

NOTICE OF ACCELERATION AND NOTICE OF 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.

DEED OF TRUST INFORMATION:

Date: August 28, 2019
Grantor(s): BENJAMIN FRANKLIN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR CITYWORTH MORTGAGE LLC
Original Principal: \$130,713.00
Recording Information: 2019-00012365
Property County: Henderson
Property: ALL that certain tract or parcel of land being a part of the I.W. BURTON SURVEY, ABSTRACT No. 3, Henderson County, Texas, also being all of that certain called 6.042 acre tract, conveyed to Dustin A Sledge by Kay King, September 30, 2013, recorded in Inst. No. 2013-00014607, of the Official Public Records of Henderson County, Texas, and being more completely described as follows, to-wit:

BEGINNING at the Southwest corner of said 6.042 acre tract, the Southeast corner of it called 53.3 acre (Second Tract) described in Volume 1369, page 602, in the North line of a called 57.69 acre tract described in Volume 754, page 819, in County Road No. 4403, from said corner a ½" Iron Rod (set) bears N 27 deg. 54'46"W - 30.46 feet.

THENCE N 27 deg. 54'46"W, with the southerly West line of said 6.042 acre tract (called N 28 deg. 16'W - 229.34'), the East line of said Second Tract, a distance of 229.68 feet to a ½" Pipe found for corner at the West corner of said 6.042 acre tract, the Southwest corner of a called 3.463 acre tract described in Volume 1096, page 159.

THENCE in a northeasterly direction with the Northwest line of said 6.042 acre tract, the Southeast line of said 3.463 acre tract, as follows:
N 65 deg. 36'07"E - 244.09 feet (called N 65 deg. 20'E - 244.39') to a "T" Post found for corner; N 22 deg. 04'55"E - 78.15 feet (called N 22 deg. 20'E - 78.20') to a ½" Pipe found for corner at the Southwest corner of the LaPoynor ISD tract described in Volume 1106, page 486.

THENCE S 84 deg. 53'41"E, with a North line of said 6.042 acre tract (called S 84 deg. 48'E - 155.46'), a distance of 156.35 feet to a ¾" Pipe found for corner at an

FILED FOR RECORD
2022 JUL 18 PM 4:32
MARY ELLEN T. BRIGHT
COUNTY CLERK
HENDERSON COUNTY, TEXAS

ell corner of said 6.042 acre tract, the Southeast corner of said LaPoynor ISD tract.

THENCE N 21 deg. 56'16"E, with the northerly West line of said 6.042 acre tract (called N 19 deg. 37'42"E - 25.32'), the East line of the LaPoynor ISD tract, a distance of 25.29 feet to a 5/8" Iron Rod found for corner at the northerly Northwest corner of said 6.042 acre tract, the Southwest corner of a called 3.998 acre tract described in Volume 2716, page 114, in the South R.O.W. of U. S. Highway No. 175.

THENCE in a Southeasterly direction with the North line of said 6.042 acre tract, the South line of said 3.998 acre tract, the South R.O.W. of U. S. Highway No. 175, as follows:

S 62 deg. 45'59"E - 96.87 feet (called S 64 deg. 51'23"E -96.87') to a Concrete Monument found (broke) at the P.C. of a curve to the right;
With a curve to the right whose central angle is 3 deg. 06'04", radius is 11,609.16 feet, chord is S 61 deg. 10'24"E - 628.27 feet, an arc distance of 628.34 feet to a Concrete Monument found for corner;

S 0 deg. 13'38"W - 51.71 feet (called S 1 deg. 51'52"E - 51.71') to a 3/8" Spike set for corner at the
Southeast corner of said 6.042 acre tract, the southerly Southwest corner of said 3.998 acre tract, in the North line of the above mentioned 57.69 acre tract in County Road No. 4403.

THENCE N 89 deg. 12'00"W, with the South line of said 6.042 acre tract (called N 89 deg. 12'W), the North line of said 57.69 acre tract, and along County Road No. 4403, a distance of 945.76 feet to the place of beginning, containing 5.977 acres of land.

Property Address: 14051 County Road 4403
Larue, TX 75770

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: THE MONEY SOURCE INC.

Mortgage Servicer: The Money Source Inc

Mortgage Servicer 135 Maxes Road

Address: Melville, NY 11747

SALE INFORMATION:

Date of Sale: September 6, 2022

Time of Sale: 10:00 AM or within three hours thereafter.

