

Ellis Acquisitions LLC, a Texas limited liability company, Noteholder
Ellis Acquisitions LLC, a Texas limited liability company, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

Jeffrey Lee Davis Jr.
Ashley Lasiter
7403 Larry Drive Mabank, TX 75156
Sent via first class mail and CMRR # 9171 9690 0935 0296 2517 25 on 2/13/2023

Jeffrey Lee Davis Jr.
Ashley Lasiter
147 Longleaf St Gun Barrel City, TX 75156
Sent via first class mail and CMRR # 9171 9690 0935 0296 2517 18 on 2/13/2023

NOTICE OF TRUSTEE'S SALE

WHEREAS Jeffrey Lee Davis Jr. and Ashley Lasiter 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 2021-00005430, 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 7th day of March, 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:

Being Lot 116 and 117, Tamarack Subdivision, a subdivision in Henderson County, Texas, according to the Plat thereof recorded in Volume 8, Page 73, Plat Records, Henderson

FILED FOR RECORD
2023 FEB 14 PM 12:15
HENDERSON COUNTY, TEXAS

County, Texas; also known as 147 Longleaf St, Gun Barrel City, TX 75156.

3. Name and Address of Sender of Notice:

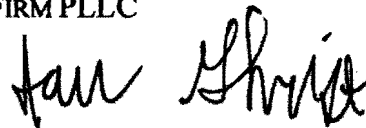
Ghrist Law Firm, PLLC, Ian Ghrist, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

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

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

GHRIST LAW FIRM PLLC



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

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

Terry J Jones
Robin L Jones
103 Crest View Dr Mabank, TX 75156
Sent via first class mail and CMRR # 9171 9690 0935 0296 2516 95 on 2/13/23

NOTICE OF TRUSTEE'S SALE

WHEREAS Terry J Jones and Robin L Jones 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 2021-00021121, 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 7th day of March, 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.

Property to be Sold:

Lot 4, Block 2, of the Lundyland Addition No. 2, as shown by plat thereof filed in Plat Book 66, Page 67 also known as Cabinet C, Slide 76, of the Plat Records of Henderson County, Texas, said subdivision being a part of the V. Michellii Survey, A-465, Henderson County, Texas; also known as: 103 Crest View Dr, Mabank, TX 75156.

Name and Address of Sender of Notice:

FILED FOR RECORD

2023 FEB 14 PM 12:57

HENDERSON COUNTY TEXAS

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

NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD
2023 FEB 10 PM 12:05
HAYLEY BARTON KROGHT
COUNTY CLERK
HENDERSON COUNTY, TEXAS

THE STATE OF TEXAS §

COUNTY OF HENDERSON §

Date: February 9, 2023

Deed of Trust:

Date: October 6, 2022

Grantor: Brandon Williams

Beneficiary: McMillen & McMillen, LLC

Recorded in: Clerk's Document Number 2022-00019005, Official Public Records, Henderson County, Texas

Property: All that certain lot, tract or parcel of land situated in the J. M. Beltran Survey, A-60, Henderson County, Texas, and being described as Lot No. 3, McMillen Estates, according to the plat recorded in Instrument Number 2021-00015379 now known as Cabinet G, Slide 356, Plat Records of Henderson County, Texas

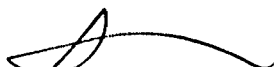
Date of Sale: March 7, 2023

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

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

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

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



Substitute Trustee – Stephen McMillen or Susan Waterman or Sue Potts or Sarah Helm

**For more information:
P.O. Box 1249
San Marcos, Texas 78667-1249
512-396-5115**

FILED FOR RECORD

2023 FEB -3 AM 8:07

NOTICE OF FORECLOSURE SALE

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

1. *Property to Be Sold.* The property to be sold is described as follows: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN HENDERSON COUNTY, STATE OF TEXAS, ON THE R. W. HODGE SURVEY, A-854, AND BEING A PART OF THE CALLED 3.00 ACRE TRACT CONVEYED TO WILLIAM EARL SMITH, BY RICKY RASCO AND WIFE, REDA RASCO, BY WARRANTY DEED DATED JUNE 6, 1997 AND RECORDED IN VOLUME 1753, PAGE 628, OF THE HENDERSON COUNTY REAL PROPERTY RECORDS. SAID LOT, TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE NORTHWEST ROW LINE OF STATE HWY. NO. 31, AT THE SOUTH CORNER OF THE CALLED 3.00 ACRE TRACT AND AT THE SOUTHERLY EAST CORNER OF THE RESIDUE OF THE WILLIAM KEYWORTH 25.96 ACRE TRACT RECORDED IN VOLUME 967, PAGE 326, OF THE HENDERSON COUNTY DEED RECORDS:

THENCE NORTH 50 DEGREES 51 MINUTES 43 SECONDS WEST 150.10 FEET TO CORNER IN A WOODEN FENCE CORNER POST AT THE WEST CORNER OF THE CALLED 3.00 ACRE TRACT, AT AN ELL CORNER OF THE RESIDUE OF THE WILLIAM KEYWORTH 25.96 ACRE TRACT AND AT THE SOUTH CORNER OF THE STACIE STRANGE 0.078 ACRE TRACT TWO RECORDED IN VOLUME 2066, PAGE 277, OF THE HENDERSON COUNTY REAL PROPERTY RECORDS, FROM WHENCE A 1/2 INCH IRON ROD FOUND BEARS NORTH 28 DEGREES 12 MINUTES 47 SECONDS EAST 0.53 FEET;

THENCE NORTH 12 DEGREES 21 MINUTES 56 SECONDS EAST ALONG THE NORTHWEST LINE OF THE CALLED 3.00 ACRE TRACT, 328.47 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER AT THE WEST CORNER OF THE STACIE STRANGE 1.915 ACRE TRACT ONE RECORDED IN VOLUME 2066, PAGE 277, OF THE HENDERSON COUNTY REAL PROPERTY RECORDS AND IN THE EAST LINE OF THE SAID 0.078 ACRE TRACT;

THENCE SOUTH 28 DEGREES 22 MINUTES 25 SECONDS EAST 322.30 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER IN THE NORTHWEST ROW LINE OF STATE HWY. NO. 31, IN THE SOUTHEAST LINE OF THE CALLED 3.00 ACRE TRACT AND AT THE SOUTH CORNER OF THE SAID STACIE STRANGE 1.915 ACRE TRACT ONE;

THENCE SOUTH 39 DEGREES 03 MINUTES 01 SECONDS WEST ALONG THE SOUTHEAST LINE OF THE CALLED 3.00 ACRE TRACT AND THE NORTHWEST ROW LINE OF STATE HWY. NO. 31 169.98 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.086 ACRES OF LAND.
COMMONLY KNOWN AS: 3801 STATE HIGHWAY 31 E, ATHENS, TX 75752

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 11/22/2021 and recorded in Document 2021-00023830 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: 03/07/2023

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.

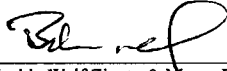
4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of 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 TROY L. WATKINS III, provides that it secures the payment of the indebtedness in the original principal amount of \$408,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BROKER SOLUTIONS INC. DBA NEW AMERICAN FUNDING is the current mortgagee of the note and deed of trust and NEW AMERICAN FUNDING is mortgage servicer. A servicing agreement between the mortgagee, whose address is BROKER SOLUTIONS INC. DBA NEW AMERICAN FUNDING c/o NEW AMERICAN FUNDING, 11001 Lakeline Blvd Bldg 1, Ste 325, Austin, TX 78717 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Order to Foreclose.* BROKER SOLUTIONS INC. DBA NEW AMERICAN FUNDING obtained a Order from the 173rd District Court of Henderson County on 01/10/2023 under Cause No. CV22-0619-173. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

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

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



Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karia 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.

23TX267-0007
234 SKIFF DR, GUN BARREL CITY, TX 75156

NOTICE OF FORECLOSURE SALE

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

ALL OF THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN HENDERSON COUNTY, TEXAS, A PART OF THE L. STOVER SURVEY, A-1017 AND BEING LOT # 44 IN BLOCK #9, OF HARBOR POINT SUBDIVISION, SECTION #1 ACCORDING TO THE PLAT IN VOLUME 4, PAGE 45 (CABINET A, SLIDE # 294) OF THE PLAT RECORDS OF HENDERSON COUNTY, TEXAS.

