

## 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 May 12, 2003 and recorded under Vol. 2300, Page 730, or Clerk's File No. 2003-0009233, in the real property records of HENDERSON County Texas, with David Rieger, and wife Deanna Rieger pro-forma as Grantor(s) and Washington Mutual Bank, FA as Original Mortgagee.

Deed of Trust executed by David Rieger, and wife Deanna Rieger pro-forma securing payment of the indebtedness in the original principal amount of \$65,600.00 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 David Rieger. U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association 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. Selene Finance is acting as the Mortgage Servicer for the Mortgagee. Selene Finance, is representing the Mortgagee, whose address is: 3501 Olymptus Blvd. 5th Fl. Ste. 500, Dallas, TX 75019.

#### Legal Description:

**ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN HENDERSON COUNTY, TEXAS, ON THE C. M. WALTERS LEAGUE, A-800 AND BEING THE RESIDUE OF THE CALLED 10.447 ACRE TRACT CONVEYED TO BOBBY GODWIN BY MATTIE L. HARRIS AND HUSBAND HENRY HARRIS BY DEED RECORDED IN VOLUME 700, PAGE 693 OF THE HENDERSON COUNTY DEED RECORDS. SAID LOT, TRACT, OR PARCEL OF LAND AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:**

### SALE INFORMATION

Date of Sale: 02/07/2023

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 porch 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



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2022 DEC 29 PM 3:47  
MARY HARGREAVET W. HIGHT  
COUNTY CLERK  
HENDERSON COUNTY, TEXAS

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.

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, Sharon St. Pierre, Cindy Daniel, Randy Daniel, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ServiceLink Agency Sales And Posting, 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 12/23/2022.

/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: Sharon St. Pierre

Printed Name: Sharon St. Pierre, December 29, 2022

C&M No. 44-22-3305

# EXHIBIT A

## EXHIBIT "A" - LEGAL DESCRIPTION - PAGE 1 of 2

All that certain lot, tract, or parcel of land situated in Henderson County, Texas, on the C. N. Walters League, A-800 and being the residue of the called 10.447 acre tract conveyed to Bobby Cobain by Mattie L. Harris and husband Harry Harris by deed recorded in Volume 700, Page 483 of the Henderson County Deed Records. Said lot, tract, or parcel of land being more particularly described by notes and bounds as follows:

**BEGINNING** at a 1/2" iron rod found at the Southwest corner of the Royce A. Jones and wife Bernie E. Jones 9.75 acre tract recorded in Volume 1255, Page 518, the Southeast corner of the called 10.447 acre tract, in the South line of the C. N. Walters League, A-800 and in the North line of the N. F. New Survey, A-294;

**THENCE SOUTH 89 degrees 20 minutes 29 seconds West, along fence, 435.71 feet to a 3/8" iron rod found at the Southeast corner of the Larry A. Dow and wife Betty K. Dow 9.00 acre tract recorded in Volume 1961, Page 126; Witness: Found 1/8" iron rod South 87 degrees 25 minutes 49 seconds West 54.14 feet;**

**THENCE NORTH 8 degrees 09 minutes 33 seconds East 825.02 feet to a point in County Road 1504 and at the Northwest corner of the Dow 9.00 acre tract; Witness: N.E. Post Spike North 86 degrees 23 minutes West 107.64 feet at Northwest corner of 10.447 acres, Found 1/8" iron rod North 8 degrees 09 minutes 33 seconds East 8.78 feet, N.E. 1/8" iron rod South 3 degrees 00 minutes 43 seconds West 26.23 feet;**

## EXHIBIT "A" - LEGAL DESCRIPTION - PAGE 2 of 2

**THENCE SOUTH 86 degrees 23 minutes East, with Basis of Directional Control and along centerline of County Road 1504, 438.20 feet to a back spike found in road at the Northwest corner of the Royce Jones 9.75 acre tract; Witness: Found 1/2" iron rod South 8 degrees 16 minutes West 26.76 feet;**