Place of Sale: THE SOUTH ENTRANCE PORCH OF THE HENDERSON COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

Substitute Trustee: **Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Randy Daniel, Cindy Daniel, Jim O'Bryant, Patrick Zwiers, Jonathan Harrison, Shawn Schiller, Angie Uselton, Ramiro Cuevas, Aurora Campos, Dana Kamin, Auction.com, Michael J. Burns, Vrutti Patel, or Jonathan Smith, any to act**
Substitute Trustee Address: **5501 LBJ Freeway, Suite 925
Dallas, TX 75240
TXAttorney@PadgettLawGroup.com**

APPOINTMENT OF 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.

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Randy Daniel, Cindy Daniel, Jim O'Bryant, Patrick Zwiers, Jonathan Harrison, Shawn Schiller, Angie Uselton, Ramiro Cuevas, Aurora Campos, Dana Kamin, Auction.com, Michael J. Burns, Vrutti Patel, or Jonathan Smith, any to act, whose address is c/o Padgett Law Group, 5501 LBJ Freeway, Suite 925, Dallas, TX 75240 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and


WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

5. 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, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.


Michael J. Burns / Vrutti Patel / Jonathan Smith

CERTIFICATE OF POSTING

My name is Sharon St. Pierre, and my address is c/o Padgett Law Group, 5501 LBJ Freeway, Suite 925, Dallas, TX 75240. I declare under penalty of perjury that on July 18, 2022, I filed at the office of the Henderson County Clerk to be posted at the Henderson County courthouse this notice of sale.

Sharon St. Pierre
Declarant's Name: Sharon St. Pierre

Date: July 18, 2022

Padgett Law Group
5501 LBJ Freeway, Suite 925
Dallas, TX 75240
TXAttorney@PadgettLawGroup.com
(850) 422-2520

WITNESS MY HAND this 18th day of July, 2022.

Sharon Diez

Lawrence E. Johnson, as Trustee or to the successor trustee of the Johnson Living Trust dated February 4, 2014 as Transferee of an undivided 9.190% senior interest, and Equity Trust Company Custodian FBO Jonathan Sikes IRA as Transferee of an undivided 5.328% senior interest, and Amanda Hudson, legal owner via non-trust custodial IRA with AET as Transferee of an undivided 26.128% senior interest, and Sunwest Trust FBO Carinn Ormson IRA as Transferee of an undivided 8.271% senior interest, and BTF3803 Trust as Transferee of an undivided 12.866% senior interest, and Marcos A. Lavrador as Transferee of an undivided 21.217% senior interest, and CMFM LLC, a Wyoming limited liability company as Transferee of an undivided 17.000% subordinate interest, collectively as an undivided 100% interest, Noteholder
August REI, LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

Christopher Banks

Debra Butler

112 Timber Rd. Mabank, TX 75156

Sent via first class mail and CMRR # 9171 9690 0935 0289 9552 58 on 7/12/2022

NOTICE OF TRUSTEE'S SALE

WHEREAS Christopher Banks and Debra Butler executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Henderson County, Texas and is recorded under Clerk's File/Instrument Number 2020-00003607, to which reference is made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

★ Date: Tuesday, the 2nd day of August, 2022

Time: The sale shall begin no earlier than 12:00 PM or no later than three hours thereafter.

Place: 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 Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

All these certain lots, tracts or parcels of land, in the J.M. Mendoza Survey, A-487, Henderson County, Texas and being Lot No. ONE HUNDRED THIRTEEN (113), Lot No. ONE HUNDRED FOURTEEN (114), and Lot No. ONE HUNDRED FIFTEEN (115), BLOCK "A" of the TIMBER BAY SUBDIVISION, according to the Plat thereof, recorded in Volume 6, Page 22 also known as Cabinet B, Slide 102, of the Plat Records of Henderson County, Texas, and more commonly known as a single family home located at 112 Timber Rd. Mabank, TX 75156.

3. Name and Address of Sender of Notice:

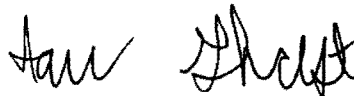
Ghrist Law Firm, PLLC, Ian Ghrist, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.

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.

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 MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

GHRIST LAW FIRM PLLC



Ian Ghrist, Sarah Dill or Fran Rodebaugh
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136

FILED FOR RECORD
COUNTY CLERK
HENDERSON COUNTY, TEXAS

2022 JUL 12 PM 4:03

NOTICE OF ACCELERATION AND NOTICE OF 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.

