

NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	Mary Jim Parker	Deed of Trust Date	July 13, 2015
Original Mortgagee	Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Reverse Mortgage Solutions, Inc., its successors and assigns	Original Principal	\$202,500.00
Recording Information	Instrument #: 2015-00009951 in Henderson County, Texas	Original Trustee	G. Tommy Bastian
Property Address	8867 Pheasant Dr., Chandler, TX 75758	Property County	Henderson

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Mortgage Assets Management, LLC F/K/A Reverse Mortgage Solutions, Inc.	Mortgage Servicer	PHH Mortgage Corporation
Current Beneficiary	Mortgage Assets Management, LLC F/K/A Reverse Mortgage Solutions, Inc.	Mortgage Servicer Address	1 Mortgage Way, Mt. Laurel, NJ 08054

SALE INFORMATION:

Date of Sale	09/06/2022
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: LOT NO. EIGHTEEN (18), BLOCK TWO (2), OF PHOENIX SOUTH SUBDIVISION, AN ADDITION IN HENDERSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN SLIDE D, CABINET 83, OF THE PLAT RECORDS OF HENDERSON COUNTY, TEXAS.

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.

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

TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S SALE- 281-00265

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FILED FOR RECORD
 2022 AUG 15 AM 9:11
 COUNTY CLERK
 HENDERSON COUNTY, TEXAS

NOTICE OF TRUSTEE'S 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 August 9, 2022.

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

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

(a) Petitioner is the holder of a Texas Home Equity Conversion Note secured by a lien created under Texas Constitution Article XVI, Section 50(k). A debt exists.

(b) The obligation secured by the lien sought to be foreclosed is in default.

(c) The requisite notice to cure the default has been mailed to each person as required under applicable law and the loan agreement, contract, or lien sought to be foreclosed and the opportunity to cure has expired. Before the Application was filed, any other action required under applicable law and the loan agreement, contract, or lien sought to be foreclosed was performed.

IT IS THEREFORE ORDERED that:

1. Mortgage Assets Management, LLC F/K/A Reverse Mortgage Solutions, Inc., together with its successors and assigns, is hereby authorized to serve Notice of Sale on each Respondent and may proceed with a foreclosure sale in accordance with the security agreement and Texas Property Code Section 51.002 concerning the property with a commonly known mailing address of 8867 Pheasant Dr., Chandler, TX 75758 and legal description as described in the Real Property Records of Henderson County, Texas as follows:

LOT NO. EIGHTEEN (18), BLOCK TWO (2), OF PHOENIX SOUTH SUBDIVISION, AN ADDITION IN HENDERSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN SLIDE D, CABINET 83, OF THE PLAT RECORDS OF HENDERSON COUNTY, TEXAS.

2. The name and last known address of each respondent subject to the order are:

Mary Jim Parker
109 Saskatchewan Road
Roland, OK 74954

3. The recording or indexing information of each lien to be foreclosed is as follows:

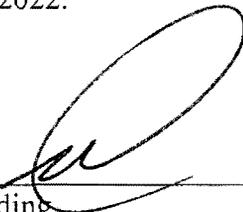
Instrument #: 2015-00009951 in the Real Property Records of Henderson County, Texas.

4. A conformed copy of an Order Allowing Foreclosure must be attached to the Trustee or Substitute Trustee's Foreclosure Deed in accordance with TRCP 736.12.

5. Petitioner may communicate with each Respondent and all third parties as reasonably necessary to conduct a foreclosure sale.

6. Notice of Foreclosure Sale must be mailed to respondent's counsel by certified mail if a respondent is represented by counsel.

Signed, this _____ day of 8/8, 2022.



Judge Presiding

NOTICE OF TRUSTEE'S SALE

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2022 AUG 12 AM 11:11

CLERK OF COUNTY CLERK
HENDERSON COUNTY, TEXAS

THE STATE OF TEXAS §

COUNTY OF HENDERSON §

Date: August 11, 2022

Deed of Trust:

Date: June 15, 2020

Grantor: Arianna Daniella Rodriguez

Beneficiary: Liberty Tierra Ltd. and transferred to Perpetuate Capital Fixed Income Fund I, LP

Recorded in: Clerk's Document Number 2020-00009335, Official Public Records, Henderson County, Texas and the Transfer of Lien recorded in Clerk's Document Number 2021-00009760, Official Public Records, Henderson County, Texas

Property: Being a 10.001 acre tract or parcel of land known as Tract HI located in the T. Caro Survey, Abstract No. 133 in Henderson County, Texas and being more particularly described by metes and bounds in Exhibit A attached to a Deed of Trust filed in Clerk's Document Number 2020-00009335 in the Official Public Records Henderson County, Texas.

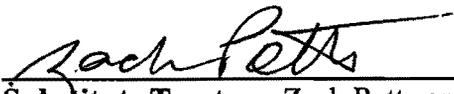
Date of Sale: September 6, 2022

Time of Sale: The earliest time at which the sale will occur is 10:00am and no later than 1:00pm.

Place of sale of Property: Henderson County Courthouse at the south entrance porch of the courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the Henderson County Commissioner's Court.

Because of the default by Grantor under the terms of the Deed of Trust and the Note secured thereby, as Substitute Trustee, I will sell the property by public auction to the highest bidder for cash at the place and date above specified to satisfy the debt secured by the Deed of Trust.

The property is being sold subject to all matter of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.



