

Notice of Foreclosure Sale

1. *Property to Be Sold.* The property to be sold is described as follows:

All that certain lot, tract or parcel of land situated in the B. MEDRO SURVEY, A-483. Henderson County, Texas and being described as LOT NOS. 268 & 269, OAK HARBOR SUBDIVISION, according to the plat recorded in Volume 7, Page 17, now known as Cabinet B, Slide 122, Plat Records of Henderson County, Texas.

2. *Instruments to be Foreclosed.* The instruments to be foreclosed are (a) the Deed of Trust recorded in Instrument No. 2016-00013773 of the deed records of Henderson County, Texas

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

Date: Tuesday, December 6, 2022

Time: The sale will begin no earlier than 10:00 A.M. or no later than three hours thereafter. The sale will be completed by no later than 4:00 P.M.

Place: Henderson County Courthouse in Athens, Texas, at the following location: 100 East Tyler St., Athens, Texas on the south steps of the Courthouse.

The deeds of trust permit the beneficiaries to postpone, withdraw, or reschedule the sale for another day. In that case, the substitute trustee under each of the deeds of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiaries thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

FILED FOR RECORD
2022 OCT 25 PM 12:08
HENDERSON COUNTY

Pursuant to the deed of trust, the beneficiaries have the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. *Type of Sale.* The sale is a nonjudicial Deed-of-Trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust, executed by Yuri Ivan Tereshchenko.

6. *Obligations Secured.* The lien Deed of Trust recorded in Instrument No. 2016-00013773 secures the payment of the indebtednesses and obligations therein described, including but not limited to the promissory note in the original principal amount of \$47,000.00, executed by TONI RAY, and payable to the order of HECTOR TORRES, Trustee; and all renewals and extensions of the notes; and any and all present and future indebtedness of TONI RAY. AMERICO DELEON and ALMA C. DELEON are the current owners and holders of the Obligation and is the beneficiary under the deeds of trust.

Questions concerning the sale may be directed to the undersigned at AUBREY L. JONES, JR., STARK, JONES & STORMENT, PLLC, 110 E. Corsicana St., Athens, Texas 75751, (903) 675-5691.

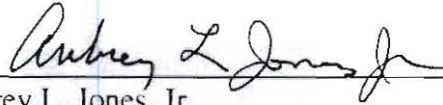
7. *Default and Request to Act.* Default has occurred under the Deeds of Trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person Substitute Trustee to conduct the sale.

Dated: September 1, 2022.

Sincerely yours,

STARK, JONES & STORMENT, PLLC

AUBREY L. JONES, JR.
110 E. Corsicana St.
Athens, TX 75751
Telephone: (903) 675-5691
Facsimile: (903) 675-6454
E-mail: aubreyjoneslaw@embarqmail.com



Aubrey L. Jones, Jr.

State Bar No.: 10859100

Attorney for Applicants

ATTORNEY FOR NOTEHOLDER

Notice of Trustee's Sale

FILED FOR RECORD
2022 SEP 13 AM 10:37
HENDERSON COUNTY CLERK
HENDERSON COUNTY, TEXAS

Date: September 9, 2022

Substitute Trustee: Randy Daniel or Cindy Daniel or Jim O'Bryant
Sharon St. Pierre or Kelly Goddard

Substitute Trustee's Address: P. O. Box 1571
Boerne, Texas 78006

Mortgagee: MMXXI Texas Income Trust

Mortgagee's Address:

MMXXI Texas Income Trust
99 Wall Street, Suite 1917
New York, New York 10005

Mortgage Servicer: SecureNet Loan Services, LLC

Mortgage Servicer's Address: P. O. 15826
San Antonio, Texas 78212

Note: Note dated October 27, 2021 in the amount of \$129,900.00

Deed of Trust

Date: October 27, 2021

Grantor: Israel Emmanuel Quiterio Cruz; and Ramona Quiterio-Cruz

Mortgagee: Henderson County Land Trust

Recording information: Document Number 2021-00020841, Official Public Records of Henderson County, Texas.

Property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

County: Henderson County, Texas

Date of Sale (first Tuesday of month): October 4, 2022

Time of Sale: 10:00 a.m. - 1:00 p.m.

Place of Sale: Area of the Henderson County Courthouse as designated by the Henderson County Co

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.

Mortgage Servicer has appointed Randy Daniel or Cindy Daniel or Jim O'Bryant or Sharon St. Pierre or Kelly Goddard as Trustee under the Deed of Trust. Mortgage Servicer has instructed Trustee to offer the Property for sale toward the satisfaction of the Note. This foreclosure is being administered by Mortgage Servicer. Mortgage Servicer is representing Mortgagee under a servicing agreement.

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

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

A handwritten signature in black ink, appearing to read "Randy Daniel", written over a horizontal line.

Randy Daniel or Cindy Daniel or Jim O'Bryant or Sharon St. Pierre or Kelly Goddard

EXHIBIT "A"

FM 316 - TRACT 1

All that certain lot, tract or parcel of land situated within the J Vincente Mitchell Survey No 485, Henderson County, Texas, being a part of that tract of land conveyed to Henderson County Land in Instrument No. 2020-00020948, Real Property Records of Henderson County, Texas, and being particularly described as follows:

BEGINNING at 1/2 inch steel rod set and capped "Vogt 5248" for corner in the east line of said Henderson County Land Trust tract, from which a 10" fence post found for the north east corner of said Henderson County Land Trust tract bears North 00 degrees 20 minutes 34 seconds West at 2353.92 feet for witness;

THENCE South 89 degrees 39 minutes 26 second, west, 916.11 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

THENCE North 00 degrees 20 minutes 34 second, West, 242.50 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

THENCE North 89 degrees 39 minutes 26 seconds, East, 916.11 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

THENCE South 00 degrees 20 minutes 34 seconds, East, with the West right-of-way of Farm to market Road No. 316, 242.50 feet to the point of Beginning and containing 5.10 acre of land, together with a 30 by 60 foot common driveway easement at the northeast corner of this tract.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD
 2022 SEP 03 AM 10:36
 HENDERSON COUNTY, TEXAS

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	10/04/2022
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

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 September 2, 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

FILED FOR RECORD
AUG 12 O'clock A.M.