**THENCE SOUTH 8 degrees 05 minutes 04 seconds West 819.55 feet to the place of beginning and containing 0.340 acres of land of which approximately 0.26 acres lies in County Road 1504.**

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on the 1<sup>st</sup> day of April, 2022, RR REAL ESTATE HOLDINGS LLC, A TEXAS LIMITED LIABILITY COMPANY, executed a Deed of Trust conveying to JAMES D. VanDEVENTER, Trustee, the Real Estate hereinafter described, to secure ELASUE H. BONNET in the payment of a debt therein described, said Deed of Trust being recorded in County Clerk's File No. 2022-00006475, Official Public 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 to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 7<sup>th</sup> day of February, 2023, between 10:00 o'clock a.m. and 1:00 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:

Property described in Exhibit "A" attached hereto and made a part hereof.

WITNESS MY HAND this 21<sup>st</sup> day of December, 2022.



JAMES D. VanDEVENTER, Trustee  
909 ESE Loop 323, Suite 400  
Tyler, TX 75701

**FILED FOR RECORD**  
**2022 DEC 29 AM 11:43**  
MARY HANCOCK WRIGHT  
COUNTY CLERK  
HENDERSON COUNTY, TEXAS

**EXHIBIT "A"**

All that certain lot, tract or parcel of land situated in Henderson County, Texas on the Simon Weiss League, A-799 and being a part of the 0.49 acre tract conveyed to Don C. Copeland by D. F. (Don) Dean and wife Jannie E. Dean by deed dated July 3, 1961 and recorded in Volume 499, Page 384, a 15' x 105' tract conveyed to Don C. Copeland by D. F. (Don) Dean and wife Jannie E. Dean by deed dated December 29, 1961 and recorded in Volume 568, Page 430, a 0.382 acre tract conveyed to Don C. Copeland and wife Martha Copeland by C. W. Reagan and wife Juanita Reagan by deed dated November 14, 1968 and recorded in Volume 633, Page 1, a 0.482 acre tract conveyed to Don C. Copeland by David A. Allison and wife Glenda Allison by deed dated August 12, 1976 and recorded in Volume 787, Page 626 and being a part of the tract conveyed to Don C. Copeland and wife Martha B. Copeland by Bett Simmons, Guardian of the Estate of Alice T. Brown by deed dated December 30, 1987 and recorded in Volume 1223, Page 277 of the Henderson County Deed Records. Said lot, tract or parcel of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2" iron rod found at the Northeast corner of the 0.382 acre tract and Northwest corner of the Citizens National Bank 1.903 acre tract recorded in Volume 2397, Page 257, in the South line of Lot 4 of the Copeland Addition recorded in Cabinet D, Slide 302 of the Henderson County Plat Records, North 88 degrees 30 minutes West 81.93 feet from its Southeast corner,

**THENCE** South 1 degree 19 minutes 46 seconds West, at 164.56 feet pass a 1/2" iron rod found at the Southeast corner of the tract recorded in Volume 568, Page 430 and in all 358.39 feet to a 1/2" iron rod set at the Northeast corner of a 0.034 acre right-of-way tract recorded in Volume 662, Page 859;

**THENCE** along the North right-of-way of State Highway 31, South 81 degrees 26 minutes West 79.18 feet to a 1/2" iron rod set at right-of-way break, South 68 degrees 07 minutes 40 seconds West 100.50 feet to a 1/2" iron rod set at right-of-way break and South 67 degrees 52 minutes 50 seconds West 83.30 feet to a 1/2" iron rod set in rock drive in the East line of the Herbert Dennis Melton 0.514 acre Tract Three recorded in Volume 2220, Page 212 and in the North line of a 0.053 acre right-of-way tract recorded in Volume 662, Page 856;  
**WITNESS:** Found 1/2" iron rod South 0 degrees 30 minutes 06 seconds West 1.4 feet, Found 1/2" iron rod South 87 degrees 52 minutes 50 seconds West 16.29 feet, Found 60d nail at Southeast corner of a 0.042 acre easement tract (as staked) recorded in Volume 2220, Page 226, North 77 degrees 32 minutes East 15.1 feet;