Security Instrument: Deed of Trust dated April 9, 2012 and recorded on April 12, 2012 as Instrument Number 2012-00004896 in the real property records of HENDERSON County, Texas, which contains a power of sale.

Sale Information: March 07, 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 MARVEZ LEMONT BACY AND RONDA BACY secures the repayment of a Note dated April 9, 2012 in the amount of \$146,938.00. J.P. MORGAN MORTGAGE ACQUISITION CORP., 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.

FILED FOR RECORD
2023 FEB -2 PM 3:39
KIM M. HIGHT
COUNTY CLERK
HENDERSON COUNTY, TEXAS



4773026

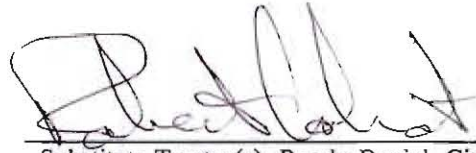
ServiceLink

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.

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.



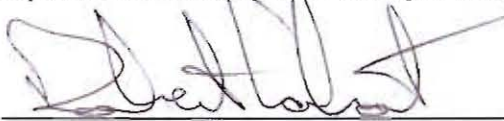
Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5601 Democracy Drive, Suite 265
Plano, TX 75024



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. Picre, Sheryl LaMont, Harriett Fletcher,
Robert LaMont, Allan Johnston, Ronnie Hubbard,
Dustin George
c/o Miller, George & Suggs, PLLC
5601 Democracy Drive, Suite 265
Plano, TX 75024

Certificate of Posting

I, Robert La Mont, declare under penalty of perjury that on the 02nd day of February, 2023, 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).



Robert La Mont, February 02, 2023

Notice of Foreclosure Sale

(Trustee Sale)

Date : January 19th, 2023

Deed of Trust Information:

Date: June 17th, 2022

GRANTOR: Anna M. Esparza

BENEFICIARY: Pebble Creek Investments, LLC

Original Principle: Forty-Nine Thousand Two Hundred Eighty and 00/100 Dollars (\$49,280.00)

PROPERTY COUNTY: HENDERSON COUNTY

PROPERTY LOCATION: 2525 WATERWOOD DR, CHANDLER TX 75758

PROPERTY:

Being all of Lot Ninety (90), of Waterwood Subdivision, out of Abstract 751, SA & MG Co Survey, a subdivision in Henderson County, Texas, as depicted upon the maps or plats of said subdivision, thereof recorded in Cabinet C, Slide 388, of the Plat Records of Henderson County, Texas.

SALE INFORMATION:

Date of Sale: Tuesday, March 7th, 2023

Time of Sale: 10:00 AM or within Three hours Thereafter

Opening Bid: \$51,536.03, by Pebble Creek Investments, LLC

Place of Sale: INSIDE THE MAIN LOBBY of HENDERSON County Courthouse,
Texas,

or if the preceding area is no longer in the designated area, at the area most recently designated by the HENDERSON County Commissioner's Court.

Trustee: Shane Amir Ghaemmaghami, as rights and privileges addressed in DEED OF TRUST
Trustee's Address: 380 Flores Rd. Livingston, TX 77351

*For Sale Info email: amirg1020@gmail.com

WHEREAS, the above-named Grantor 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 were declared to be immediately due and payable; and NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Shane Amir Ghaemmaghami as 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 or within three hours after that time.

FILED FOR RECORD
2023 JAN 30 PM 2:39
HENDERSON COUNTY, TEXAS

3. This sale shall be subject to any legal impediments to the sale of the Property and 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 or the Deed of Trust.

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a 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 offered "AS-IS", purchasers 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 interests 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.

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.

Signed and Executed By:



Shane Amir Ghaemmaghmi, Trustee
January 19th, 2023

CM # -7022 0410 0000 7580 5078

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: 03/07/2023

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-HB1 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-HB1 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.

HENDERSON COUNTY CLERK
FILED FOR RECORD
2023 JAN 26 AM 8:40



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

Certificate of Posting

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

NOTICE OF 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.