AUG 08 2022

CAUSE NUMBER CV22-0251-3

**IN RE: ORDER FOR FORECLOSURE
CONCERNING**

IN THE DISTRICT COURT
3rd Judicial District
Henderson County, Texas
Deputy

**8867 PHEASANT DR.
CHANDLER, TX 75758**

UNDER TEX. R. CIV. PROC. 736

3RD JUDICIAL DISTRICT OF

**Petitioner:
Mortgage Assets Management, LLC
f/k/a Reverse Mortgage Solutions, Inc.**

**Respondent:
Mary Jim Parker.**

HENDERSON COUNTY, TEXAS

DEFAULT ORDER ALLOWING FORECLOSURE

Mortgage Assets Management, LLC F/K/A Reverse Mortgage Solutions, Inc.,
Petitioner, on behalf of itself, its successors and assigns, has brought before this Court for
consideration its Application for Court Order Allowing Foreclosure of a Lien Under
Texas Constitution Article XVI, Section 50(k)(6) ("Application"). Having considered the
evidence presented, the Court finds that:

- 1) the Application complies with Texas Rule of Civil Procedure ("TRCP") 736.1;
 - 2) the Application was properly served in accordance with TRCP 736.3;
 - 3) a respondent did not file a response to the Application by the due date; and
 - 4) the return of service has been on file with the Clerk of the Court for at least 10 days;
- and
- 5) Petitioner has established the basis for foreclosure and finds that:

(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, 2021.



Judge Presiding

Ellis Acquisitions, LLC, Noteholder
Ellis Acquisitions, LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

Alfredo Leyva
919 W. Woodard St. Denison, TX 75020

Sent via first class mail and CMRR # 9171 9690 0935 0285 8287 30 on 9/12/2022

Alfredo Leyva
115 Brett Dr. Gun Barrell, TX 75156

Sent via first class mail and CMRR # 9171 9690 0935 0285 8287 23 on 9/12/2022

Alfredo Leyva
1700 Cherbourg # 908 Fort Worth, TX 76120

Sent via first class mail and CMRR # 9171 9690 0935 0285 8287 16 on 9/12/2022

FILED FOR RECORD

2022 SEP 13 AM 9:50

DARYL L. STEWART
COUNTY CLERK
HENDERSON COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

WHEREAS Alfredo Leyva and 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 2021-00003877, 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 4th day of October, 2022

Time: The sale shall begin no earlier than 10:00 AM 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:

Lots 155 & 156, Section B, in Indian Harbor Subdivision, as described in the J.M. Medoza Survey, Abstr. #457, and as shown by the plat thereof recorded in Volume C, Page 332, Plat Records, County of Henderson, State of Texas; also known as 6145 & 6147 Shawnee Dr., Mabank, Texas 75156

3. Name and Address of Sender of Notice:

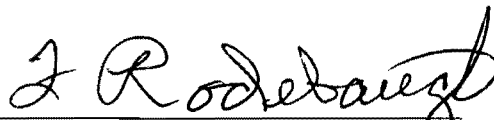
Ghrist Law Firm, PLLC, Ian Ghrist, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.

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

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

NOTICE OF TRUSTEE'S SALE


WHEREAS, Kristy Woody and Janice Hampton, P. O. Box 43461, Kemp, Texas 75143, heretofore executed and delivered to Patton C. Chapman, Trustee, that certain Deed of Trust dated May 17, 2019, recorded in Document Number 2019-00009186, Deed of Trust Records, Henderson County, Texas, covering certain real property situated in said County, being Lot(s) 628, 629, 718 and 719, Section E, Cherokee Shores Subdivision, according to the most recently heretofore recorded plat covering such property recorded in the plat or map records of said county, said Deed of Trust having been given to secure payment of that certain Promissory Note of even date therewith in the principal sum of \$10,000.00 executed by the person(s) first named hereinabove and payable to the order of CHEROKEE RESORT COMPANY, 4144 N. Central Expressway, Suite 420, Dallas, Texas 75204 and

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

WHEREAS, the hereinabove named payee of said Note, also being the present holder thereof, has requested the undersigned to sell the real property hereinabove described in accordance with the terms of the Deed of Trust; NOW, THEREFORE, notice is hereby given that on Tuesday, the 4th day of October, 2022, the above described property will be sold by auction at a public sale to be held at the County Courthouse in said County within the area designated for such sales by the Commissioners Court of said County. The earliest time at which such sale will occur is 11 A. M., and it will begin within three hours of such time.

EXECUTED this 6th day of September, 2022.

FILED FOR RECORD
2022 SEP 12 AM 10:45
COUNTY CLERK
HENDERSON COUNTY, TEXAS


PATTON C. CHAPMAN, TRUSTEE

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 18th day of July, 2014, RONALD L. MCKAY AND WIFE, TERESSA D. MCKAY, executed a Deed of Trust conveying to STEPHEN DEMENT, Trustee for MALVIN R. MILLS, the Real Estate hereinafter described, said Deed of Trust being recorded in County Clerk's File No. 2014-00009525, Official Public Records of Henderson County, Texas;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; 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 to sell said property to satisfy said indebtedness.


NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 4th day of October, 2022, between 10:00 o'clock a.m. and 1:00 o'clock p.m., I will sell said Real Estate at the South entrance porch of the 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 County Commissioner's Court, to the highest bidder for cash.