**Substitute Trustee – Zach Potts or Bart Galle or
Susan Waterman or Sue Potts or Lindsey Meyer**

For more information:

**P.O. Box 1249
San Marcos, Texas 78667-1249
512-396-5115**

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2022 AUG 11 AM 9:14

14512 MELRICK BLVD
MALAKOFF, TX 75148

JARVIS WRIGHT 00000008554800
COUNTY CLERK
HENDERSON COUNTY, TEXAS

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: September 06, 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 April 23, 2014 and recorded in Document CLERK'S FILE NO. 2014-00005278 real property records of HENDERSON County, Texas, with VICTOR H. BIRD, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by VICTOR H. BIRD, securing the payment of the indebtednesses in the original principal amount of \$71,775.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. 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. ROCKET MORTGAGE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o ROCKET MORTGAGE, LLC
635 WOODWARD AVE.
DETROIT, MI 48226



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.



Israel Saucedo

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: _____

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE THOMAS CARO SURVEY, ABSTRACT 133, HENDERSON COUNTY, TEXAS, AND BEING ALL OF THE RESERVED BY THE DEVELOPER AREA OF SECTION THREE, IN THE ROAD RUNNER'S RETREAT AN ADDITION ON CEDAR CREEK LAKE SHOWN RECORDED IN CABINET C, SLIDE 60 OF THE PLAT RECORDS OF HENDERSON COUNTY, TEXAS. SAID LOT OR PARCEL OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 7 IN THE ABOVE MENTIONED SUBDIVISION, A 2" IRON PIPE FOUND FOR CORNER;

THENCE S 89 DEGREES 39' 00" E 460.00 FEET TO A CORNER LOCATED IN THE WEST MARGIN OF A 50' PUBLIC ROAD;

THENCE S 01 DEGREES 18' 00" E 17.00 FEET WITH SAID ROAD TO THE SOUTHEAST CORNER OF THIS TRACT;

THENCE ALONG THE CENTERLINE OF A PRIVATE STREET N 89 DEGREES 39' 00"W 656.71 FEET TO A SET IRON ROD FOR THE SOUTHWEST CORNER OF THIS TRACT AND THE SAID RESERVED AREA BEING LOCATED ON THE 325 MEAN SEA LEVEL TAKELINE OF CEDAR CREEK LAKE;

THENCE N 16 DEGREES 36' 00" W 14.60 FEET AND N 08 DEGREES 42' 54" E 85.10 FEET ALONG THE TAKELINE OF SAID LAKE TO A FOUND IRON PIPE FOR THE NORTHWEST CORNER OF THE SAID RESERVED AREA;

THENCE S 89 DEGREES 33' 00" E 185.75 FEET TO A FOUND IRON PIPE FOR THE NORTHEAST CORNER OF THE SAID RESERVED AREA;

THENCE S 01 DEGREES 18' 00" E 80.80 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.617 ACRES OF LAND.

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Deed of Trust. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the following described deed of trust:

Date:	July 15, 2019
Grantor:	Color Me Pretty LLC
Beneficiary:	VeraBank, N.A.
Substitute Trustee:	Scott A. Ritcheson, and/or Douglas A. Ritcheson, and/or Charles E. Lauffer, Jr., and/or Lance Vincent
Recording Information:	Deed of Trust recorded under Clerk's File No. 2019-0009707 in the Official Records of Henderson County, Texas.

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 HENDERSON COUNTY CLERK
 HENDERSON COUNTY, TEXAS

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

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE THOMAS FARMER SURVEY ABSTRACT 782, HENDERSON COUNTY, TEXAS, AND BEING A PORTION OF LOT 8, BLOCK 4, ORIGINAL TOWN ATHENS, AS SHOWN ON RECORD IN VOLUME Y, PAGE 606 OF THE DEED RECORDS OF HENDERSON COUNTY, TEXAS, THE SAME TRACT DESCRIBED BY DEED RECORDED IN VOLUME 2544, PAGE 548 OF THE DEED RECORDS OF HENDERSON COUNTY, TEXAS. SAID LOT OR PARCE OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A BUILDING CORNER FOR THE NORTHEAST CORNER OF THIS TRACT S 00° 28' 42.85 FEET FROM THE NORTHEAST CORNER OF THE ABOVE MENTIONED BLOCK 4 LOCATED ON THE WEST LINE OF NORTH PRAIRIEVILLE STREET;

THENCE WITH SAID WEST LINE S 00° 28' 45" W 24.75 FEET TO A BUILDING CORNER FOR THE SOUTHEASAT CORNER OF THIS TRACT;

THENCE N 89° 31' 15" W AT 69.04 FEET PASSING A BUILDING CORNER AND CONTINUING IN ALL 74.04 FEET TO THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 00° 28' 45" E 24.75 FEET TO THE NORTHWEST CORNER OF THIS TRACT;

THENCE S 89° 31' 15" E AAT 5.00 FEET PASSING A BUILDING CORNER AND CONTINUING IN ALL 74.04 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.04 ACRES OF LAND.

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

Date: **September 6, 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 1:00 p.m.

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

At the place designated by the Henderson County Commissioner's Court or, if no such designation has been made, then on the southside steps to the Henderson County Courthouse, Athens, 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. Such reporting or refileing 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 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 other matters of record affecting the Property, if any, to the

extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

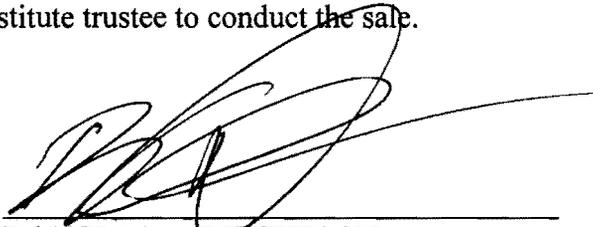
5. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Color Me Pretty LLC. The deed of trust is dated July 15, 2019, and is recorded in the office of the County Clerk of Henderson County, Texas, under Clerk's File No. 2019-00009707, in the Official Records of Henderson County, Texas.

6. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including, but not limited to, (1) the July 15, 2019 promissory note in the original principal amount of \$91,835.45, executed by Color Me Pretty LLC, and payable to the order of VeraBank, N.A.; (2) all renewals and extensions of the note; (3) all interest, late charges, fees and other expenses payable under said note on the herein described deed of trust; and (4) all other debts and obligations described in the deed of trust (including all debts secured by any cross-collateralization clause in the deed of trust). VeraBank, N.A. 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, VeraBank, N.A., Attention: Jamie Running, telephone (903) 675-0011, ext. 2301.

7. Default and Request to Act. Default has occurred under the deed of trust, 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: July 19, 2022.



DOUGLAS A. RITCHESON,
Substitute Trustee
821 ESE Loop 323, Suite 530
Tyler, Texas 75701
Tel: (903) 535-2900
Fax: (903) 533-8646

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

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

FILED FOR RECORD

Notice of Trustee's Sale

2022 AUG -3 AM 10:39

**TRAVIS T. WRIGHT
COUNTY CLERK
HENDERSON COUNTY, TEXAS**

Dated: October 17, 2011

Grantor: **Maggie Frances Jones**

Trustee: **Gene Giles**

Lender: **First State Bank and Trust Company, Carthage, Texas**

Note: Dated October 17, 2011 in the amount of **\$55,925.33**

Recorded in: Texas Home Equity Deed of Trust dated October 17, 2011 executed by Maggie Frances Jones, to Gene Giles, Trustee for First State Bank and Trust Company, Carthage, Texas, recorded as Instrument No. 2011-00014254 in the real property records of Henderson County, Texas.

Legal Description: All that certain tract or parcel of land being a part of the Mary J. Baker Survey, Abstract No. A-1082, Henderson County, Texas more particularly described in Exhibit "A" attached hereto and made a part hereof for all intents and purposes.

Foreclosure Sale:

Date: Tuesday, September 6, 2022

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 and not later than three hours thereafter.

Place: Henderson County Court House, Athens, Texas at the following location: the front steps of the Courthouse located at 125 N. Prairieville Street, Athens, Texas.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that First State Bank and Trust Company, Carthage, Texas's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, First State Bank and Trust Company, Carthage, Texas, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of First State Bank and Trust Company, Carthage, Texas's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with First State Bank and Trust Company, Carthage, Texas's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If First State Bank and Trust Company, Carthage, Texas passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by First State Bank and Trust Company, Carthage, Texas. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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



Gene Giles
P.O. Drawer 579
Carthage, Texas 75633

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: **May 5, 2011**
Grantor(s): **Joan Adams**
Original Mortgagee: **United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture**
Original Principal: **\$107,345.00**
Recording Information: **2011-00006756**
Property County: **Henderson**
Property: **That Certain Lot, Tract, or Parcel of land Situated in The J. Brown Survey, A-59, Henderson County, Texas and being more particularly described as Lots 224, 225, 226, 227 and 228 Bonita Point Subdivision, according to the Plat duly Recorded in Cabinet C, Page 333 Plat Records, of Henderson County, Texas.**
Property Address: **291 Sailfish Drive
Mabank, TX 75156**

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 Address: **4300 Goodfellow Blvd
Bldg. 105F, FC 215
St. Louis, MO 63120**

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: **Randy Daniel, Cindy Daniel, Jim O'Bryant, or 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**

PLG File Number: 19-014819-3

**FILED FOR RECORD
2022 JUL 29 AM 10:18
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

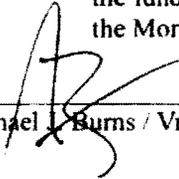
WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

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

CERTIFICATE OF POSTING

My name is _____, 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 _____, I filed at the office of the Henderson County Clerk to be posted at the Henderson County courthouse this notice of sale.

Declarant's Name: _____

Date: _____

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

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

5965-656

NOTICE OF FORECLOSURE SALE

1 THE PROPERTY TO BE SOLD

COMMONLY KNOWN AS

536 WINDING SHORE DRIVE, TOOL, TEXAS 75143

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, TRACE OR PARCEL OF LAND SITUATED IN THE NANCY G. RUSSELL SURVEY, A-659, HENDERSON COUNTY, TEXAS, AND BEING DESCRIBED AS LOTS NOS. 21, 22, 23 AND 24, BLOCK B, HEATHER WOODS, SECTION NO. 1, ACCORDING TO THE PLAT RECORDED IN VOLUME 8, PAGE 68, NOW KNOWN AS CABINET C, SLIDE 213, PLAT RECORDS OF HENDERSON COUNTY, TEXAS.

2 THE DEED OF TRUST TO BE FORECLOSED UPON

RECORDED IN REAL PROPERTY RECORDS OF HENDERSON COUNTY

RECORDED ON DECEMBER 6, 2007

UNDER DOCUMENT# 21125

3 THE SALE IS SCHEDULED TO BE HELD

PLACE

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

DATE

SEPTEMBER 6, 2022

TIME

10:00 AM - 1:00 PM

TERMS OF SALE

The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the Property. Pursuant to § 51.009 of the TEXAS PROPERTY CODE, the Property will be sold in "AS IS", "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

OBLIGATIONS SECURED

The Deed of Trust executed by MAURICE FABER and GWEN FABER, provides that it secures the payment of the indebtedness in the original principal amount of \$200,850.00, 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 the current mortgage servicer. A servicing agreement between the mortgager, whose address is 1 Mortgage Way, Mount Laurel, New Jersey, 08054, and the mortgage service exists. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.