**THENCE** along Line of Directional Control, North 0 degrees 30 minutes 06 seconds East 211.07 feet to a 1/2" iron rod found at an ell corner of the 0.514 acre tract and the Northwest corner of the tract recorded in Volume 1223, Page 277; **WITNESS:** Found 1/2" iron rod at Northeast corner of the 0.042 acre tract, South 86 degrees 03 minutes 07 seconds East 2.28 feet;

**THENCE** South 86 degrees 03 minutes 07 seconds East 60.53 feet to a 1/2" iron rod found at the North Southeast corner of the 0.514 acre tract and Southwest corner of the 0.482 acre tract;

**THENCE** North 1 degree 28 minutes 24 seconds East 239.29 feet to a 1/2" iron rod found at the Northwest corner of the 0.482 acre tract, Northeast corner of the 0.514 acre tract and at the Southwest corner of Lot 3 of the Copeland Addition;

**THENCE** South 87 degrees 48 minutes 29 seconds East 188.80 feet to the place of beginning and containing 1.937 acres of land.

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

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

**DEED OF TRUST INFORMATION:**

Date: February 4, 2019  
Grantor(s): Bryan Edwin McKeever and wife, Kristy McKeever  
Original Mortgagee: Citizens State Bank  
Original Principal: \$319,950.00  
Recording Information: 2019-00003000  
Property County: Henderson  
Property:

FILED FOR RECORD  
2022 DEC 28 AM 10:24  
MARY HARRINGTON WRIGHT  
COUNTY CLERK  
HENDERSON COUNTY, TEXAS

**ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE DICKSON PARKER SURVEY ABSTRACT 609 AND THE B.W. BROWN SURVEY ABSTRACT 101, HENDERSON COUNTY, TEXAS, AND BEING A PORTION OF A CERTAIN TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 1768, PAGE 397 OF THE DEED RECORDS OF HENDERSON COUNTY, TEXAS. SAID TRACT OR PARCEL OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.**

**BEGINNING ON A FOUND 1/2" IRON ROD FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THIS TRACT AND THE ABOVE MENTIONED TRACT LOCATED IN THE CENTER LINE OF KICKAPOO CREEK, SAID POINT BEING ON THE EAST LINE OF THE JOHN (RED) BROWN SURVEY A-73 AND THE WEST LINE OF THE DICKSON PARKER SURVEY A-609;**

**THENCE WITH SAID WEST LINE N00°03' 00"W 1535.61 FEET TO A FOUND 1/2" IRON ROD FOR AN ELL CORNER OF THIS TRACT, SAID POINT BEING THE NORTHWEST CORNER OF SAID PARKER SURVEY AND THE MOST EASTERLY NORTHEAST CORNER OF THE JOHN LAWSON SURVEY A-433 ON THE SOUTH LINE OF THE B.W. BROWN SURVEY A-101;**

**THENCE WITH THE SOUTH LINE OF THE BROWN SURVEY S89°00' 00"W 374.67 FEET TO A FOUND 1/2" IRON ROD FOR AN ELL CORNER OF THIS TRACT, SAID POINT BEING THE SOUTHWEST CORNER OF THE BROWN SURVEY AND AN ELL CORNER OF THE LAWSON SURVEY;**

**THENCE WITH THE WEST LINE OF THE BROWN SURVEY N00°44' 14"W 1095.95 FEET TO A FOUND 1/2" IRON ROD FOR AN ELL CORNER OF THIS TRACT, SAID POINT BEING THE MOST NORTHERLY NORTHEAST**

**CORNER OF THE LAWSON SURVEY AND THE SOUTHEAST CORNER OF THE B. SANTOS COY SURVEY A-137;**

**THENCE WITH THE NORTH LINE OF THE LAWSON SURVEY AND THE SOUTH LINE OF THE COY SURVEY S89°47'00"W 227.93 FEET TO A FOUND RAILROAD SPIKE FOR THE MOST WESTERLY SOUTHWEST CORNER OF THIS TRACT LOCATED IN THE CENTER LINE OF COUNTY ROAD NO. 3300;**