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

Lot No. Nine (9) in Block No. Two (2) of LOLLIPOP LANDING ADDITION, Section II, a revised plat of which is of record in Vol. 7 Page 59 of the Plat Records of Henderson County, Texas.

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

FILED FOR RECORD
2022 SEP -8 AM 10:38
KEARBY R. DICKESON, CLERK
HENDERSON COUNTY, TEXAS



KEARBY R. DICKESON, Substitute Trustee
909 ESE Loop 323, Suite 400
Tyler, TX 75701

Notice of Foreclosure Sale

1. *Property to Be Sold.* The property to be sold is described as follows:

All that certain lot, tract or parcel of land situated in the B. MEDRO SURVEY, 483 OAK HARBOR SUBDIVISION, according to the plat recorded in Volume 7, Page 9, now known as Cabinet B, Slide 122, Plat Records of Henderson County, Texas.

2. *Instruments to be Foreclosed.* The instruments to be foreclosed are (a) the deed of Trust recorded in Instrument No. 2016-00013773 of the deed records of Henderson County, Texas

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

Date: Tuesday, October 4, 2022

Time: The sale will begin no earlier than 10:00 A.M. or no later than three hours thereafter. The sale will be completed by no later than 4:00 P.M.

Place: Henderson County Courthouse in Athens, Texas, at the following location: 100 East Tyler St., Athens, Texas on the south steps of the Courthouse.

The deeds of trust permit the beneficiaries to postpone, withdraw, or reschedule the sale for another day. In that case, the substitute trustee under each of the deeds of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

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Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

FILED FOR RECORD
2022 SEP -1 PM 1:18
HENDERSON COUNTY, TEXAS

Pursuant to the deed of trust, the beneficiaries have the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. *Type of Sale.* The sale is a nonjudicial Deed-of-Trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust, executed by Yuri Ivan Tereshchenko.

6. *Obligations Secured.* The lien Deed of Trust recorded in Instrument No. 2016-00013773 secures the payment of the indebtednesses and obligations therein described, including but not limited to the promissory note in the original principal amount of \$47,000.00, executed by TONI RAY, and payable to the order of HECTOR TORRES, Trustee; and all renewals and extensions of the notes; and any and all present and future indebtedness of TONI RAY. AMERICO DELEON and ALMA C. DELEON are the current owners and holders of the Obligation and is the beneficiary under the deeds of trust.

Questions concerning the sale may be directed to the undersigned at AUBREY L. JONES, JR., STARK, JONES & STORMENT, PLLC, 110 E. Corsicana St., Athens, Texas 75751, (903) 675-5691.

7. *Default and Request to Act.* Default has occurred under the Deeds of Trust, and the beneficiary has requested 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: September 1, 2022.

Sincerely yours,

STARK, JONES & STORMENT, PLLC

AUBREY L. JONES, JR.
110 E. Corsicana St.
Athens, TX 75751
Telephone: (903) 675-5691
Facsimile: (903) 675-6454
E-mail: aubreyjoneslaw@embarqmail.com

Aubrey L. Jones Jr

Aubrey L. Jones, Jr.

State Bar No.: 10859100

Attorney for Applicants

ATTORNEY FOR NOTEHOLDER

Notice of Foreclosure Sale

1. *Property to Be Sold.* The property to be sold is described as follows:

All that certain lot, tract or parcel of land situated in the B. MEDRO SURVEY, 483 OAK HARBOR SUBDIVISION, according to the plat recorded in Volume 7, Page 89, now known as Cabinet B, Slide 122, Plat Records of Henderson County, Texas.

2. *Instruments to be Foreclosed.* The instruments to be foreclosed are (a) the Deed of Trust recorded in Instrument No. 2016-00013773 of the deed records of Henderson County, Texas

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

Date: Tuesday, October 4, 2022

Time: The sale will begin no earlier than 10:00 A.M. or no later than three hours thereafter. The sale will be completed by no later than 4:00 P.M.

Place: Henderson County Courthouse in Athens, Texas, at the following location: 100 East Tyler St., Athens, Texas on the south steps of the Courthouse.

The deeds of trust permit the beneficiaries to postpone, withdraw, or reschedule the sale for another day. In that case, the substitute trustee under each of the deeds of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiaries thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

FILED FOR RECORD
2022 SEP 21 PM 1:19
HENDERSON COUNTY, TEXAS

Pursuant to the deed of trust, the beneficiaries have the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. *Type of Sale.* The sale is a nonjudicial Deed-of-Trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust, executed by Yuri Ivan Tereshchenko.

6. *Obligations Secured.* The lien Deed of Trust recorded in Instrument No. 2016-00013773 secures the payment of the indebtednesses and obligations therein described, including but not limited to the promissory note in the original principal amount of \$47,000.00, executed by TONI RAY, and payable to the order of HECTOR TORRES, Trustee; and all renewals and extensions of the notes; and any and all present and future indebtedness of TONI RAY. AMERICO DELEON and ALMA C. DELEON are the current owners and holders of the Obligation and is the beneficiary under the deeds of trust.

Questions concerning the sale may be directed to the undersigned at AUBREY L. JONES, JR., STARK, JONES & STORMENT, PLLC, 110 E. Corsicana St., Athens, Texas 75751, (903) 675-5691.

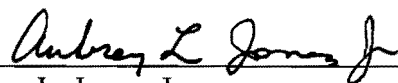
7. *Default and Request to Act.* Default has occurred under the Deeds of Trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person Substitute Trustee to conduct the sale.

Dated: September 1, 2022.

Sincerely yours,

STARK, JONES & STORMENT, PLLC

AUBREY L. JONES, JR.
110 E. Corsicana St.
Athens, TX 75751
Telephone: (903) 675-5691
Facsimile: (903) 675-6454
E-mail: aubreyjoneslaw@embarqmail.com



Aubrey L. Jones, Jr.