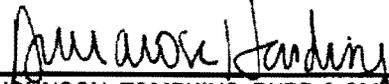
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE, THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

In accordance with Texas Property Code § 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust:

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

ATTORNEYS AT LAW

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


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

CERTIFICATE OF POSTING

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

POSTED _____

NAME _____

TRUSTEE _____

HENDERSON COUNTY, TEXAS
COUNTY CLERK
JUL 29 2022
FILED FOR RECORD

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated February 26, 2005 and recorded under Vol. 2515, Page 489, or Clerk's File No. 0004443, in the real property records of HENDERSON County Texas, with Jason Baker and Angela Alexander as Grantor(s) and Ameriquest Mortgage Company as Original Mortgagee.

Deed of Trust executed by Jason Baker and Angela Alexander securing payment of the indebtedness in the original principal amount of \$76,699.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Jason Baker and Angela Alexander. Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R3 is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. PHH Mortgage Corporation is acting as the Mortgage Servicer for the Mortgagee. PHH Mortgage Corporation, is representing the Mortgagee, whose address is: 1 Mortgage Way, Mount Laurel, NJ 08054.

Legal Description:

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE J.M. UPTON A-780, HENDERSON COUNTY, TEXAS, AND BEING DESCRIBED AS LOT NO. 11, HILLCREST ESTATES, SECTION NO. 2, ACCORDING TO THE PLAT RECORDED IN VOLUME 4, PAGE 57, NOW KNOWN AS CABINET A, SLIDE 303, PLAT RECORDS OF HENDERSON COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 09/06/2022

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: HENDERSON County Courthouse, Texas at the following location: 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.

TERMS OF SALE

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

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.



FILED FOR RECORDS
2022 JUL 28 PM 11
HENDERSON COUNTY CLERK
HENDERSON COUNTY, TEXAS

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

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE Robert LaMont, Sheryl LaMont, Harriett Fletcher, David Sims, Aurora Campos, Ramiro Cuevas, Allan Johnston, Jonathan Harrison, Patrick Zwiers, Kristopher Holub, Sharon St. Pierre, Ronnie Hubbard, Shawn Schiller, Angie Uselton, Bobby Howell, Cindy Daniel, Dana Kamin, Jim O'Bryant, Jon Howell, Lisa Bruno, Susan Swindle, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on 07/25/2022.

/s/ Lisa Collins SBOT No. 24115338, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by:



Printed Name: Sheryl LaMont, July 28, 2022

C&M No. 44-21-1032

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 THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE D.O. WILLIAMS SURVEY, A-840, HENDERSON COUNTY, TEXAS, BEING DESCRIBED AS ALL OF A CALLED 17.90 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO CARL MCLENDON AND WIFE, SHIRLEY MCLENDON RECORDED IN VOLUME 2066, PAGE 231, BEING THE SAME TRACT DESCRIBED IN VOLUME 1795, PAGE 863 OF THE DRHCT, ALSO BEING ALL OF A CALLED 8.339 ACRE TRACT OF LAND DESCRIBED IN DEED TO CARL MCLENDON AND SHIRLEY MCLENDON RECORDED IN DOC# 2012-00008903 OF THE DRHCT. SAID LOT TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CALLED CENTERLINE OF EAST JESS HINTON ROAD AT THE NORTHEAST CORNER OF THE RANDALL W. AND TAMI M. KEARNS 16.65 ACRE TRACT AS DESCRIBED IN DEED RECORDED IN VOLUME 2275, PAGE 742 OF THE DRHCT, BEING THE NORTHWEST CORNER OF THE 8.339 ACRE TRACT AND THIS TRACT;

THENCE, NORTH 88 DEGREES 40 MINUTES 29 SECONDS EAST (CONTROL LINE), 541.68 FEET ALONG THE CALLED CENTERLINE OF EAST JESS HINTON ROAD, THE NORTH LINE OF THE 8.339 ACRE TRACT, PASSING THE NORTHWEST CORNER OF THE 17.90 ACRE TRACT, TO A 60D NAIL SET IN THE DEEDED 325 FEET ELEVATION OF CEDAR CREEK LAKE, BEING THE NORTHEAST CORNER OF THE 17.90 ACRE TRACT AND THIS TRACT;

THENCE, ALONG THE DEEDED 325 FEET ELEVATION OF CEDAR CREEK LAKE AS FOLLOWS: SOUTH 11 DEGREES 20 MINUTES 53 SECONDS EAST, 254.00 FEET; SOUTH 12 DEGREES 39 MINUTES 49 SECONDS EAST, 194.52 FEET TO A 1 1/2 INCH IRON PIPE FOUND; SOUTH 21 DEGREES 04 MINUTES 54 SECONDS EAST, 273.57 FEET; SOUTH 32 DEGREES 07 MINUTES 53 SECONDS EAST, 305.20 FEET TO A 60D NAIL FOUND; SOUTH 36 DEGREES 33 MINUTES 53 SECONDS EAST, 256.89 FEET TO A 1/2 INCH IRON ROD SET WITH A PLASTIC CAP STAMPED #4207 IN THE WESTERN LINE OF THE TRWD 28.37 ACRE TRACT FOR CEDAR CREEK LAKE RECORDED IN VOLUME 519, PAGE 597 OF THE DRHCT;

THENCE, SOUTH 00 DEGREES 38 MINUTES 19 SECONDS EAST, 316.49 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF THE KELLY P. AUSTIN 8.917 ACRE TRACT AS DESCRIBED IN DEED RECORDED IN VOLUME 2911, PAGE 381 OF THE DRHCT, BEING THE SOUTHEAST CORNER OF THE 17.90 ACRE TRACT AND THIS TRACT;