FILED FOR RECORD
2023 JAN 26 AM 8:41
HENDERSON COUNTY, TEXAS

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 7th day of March, 2023
Time: 10:00AM or not later than three hours after that time
Place: AT Henderson County Courthouse, 100 E. Tyler, Athens, TX 75751 in Henderson County, Texas, or at the area most recently designated by the Henderson County Commissioners.

TERMS OF SALE: CASH

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: July 10, 2015
Grantor(s): Jay Williams, joined herein pro forma by his wife, Amy Williams
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for First Choice Loan Services, Inc., its successors and assigns
Original Principal: \$97,361.00
Recording Information: Deed Inst.# 2015-00009433
Current Mortgagee/Beneficiary: COLONIAL SAVINGS, F.A.
Secures: The Promissory Note (the "Note") in the original principal amount of \$97,361.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

PROPERTY TO BE SOLD:

Property County: Henderson
Property Description: (See Attached Exhibit "A")
Property Address: 6767 State Highway 198, Mabank, TX 75156
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

Mortgage Servicer: Colonial Savings, F.A.
Mortgage Servicer Address: 2626A West Freeway Fort Worth, TX 76102

SUBSTITUTE TRUSTEE(S):

Coury Jacobs, Randy Daniel, Cindy Daniel, Jim O'Bryant, Patrick Zwiers,
Jonathan Harrison, Angie Uselton, Ramiro Cuevas, Aurora Campos, Dana Kamin, Meryl Olsen, Misty McMillan,
Auction.com

SUBSTITUTE TRUSTEE ADDRESS:

1320 Greenway Drive, Suite 780 Irving, TX 75038

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLC
1320 Greenway Drive, Suite 780 Irving, TX 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am _____ whose address is

_____. I declare under penalty perjury that _____ I

filed and/or recorded 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.

Return to: McCalla Raymer Leibert Pierce, LLC, 1320 Greenway Drive, Suite 780 Irving, TX 75038

EXHIBIT "A"

Being all of that certain lot, tract, or parcel of land located in the Marcus Garcia Survey, Abstract No. 241, Henderson County, Texas and being all of the tract of land described in Deed to Larry Ellsworth recorded in Volume 2431, Page 144 of the Real Property Records of Henderson County, Texas (RPRHCT). Said lot, tract, or parcel of land being more particularly described as follows:

BEGINNING at a 5/8" iron rod set at the southeast corner of this tract, the northeast corner of the Ed Wood 4.50 acre tract of land described in Deed recorded in Volume 600, Page 312 of the Deed Records of Henderson County, Texas (DRHCT), and the west line of State Highway 198;

THENCE, S 89° 52' 48" W, 450.49 feet along the common line of this tract and the said 4.50 acre tract to a fence corner found at the southwest corner of this tract, the northwest corner of the said 4.50 acre tract and the east line of the William Weaver 55.57 acre tract of land described in Deed recorded in Volume 1785, Page 824 of the RPRHCT;

THENCE, N 00° 16' 31" W, 89.98 feet along the common line of this tract and the said 55.57 acre tract to a fence corner found at the northwest corner of this tract and the inner ell of the said 55.57 acre tract of land;

THENCE, N 89° 52' 48" E (Reference Bearing), 448.98 feet along the common line of the said 55.57 acre tract and the Rosemary J. Isaac 1.96 acre tract of land described in Deed recorded in Volume 1211, Page 253 (RPRHCT) to a 1/2" Iron rod found at the northeast corner of this tract, the southeast corner of the said 1.96 acre tract of land, and the west line of State Highway 198;

THENCE, S 01° 14' 12" E, 90.00 feet along the east line of this tract and the west line of State Highway 198 to the POINT OF BEGINNING and CONTAINING 0.93 ACRE OF LAND MORE OR LESS.

FILED FOR RECORD

2023 JAN 19 PM 4:02

MARY DEAN WRIGHT
COUNTY CLERK
HENDERSON COUNTY, TEXAS
T.S. # 22-0146

Notice of Substitute Trustee 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.