State Bar No.: 10859100

Attorney for Applicants

ATTORNEY FOR NOTEHOLDER

Notice of Foreclosure Sale

1. *Property to Be Sold.* The property to be sold is described as follows:

All that certain lot, tract or parcel of land situated in the B. MEDRO SURVEY, OAK HARBOR SUBDIVISION, according to the plat recorded in Volume 7, Page 89, now known as Cabinet B, Slide 122, Plat Records of Henderson County, Texas.

2. *Instruments to be Foreclosed.* The instruments to be foreclosed are (a) the Deed of Trust recorded in Instrument No. 2016-00013773 of the deed 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:

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Place: Henderson County Courthouse in Athens, Texas, at the following location: 100 East Tyler St., Athens, Texas on the south steps of the Courthouse.

The deeds of trust permit the beneficiaries to postpone, withdraw, or reschedule the sale for another day. In that case, the substitute trustee under each of the deeds of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiaries thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

FILED FOR RECORD
2022 SEP 21 PM 1:19
HENDERSON COUNTY, TEXAS

Pursuant to the deed of trust, the beneficiaries have the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. *Type of Sale.* The sale is a nonjudicial Deed-of-Trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust, executed by Yuri Ivan Tereshchenko.

6. *Obligations Secured.* The lien Deed of Trust recorded in Instrument No. 2016-00013773 secures the payment of the indebtednesses and obligations therein described, including but not limited to the promissory note in the original principal amount of \$47,000.00, executed by TONI RAY, and payable to the order of HECTOR TORRES, Trustee; and all renewals and extensions of the notes; and any and all present and future indebtedness of TONI RAY. AMERICO DELEON and ALMA C. DELEON are the current owners and holders of the Obligation and is the beneficiary under the deeds of trust.

Questions concerning the sale may be directed to the undersigned at AUBREY L. JONES, JR., STARK, JONES & STORMENT, PLLC, 110 E. Corsicana St., Athens, Texas 75751, (903) 675-5691.

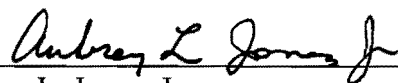
7. *Default and Request to Act.* Default has occurred under the Deeds of Trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person Substitute Trustee to conduct the sale.

Dated: September 1, 2022.

Sincerely yours,

STARK, JONES & STORMENT, PLLC

AUBREY L. JONES, JR.
110 E. Corsicana St.
Athens, TX 75751
Telephone: (903) 675-5691
Facsimile: (903) 675-6454
E-mail: aubreyjoneslaw@embarqmail.com



Aubrey L. Jones, Jr.

State Bar No.: 10859100

Attorney for Applicants

ATTORNEY FOR NOTEHOLDER

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 4, 2010
Grantor(s): Barbara Fuller
Original Mortgagee: United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture
Original Principal: \$88,614.83
Recording Information: 2010-00005959
Property County: Henderson
Property: 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 NOS. 3, 4, and 5, BLOCK NO. 6, TRADE WINDS ADDITION, according to the plat recorded in Volume 2, Page 67, now known as Cabinet A, Slide 157, Plat Records of Henderson County, Texas.
Property Address: 1808 Scenic Drive
Tool, TX 75143

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: October 4, 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: 19-014199-3

FILED FOR RECORD
2022 SEP - 1 AM 10:08
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

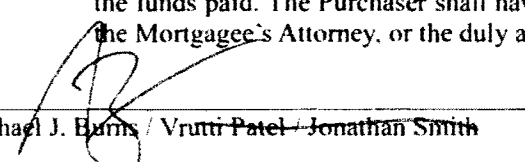
WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

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

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: 1.233 ACRES OF LAND BEING TRACT 214, WATER'S EDGE RANCH, PHASE 2, SITUATED IN THE BOLEY C. WALKERS SURVEY, A-797, AS SHOWN IN PLAT RECORDED IN CABINET F, SLIDE 1 OF THE PLAT RECORDS OF HENDERSON COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 04/19/2010 and recorded in Document 2010-00005394 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: 10/04/2022

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 SERGIO ULICES CALDERON, provides that it secures the payment of the indebtedness in the original principal amount of \$80,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. VETERANS LAND BOARD OF THE STATE OF TEXAS is the current mortgagee of the note and deed of trust and VETERANS LAND BOARD OF THE STATE OF TEXAS is mortgage servicer. A servicing agreement between the mortgagee, whose address is VETERANS LAND BOARD OF THE STATE OF TEXAS c/o VETERANS LAND BOARD OF THE STATE OF TEXAS, 1 Corporate Dr., Ste 360, Lake Zurich, IL 60047 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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



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

HENDERSON COUNTY, TEXAS
COUNTY CLERK
FILED FOR RECORD
2022 SEP -1 AM 10:08

Our Case No. 21-03712-FC-2

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

THE STATE OF TEXAS
COUNTY OF HENDERSON

FILED FOR RECORD

2022 AUG 30 PM 1:55

MARTIN L. WRIGHT
COUNTY CLERK
HENDERSON COUNTY, TEXAS

Deed of Trust Date:
July 12, 2013

Property address:
177 NATCHEZ TRAIL
MABANK, TX 75156-0000

Grantor(s)/Mortgagor(s):
RICHARD DALE TREDER AND LAVERNE RUBY
TREDER, HUSBAND AND WIFE

LEGAL DESCRIPTION: All that certain lot, tract or parcel of land situated in the J.M. MENDOZA SURVEY, A-487, and being described as part of Lot 607 of the Indian Harbor, Second Revision, Section A, partial revision of Lots 591, 596-613, according to the plat recorded in Cabinet C, Slide 386 of the Plat Records of Henderson County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a 60d nail found in a fence corner in the west line of Natchez Trail at the northeast corner of Lot 608, being the southeast corner of Lot 607;