**THENCE WITH SAID CENTER LINE N39°43'41"E 194.61 FEET TO THE MOST NORTHERLY CORNER OF THIS TRACT; WITNESS: S69°43'31"E 25.0 FEET, A SET 1/2" IRON ROD.**

**THENCE S69°43'31" E 195.38 FEET TO A SET 1/2" IRON ROD FOR AN ANGLE CORNER OF THIS TRACT; THENCE S20°00'27"E 356.60 FEET TO A SET 1/2" IRON ROD FOR AN ANGLE CORNER OF THIS TRACT; THENCE S41°40'45"E 657.45 FEET TO A SET 1/2" IRON ROD FOR AN ANGLE CORNER OF THIS TRACT;**

**THENCE S00°03'00"E 1952.02 FEET TO THE SOUTHEAST CORNER OF THIS TRACT LOCATED IN SAID CENTER LINE OF KICKAPOO CREEK; WITNESS: N00°03'00"W 450.89 FEET, A SET 1/2" IRON ROD.**

**THENCE WITH SAID CENTER LINE N21°57'02"W 74.95 FEET, N53°30'25"W 55.24 FEET, N89°01'38"W 137.23 FEET AND S51°27'00"W 52.33 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 20.00 ACRES OF LAND.**

**Property Address: 12932 County Road 3300  
Brownsboro, TX 75756**

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee: Simmons Bank  
Mortgage Servicer: Simmons Bank  
Mortgage Servicer 501 Main Street  
Address: Pine Bluff, AR 71611**

**SALE INFORMATION:**

**Date of Sale: February 7, 2023  
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.  
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**

**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 TRUSTEE'S SALE**

**Date:** December 14<sup>th</sup>, 2022

**Borrowers:** Jennifer Lynn Harrison

**Mortgagee:** Pendleton Plus, LLC

**Note:** Promissory Note dated May 14<sup>th</sup>, 2010, in the amount of \$36,900

**Deed of Trust**

**Date:** May 14<sup>th</sup>, 2010

**Grantor:** Jennifer Lynn Harrison

**Mortgagee:** Pendleton Plus, LLC

**Recording information:** Deed of Trust dated May 14<sup>th</sup> 2010, recorded as Document Number 2010-00006581 of the Official Public Records of Henderson County, State of Texas.

**Property:**

All that certain lot, tract, or parcel of land situated in the B. Medro Survey, A – 483 and in the M.M. Sanchez Survey, A-698 and being known as Lots 888 and 889 of the Oak Harbor Subdivision, as shown in Plat recorded in Volume 7, Page 17 18 and Cabinet B, Slide 122 of the Plat records of Henderson County, Texas.

**County:** Henderson

**Substitute Trustee:** Brent A. Money

**Substitute Trustee's Addresses:** MONEY LAW FIRM, PLLC  
2606 Lee Street  
Greenville, Texas 75401

**Date of Sale (first Tuesday of month):** February 7, 2023

**Time of Sale:** The sale will begin at 10:00 a.m. or not later than three hours after that time.

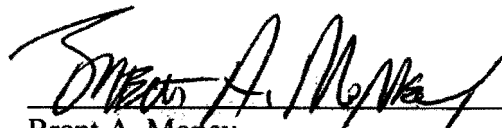
FILED FOR RECORD  
2022 DEC 22 AM 8:41  
HENDERSON COUNTY, TEXAS

**Place of Sale:** AT THE PORCH TO THE SOUTH ENTRANCE OF THE HENDERSON COUNTY COURTHOUSE, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS COURT.

Mortgagee has appointed Brent A. Money as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustees to offer the Property for sale toward the satisfaction of the Note.