DEED OF TRUST INFORMATION:

Date: **January 10, 2008**
Grantor(s): **TRAVIS B. LONG, A WIDOWER**
Original Mortgagee: **CITIZENS MORTGAGE CORPORATION**
Original Principal: **\$106,500.00**
Recording Information: **Book 2839, Page 229**
Property County: **Henderson**

Property: **ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN HENDERSON COUNTY, STATE OF TEXAS, ON THE G.B. LOGGINS SURVEY, ABSTRACT #465, AND BEING A PART OF LOT #1 UNIT #5 OF THE TAYLOR ADDITION OF HENDERSON COUNTY AND BEING A PART OF THE P.A. TAYLOR LAND. SAID LOT, TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 1/2" IRON PIN FOUND FOR CORNER IN THE SOUTH MARGIN OF A COUNTY ROAD, IN THE WEST ROW LINE OF FM HIGHWAY #2495 AND AT THE NORTHEAST CORNER OF LOT #1 UNIT #5 OF THE TAYLOR ADDITION; THENCE SOUTH 6 DEGREES 36 MINUTES 56 SECONDS WEST AND ALONG THE SAID ROW LINE OF FM HIGHWAY 90.00 FEET TO A 1/2" IRON PIN SET FOR CORNER; THENCE NORTH 85 DEGREES 20 MINUTES 36 SECONDS. WEST 218.39 FEET TO A 1/2 IRON PIN SET FOR CORNER; THENCE NORTH 6 DEGREES 41 MINUTES 05 SECONDS EAST 43.37 FEET TO A 1/2" IRON PIN SET FOUND FOR CORNER IN THE SOUTH MARGIN OF A COUNTY ROAD; THENCE NORTH 82 DEGREES 15 MINUTES 31 SECONDS EAST AND ALONG THE SOUTH MARGIN OF SAID COUNTY ROAD 112.32 FEET TO A 1/2" IRON PIN FOUND FOR CORNER AT THE NORTHWEST CORNER OF LOT # 1. UNIT #5, OF THE TAYLOR ADDITION; THENCE NORTH 83. DEGREES 6 MINUTES 10 SECONDS EAST 112.50 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.336 ACRES OF LAND.**

Property Address: **5241 FM 2495
Athens, TX 75752**

**FILED FOR RECORD
2022 JUL 12 AM 8:16
HENDERSON COUNTY, TEXAS**

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: **Hogar Hispano Inc**
Mortgage Servicer: **Anders Capital Group**
Mortgage Servicer **1540 Kurt Street**
Address: **Eustis, FL 32726**

SALE INFORMATION:

X Date of Sale: **August 2, 2022**
Time of Sale: **10:00 AM or within three hours thereafter.**
Place of Sale: **THE SOUTH ENTRANCE PORCH OF THE HENDERSON COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**
Substitute **Randy Daniel, Cindy Daniel, Jim O'Bryant, Michael J. Burns, Vrutti Patel, or**
Trustee: **Jonathan Smith, any to act**
Substitute **5501 LBJ Freeway, Suite 925**
Trustee Address: **Dallas, TX 75240**
TXAttorney@PadgettLawGroup.com

APPOINTMENT OF 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.

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place Randy Daniel, Cindy Daniel, Jim O'Bryant, Michael J. Burns, Vrutti Patel, or Jonathan Smith, any to act, whose address is c/o Padgett Law Group, 5501 LBJ Freeway, Suite 925, Dallas, TX 75240 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

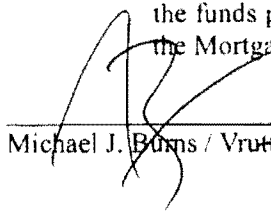
WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. 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, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.


Michael J. Burns / Vrutti Patel / Jonathan Smith

NOTICE OF ACCELERATION AND NOTICE OF 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.