THENCE, S 76° 26' 41" W (Reference Bearing), 215.56 feet along the common line of Lot 608 and Lot 607 to a 1/2" iron rod found in the platted 325' Elevation Line of Cedar Creek Lake, being the southwest corner of Lot 607;

THENCE, along the platted 325' Elevation Line of Cedar Creek Lake, being the West line of Lot 607 as follows:

N 29° 09' 21" W, 41.54 feet to a 1/2" iron rod found;

N 45° 04' 43" E, 70.15 feet to a 5/8" iron rod found at the northwest corner of this tract;

THENCE, through Lot 607 being in the north line of this tract as follows:

S 81° 35' 24" E, 66.29 feet to a 1/2" iron rod set;

S 82° 05' 16" E, 12.31 feet to a 1/2" iron rod set;

N 88° 26' 08" E, 103.03 feet to a 1/2" iron rod found in the west line Natchez Trail at the southeast corner of Lot 606, the northeast corner of Lot 607 at the beginning of a curve to the left having a central angle of 29° 08' 53", a radius of 53.10 feet and a chord that bears S 01° 21' 26" W, 26.72 feet;

THENCE along said curve to the left with the west line of the Natchez Trail an arc distance of 27.01 feet to the POINT OF BEGINNING and containing 0.26 acres of land, more or less.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR
CITIZENS BANK AND TRUST CO. OF VIVIAN, ITS
SUCCESSORS AND ASSIGNS

Earliest Time Sale Will Begin: 10:00 AM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: OCTOBER 4, 2022

Property County: HENDERSON

Original Trustee: RUTH W. GARNER

Recorded on: July 15, 2013
As Clerk's File No.: 2013-00010590
Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC

Substitute Trustee:
Meghan Byrne, Robert La Mont, Sheryl La Mont, David
Sims, Sharon St. Pierre, Allan Johnston, Ronnie Hubbard,
Marinosci Law Group PC, Randy Daniel, Cindy Daniel, Jim
O'Bryant, Patrick Zwiers, Jonathan Harrison, Shawn
Schiller, Angie Uselton, Ramiro Cuevas, Aurora Campos,
Dana Kamin, Auction.com

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



Posted by Sheryl La Mont, August 30, 2022

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 Meghan Byrne, Robert La Mont, Sheryl La Mont, David Sims, Sharon St. Pierre, Allan Johnston, Ronnie Hubbard, Marinosci Law Group PC, Randy Daniel, Cindy Daniel, Jim O'Bryant, Patrick Zwiers, 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, **OCTOBER 4, 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.

PENNYMAC LOAN SERVICES, 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 Unites 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, August 25 2022

MARINOSCI LAW GROUP, PC

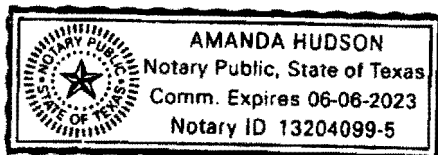
By: 
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Amanda Hudson, the undersigned officer, on this, the 25th day of August 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

Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD, #200
WESTLAKE VILLAGE, CA 91361
Our File No. 21-03712

Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
14643 DALLAS PARKWAY, SUITE 750
DALLAS, TX 75254

FILED FOR RECORD

2022 AUG 30 PM 1:36

NOTICE OF TRUSTEE'S SALE

**COURT CLERK
HENDERSON COUNTY, TEXAS**

WHEREAS, ON ~~THE~~ **11TH** DAY OF **APRIL, 2019**, **LACEY RENA TIPPETT**, EXECUTED A DEED OF TRUST CONVEYING TO **RONAL C. MASSEY, TRUSTEE**, THE REAL ESTATE HEREINAFTER DESCRIBED TO SECURE SRC INVESTMENTS, INC. IN THE PAYMENT OF A DEBT THEREIN DESCRIBED, SAID DEED OF TRUST BEING RECORDED IN **INSTRUMENT NUMBER 2019-00004937**, IN THE DEED OF TRUST 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.

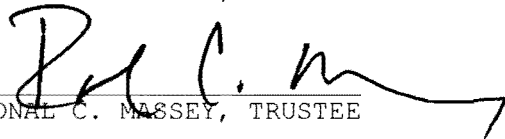
NOW, THEREFORE, NOTICE IS HEREBY GIVEN THAT ON TUESDAY, THE **4th** DAY OF **OCTOBER 2022**, BETWEEN TEN O'CLOCK A.M. AND FOUR O'CLOCK P.M., I WILL SELL THE REAL ESTATE AT THE SOUTH DOOR OF THE COUNTY COURTHOUSE IN **HENDERSON COUNTY, TEXAS** TO THE HIGHEST BIDDER FOR CASH. SUCH SALE WILL OCCUR NO EARLIER 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 THE I.V. MICHELLI SURVEY, A-485, HENDERSON COUNTY, TEXAS, AND BEING DESCRIBED AS LOT NOS. 5, 6, 7 & 8, BLOCK NO. 5, LUNDAY LAND ADDITION NO. 2, ACCORDING TO THE PLAT RECORDED IN VOLUME 6, PAGE 67, NOW KNOWN AS CABINET C, SLIDE 76, PLAT RECORDS OF HENDERSON COUNTY, TEXAS;

TOGETHER WITH ALL IMPROVEMENTS THEREON, OR HEREAFTER TO BE PLACED THEREON, AND ALL AND SINGULAR THE RIGHTS AND APPURTENANCES TO THE SAME BELONGING OR IN ANYWISE INCIDENT OR APPERTAINING.

WITNESS MY HAND THIS **30th** DAY OF **AUGUST, 2022**.