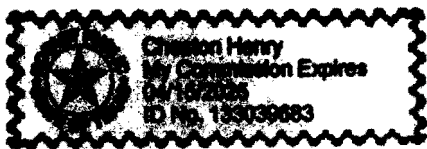
Notice is given that on the Date of Sale, Substitute Trustees will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

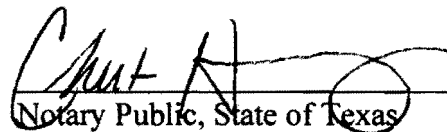
SUBSTITUTE TRUSTEE:

  
Brent A. Money

STATE OF TEXAS                    )  
  )  
COUNTY OF HUNT                )

This instrument was acknowledged before me on the 14 day of December, 2022, by Brent A. Money.



  
Notary Public, State of Texas

## NOTICE OF FORECLOSURE SALE

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

**1. *Property to Be Sold.*** The property to be sold is described as follows: ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE C.M. WALTERS SURVEY ABSTRACT 800, HENDERSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 15.782 ACRE TRACT DESCRIBED BY DEED RECORDED IN VOLUME 1639, PAGE 203, DEED RECORDS OF HENDERSON COUNTY, TEXAS. SAID TRACT OR PARCEL OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING ON A FOUND 1/2 INCH IRON ROD FOR THE SOUTHWEST CORNER OF THIS TRACT AND THE SOUTHWEST CORNER OF THE ABOVE MENTIONED 15.782 ACRE TRACT;

THENCE NORTH 06 DEGREES 35 MINUTES 26 SECONDS EAST 897.06 FEET TO A FOUND 1/2 INCH IRON ROD FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE SOUTH 88 DEGREES 13 MINUTES 44 SECONDS EAST 730.32 FEET TO A FOUND 1/2 INCH IRON ROD FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 00 DEGREES 05 MINUTES 30 SECONDS WEST 868.32 FEET TO A FOUND SUCKER ROD FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE NORTH 89 DEGREES 53 MINUTES 52 SECONDS WEST 473.50 FEET TO A SET P.K. SPIKE FOR AN ANGLE CORNER OF THIS TRACT LOCATED IN COUNTY ROAD 1409;

THENCE SOUTH 89 DEGREES 25 MINUTES 03 SECONDS WEST 233.82 FEET TO A SET 1/2 INCH IRON ROD FOR AN ANGLE CORNER OF THIS TRACT;

THENCE NORTH 89 DEGREES 24 MINUTES 11 SECONDS WEST 124.24 FEET TO THE PLACE OF BEGINNING AND CONTAINING 15.78 ACRES OF LAND.

**2. *Instrument to be Foreclosed.*** The instrument to be foreclosed is the Deed of Trust dated 04/17/2014 and recorded in Document 2014-00004864 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: 02/07/2023

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 JASON ANDREW VILLNAVE AND JOHN SCOTT VILLNAVE AND JENNIE VILLNAVE, provides that it secures the payment of the indebtedness in the original principal amount of \$195,886.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY is the current mortgagee of the note and deed of trust and SERVICE FIRST MORTGAGE COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY c/o SERVICE FIRST MORTGAGE COMPANY, 1 Corporate Dr., Ste 360, Lake Zurich, IL 60047 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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