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

Date: 3/7/2023
Time: The sale will begin no earlier than 10:00 AM or no later than three hours thereafter.
The sale will be completed by no later than 1:00 PM
Place: Henderson County Courthouse in Athens, Texas, at the following location: 125 N. Prairieville St, Athens, TX 75751 - or in the area designated by the commissioner's court. OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

Property To Be Sold - The property to be sold is described as follows:

All that certain lot, tract or parcel of land situated in Henderson County, Texas, a part of the John Izard Survey, A-383 and being Lot Seventeen (17) of Dogwood Estates, Section 1, as shown on plat recorded in Volume 3, Page 73, and Cabinet A, Slide 235, Plat Records of Henderson County, Texas.

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust is dated 5/24/2005 and is recorded in the office of the County Clerk of Henderson County, Texas, under County Clerk's File No 0009680, recorded on 6/2/2005, of the Real Property Records of Henderson County, Texas.

Property Address: 6707 FM 2494 ATHENS Texas 75751

Trustor(s):	HUIE D. LANDRUM AND JOAN LANDRUM	Original Beneficiary:	Wells Fargo Bank, N.A.
Current Beneficiary:	Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee for Reliant Trust, series HPP	Loan Servicer:	Fay Servicing, LLC
Current Substituted Trustees:	Auction.com, Sharon St. Pierre, Ronnie Hubbard, Alian Johnston, Sheryl LaMont, Robert LaMont, Meghan Byrne, David Sims, Harriett Fletcher, Rick Snoke, Prestige Default Services, LLC		

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.

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. 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

T.S. #: 22-6146

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.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by HUIE D LANDRUM AND JOAN LANDRUM, A MARRIED COUPLE. 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.


Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$146,913.00, executed by HUIE D LANDRUM AND JOAN LANDRUM, A MARRIED COUPLE, and payable to the order of Wells Fargo Bank, N.A.; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of HUIE D LANDRUM AND JOAN LANDRUM, A MARRIED COUPLE to HUIE D LANDRUM AND JOAN LANDRUM. Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee for Reliant Trust, series HPP is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:
Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee for Reliant Trust, series HPP
c/o Fay Servicing, LLC
1601 LBJ Freeway, Suite 150
Farmers Branch, TX 75234
1 (800) 495-7166

Dated: January 19, 2023

Auction.com, Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Meghan Byrne, David Sims, Harriett Fletcher, Rick Snoko, Prestige Default Services, LLC,



Prestige Default Services, LLC
9720 Coit Road, Suite 220-228
Plano, Texas 75025
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732

T.S. #: 22-6146

AFTER RECORDING, PLEASE RETURN TO:

Prestige Default Services, LLC

9720 Coit Road, Suite 220-228

Plano, Texas 75025

Attn: Trustee Department

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

5965-723

NOTICE OF FORECLOSURE SALE

1 THE PROPERTY TO BE SOLD

COMMONLY KNOWN AS 7443 FOREST HILL DRIVE, FRANKSTON, TEXAS 75763

LEGAL DESCRIPTION LOTS 423 AND 424, BRIERWOOD BAY SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 4 AND/OR CABINET C, SLIDE 155, OF THE PLAT RECORDS OF HENDERSON COUNTY, TEXAS.

2 THE DEED OF TRUST TO BE FORECLOSED UPON

RECORDED IN REAL PROPERTY RECORDS OF HENDERSON COUNTY RECORDED ON DECEMBER 31, 2015 UNDER DOCUMENT# 2015-00017328

3 THE SALE IS SCHEDULED TO BE HELD

PLACE THE SOUTH ENTRANCE PORCH OF THE HENDERSON COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE DATE MARCH 7, 2023 TIME 10:00 AM - 1:00 PM

TERMS OF SALE

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

OBLIGATIONS SECURED

The Deed of Trust executed by CARLOS BRAZLEY and DONALD JONES, provides that it secures the payment of the indebtedness in the original principal amount of \$78,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. PHH MORTGAGE CORPORATION is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is the current mortgage servicer. A servicing agreement between the mortgager, whose address is 1661 Worthington Road, Suite# 100, West Palm Beach, Florida 33409, and the mortgage service exists. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.