THENCE, NORTH 87 DEGREES 23 MINUTES 53 SECONDS WEST, 452.71 FEET ALONG THE COMMON LINE OF THE AUSTIN TRACT AND THIS TRACT TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF THE TAMMY G. YOUNG 19.886 ACRE TRACT AS DESCRIBED IN DEED RECORDED IN DOC. 2012-00016652 OF THE DRHCT;

THENCE, ALONG THE COMMON LINE OF THE YOUNG TRACT AND THIS TRACT AS FOLLOWS; SOUTH 89 DEGREES 24 MINUTES 43 SECONDS WEST, 330.16 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF THE 8.339 ACRE TRACT; SOUTH 88 DEGREES 29 MINUTES 16 SECONDS WEST, 250.12 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF THE KEARNS TRACT BEING THE SOUTHWEST CORNER OF THE 8.339 ACRE TRACT AND THIS TRACT;

THENCE, NORTH 00 DEGREES 45 MINUTES 03 SECONDS WEST, ALONG THE COMMON LINE OF THE KEARNS TRACT AND THIS TRACT PASSING A 1/2 INCH IRON ROD FOUND AT 1438.88 FEET AND CONTINUING A TOTAL DISTANCE OF 1452.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 26.24 ACRES OF LAND MORE OR LESS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 04/11/2019 and recorded Document 2019-00004934 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: 09/06/2022

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.

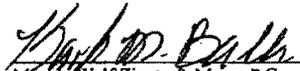
FILED FOR RECORD
2022 JUL 21 PM 12:00
HENDERSON COUNTY, TEXAS

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 BRIAN LEE LOFTIN AND CHRISTINA FAYE LOFTIN, provides that it secures the payment of the indebtedness in the original principal amount of \$700,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Wilmington Savings Fund Society, FSB, not its individual capacity but solely as Owner Trustee for Verus Securitization Trust 2022-3 is the current mortgagee of the note and deed of trust and SHELLPOINT MORTGAGE SERVICING is mortgage servicer. A servicing agreement between the mortgagee, whose address is Wilmington Savings Fund Society, FSB, not its individual capacity but solely as Owner Trustee for Verus Securitization Trust 2022-3 c/o SHELLPOINT MORTGAGE SERVICING, 2020 S. Dairy Ashford #200, Houston, TX 77077 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
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.

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 13, BLOCK 3, OF EASTERN HILLS ADDITION, AN ADDITION IN THE CITY OF ATHENS, HENDERSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 93, OF THE PLAT RECORDS OF HENDERSON COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 03-09-2018 and recorded in Document 2018-00004016 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: 09-06-2022

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 SHARON LIGHTFOOT AND ANGIE HOPE AND SUE COOPER AND CHARLOTTE HEIFNER, provides that it secures the payment of the indebtedness in the original principal amount of \$237,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Reverse Mortgage Funding LLC is the current mortgagee of the note and deed of trust and REVERSE MORTGAGE FUNDING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Reverse Mortgage Funding LLC c/o REVERSE MORTGAGE FUNDING, LLC, 3900 Capital City Blvd., Lansing, MI 48906 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Order to Foreclose. Reverse Mortgage Funding LLC obtained a Order from the 173rd District Court of Henderson County on 07-05-2022 under Cause No. CV22-0228-173. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. 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
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 JUL 12 AM 8:16
HENDERSON 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: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN HENDERSON COUNTY, STATE OF TEXAS, ON THE JOHN ESTES SURVEY, A-213, AND BEING THE MIDDLE ONE-THIRD (1/3) OF LOT NO. THREE (3) IN BLOCK NO. ONE (1) OF THE WOODVALE SUBURBAN ESTATES SUBDIVISION AS SHOWN BY PLAT NO. ONE (1) RECORDED IN VOLUME 2, PAGE 63, NOW SHOWN IN CABINET A, SLIDE 155, OF THE HENDERSON COUNTY PLAT RECORDS AND BEING THE EAST ONE THIRD (1/3) AND THE MIDDLE ONE THIRD (1/3) OF LOT NO. TEN (10) IN BLOCK NO. ONE (1) OF THE WOODVALE SUBURBAN ESTATES SUBDIVISION AS SHOWN BY PLAT NO. ONE (1) RECORDED IN VOLUME 2, PAGE 63, NOW SHOWN IN CABINET A, SLIDE 155, OF THE HENDERSON COUNTY PLAT RECORDS. SAID LOT, TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET FOR CORNER IN THE SOUTHWEST RIGHT OF WAY LINE OF U. S. HWY NO. 175, IN THE NORTHEAST LINE OF LOT 3, BLOCK 1, SOUTH 56 DEGREES 50 MINUTES 12 SECONDS EAST 100.04 FEET FROM 5/8 INCH IRON ROD FOUND AT THE NORTH CORNER OF SAME AND AT THE EAST CORNER OF THE ELENA KAY SHIELDS TRACT RECORDED UNDER DOCUMENT NO. 2013-00015593 OF THE HENDERSON COUNTY REAL PROPERTY RECORDS:

THENCE SOUTH 56 DEGREES 50 MINUTES 12 SECONDS EAST 100.00 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER IN THE NORTHEAST LINE OF LOT 3, BLOCK 1, AND AT THE NORTH CORNER OF THE CHANTAL L. WYLIE 0.931 ACRE TRACT RECORDED IN VOLUME 1991, PAGE 109, OF THE HENDERSON COUNTY REAL PROPERTY RECORDS:

THENCE SOUTH 33 DEGREES 06 MINUTES 10 SECONDS WEST 390.06 FEET TO A 3/4" IRON ROD FOUND FOR CORNER IN THE SOUTHWEST LINE OF LOT 3, BLOCK 1, IN THE NORTHEAST LINE OF LOT 10, BLOCK 1, AND AT THE WEST CORNER OF THE SAID CHANTAL L. WYLIE 0.931 ACRE TRACT:

THENCE SOUTH 56 DEGREES 45 MINUTES 33 SECONDS EAST 100.11 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTH CORNER OF LOT 3, BLOCK 1, AT THE WEST CORNER OF LOT 4, BLOCK 1, AT THE EASTERN CORNER OF LOT 10, BLOCK 1, AND AT THE NORTH CORNER OF LOT 11, BLOCK 1:

THENCE SOUTH 33 DEGREES 02 MINUTES 22 SECONDS WEST 390.08 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE NORTHEAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 4509, AT THE SOUTH CORNER OF LOT 10, BLOCK 1, AND AT THE WEST CORNER OF LOT 11, BLOCK 1:

THENCE NORTH 56 DEGREES 56 MINUTES 25 SECONDS WEST ALONG THE NORTHEAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 4509, 200.19 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE SOUTHWEST LINE OF LOT 10, BLOCK 1, SOUTH 56 DEGREES 25 MINUTES 41 SECONDS EAST 99.84 FEET FROM A 1/2 INCH IRON ROD FOUND AT THE WEST CORNER OF SAME AND AT THE SOUTH CORNER OF THE MICHAEL LEROY TURNER TRACT RECORDED IN VOLUME 1238, PAGE 308, OF THE HENDERSON COUNTY DEED RECORDS:

THENCE NORTH 33 DEGREES 04 MINUTES 37 SECONDS EAST ALONG THE SOUTHEAST LINE OF THE SAID MICHAEL LEROY TURNER TRACT AND THE SOUTHEAST LINE OF THE SAID ELENA KAY SHIELDS TRACT 780.64 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.688 ACRES OF LAND.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 11-08-2017 and recorded in Document 2017-00017614 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:

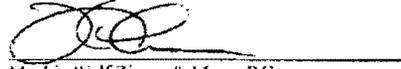
 Date: 09-06-2022
Time: 10:00 AM
Place: Henderson County, Texas at the following location: THE SOUTH ENTRANCE PORCH OF THE HENDERSON COUNTY COURT HOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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 ALTA J. PORTER, provides that it secures the payment of the indebtedness in the original principal amount of \$174,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Longbridge Financial, LLC is the current mortgagee of the note and deed of trust and LONGBRIDGE FINANCIAL, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Longbridge Financial, LLC c/o LONGBRIDGE FINANCIAL, LLC, One International Blvd., Suite 410, Mahwah, NJ 07495 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
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 JUL 12 AM 8:16
HENDERSON COUNTY CLERK
HENDERSON COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

WHEREAS, on the 22nd day of September, 2020, WILLIAM MELVIN RHOADES, III and SAMANTHA LOUISE RHOADES executed a Deed of Trust conveying to David J. Nowell, Trustee, the Real Estate hereinafter described to secure Joe David Sisson in the payment of a debt therein described, said Deed of Trust being recorded in Instrument No. 2020-00014491 of the Official Records of Henderson County, Texas; and

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned as Trustee, to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 6th day of September, 2022, between ten o'clock A.M. and four o'clock P.M., I will sell the Real Estate at the south door of the County Courthouse in Henderson County, Texas to the highest bidder for cash. Such sale will occur no earlier than 10:00 A.M.

Said Real Estate is described as follows, in the County of Henderson, State of Texas:

All that certain lot, tract or parcel of land situated in Henderson County Texas, and being lots 67, 68, 69, 70 and 71, Block A, Section 1 of Sportsman Paradise, a subdivision located in Henderson County, Texas, according to plat recorded in Cabinet c, Page 326 of the Plat Records of Henderson County, Texas.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

WITNESS MY HAND this 7th day of July, 2022.



DAVID J. NOWELL, Trustee
151 Municipal Drive
Gun Barrel City, Texas 75156
(903) 887-0339

FILED FOR RECORD
2022 JUL -8 PM 12:35
KATHY BRIGHT
COUNTY CLERK
HENDERSON COUNTY, TEXAS

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 1, 2014**

Grantor(s): **NANCI L. MARQUESS, AN UNMARRIED WOMAN**

Original Mortgagee: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS A NOMINEE FOR SOUTHWEST STAGE FUNDING, LLC, DBA CASCADE FINANCIAL SERVICES**

Original Principal: **\$77,176.00**

Recording Information: **Instrument No. 2014-00007338**

Property County: **Henderson**

Property: **ALL THAT CERTAIN 1.0000 ACRE TRACT OF LAND SITUATED IN THE G.W. BAKER SURVEY, ABSTRACT NO. 897, HENDERSON COUNTY, TEXAS, BEING ALL THAT CERTAIN CALLED 1.0000 ACRE TRACT CONVEYED TO TTARP INVESTMENTS, INC., BY DEED RECORDED IN DOC. NO. 2014-00000814 OF THE OFFICIAL RECORDS OF HENDERSON COUNTY, TEXAS, SAID 1.0000 ACRES BEING PART OF A CALLED 3.76 ACRE TRACT, DESCRIBED AS "FIRST TRACT" IN DEED TO BILLY JAMES KUYKENDALL AND WIFE, GERALDINE KUYKENDALL, RECORDED IN VOLUME 1769, PAGE 398 OF THE REAL PROPERTY RECORDS OF HENDERSON COUNTY, TEXAS, SAID 1.0000 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