DEED OF TRUST INFORMATION:

Date: **June 21, 1998**

Grantor(s): **James T. Jordan, Jr. and Mendi R. Jordan**

Original Mortgagee: **United States of America, acting through the Farmers Home Administration, United States Department of Agriculture**

Original Principal: **\$39,000.00**

Recording Information: **Book 274, Page 405**

Property County: **Henderson**

Property: **All that certain lot, tract, or parcel of land situated in Henderson County, Texas, on the J. E. Hodge Survey, A-933, and being a part of the 33.493 acre tract conveyed to Dexter Monroe by Jimmy Dan Roby, et al, by deed recorded in Volume 839, page 788 of the Henderson County Deed Records. Said lot, tract or parcel of land being more particularly described by metes and bounds as follows: Beginning at an iron pin set for corner, North 0 deg. 17' East 624.00 ft. from the occupied Southwest corner of the J. E. Hodge Survey, A-933, and at the Northwest corner of Lot 21 surveyed August 27, 1985. Witness: iron pin in fence South 89 deg. 43' East 18.75 ft.; Thence North 0 deg. 17' East 104.00 ft. to an iron pin set for corner in the West line of the Hodge Survey, at the Southwest corner of Lot 19 surveyed August 27, 1985. Witness: iron pin South 89 deg. 43' East 21.8 ft.; Thence South 89 deg. 43' East 144.24 ft. to an iron pin set for corner; Thence South 0 deg. 17' West 104.00 ft. to an iron pin set for corner at the Northeast corner of Lot 21; Thence North 89 deg. 43' West 144.24 ft. to the place of Beginning and containing 15,000 square feet.**

Property Address: **5296 Dusty Road
Athens, TX 75751**

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: **United States Department of Agriculture, Rural Housing Service**
Mortgage Servicer: **USDA Rural Development**
Mortgage Servicer: **4300 Goodfellow Blvd**
Address: **Bldg. 105F, FC 215
St. Louis, MO 63120**

SALE INFORMATION:

★ Date of Sale: **August 2, 2022**

PLG File Number: 20-007831-2

FILED FOR RECORD
2022 JUL 11 AM 8:34
JAMES T. JORDAN, JR. & MENDI R. JORDAN
COUNTY CLERK
HENDERSON COUNTY, TEXAS

Time of Sale: 10:00 AM or within three hours thereafter.
Place of Sale: THE SOUTH ENTRANCE PORCH OF THE HENDERSON COUNTY
COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S
OFFICE or, if the preceding area is no longer the designated area, at the area most
recently designated by the County Commissioner's Court.
Substitute Randy Daniel, Cindy Daniel, Jim O'Bryant, or Michael J. Burns, Vrutti Patel, or
Trustee: Jonathan Smith, any to act
Substitute 5501 LBJ Freeway, Suite 925
Trustee Address: Dallas, TX 75240
TXAttorney@PadgettLawGroup.com

APPOINTMENT OF 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.

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place Randy Daniel, Cindy Daniel, Jim O'Bryant, or Michael J. Burns, Vrutti Patel, or Jonathan Smith, any to act, whose address is c/o Padgett Law Group, 5501 LBJ Freeway, Suite 925, Dallas, TX 75240 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

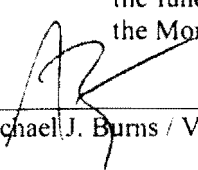
WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. 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, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.


Michael J. Burns / Vrutti Patel / Jonathan Smith

NOTICE OF ACCELERATION AND NOTICE OF 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.

DEED OF TRUST INFORMATION:

Date: February 16, 1988
Grantor(s): Charlotte Dickerson
Original Mortgagee: United States of America, acting through the Farmers Home Administration, United States Department of Agriculture
Original Principal: \$36,300.00
Recording Information: Book 267, Page 695
Property County: Henderson
Property: All those certain lots, tracts of parcels of land being known and designated as Lots 155 and 156 of Southwood Shores, a subdivision in the J. P. Brown Survey, A-59, Henderson County, Texas, as shown on the recorded Plat shown in Volume 2, page 86, of the Plat Records of Henderson County, Texas.
Property Address: 128 Dardenwood Way
Mabank, TX 75147

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: United States Department of Agriculture, Rural Housing Service
Mortgage Servicer: USDA Rural Development
Mortgage Servicer: 4300 Goodfellow Blvd
Address: Bldg. 105F, FC 215
St. Louis, MO 63120

SALE INFORMATION:

* Date of Sale: August 2, 2022
Time of Sale: 10:00 AM or within three hours thereafter.
Place of Sale: THE SOUTH ENTRANCE PORCH OF THE HENDERSON COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.
Substitute Trustee: Randy Daniel, Cindy Daniel, Jim O'Bryant, or Michael J. Burns, Virtual Date
Substitute Trustee: Jonathan Smith, any to act
Substitute Trustee Address: 5501 LBJ Freeway, Suite 925
Dallas, TX 75240
TXAttorney@PadgettLawGroup.com

PLG File Number: 19-018214-4

FILED FOR RECORD
2022 JUL 11 AM 8:35
HENDERSON COUNTY CLERK
HENDERSON COUNTY, TEXAS

APPOINTMENT OF 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.