RONAL C. MASSEY, TRUSTEE

FILED FOR RECORD

2022 AUG 25 AM 8:06

DAVID L. BRIGHT
COUNTY CLERK
HENDERSON COUNTY, TEXAS

0000009558487

13672 FM 1314 NORTH
BROWNSBORO, TX 75756

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: October 04, 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 May 25, 2006 and recorded in Document VOLUME 2657, PAGE 180 real property records of HENDERSON County, Texas, with DAN BOETTCHER AND SHEILA BOETTCHER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by DAN BOETTCHER AND SHEILA BOETTCHER, securing the payment of the indebtednesses in the original principal amount of \$251,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BRIGHTHOUSE LIFE INSURANCE 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. NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING
55 BEATTIE PLACE
MAILSTOP 015
GREENVILLE, SC 29601



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"

BEING 8.000 ACRES OF LAND SITUATED IN THE B. S. COY SURVEY, A-137, HENDERSON COUNTY, TEXAS AND BEING PART OF A CALLED 9.958 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM KIMBERLY DAWN SHEWBIRT TO PAUL WAYNE SHEWBIRT AS RECORDED IN VOLUME 2379, PAGE 626 OF THE REAL PROPERTY RECORDS OF HENDERSON COUNTY, TEXAS AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 9.958 ACRE TRACT, BEING THE NORTHWEST CORNER OF A CALLED 9.975 ACRE TRACT AS DESCRIBED IN VOLUME 1114, PAGE 478 OF SAID DEED RECORDS AND BEING IN THE EAST RIGHT OF WAY LINE OF F.M. HIGHWAY NO. 314 AND BEING IN A CURVE NORTHEASTERLY TO THE LEFT;

THENCE WITH THE WEST LINE OF SAID 9.958 ACRE TRACT, WITH SAID RIGHT OF WAY LINE AND WITH SAID CURVE TO THE LEFT WHOSE DELTA ANGLE = 02 DEGREES 40 MINUTES 50 SECONDS. TANGENT = 56.16 FEET, RADIUS = 2400.00 FEET, CHORD = N 07 DEGREES 05 MINUTES 16 SECONDS EAST - 112.27 FEET AN ARC LENGTH OF 112.28 FEET TO A 1/2" IRON ROD SET;

THENCE E CUTTING ACROSS SAID 9.958 ACRE TRACT, A DISTANCE OF 632.2 FEET TO A 1/2" INCH IRON ROD SET;

THENCE N CUTTING ACROSS SAID 9.958 ACRE TRACT, A DISTANCE OF 136.06 FEET TO A 1/2" INCH IRON ROD SET IN THE NORTH LINE OF SAID 9.958 ACRE TRACT, BEING IN THE SOUTH LINE OF A CALLED 9.975 ACRE TRACT DESCRIBED IN VOLUME 897, PAGE 660 OF SAID DEED RECORDS AND BEING IN OR NEAR THE NORTH LINE OF SAID COY SURVEY AND IN OR NEAR THE SOUTH LINE OF THE J. MCGREGOR SURVEY, A-547;

THENCE E WITH THE NORTH LINE OF SAID 9.958 ACRE TRACT AND WITH THE SOUTH LINE OF SAID 9.975 ACRE TRACT, A DISTANCE OF 1120.71 FEET TO A 1/2" INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 9.958 ACRE TRACT BEING THE SOUTHEAST CORNER OF SAID 9.975 ACRE TRACT AND BEING IN THE WEST LINE OF A CALLED 63.000 ACRE TRACT AS DESCRIBED IN VOLUME 436, PAGE 219 OF SAID DEED RECORDS;

THENCE S 00 DEGREES 05 MINUTES 19 SECONDS W WITH THE EAST LINE OF SAID 9.958 ACRE TRACT AND WITH THE WEST LINE OF SAID 63.000 ACRE TRACT, A DISTANCE OF 247.48 FEET TO A 1/2" INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 9.958 ACRE TRACT, BEING THE NORTHEAST CORNER OF A CALLED 9.975 ACRE TRACT AS DESCRIBED IN VOLUME 974, PAGE 442 OF SAID DEED RECORDS;

THENCE N 89 DEGREES 59 MINUTES 59 SECONDS W WITH THE SOUTH LINE OF SAID 9.958 ACRE TRACT, WITH THE NORTH LINE OF SAID 9.975 ACRE TRACT IN VOLUME 974, PAGE 442 AND WITH THE NORTH LINE OF SAID 9.975 ACRE TRACT IN VOLUME 1114, PAGE 478, A DISTANCE OF 1766.42 FEET BACK TO THE PLACE OF BEGINNING AND CONTAINING 8.000 ACRES OF LAND.

AMENDED NOTICE OF FORECLOSURE SALE

1. *Property to Be Sold.* The property to be sold is described as follows:

All that certain tract or parcel of land being a part of the JOSE MORA SURVEY, ABSTRACT No. 497, Henderson County, Texas, also being a part of that certain called TRACT ONE (14.113 acres) and all of TRACT FOUR (2.443 acres), conveyed to Keith Bristow by Herbert Riley, recorded in Volume 2553, page 100, the Official Public Records of Henderson County, Texas, and being more completely described as follows, to-wit:

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2022 AUG 23 PM 12:37
HENDERSON COUNTY TEXAS

BEGINNING at a Boat Spike found for corner at the Northeast corner of said Tract Four, the Northwest corner of a called 15.5 acre tract described in Volume 658, page 520, in the South line of a called 47 acre tract described in Volume 684, page 416, and in the westerly North line of the Jose Mora Survey A-497, the South line of the Estevan Cazenova Survey A-129, also being in County Road No 4225, from said corner a 3/8" Iron Rod (found) bears S 3° 13' 28" W - 37.8 feet.