BEGINNING AT A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID TTARP TRACT AND SAID 3.76 ACRE TRACT, IN THE CENTER OF A 50' WIDE ROAD EASEMENT, SAID POINT BEING THE NORTHWEST CORNER OF A CALLED 1.14 ACRE TRACT, DESCRIBED AS "SECOND TRACT" IN DEED TO BILLY JAMES KUYKENDALL AND WIFE, GERALDINE KUYKENDALL, RECORDED IN VOLUME 1769, PAGE 398 OF SAID REAL PROPERTY RECORDS;

THENCE SOUTH 00 DEGREES 05 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF SAID TTARP TRACT AND SAID 3.76 ACRE TRACT AND THE WEST LINE OF SAID 1.14 ACRE TRACT, PASSING A 1/2-INCH IRON ROD FOUND FOR REFERENCE AT A DISTANCE OF 29.32 FEET, CONTINUING A TOTAL DISTANCE OF 91.63 FEET, TO A 1/2-INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF SAID TTARP TRACT;

FILED FOR RECORD

2014 JUN 30 PM 12:31

**TRACY L. WRIGHT
COUNTY CLERK
HENDERSON COUNTY, TEXAS**

THENCE SOUTH 89 DEGREES 55 MINUTES 00 SECONDS WEST, ALONG THE SOUTH LINE OF SAID TTARP TRACT AND CROSSING SAID 3.76 ACRE TRACT, A DISTANCE OF 208.40 FEET, TO A 1/2-INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF SAID TTARP TRACT;

THENCE NORTH 00 DEGREES 05 MINUTES 00 SECONDS WEST, ALONG THE WEST LINE OF SAID TTARP TRACT, PASSING A 1/2-INCH IRON ROD FOUND FOR REFERENCE AT A DISTANCE OF 296.42 FEET, CONTINUING A TOTAL DISTANCE OF 326.42 FEET, TO A 1/2-INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF SAID TTARP TRACT, SAID POINT ALSO BEING IN THE NORTH LINE OF SAID 3.76 ACRE TRACT AND IN THE CENTER OF SAID 50' ROAD EASEMENT;

THENCE SOUTH 41 DEGREES 40 MINUTES 31 SECONDS EAST, ALONG THE NORTH LINE OF SAID TTARP TRACT AND SAID 3.76 ACRE TRACT AND THE CENTER OF SAID 50' ROAD EASEMENT, A DISTANCE OF 313.94 FEET, TO THE POINT OF BEGINNING AND CONTAINING 1.0000 ACRES OF LAND, OF WHICH 0.1802 ACRES LIES WITHIN THE LIMITS OF SAID 50' ROAD EASEMENT.

Property Address: 6801 PR 7703
Athens, TX 75752

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Southwest Stage Funding, LLC dba Cascade Financial Services
Mortgage Servicer: Cascade Financial Services
Mortgage Servicer 2701 E Insight Way
Address: Suite 150
Chandler, AZ 85286

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: Randy Daniel, Cindy Daniel, Jim O'Bryant, 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 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

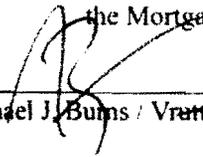
WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

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

CERTIFICATE OF POSTING

My name is _____, 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 _____, I filed at the office of the Henderson County Clerk to be posted at the Henderson County courthouse this notice of sale.

Declarant's Name: _____

Date: _____

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

8677 HWY 19 SOUTH
ATHENS, TX 75751

00000009524851

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

FILED FOR RECORD
2022 JUN 06 AM 12:30
HENDERSON COUNTY, TEXAS

1. **Date, Time, and Place of Sale.**

Date: September 06, 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 20, 2013 and recorded in Document CLERK'S FILE NO. 2013-00014141 real property records of HENDERSON County, Texas, with PEARL V NAPPIER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by PEARL V NAPPIER, securing the payment of the indebtednesses in the original principal amount of \$155,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Truist Bank, formerly known as Branch Banking 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. TRUIST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o TRUIST BANK
1001 SEMMES AVENUE
MAIL CODE RVW 3014
RICHMOND, VA 23224



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.



Israel Saucedo

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: _____

0000009524851

HENDERSON

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN HENDERSON COUNTY, TEXAS ON THE NELSON BOX LEAGUE, A-58 AND BEING THE CALLED 0.82 ACRE TRACT CONVEYED TO DANE DANIEL BY LARRY BARTON PRICE, INDIVIDUALLY AND AS INDEPENDENT EXECUTOR OF THE ESTATE OF DOROTHY NORDSTROM ALSO KNOWN AS DOROTHY MASSENGALE BY DEED DATED MAY 14, 1998 AND RECORDED M VOLUME 1827, PAGE 502 OF THE REAL PROPERTY RECORDS OF HENDERSON COUNTY, TEXAS AND THE CALLED 0.442 ACRE TRACT CONVEYED TO DANE DANIEL BY FRANK LUNCEFORD AND JANE LUNCEFORD BY DEED DATED JULY 23, 2001 AND RECORDED M VOLUME 2105, PAGE 58 OF THE REAL PROPERTY RECORDS OF HENDERSON COUNTY, TEXAS SAD LOT, TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING AT A 1" PIPE FOUND AT THE NORTHWEST CORNER OF THE CALLED 0.82 ACRE TRACT, THE SOUTHWEST CORNER OF THE ROBERT MILLS 17.00 ACRE TRACT RECORDED IN VOLUME 1792, PAGE 113 AND IN THE NORTHEAST MARGIN OF STATE HIGHWAY 19,