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place Randy Daniel, Cindy Daniel, Jim O'Bryant, or Michael J. Burns, Vrutti Patel, or Jonathan Smith, any to act, whose address is c/o Padgett Law Group, 5501 LBJ Freeway, Suite 925, Dallas, TX 75240 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

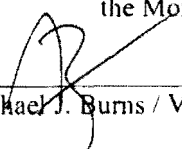
WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. 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, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.


Michael J. Burns / Vrutti Patel / Jonathan Smith

NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	Ben T. Fitzgerald and Margie L. Fitzgerald	Deed of Trust Date	March 21, 2012
Original Mortgagee	MetLife Home Loans, a Division of MetLife Bank, N.A.	Original Principal	\$938,250.00
Recording Information	Instrument #: 2012-00004093 in Henderson County, Texas	Original Trustee	Robert K. Fowler
Property Address	13735 FM 315 N., Chandler, TX 75758	Property County	Henderson

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Mortgage Assets Management, LLC	Mortgage Servicer	PHH Mortgage Corporation
Current Beneficiary	Mortgage Assets Management, LLC	Mortgage Servicer Address	1 Mortgage Way, Mt. Laurel, NJ 08054

SALE INFORMATION:

Date of Sale	08/02/2022
Time of Sale	10:00 AM or no later than 3 hours thereafter
Place of Sale	The South entrance porch of the Courthouse County Courthouse in Henderson County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Henderson County Commissioner's Court.
Substitute Trustees	Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Randy Daniel, Cindy Daniel, Jim O'Bryant, Patrick Zwiers, Jonathan Harrison, Shawn Schiller, Angie Uselton, Ramiro Cuevas, Aurora Campos, Dana Kamin, Auction.com, Randy Daniel, Cindy Daniel, Jim O'Bryant, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Harriett Fletcher, David Sims, Allan Johnston, Ronnie Hubbard, Selim Taherzadeh, Mo Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:

TRACT ONE: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, PART OF THE SIMON WEISS SURVEY, ABSTRACT NO. 799, HENDERSON COUNTY, TEXAS, BEING PART OF THAT CERTAIN CALLED 100.00 ACRE TRACT SAVE AND EXCEPT 23.9 ACRES AND 1.13 ACRES DESCRIBED IN A DEED OF TRUST FROM BEN FITZGERALD ET UX TO R. L. CATON, JR., TRUSTEE ON APRIL 25, 1970 AND RECORDED IN VOLUME 73, PAGE 451 OF THE DEED OF TRUST RECORDS OF HENDERSON COUNTY, TEXAS BEING MORE COMPLETELY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A 1/2" IRON ROD (FOUND) FOR THE WESTERLY NORTHEAST CORNER CALLED 27.164 ACRE TRACT DESCRIBED IN A DEED FROM BEN T. FITZGERALD AND WIFE, MARGIE L. FITZGERALD TO BUSTER J. FITZGERALD AND WIFE, DEBRANDA ANN FITZGERALD, FILED ON OCTOBER 25, 2011 AND RECORDED IN HENDERSON COUNTY CLERK'S FILE NO. 2011-00014229; THENCE SOUTH 10 DEG. 30 MIN. 00 SEC. WEST WITH THE NORTHERLY EAST LINE OF SAID 27.164 ACRE TRACT, A DISTANCE OF 627.90 FT. TO A 1/2" IRON ROD (FOUND) FOR AN INNER CORNER OF SAME; THENCE NORTH 84 DEG. 35 MIN. 47 SEC. EAST WITH AND EASTERLY NORTH LINE OF SAID 27.164 ACRE TRACT, A DISTANCE OF 188.87 FT. TO A 1/2" IRON ROD (SET) FOR THE PLACE OF BEGINNING; THENCE NORTH 01 DEG. 06 MIN. 33 SEC. EAST, A DISTANCE OF 718.49 FT. TO A 1/2" IRON ROD (SET) FOR CORNER NEAR THE SHORELINE OF A LAKE; THENCE SOUTHEASTERLY, GENERALLY WITH THE SHORE LINE OF SAID LAKE, AS FOLLOWS: SOUTH 53 DEG. 37 MIN. 35 SEC. EAST - 59.92 FT. TO A 1/2" IRON ROD (SET) FOR CORNER, NORTH 81 DEG. 36 MIN. 25 SEC. EAST - 138.06 FT. TO A CORNER, SOUTH 86 DEG. 41 MIN. 12 SEC. EAST - 57.52 FT. TO A CORNER, SOUTH 46 DEG. 47 MIN. 49 SEC. EAST - 67.69 FT. TO A CORNER, SOUTH 07 DEG. 11 MIN. 07 SEC. EAST 229.31 FT. TO A CORNER, SOUTH 08 DEG. 35 MIN. 51 SEC. EAST - 55.57 FT. TO A CORNER, SOUTH 69 DEG. 10 MIN. 56 SEC. EAST - 50.99 FT. TO