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

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

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

ATTORNEYS AT LAW

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


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

CERTIFICATE OF POSTING

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

POSTED _____

NAME _____ TRUSTEE _____

FILED FOR RECORD
2023 JAN 19 AM 9:56
HENDERSON COUNTY, TEXAS

FILED FOR RECORD

2023 JAN 19 AM 9:37

MARY HARRISON WRIGHT 00000009684416
COUNTY CLERK
HENDERSON COUNTY, TEXAS

22661 LIME STREET
FRANKSTON, TX 75763

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: March 07, 2023

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 November 23, 2011 and recorded in Document INSTRUMENT NO. 2011-00015796; AS AFFECTED BY LOAN MODIFICATION AGREEMENT INSTRUMENT NO. 2022-00010019 real property records of HENDERSON County, Texas, with LESA L. PHILLIPS AND GARY P. PHILLIPS, WIFE AND HUSBAND, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by LESA L. PHILLIPS AND GARY P. PHILLIPS, WIFE AND HUSBAND, securing the payment of the indebtednesses in the original principal amount of \$128,345.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD.
FORT MILL, SC 29715



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, CINDY DANIEL, JIM O'BRYANT, PATRICK ZWIERS, JONATHAN HARRISON, ANGIE USELTON, RAMIRO CUEVAS, AURORA CAMPOS, DANA KAMIN, MERYL OLSEN, MISTY MCMILLAN OR AUCTION.COM 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: _____

22661 LIME STREET
FRANKSTON, TX 75763

0000009684416

0000009684416

HENDERSON



ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE P.&C.C. GARLAND SURVEY, A-275, AND BEING KNOWN AS LOT 22, BLOCK 2, LOLLIPOP LANDING, A SUBDIVISION, AS SHOWN IN PLAT RECORDED IN VOLUME 5, PAGE 60, AND CABINET A, SLIDE 384, VOLUME 9, PAGE 81 AND CABINET C, SLIDE 315 OF THE PLAT RECORDS OF HENDERSON COUNTY, TEXAS.

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: 03/07/2023
Time: Between 10:00 AM-1:00 PM and beginning not earlier than 10:00 AM and ending not later than three hours thereafter.
Place: The area designated by the Commissioners Court of Henderson County, pursuant to §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.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 30, 2014, and recorded in the real property records of Henderson County, TX and is recorded under Clerk's File/Instrument Number 2014-00008686 with John L. Downs (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for NTFN, Inc mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by John L. Downs, securing the payment of the indebtedness in the original amount of \$48,400.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN THE M. CORTINAS SURVEY, A-5, HENDERSON COUNTY, TEXAS, BEING DESCRIBED AS LOTS 136, 137 & 138, BLOCK 6, OF SUNRISE SHORES SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDE 140 OF THE PLAT RECORDS OF HENDERSON COUNTY, TEXAS.

FILED FOR RECORD
at my office on the 12th day of
Jan, 20 23 o'clock 10:28 AM.
MARY MARGARET WRIGHT
County Clerk, Henderson County, Texas



4771012

ServiceLink

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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Bank, N.A.
3476 Stateview Blvd.
Fort Mill, SC 29715

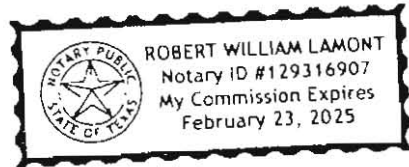



SUBSTITUTE TRUSTEE
Randy Daniel, Robert LaMont, Sheryl LaMont,
Harriett Fletcher, Allan Johnston, Sharon St. Pierre,
Ronnie Hubbard
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF TEXAS
COUNTY OF GREGG

Before me, the undersigned authority, on this day personally appeared Sheryl La Mont, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 12th. day of January, 2023.

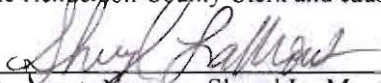




NOTARY PUBLIC in and for
GREGG COUNTY
My commission expires: February 23, 2025
Print Name of Notary:
Robert William La Mont

CERTIFICATE OF POSTING

My name is Sheryl La Mont, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on January 12, 2023 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: Sheryl La Mont
Date: January 12, 2023

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
2/27/2004

Grantor(s)/Mortgagor(s):
LANNY FLOYD, A MARRIED PERSON, AND
MARGARET E. FLOYD, SIGNING PRO FORMA TO
PERFECT LIEN ONLY

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR BSM
FINANCIAL, L.P. DBA BANKSOURCE MORTGAGE. ITS
SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
U.S. Bank National Association, not in its individual
capacity but solely as trustee for the RMAC Trust, Series
2018 G-CTT