THENCE S 0° 00' 43" E, with the East line of said Tract Four (called S 1° 44' 23" W - 853.10'), the of West line of said 15.5 acre tract, a distance of 857.87 feet to a 3/4" Iron Rod found for corner at the Southeast corner of Tract Four, the Northeast corner of a called 14.790 acre tract described in Volume 825, page 779.

THENCE S 87° 38' 49" W, with the South line of Tract Four and the South line of Tract One (called S 89° 47' 01" W), the North line of said 14.790 acre tract, a distance of 162.87 feet to a 1/2 " Iron Rod set for corner.

THENCE N 5° 16' 32" W a distance of 510.08 feet to a 1/2" Iron Rod set for corner;

THENCE N 44° 20' 07" W a distance of 208.04 feet to a 1/2" Iron Rod set for corner.

THENCE N 8° 43' 16" W a distance of 208.10 feet to a corner in the North line of said Tract One, the South line of said 47 acre tract, the westerly North line of the Jose Mora Survey A-497, the South line of the Estevan Cazenova Survey A-129, and in County Road No. 4225, from said corner a 1/2" Iron Rod (set) bears S 8° 43' 16" E - 3.57 feet.

THENCE N 89° 40' 55" E, with the North line of said Tract One and the North line of Tract Four (called S 87° 40' 31" E), the South line of said 47 acre tract, the westerly North line of the Jose Mora Survey, A-497, the South line of the Estevan Cazenova Survey A-129, and along County Road No., 4225, a distance of 386.40 feet to the place of beginning, containing 4.882 acres of land.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated July 22, 2021, recorded as Instrument No. 2021-00013956 of the Official Records of Henderson County, Texas.
3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, October 4, 2022

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

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

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary has the right to direct the trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

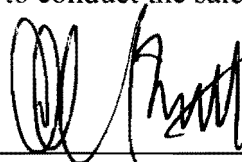
5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Rayjeana Logan.

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

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note in the original principal amount of \$190,000.00, executed by Rayjeana Logan to the order of Keith Bristow. Keith Bristow is the current owner and holder of the Obligations and is the current beneficiary under the deed of trust and any extensions and modifications thereof.

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

Dated: August 23, 2022



MARTIN R. BENNETT, Trustee

NOTICE OF FORECLOSURE SALE

1. *Property to Be Sold.* The property to be sold is described as follows:

All that certain tract or parcel of land being a part of the JOSE MORA SURVEY, ABSTRACT No. 497, Henderson County, Texas, also being a part of that certain called TRACT ONE (14.113 acres) and all of TRACT FOUR (2.443 acres), conveyed to Keith Bristow by Herbert Riley, recorded in Volume 2553, page 1, of the Official Public Records of Henderson County, Texas, and being more completely described as follows, to-wit:

BEGINNING at a Boat Spike found for corner at the Northeast corner of said Tract Four, the Northwest corner of a called 15.5 acre tract described in Volume 658, page 520, in the South line of a called 47 acre tract described in Volume 684, page 416, and in the westerly North line of the Jose Mora Survey A-497, the South line of the Estevan Cazenova Survey A-129, also being in County Road No 4225, from said corner a 3/8" Iron Rod (found) bears S 3° 13' 28" W - 37.8 feet.

THENCE S 0° 00' 43" E, with the East line of said Tract Four (called S 1° 44' 23" W - 853.10'), the of West line of said 15.5 acre tract, a distance of 857.87 feet to a 3/4" Iron Rod found for corner at the Southeast corner of Tract Four, the Northeast corner of a called 14.790 acre tract described in Volume 825, page 779.

THENCE S 87° 38' 49" W, with the South line of Tract Four and the South line of Tract One (called S 89° 47' 01" W), the North line of said 14.790 acre tract, a distance of 162.87 feet to a 1/2 " Iron Rod set for corner.

THENCE N 5° 16' 32" W a distance of 510.08 feet to a 1/2" Iron Rod set for corner;

THENCE N 44° 20' 07" W a distance of 208.04 feet to a 1/2" Iron Rod set for corner.

THENCE N 8° 43' 16" W a distance of 208.10 feet to a corner in the North line of said Tract One, the South line of said 47 acre tract, the westerly North line of the Jose Mora Survey A-497, the South line of the Estevan Cazenova Survey A-129, in County Road No. 4225, from said corner a 1/2" Iron Rod (set) bears S 8° 43' 16" E - 3.57 feet.

THENCE N 89° 40' 55" E, with the North line of said Tract One and the North line of Tract Four (called S 87° 40' 31" E), the South line of said 47 acre tract, the westerly North line of the Jose Mora Survey, A-497, the South line of the Estevan Cazenova Survey A-129, and along County Road No., 4225, a distance of 386.40 feet to the place of beginning, containing 4.882 acres of land.

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CLERK OF COURTS
HENDERSON COUNTY, TEXAS

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated July 22, 2021, recorded as Instrument No. 2021-00013956 of the Official Records of Henderson County, Texas.
3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, October 4, 2022

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

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

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and

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

Pursuant to the deed of trust, the beneficiary has the right to direct the trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

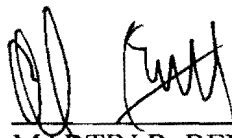
5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Rayjeana Logan.

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

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

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

Dated: August 19, 2022



MARTIN R. BENNETT, Trustee

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

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated September 12, 2003, executed by **LORETTA HOLLAND AND TIMOTHY HOLLAND, MARRIED** ("Mortgagor") to Tim Williams, Trustee for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 0023244, Official Public Records of Henderson County, Texas, said Deed of Trust corrected under Instrument No. 2020-00005095, Official Public Records of Henderson County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesseltnine, whose address is listed below, Randy Daniel or Cindy Daniel or Jim O'Bryant, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, October 4, 2022**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Henderson County Courthouse at the place designated by the Commissioner's Court for such sales in Henderson County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 10:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 2000 Al/Tex Southern Energy Manufactured Home, Serial No. DSETX05687TX.

Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the Armed Forces of the United States, Please Send Written Notice of the Active Duty Military Service to the Sender of this Notice Immediately.

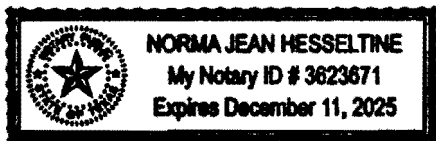
EXECUTED this 17 day of August, 2022.

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

FILED FOR RECORD
2022 AUG 19 AM 10:44
HENDERSON COUNTY CLERK
HENDERSON COUNTY, TEXAS

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by K. CLIFFORD LITTLEFIELD, this 17 day of August, 2022, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

LOT 36 SPRING CREEK, according to plat recorded in Cabinet D, Slide 67, Plat
Records, Henderson County, Texas.

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

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 April 10, 2018 and recorded under Clerk's File No. 2018-00005090, in the real property records of HENDERSON County Texas, with Teresa Kinney, A Single Woman as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Cendera Funding, Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Teresa Kinney, A Single Woman securing payment of the indebtedness in the original principal amount of \$66,400.00 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 Teresa Kinney. US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust 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. Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for the Mortgagee. Shellpoint Mortgage Servicing, is representing the Mortgagee, whose address is: 75 Beattie Place, Suite 300, Greenville, SC 29601.

Legal Description:

BEING 0.60 OF AN ACRE OF LAND, SITUATED IN THE E. MORA SURVEY, ABSTRACT NO. 539, HENDERSON COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 0.66 ACRE TRACT, DESCRIBED IN A DEED TO J.P. PARKER, RECORDED IN VOLUME 535, PAGE 247 OF THE DEED RECORDS OF HENDERSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

SALE INFORMATION

Date of Sale: 10/04/2022

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,"

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HENDERSON COUNTY CLERK
HENDERSON COUNTY TEXAS

“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.

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, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, Cindy Daniel, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Covius Servicing and Capital Markets Solutions, 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 08/11/2022.

/s/ Danya F. Gladney SBOT No. 24059786, 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: Sheryl LaMont

Printed Name: Sheryl La Mont, August 15, 2022

C&M No. 44-22-1766

EXHIBIT "A"

BEING 0.60 of an acre of land, situated in the E. Mora Survey, Abstract No. 539, Henderson County, Texas, and being all of that called 0.66 Acre tract, described in a deed to J. P. Parker, recorded in Volume 535, Page 247 of the Deed Records of Henderson County, Texas, and being further described as follows:

BEGINNING at a 40d Nail Found for the Northwest corner of said 0.66 Acre tract, being the Southwest corner of that 0.14 Acre tract, described in a deed to Bily and Deborah Spencer, recorded as Instrument 2010-00016373 and being in or near the Centerline of Browning Street;

THENCE South 89 degrees 55 minutes 06 seconds East, with the North line of said 0.66 Acre tract, and the South line of said 0.14 Acre tract, a distance of 221.40 feet to a 5/8" Iron Pipe Found for the Northeast corner of said 0.66 Acre tract, the Southeast corner of said 0.14 Acre tract, and being in the West line of that called 4.600 Acre tract, described in a deed to Joe B. Fulgham, Sr., recorded in Volume 705, Page 574;

THENCE South 00 degrees 01 minutes 34 seconds East, with the East line of said 0.66 Acre tract, and the West line of said 4.600 Acre tract, a distance of 117.78 feet, to a 1/2" Iron Rod set for the Southeast corner of said 0.66 Acre tract, in the West line of said 4.600 Acre tract and the Northeast corner of that called 1.198 Acre tract, described in a deed to Kenny Cowley, recorded in Volume 2426, Page 87;

THENCE North 89 degrees 52 minutes 05 seconds West, with the West line of said First Tract, and said Farm Road No. 69, a distance of 221.45 feet to a 40d Nail found for the Southwest corner of said 0.66 Acre tract, the Northwest corner of said 1.198 Acre tract, and being in or near the Centerline of said Browning Street;

THENCE NORTH, (Bearing Basis), with the West line of said 0.66 Acre tract and said Browning Street, a distance of 117.59 feet, to the Place of Beginning, containing 0.60 of an Acre of land, of which, 0.06 of an acre lies within Browning Street.

"Note: The Company does not represent that the acreage or square footage calculations are correct"

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: THE PROPERTY IN THIS REPORT IS SITUATED IN THE STATE OF TEXAS, COUNTY OF HENDERSON, CITY OF FRANKSTON, DESCRIBED AS FOLLOWS:

LOTS 490, 491 AND 492, IN BRIERWOOD BAY, A SUBDIVISION, LOCATED IN HENDERSON COUNTY, TEXAS, A PART OF THE JM ACOSTA SURVEY, ABSTRACT NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 4, CABINET C, SLIDE 155, PLAT RECORDS OF HENDERSON COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 10/15/2015 and recorded in Document 2015-00014487 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: 10/04/2022

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 JONNYE L. TRAVIS AND RICHARD A. TRAVIS, provides that it secures the payment of the indebtedness in the original principal amount of \$138,000.00, 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 392nd District Court of Henderson County on 08/05/2022 under Cause No. CV22-0314-392. 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

FILED FOR RECORD
2022 AUG 11 AM 9:14
HENDERSON COUNTY CLERK
HENDERSON COUNTY, TEXAS

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

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

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

Date: 10/04/2022

Time: 10:00 AM


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

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

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

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

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


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

FILED FOR RECORDS
2022 JUL 21 PM 12:00
FRANK E. HARRIS, CLERK
HENDERSON COUNTY, TEXAS

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.