NOTICE OF TRUSTEE'S SALE

A CORNER, SOUTH 53 DEG. 01 MIN. 51 SEC. EAST - 42.98 FT. TO A CORNER, SOUTH 78 DEG. 42 MIN. 58 SEC. EAST - 72.36 FT. TO A CORNER, AND SOUTH 88 DEG. 51 MIN. 16 SEC. EAST - 59.94 FT. TO A 1/2" IRON ROD (SET) FOR CORNER, IN THE WEST LINE OF A 30.00 FT. ACCESS EASEMENT THIS DAY DESCRIBED: THENCE SOUTH, AT 22.50 FT. PASS THE SOUTHWEST CORNER OF SAID EASEMENT AND CONTINUE FOR A TOTAL DISTANCE OF 259.00 FT. TO A 1/2" IRON ROD (SET) FOR CORNER IN AN EASTERLY NORTH LINE OF SAID 27.164 ACRE TRACT; THENCE SOUTH 84 DEG. 35 MIN. 47 SEC. WEST WITH AN EASTERLY NORTH LINE OF SAID 27.164 ACRE TRACT, A DISTANCE OF 557.85 FT. TO PLACE OF BEGINNING, CONTAINING 6.464 ACRES OF LAND.

TRACT TWO (30.00 FT. WIDE ACCESS EASEMENT): ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, PART OF THE SIMON WEISS SURVEY, ABSTRACT NO. 799, HENDERSON COUNTY, TEXAS, BEING PART OF THAT CERTAIN CALLED 100.0 ACRE TRACT SAVE AND EXCEPT 23.9 ACRES AND 1.13 ACRES DESCRIBED IN A DEED OF TRUST FROM BEN FITZGERALD ET UX TO R. L. CATON, JR., TRUSTEE ON APRIL 25, 1970 AND RECORDED IN VOLUME 73, PAGE 451 OF THERE DEED OF TRUST RECORDS OF HENDERSON COUNTY, TEXAS AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A 1/2" IRON ROD (FOUND) FOR THE WESTERLY NORTHEAST CORNER OF THAT CERTAIN CALLED 27.164 ACRE TRACT DESCRIBED IN DEED FROM BEN T. FITZGERALD AND WIFE, MARGIE L. FITZGERALD TO BUSTER J. FITZGERALD AND WIFE, DEBRANDA ANN FITZGERALD, FILED ON OCTOBER 25, 2011 AND RECORDED IN HENDERSON COUNTY CLERK'S FILE NO. 2011-00014229; THENCE SOUTH 10 DEG. 30 MIN. 00 SEC. WEST WITH THE NORTHERLY EAST LINE OF SAID 27.164 ACRE TRACT, A DISTANCE OF 627.90 FT. TO A 1/2" IRON ROD (FOUND) FOR AN INNER CORNER OF SAME; THENCE NORTH 84 DEG. 35 MIN. 47 SEC. EAST WITH AN EASTERLY NORTH LINE OF SAID 27.164 ACRE TRACT, A DISTANCE OF 188.87 FT. TO A 1/2" IRON ROD (SET) FOR THE SOUTHWEST CORNER OF A 6.464 ACRE TRACT THIS DAY DESCRIBED; THENCE NORTH 84 DEG. 35 MIN. 47 SEC. EAST WITH THE SOUTH LINE OF SAID 6.464 ACRE TRACT, A DISTANCE OF 557.85 FT. TO A 1/2" IRON ROD (SET) FOR THE SOUTHEAST CORNER OF SAME; THENCE NORTH WITH THE WEST LINE OF SAID 6.464 ACRE TRACT, A DISTANCE OF 236.50 FT. TO THE PLACE OF BEGINNING; THENCE NORTH WITH THE EAST LINE OF SAID 6.464 ACRE TRACT, AT 22.50 FT. PASS A 1/2" IRON ROD (SET) FOR THE NORTHEAST CORNER OF SAME AND CONTINUE FOR A TOTAL DISTANCE OF 30.16 FT. TO A CORNER; THENCE NORTHERLY, AS FOLLOWS: NORTH 85 DEG. 18 MIN. 55 SEC. EAST - 18.03 FT. TO A CORNER, NORTH 48 DEG. 52 MIN. 14 SEC. EAST - 26.23 FT. TO A CORNER, NORTH 28 DEG. 32 MIN. 29 SEC. EAST - 186.51 FT. TO A CORNER, NORTH 12 DEG. 22 MIN. 25 SEC. EAST - 380.55 FT. TO A CORNER, NORTH 35 DEG. 05 MIN. 55 SEC. EAST - 225.72 FT. TO A CORNER, AND NORTH 00 DEG. 00 MIN. 47 