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

Certificate of Posting

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

FILED FOR RECORD  
2022 DEC 21 AM 9:11  
MANY THOMPSON  
COUNTY CLERK  
HENDERSON COUNTY, TEXAS

**NOTICE OF FORECLOSURE SALE**

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

**1. Property to Be Sold.** The property to be sold is described as follows: ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE MARCUS GARCIA SURVEY ABSTRACT 241, HENDERSON COUNTY, TEXAS, BEING ALL OF LOT 125 AND PART OF LOT 126, PINNACLE CLUB, PHASE I, SECTION C AS RECORDED ON PLAT RECORDED IN CABINET D, SLIDE 130 AND CABINET D, SLIDE 245 OF THE PLAT RECORDS OF HENDERSON COUNTY, TEXAS. SAID TRACT OR PARCEL OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING ON A FOUND 5/8 INCH IRON ROD WITH CAP FOR THE EAST CORNER OF THE ABOVE MENTIONED LOT 125 AND THE SOUTH CORNER OF LOT 124 LOCATED ON THE NORTHWEST LINE OF PINE HURST DRIVE; THENCE THROUGH SAID NORTHWEST LINE SOUTH 21 DEGREES 45 MINUTES 56 SECONDS WEST 130.00 FEET TO A SET "X" IN CONCRETE FOR THE SOUTH CORNER OF THIS TRACT; THENCE THROUGH SAID LOT 126 NORTH 65 DEGREES 56 MINUTES 30 SECONDS WEST 114.45 FEET TO A SET 1/2 INCH IRON ROD OR THE WEST CORNER OF THIS TRACT; THENCE NORTH 25 DEGREES 01 MINUTES 05 SECONDS EAST 131.81 FEET TO A FOUND 1/2 INCH IRON ROD FOR THE NORTH CORNER OF LOT 125 AND THE WEST CORNER OF LOT 124; THENCE SOUTH 64 DEGREES 55 MINUTES 21 SECONDS EAST 107.06 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.33 ACRES OF LAND.

LEGAL DESCRIPTIONS: ALL THAT CERTAIN PROPERTY SITUATED IN THE COUNTY OF HENDERSON, AND STATE OF TEXAS, BEING DESCRIBED AS FOLLOWS: AND BEING MORE FULLY DESCRIBED IN A DEED DATED 10/08/2004, AND RECORDED 10/15/2004, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN DEED BOOK 2470, PAGE 301

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 02/09/2012 and recorded in Document 2012-00002029 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: 02/07/2023

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.

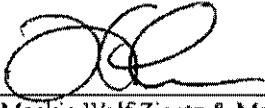
**4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 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 JANICE ELLIS AND TERRY ELLIS, provides that it secures the payment of the indebtedness in the original principal amount of \$712,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HBI is the current mortgagee of the note and deed of trust and FINANCE OF AMERICA REVERSE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HBI c/o FINANCE OF AMERICA REVERSE 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. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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

FILED FOR RECORD  
2022 DEC 21 AM 9:12  
COUNTY CLERK  
HENDERSON COUNTY, TEXAS



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

Certificate of Posting

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

NATIONSTAR MORTGAGE LLC (CXE)  
ROGERS, JOE  
400 WEST CAYUGA DRIVE, ATHENS, TX 75751

VA 49-49-6-1571651  
Firm File Number: 22-039054

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on July 1, 2021, JOSEPH ROGERS, SINGLE MAN, as Grantor(s), executed a Deed of Trust conveying to SCOTT R. VALBY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS in payment of a debt therein described. The Deed of Trust was filed in the real property records of HENDERSON COUNTY, TX and is recorded under Clerk's File/Instrument Number 2021-00012843, to which reference is herein 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 appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Tuesday, February 7, 2023** 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 said Real Estate at the County Courthouse in HENDERSON COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse 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 of Trustee's Sale was posted.

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

**TRACT ONE:**

BEING 0.548 ACRES OF LAND SITUATED WITHIN THE CITY LIMITS OF ATHENS, HENDERSON COUNTY, TEXAS, BEING PART OF THE THOMAS PARMER LEAGUE, ABSTRACT NO. 782, BEING ALL OF THAT TRACT CALLED 0.547 ACRE TRACT DESCRIBED AS TRACT ONE IN A WARRANTY DEED WITH VENDOR'S INTEREST TO RICHARD GALLO RECORDED IN INSTRUMENT NO. 2018-0006700 OF THE OFFICIAL RECORDS OF HENDERSON COUNTY, TEXAS, SAID 0.548 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING: AT A 5/8" IRON ROD FOUND IN THE WEST RIGHT-OF-WAY LINE OF CAYUGA DRIVE (F.M. 59) FOR THE NORTHEAST CORNER OF THE CALLED 0.547 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF A CALLED 0.542 ACRE TRACT DESCRIBED IN A DEED TO CHRISTIAN J. MARTINEZ HERNANDEZ RECORDED IN INSTRUMENT NO. 2019-00014244 OF THE OFFICIAL RECORDS OF HENDERSON COUNTY, TEXAS, FRONT WHICH A 5/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF HERNANDEZ'S 0.542 ACRE TRACT BEARS NORTH 22°52'14" EAST A DISTANCE OF 145.00 FEET, SAID 5/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS TRACT HAVING A TEXAS STATE PLANE NORTH CENTRAL COORDINATE VALUE OF (X: 2,784,737.75 Y: 6,760,629.30);

