9, 2022

  
\_\_\_\_\_  
MARTIN R. BENNETT, 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 OF SALE**

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated November 24, 2014, executed by **ROY ALLEN SCHUTZ AND BRIDGETT B. SCHUTZ, A MARRIED COUPLE** ("Mortgagor") to Tim Williams, Trustee for the benefit of **21<sup>ST</sup> MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2014-00015885, Official Public Records of Henderson County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesseltine, whose address is listed below, Randy Daniel or 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, July 5, 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 1999 Palm Harbor Manufactured Home, Serial No. PH175505AB.

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.

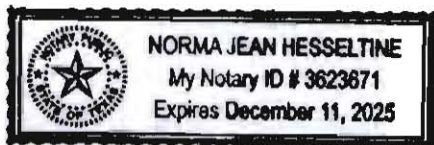
EXECUTED this 23 day of May, 2022.

*K. Littlefield*  
\_\_\_\_\_  
**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](mailto:clittlefield@umhlaw.com)

FILED FOR RECORD  
2022 MAY 25 AM 11:50  
MARY HEATHER WEAVER  
COUNTY CLERK  
HENDERSON COUNTY, TEXAS

THE STATE OF TEXAS §  
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **CLIFFORD LITTLEFIELD**, this 23 day of May, 2022, to certify which witness my hand and official seal.



*[Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

**Lot 64, SKY COUNTRY SUBDIVISION, a Subdivision in Henderson County, Texas,  
according to plat recorded in Cabinet D, Slide 181, Plat Records, Henderson County,  
Texas.**

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

FILED FOR RECORD

2022 MAY 12 AM 8:17

MARY M. SALET WRIGHT  
COUNTY CLERK  
HENDERSON COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

HENDERSON County

Deed of Trust Dated: December 21, 2017

Amount: \$61,290.00

Grantor(s):

Original Mortgagee: SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY

Current Mortgagee: SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY

Mortgagee Address: SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047

Recording Information: Document No. 2017-00019458

Legal Description: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE G. CHOVANNO SURVEY, A-132, HENDERSON COUNTY, TEXAS, AND BEING DESCRIBED AS LOT NO. 433, CHEROKEE SHORES, SECTION C, ACCORDING TO THE PLAT RECORDED IN CABINET C, SLIDE 362, PLAT RECORDS OF HENDERSON COUNTY, TEXAS.

WHEREAS THOMAS JOHNSON is deceased.

Date of Sale: July 5, 2022 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the HENDERSON County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

SHARON ST. PIERRE OR RONNIE HUBBARD, ALLAN JOHNSTON, SHERYL LAMONT, ROBERT LAMONT, PATRICK ZWIERS, JONATHAN HARRISON, SHAWN SCHILLER, ANGIE USELTON, RAMIRO CUEVAS, AURORA CAMPOS, DANA KAMIN, RONDA TYLER, RANDY DANIEL, CINDY DANIEL, JIM O'BRYANT, HARRIETT FLETCHER OR DAVID SIMS have been appointed as Substitute Trustee(s). ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. 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.

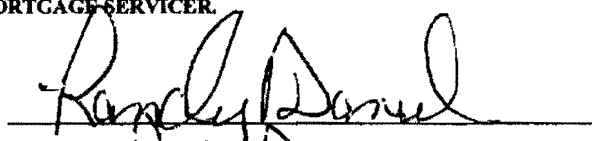
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.



Anthony Adam Garcia, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2022-000719



Printed Name: Randy Daniel  
c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

FILED FOR RECORD

NOTICE OF PUBLIC SALE

2022 MAY -6 AM 10:24

Notice is hereby given of a public judicial foreclosure sale.

DAVE M. WRIGHT  
COUNTY CLERK  
HENDERSON COUNTY, TEXAS

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

All that certain lot, tract or parcel of land, a part of the Miguel Cortinas Survey, Abstract No. 5, Henderson County, Texas and being more particularly described as follows, to wit:

Lots No. 20 & 21, Block No. 2, of FLAT CREEK COVE SUBDIVISION, Unit No. 2, according to the plat of said subdivision, recorded in Volume 1816, page 0455, of the plat records, Henderson County, Texas.

Lot No. 22, Block No. 2, of FLAT CREEK COVE SUBDIVISION, Unit No. 2, according to the plat of said subdivision, recorded in Volume 8, page 25, of the plat records, Henderson County, Texas.

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

Date: July 5<sup>th</sup>, 2022

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three (3) hours thereafter. The sale shall be completed by no later than 4:00 p.m.

Place: County Courthouse in Athens, Henderson County, Texas, at the following location:

100 E. Tyler Street, Athens, Texas 75751

In the area of such Courthouse designated by the Henderson County Commissioners' Court as the area where foreclosure sales shall take place, or, if no such area has been designated, then on the steps on the front side of the Henderson County, Courthouse, in Athens, Texas.

Flat Creek Cove Property Owners Association, Inc., reserves the right to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee 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 refiled in

accordance with the posting and filing requirements of the Texas Property Code. Such reporting or refiling may be after the date originally scheduled for this sale.

3. 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 on the date the property is sold.

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 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.

4. Type of Sale. The sale is a judicial lien foreclosure sale being conducted pursuant to the power of sale granted by the judgment and order acquired in Cause No. CV19-0714-173. The Abstract of Judgment is dated March 19, 2020 and is recorded in the office of the County Clerk of Henderson County, Texas, as Instrument No. 2020-002905 in the Records of Henderson County, Texas.

5. Obligations Secured. Flat Creek Cove Property Owners Association, Inc., covenants provide that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) assessments in the original principal amount of \$24,944.36, (2) costs assessed in the amount of \$1,581.54, (3) attorney fees in the amount

of \$1,421.54, and (4) Pre-Judgment and Post-Judgment Interest Amount in the amount of \$2,794.74.00, for a total of \$30,742.18 due and owing. This check or money order must be made payable to the order of "LADD & THIGPEN, P.C." and delivered to LADD & THIGPEN, P.C., 223 S. Bonner Ave., Tyler, Texas 75702. Courtyard Condominiums Owners Association, Inc., is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Courtyard Condominiums Owners Association, Inc.

6. Default and Request to Act. Default has occurred, and the beneficiary has asked me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: May 4, 2022

Respectfully submitted,  
LADD & THIGPEN, P.C.



Matthew L. Thigpen  
State Bar No. 24056425  
223 S. Bonner Ave.  
Tyler, Texas 75702  
T: (903) 705-7211  
F: (903) 705-7221  
mthigpen@lflawfirm.com  
ATTORNEY FOR PLAINTIFF