

FILED FOR RECORD
2022 DEC 13 PM 4:29
MARY HARRINGTON WRIGHT
COUNTY CLERK
HENDERSON COUNTY, TEXAS

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

Charles Gragson
Slyvie Gragson
5751 Bilindsay Rd. Seagoville, TX 75159
Sent via first class mail and CMRR # 9171 9690 0935 0285 8329 97 on 12/12/2022

Charles Gragson
Slyvie Gragson
5751 Vilingsfay Rd Seagoville, TX 75159
Sent via first class mail and CMRR # 9171 9690 0935 0285 8329 80 on 12/12/2022

Charles Gragson
Slyvie Gragson
1016 Causeway Drive Kemp, TX 75143
Sent via first class mail and CMRR # 9171 9690 0935 0289 9615 01 on 12/12/2022

NOTICE OF TRUSTEE'S SALE

WHEREAS Charles Gragson and Slyvie Gragson 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 2019-00013546, 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 3rd day of January, 2023

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:

ALL THOSE CERTAIN LOTS, TRACTS OR PARCELS OF LAND SITUATED IN HENDERSON COUNTY, TEXAS, ON THE J. T. CHILDRESS SURVEY A-143 AND BEING LOT 28, CAUSEWAY BAY SUBDIVISION, AS SHOWN BY THE PLAT THEREOF DULY RECORDED IN CABINET A, SLIDE 358, PLAT RECORDS OF HENDERSON COUNTY, TEXAS (ALSO KNOWN AS: 1016 CAUSEWAY DRIVE, SEVEN POINTS, TEXAS 75143).

3. Name and Address of Sender of Notice:

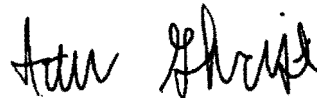
Ghrist Law Firm, PLLC, Ian Ghrist, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.

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, Richard Ramsey, or Fran Rodebaugh
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136

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: TRACT 1: LOTS 258 & 259, SECTION III, GOLDEN OAKS SUBDIVISION, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME D, SLIDE 11, PLAT RECORDS OF HENDERSON COUNTY, TEXAS.

TRACT 2: LOT 260, SECTION III, GOLDEN OAKS SUBDIVISION, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME D, SLIDE 11, PLAT RECORDS OF HENDERSON COUNTY, TEXAS.

TRACT 3: LOT 261, SECTION III, GOLDEN OAKS SUBDIVISION, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME D, SLIDE 11, PLAT RECORDS OF HENDERSON COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 07/02/2021 and recorded in Document 2021-00012709 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: 01/03/2023

Time: 10:00 AM

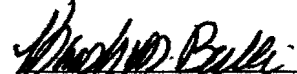
Place: Henderson County, Texas at the following location: THE SOUTH ENTRANCE PORCH OF THE HENDERSON COUNTY COURT HOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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 ROBERT ALAN CAMPBELL, provides that it secures the payment of the indebtedness in the original principal amount of \$137,655.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NexBank is the current mortgagee of the note and deed of trust and NEXBANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is NexBank c/o NEXBANK, 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

FILED FOR RECORD
2022 DEC - 8 AM 11:45
MARY HARRINGTON WRIGHT
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.

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 October 12, 2021, executed by **AMANDA LOUANN GRACE MULLIN A/K/A AMANDA LOUANN GRACE MULLIN, A SINGLE PERSON, AND LISA TAYLOR MULLIN, A SINGLE PERSON**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2021-00019776, Official Public Records of Henderson County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesseltine, whose address is listed below, or Randy Daniel, Cindy Daniel or Jim O'Bryant, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, January 3, 2023**, (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 2021 Solitaire Manufactured Home, Serial No. EMHTX24823.

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.

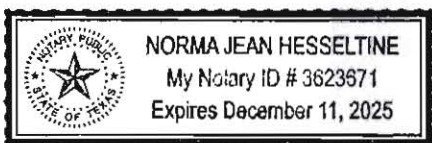
EXECUTED this 18 day of November, 2022.