THENCE: SOUTH 25°01'14" WEST, WITH THE EAST LINE OF THE CALLED 0.547 ACRE TRACT AND WITH THE WEST RIGHT-OF-WAY LINE OF CAYUGA DRIVE, A DISTANCE OF 161.29 FEET TO A 1/2" IRON ROD SET WITH YELLOW CAP STAMPED "FREEMAN SURVEYING PROPERTY CORNER" FOR THE SOUTHEAST CORNER OF THIS TRACT AND BEING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF CAYUGA DRIVE WITH THE NORTH RIGHT-OF-WAY LINE OF DAVIS DRIVE;

THENCE: SOUTH 89°10'28" WEST, WITH THE SOUTH LINE OF THE CALLED 0.547 ACRE TRACT AND WITH THE NORTH RIGHT-OF-WAY LINE OF DAVIS DRIVE, A DISTANCE OF 150.05 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT AND BEING THE SOUTHEAST CORNER OF A CALLED 0.307 ACRE TRACT DESCRIBED IN A DEED TO MOLLY J. STINSON RECORDED IN VOLUME 1787, PAGE 809 OF THE DEED RECORDS OF HENDERSON COUNTY, TEXAS, FORM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF STINSON'S 0.307 ACRE TRACT BEAN SOUTH 88°50'26" WEST A DISTANCE 79.94 FEET;

THENCE: NORTH 15°09'11" EAST, WITH THE EAST LINE OF STINSON'S 0.307 ACRE TRACT, A DISTANCE OF 44.25 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTH CORNER OF A CALLED 0.028 ACRE TRACT DESCRIBED AS TRACT TWO IN DEED TO RICHARD GALLO RECORDED IN INSTRUMENT NO. 2018-0006700 OF THE OFFICIAL RECORDS OF HENDERSON COUNTY, TEXAS AND BEING AN ANGLE BREAK IN THE WEST LINE OF GALLO'S 0.547 ACRE TRACT;

THENCE: NORTH 15°13'50" EAST, WITH THE EAST LINE OF THE CALLED 0.028 ACRE TRACT, A DISTANCE OF 106.84 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 0.028 ACRE TRACT AND BEING THE NORTHWEST CORNER OF THE CALLED 0.347 ACRE TRACT, FROM

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DEC - 8 2022  
HENDERSON COUNTY CLERK  
ATHENS, TEXAS



WHICH A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 0.028 ACRE TRACT BEARS SOUTH 89°53'31" WEST A DISTANCE OF 23.57 FEET;

THENCE: NORTH 89°11'54" EAST, WITH THE NORTH LINE OF THE CALLED 0.547 ACRE TRACT, AT A DISTANCE OF 41.92 FEET PASSING A 5/8" IRON ROD FOUND 0.18 FEET LEFT OF LINE, IN ALL A TOTAL DISTANCE OF 178.68 FEET TO THE POINT OF BEGINNING CONTAINING 0.548 ACRES OF LAND.

Property Address: 400 WEST CAYUGA DRIVE  
ATHENS, TX 75751  
Mortgage Servicer: NATIONSTAR MORTGAGE LLC  
Mortgagee: NATIONSTAR MORTGAGE LLC  
8950 CYPRESS WATERS BLVD  
COPELL, TX 75019

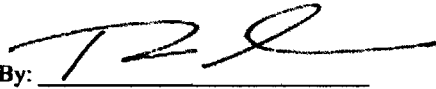
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**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**

**SUBSTITUTE TRUSTEE**

Robert LaMont, Sheryl LaMont, Harriett Fletcher, Sharon St. Pierre, Cindy Daniel or Jim O'Bryant  
3225 Rainbow Drive, Suite 248-B  
Rainbow City, AL 35906

WITNESS MY HAND this day December 5, 2022.