SEC. EAST, PASSING THE SOUTHEAST CORNER OF A 54.00 ACRE TRACT DESCRIBED IN VOLUME 1359, PAGE 27 AND CONTINUING WITH THE EAST LINE OF SAME FOR A TOTAL DISTANCE OF 724.26 FT. TO A CORNER IN THE INTERSECTION OF SAME WITH SOUTH RIGHT-OF-WAY OF COUNTY ROAD NO. 3312; THENCE NORTH 87 DEG. 45 MIN. 14 SEC. EAST WITH THE SOUTH RIGHT-OF-WAY OF COUNTY ROAD NO. 3312, A DISTANCE OF 36.70 FT. TO CORNER; THENCE SOUTHERLY, AS FOLLOWS: SOUTH 00 DEG. 00 MIN. 47 SEC. WEST - 725.70 FT. TO A CORNER, SOUTH 35 DEG. 05 MIN. 55 SEC. WEST - 238.96 FT. TO A CORNER, SOUTH 12 DEG. 22 MIN. 25 SEC. WEST - 376.38 FT. TO A CORNER, SOUTH 28 DEG. 32 MIN. 29 SEC. WEST - 200.11 FT. TO A CORNER, SOUTH 39 DEG. 14 MIN. 59 SEC. WEST - 11.34 FT. TO A CORNER, SOUTH 55 DEG. 52 MIN. 33 SEC. WEST - 32.83 FT. TO A CORNER AND SOUTH 83 DEG. 41 MIN. 08 SEC. WEST - 26.98 FT. TO THE PLACE OF BEGINNING, CONTAINING 1.208 ACRES OF LAND.

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.

NOTICE OF TRUSTEE'S 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.

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 other matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released 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 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. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to 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.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed 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. The reposting or refiling may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

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.

Dated July 8, 2022.

/s/ Selim H. Taherzadeh
Selim H. Taherzadeh
15851 N. Dallas Parkway, Suite 410
Addison, TX 75001
(469) 729-6800

NOTICE OF TRUSTEE'S SALE

Return to: **TAHERZADEH, PLLC**
15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

FILED FOR RECORD
2022 JUL 11 AM 8:35
JAMES M. BRIGHT
COUNTY CLERK
HENDERSON COUNTY, TEXAS

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: BEING ALL OF THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN THE THOMAS PARKER SURVEY, ABSTRACT NO. 782, CITY OF ATHENS, HENDERSON COUNTY, TEXAS AND BEING THE NORTH HALF OF LOTS 9 AND 10, BLOCK 3 OF BISHOP HEIGHTS ADDITION, THE PLAT THEREOF BEING RECORDED IN VOLUME 105, PAGE 91 OF THE DEED RECORDS OF HENDERSON COUNTY, TEXAS, SAID LOT, TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET AT THE NORTHWEST CORNER OF LOT 96 IN THE EAST LINE OF THIRD STREET AND THE SOUTH LINE OF AN UNIMPROVED 10 FOOT ALLEY;

THENCE, S 89 DEGREES 59 MINUTES 40 SECONDS E, 104.40 FEET ALONG THE NORTH LINE OF LOTS 9 AND 10 AND THE SOUTH LINE OF THE ALLEY TO A 1/2 INCH IRON ROD SET AT THE NORTHEAST CORNER OF LOT 10 AND THE NORTHWEST CORNER OF LOT 11;