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 NOV 21 PM 1:20
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 18 day of November, 2022, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

All that certain lot, tract or parcel of land situated in the J. P. BROWN SURVEY, A-59, Henderson County, Texas, and being described as LOT NO. 766, TAMARACK VENTURE, according to the plat recorded in Volume 8, Page 73, now known as Cabinet B, Slide 136, Plat Records of 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 FORECLOSURE SALE

FILED FOR RECORD
2022 NOV 12 AM 11:33
MARY ANN CARRINGTON
COUNTY CLERK
HENDERSON COUNTY, TEXAS

Property: The Property to be sold is described as follows:

BEING LOT 12, BLOCK 1, HOLIDAY ESTATE #1, AS SHOWN IN VOLUME 2
PAGE 52 AND CABINET A, SLIDE 216, PLAT RECORDS OF HENDERSON
COUNTY, TEXAS.

Security Instrument: Deed of Trust dated September 29, 2008 and recorded on November 12, 2009
Instrument Number 2009-00016803 in the real property records of Henderson
County, Texas, which contains a power of sale.

Sale Information: January 03, 2023, at 10:00 AM, or not later than three hours thereafter, at the porch to
the south entrance of the Henderson County Courthouse, or as designated by the
County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code
section 51.009, the Property will be sold as is, without any expressed or implied
warranties, except as to warranties of title, and will be acquired by the purchaser at its
own risk. In accordance with Texas Property Code section 51.0075, the substitute
trustee reserves the right to set additional, reasonable conditions for conducting the
sale and will announce the conditions before bidding is opened for the first sale of the
day held by the substitute trustee.

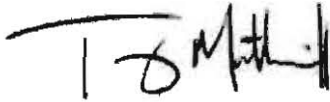
Obligation Secured: The Deed of Trust executed by TAMMY J FLOOD secures the repayment of a Note
dated September 29, 2008 in the amount of \$86,770.00. CARRINGTON
MORTGAGE SERVICES, LLC, whose address is c/o Carrington Mortgage Services,
LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806, is the current
mortgagee of the Deed of Trust and Note and Carrington Mortgage Services, LLC is
the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and
Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer
to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument
referenced above, mortgagee and mortgage servicer's attorney appoint the substitute
trustees listed below.



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.

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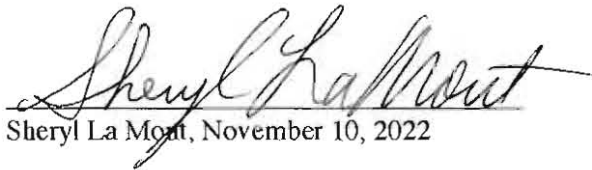
Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5601 Democracy Drive, Suite 265
Plano, TX 75024



Substitute Trustee(s): Randy Daniel, Cindy Daniel,
Jim O'Bryant, Patrick Zwiers, Jonathan Harrison,
Angie Uselton, Ramiro Cuevas, Aurora Campos,
Dana Kamin, Meryl Olsen, Misty McMillan,
Sharon St. Pierre, Sheryl LaMont, Harriett Fletcher,
Robert LaMont, Allan Johnston, Ronnie Hubbard,
Dustin George Posted November 10, 2022
c/o Miller, George & Suggs, PLLC
5601 Democracy Drive, Suite 265
Plano, TX 75024

Certificate of Posting

I, Sheryl LaMont, declare under penalty of perjury that on the 10th day of November, 2022, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HENDERSON County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).



Sheryl LaMont, November 10, 2022

NOTICE OF FORECLOSURE SALE

FILED FOR RECORD
2022 NOV 12 AM 11:35
MARY N. ...
COURT CLERK
HENDERSON COUNTY, TEXAS

- Property: The Property to be sold is described as follows:

BEING LOT 12, BLOCK 1, HOLIDAY ESTATE #1, AS SHOWN IN VOLUME 3
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COUNTY, TEXAS.
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mortgagee of the Deed of Trust and Note and Carrington Mortgage Services, LLC is
the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and
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Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5601 Democracy Drive, Suite 265
Plano, TX 75024



Substitute Trustee(s): Randy Daniel, Cindy Daniel,
Jim O'Bryant, Patrick Zwiers, Jonathan Harrison,
Angie Uselton, Ramiro Cuevas, Aurora Campos,
Dana Kamin, Meryl Olsen, Misty McMillan,
Sharon St. Pierre, Sheryl LaMont, Harriett Fletcher,
Robert LaMont, Allan Johnston, Ronnie Hubbard,
Dustin George Posted November 10, 2022
c/o Miller, George & Suggs, PLLC
5601 Democracy Drive, Suite 265
Plano, TX 75024

Certificate of Posting

I, Sheryl LaMont, declare under penalty of perjury that on the 10th day of November, 2022, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HENDERSON County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).


Sheryl LaMont, November 10, 2022