By:   
William Jennings  
Texas Bar# 24127205  
H. Gray Burks IV  
Texas Bar # 03418320  
Ronny George  
Texas Bar # 24123104  
wjennings@logs.com  
gburks@logs.com  
rgeorge@logs.com  
13105 Northwest Freeway, Suite 960  
Houston, TX 77040  
Telephone No: (713) 462-2565  
Facsimile No: (847) 879-4823  
Attorneys for Nationstar Mortgage LLC

**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.**

NATIONSTAR MORTGAGE LLC (CXE)  
MCCARTY, MANUEL  
7397 AUTUMN TRL. FRANKSTON, TX 75763

VA 49-49-6-1434098  
Firm File Number: 22-039053

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on September 30, 2019, MANUEL D MCCARTY, A SINGLE MAN, as Grantor(s), executed a Deed of Trust conveying to ROBERT H WAGNON, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR REPUBLIC STATE MORTGAGE CO. in payment of a debt therein described. The Deed of Trust was filed in the real property records of **HENDERSON COUNTY, TX** and is recorded under Clerk's File/Instrument Number 2019-00013928, to which reference is herein 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 appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Tuesday, February 7, 2023** 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 said Real Estate at the County Courthouse in **HENDERSON COUNTY, TX** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse 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 of Trustee's Sale was posted.

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

ALL THAT CERTAIN LOT, PARCEL OF LAND SITUATED IN THE JOSE M. ACOSTA SURVEY, A-1, HENDERSON COUNTY, TEXAS, AND BEING DESCRIBED AS LOT NOS. 620, 669, & 670, BRIERWOOD BAY, ACCORDING TO THE PLAT RECORDED IN VOLUME 8, PAGE 4, NOW KNOWN AS CABINET C, SLIDE 155, PLAT RECORDS OF HENDERSON COUNTY, TEXAS.

Property Address: 7397 AUTUMN TRL  
FRANKSTON, TX 75763  
Mortgage Servicer: NATIONSTAR MORTGAGE LLC  
Mortgagee: NATIONSTAR MORTGAGE LLC  
8950 CYPRESS WATERS BLVD  
COPPELL, TX 75019

FILED FOR RECORD  
2022 NOV 31 AM 8:26  
HARRY D. BROWN, JR.  
COUNTY CLERK  
HENDERSON COUNTY, TEXAS

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.

**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**

SUBSTITUTE TRUSTEE

Sharon St. Pierre, Sheryl LaMont, Harriett Fletcher, Robert LaMont  
4600 Fuller Ave., Suite 400  
Irving, TX 75038

WITNESS MY HAND this day November 28, 2022.

By: 

H. Gray Burks IV  
Texas Bar # 03418320  
**Ronny George**  
Texas Bar # 24123104  
Grant Tabor  
Texas Bar # 24027905  
gburks@logs.com  
rgeorge@logs.com  
gtabor@logs.com  
13105 Northwest Freeway, Suite 960  
Houston, TX 77040  
Telephone No: (713) 462-2565  
Facsimile No: (847) 879-4823  
Attorneys for Nationstar Mortgage LLC

**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.**

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
4/8/2016

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

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

**Current Beneficiary/Mortgagee:**  
Lakeview Loan Servicing, LLC

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

**Property County:**  
HENDERSON

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

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

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

**Date of Sale:** 2/7/2023

**Earliest Time Sale Will Begin:** 10:00AM

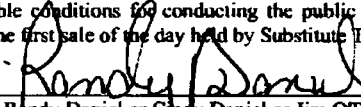
**Place of Sale of Property:** On the porch to the south entrance of the Henderson County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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

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

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

**Notice Pursuant to Tex. Prop. Code § 51.002(i):**  
**Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please Send written notice of the active duty military service to the sender of this notice immediately.**

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

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

HENDERSON COUNTY, TEXAS  
COUNTY CLERK  
MARY ANN BRIGHT  
2022 NOV 31 AM 8:09  
FILED FOR RECORD