THENCE NORTH 85 DEGREES 04 MINUTES 37 SECONDS EAST, ALONG FENCE, 337.92 FEET TO A 5/8" IRON ROD FOUND AT FENCE CORNER AT THE NORTHEAST CORNER OF THE CALLED 0.442 ACRE TRACT, THE MOST NORTHERLY NORTHWEST CORNER OF THE RUBY FAY OWEN RESIDUE OF 14.30 ACRE TRACT RECORDED IN VOLUME 436, PAGE 250 AND IN THE SOUTH LINE OF THE MILLS 17.00 ACRE TRACT,

THENCE SOUTH 4 DEGREES 53 MINUTES 20 SECONDS EAST, ALONG FENCE, 176.61 FEET TO A 5/8" IRON ROD FOUND AT FENCE CORNER AT THE SOUTHEAST CORNER OF THE CALLED 0.442 ACRE TRACT AND AN ELL CORNER OF THE RESIDUE 14.30 ACRE TRACT,

THENCE SOUTH 85 DEGREES 02 MINUTES WEST, ALONG FENCE AND LINE OF DIRECTIONAL CONTROL, 283.83 FEET TO A 5/8" IRON ROD FOUND AT FENCE CORNER AT THE SOUTHWEST CORNER OF THE CALLED 0.442 ACRE TRACT AND IN THE NORTHEAST MARGIN OF STATE HIGHWAY 19,

THENCE NORTH 21 DEGREES 54 MINUTES WEST, ALONG STATE HIGHWAY 19, 184.88 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.261 ACRES OF LAND

Our Case No. 22-03026-FC

**APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE**

FILED FOR RECORD
2022 JUN 23 PM 2:16
HARRIETT FLETCHER, CLERK
HENDERSON COUNTY, TEXAS

THE STATE OF TEXAS
COUNTY OF HENDERSON

Deed of Trust Date:
May 30, 2019

Property address:
302 AUTUMN WOOD TRL
GUN BARREL CITY, TX 75156

Grantor(s)/Mortgagor(s):
TYLER HEARD A MARRIED MAN JOINED BY HIS
WIFE, KADI LEEANN AUTREY

LEGAL DESCRIPTION: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE THOMAS MITCHELL SURVEY, A-488, HENDERSON COUNTY, TEXAS, AND BEING DESCRIBED AS LOT NO. 388, MANTLE MANORS, SECTION NO. 2, ACCORDING TO THE PLAT RECORDED IN VOLUME 3, PAGE 57, NOW KNOWN AS CABINET A, SLIDE 223, PLAT RECORDS OF HENDERSON COUNTY, TEXAS.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") AS BENEFICIARY, AS NOMINEE FOR
PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS
SUCCESSORS AND ASSIGNS

Earliest Time Sale Will Begin: 10:00 AM

Current Mortgagee:
LAKEVIEW LOAN SERVICING, LLC

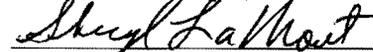
Date of Sale: SEPTEMBER 6, 2022

Property County: HENDERSON

Original Trustee: ALLAN B. POLUNSKY

Recorded on: June 5, 2019
As Clerk's File No.: 2019-00007625
Mortgage Servicer:
LAKEVIEW LOAN SERVICING, LLC

Substitute Trustee:
Randy Daniel, Robert LaMont, Sheryl LaMont, Harriett
Fletcher, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard,
Marinosci Law Group P.C., Sharon St. Pierre, Ronnie
Hubbard, Allan Johnston, (Sheryl LaMont) Robert LaMont,
Randy Daniel, Cindy Daniel, Jim O'Bryant, Patrick Zwiars,
Jonathan Harrison, Shawn Schiller, Angie Uselton, Ramiro
Cuevas, Aurora Campos, Dana Kamin, Auction.com



Sheryl LaMont, June 23, 2022.

Substitute Trustee Address:
c/o Marinosci Law Group, PC
14643 Dallas Parkway, suite 750
Dallas, TX 75254
(972) 331-2300

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 current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Randy Daniel, Robert LaMont, Sheryl LaMont, Harriett Fletcher, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, Marinosci Law Group P.C., Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Randy Daniel, Cindy Daniel, Jim O'Bryant, Patrick Zwiars, Jonathan Harrison, Shawn Schiller, Angie Uselton, Ramiro Cuevas, Aurora Campos, Dana Kamin, Auction.com, 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 Mortgagee therein.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, **SEPTEMBER 6, 2022** between ten o'clock AM and four o'clock PM and beginning not earlier than **10:00 AM** or not later than three hours thereafter. 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 be conducted at the Henderson County Courthouse, 100 E. Tyler, Athens, TX 75751 as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

LAKEVIEW LOAN SERVICING, LLC, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. 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 debt.

ACTIVE MILITARY SERVICE NOTICE

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.

WITNESS MY HAND, *June 22 2022*

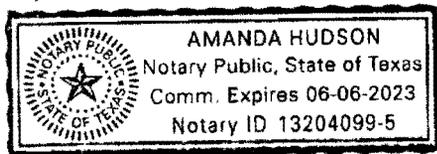
MARINOSCI LAW GROUP, PC

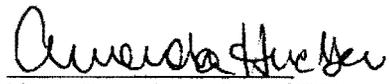
By: 
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, *Amanda Hudson*, the undersigned officer, on this, the *22nd* day of *June* 2022, personally appeared SAMMY HOODA, known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal
(SEAL)




Notary Public for the State of TEXAS

My Commission Expires: *6-6-2023*
Amanda Hudson
Printed Name and Notary Public

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