THENCE, SOUTH, 87.50 FEET ALONG THE COMMON LINE OF LOTS 10 AND 11 TO A FENCE CORNER POST FOUND AT THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, N 89 DEGREES 59 MINUTES 40 SECONDS W, 104.40 FEET THROUGH LOTS 10 AND 9 TO A 3/8 INCH IRON ROD FOUND IN THE EAST LINE OF THIRD STREET AT THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH (REFERENCE BEARING), 87.50 FEET ALONG THE EAST LINE OF THIRD STREET TO THE POINT OF BEGINNING AND CONTAINING 0.21 ACRE OF LAND MORE OR LESS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 05/14/2010 and recorded in Document 2010-00007748 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: 08/02/2022

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 ALTHA L. ROSE, provides that it secures the payment of the indebtedness in the original principal amount of \$96,600.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Mortgage Assets Management, LLC is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is Mortgage Assets Management, LLC c/o PHH MORTGAGE CORPORATION, 14405 Walters Road, Suite 200, Houston, TX 77014 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.

FILED FOR RECORD
2022 JUN 23 AM 8:29
HARTMAN & KNIGHT
COUNTY CLERK
HENDERSON COUNTY, TEXAS



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
Dallas, TX 75254

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230,
Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office
of the Henderson County Clerk and caused it to be posted at the location directed by the Henderson County Commissioners Court.

FILED FOR RECORD

2022 JUN 16 AM 8:35

BART L. BRIGHT
COUNTY CLERK
HENDERSON COUNTY, TEXAS

00000009483413

13943 ALAMO RD
LOG CABIN, TX 75148

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: August 02, 2022

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

Place: THE SOUTH ENTRANCE OF THE HENDERSON COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 12, 2017 and recorded in Document CLERK'S FILE NO. 2017-00014072 real property records of HENDERSON County, Texas, with BARRY GREEN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by BARRY GREEN, securing the payment of the indebtednesses in the original principal amount of \$79,924.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. FIRST UNITED BANK AND TRUST COMPANY is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. FIRST UNITED BANK & TRUST, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FIRST UNITED BANK & TRUST
1400 WEST MAIN
DURANT, OK 74701



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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead RANDY DANIEL OR CINDY DANIEL OR JIM O'BRYANT whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Ryan Bourgeois

Certificate of Posting

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

Declarants Name: _____

Date: _____

13943 ALAMO RD
LOG CABIN, TX 75148

00000009483413

00000009483413

HENDERSON

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE T. CARO SURVEY, A-133, AND BEING KNOWN AS LOT 248, OF THE LOG CABIN ESTATE, SECTION 9, AS SHOWN IN PLAT RECORDED IN VOLUME 8, PAGE 79 AND CABINET C, SLIDE 223 OF THE PLAT RECORDS OF HENDERSON COUNTY, TEXAS.

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
4/8/2016

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. AS NOMINEE FOR EVERETT FINANCIAL, INC.
D/B/A SUPREME LENDING, ITS SUCCESSORS AND
ASSIGNS

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2016-00004603

Mortgage Servicer:
M&T Bank is representing the Current Beneficiary/Mortgagee
under a servicing agreement with the Current
Beneficiary/Mortgagee.

Grantor(s)/Mortgagor(s):
KELSEY MARSHAL ROBERTSON, SINGLE MAN

Current Beneficiary/Mortgagee:
Lakeview Loan Servicing, LLC

Property County:
HENDERSON

Mortgage Servicer's Address:
1 Fountain Plaza,
Buffalo, NY 14203

Legal Description: ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE M. GARCIA SURVEY, A-241, AND BEING KNOWN AS LOTS 6, 7, 8, 9, 10, 11, AND 12, BLOCK D, OF MICHAEL'S COVE, AS SHOWN IN PLAT RECORDED IN VOLUME 5, PAGE 77 AND CABINET B, SLIDE 91 OF THE PLAT RECORDS OF HENDERSON COUNTY, TEXAS.

Date of Sale: 8/2/2022

Earliest Time Sale Will Begin: 10:00AM

Place of Sale of Property: 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 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

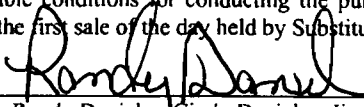
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

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



Randy Daniel or Cindy Daniel or Jim O'Bryant
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-22-92458-POS
Loan Type: FHA

FILED FOR RECORD
2022 JUN -2 AM 11:04
HENDERSON COUNTY CLERK
HENDERSON COUNTY, TEXAS