Recorded in:
Volume: 2393
Page: 637
Instrument No: 0003802

Property County:
HENDERSON

Mortgage Servicer:
Rushmore Loan Management Services, LLC is representing the
Current Beneficiary/Mortgagee under a servicing agreement
with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
15480 Laguna Canyon Road, Suite 100,
Irvine, CA 92618

Legal Description: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE WILLIAM N. HARDEMAN SURVEY, A-290, HENDERSON COUNTY, TEXAS, AND BEING DESCRIBED AS LOT NO. 50, SPRING CREEK SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN CABINET D, SLIDE 67, PLAT RECORDS OF HENDERSON, TEXAS.

Date of Sale: 3/7/2023

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

Place of Sale of Property: 100 E. Tyler, Athens, Henderson, TX, 75751 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

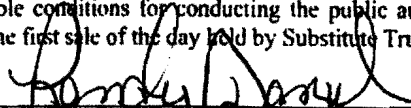
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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.


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
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-22-94353-POS
Loan Type: FHA

FILED FOR RECORD
at my office on the 5th day of
Jan, 2023 o'clock 12:22pm.
MARY MARGARET WRIGHT
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: FIELD NOTE DESCRIPTION FOR A 2.000 ACRE TRACT IN THE JOHN FERGUSON SURVEY, ABSTRACT 7, HENDERSON COUNTY, TEXAS, SAID 2.000 ACRE BEING OUT OF THE RESIDUE OF A CALLED 40 ACRE TRACT, "FIRST TRACT", AS RECORDED IN VOLUME 1038, PAGE 646 OF THE DEED RECORDS OF HENDERSON COUNTY, TEXAS, SAID 2.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 60D NAIL SET IN COUNTY ROAD NO. 4226 FOR THE RECOGNIZED NORTHEAST CORNER OF A CALLED 40 ACRE TRACT AS RECORDED IN VOLUME 138, PAGE 646 OF THE DEED RECORDS OF HENDERSON COUNTY, TEXAS THE SAME BEING THE NORTHEAST CORNER OF THIS 2.000 ACRE TRACT SAID BEGINNING POINT HAVING A ½ INCH IRON ROD SET FOR REFERENCE BEARING SOUTH A DISTANCE OF 30.00 FEET;

THENCE SOUTH WITH THE EAST LINE OF SAID CALLED 40 ACRE TRACT, AT 30.00 FEET PASSING SAID REFERENCE IRON, AND CONTINUING IN ALL 208.71 FEET TO A POINT FOR SOUTHEAST CORNER OF THIS 2.000 ACRE TRACT, SAID POINT BEING IN THE EAST LINE OF SAID CALLED 40 ACRE TRACT, SAID POINT ALSO BEING IN THE COUNTY ROAD NO. 4229, SAID POINT HAVING A ½ INCH IRON ROD SET FOR THE REFERENCE BEARING WEST A DISTANCE OF 30.00 FEET;

THENCE WEST ACROSS SAID CALLED 40 ACRE TRACT, AT 30.00 FEET PASSING SAID REFERENCE IRON AND CONTINUING IN ALL 417.42 FEET TO A ½ INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS 2.000 ACRE TRACT SAID POINT A ½ INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF A CALLED 2.00 ACRE TRACT AS SURVEYED BY JERRY D. JONES, RPLS NO. 2504, IN MARCH, 2006;

THENCE NORTH ACROSS SAID CALLED 40 ACRE TRACT, AND PARALLELING THE EAST LINE OF SAID CALLED 2.00 ACRE TRACT, AT 178.71 FEET PASSING A ½ INCH IRON ROD SET FOR REFERENCE, AND CONTINUING IN ALL 208.71 FEET TO A POINT IN COUNTY ROAD MO. 4226, THE SAME BEING THE NORTH LINE OF SAID CALLED 40 ACRE TRACT, FOR THE NORTHWEST CORNER OF THIS 2.000 ACRE TRACT;

THENCE EAST WITH THE NORTH LINE OF SAID CALLED 40 ACRE TRACT A DISTANCE OF 417.42 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 2.000 ACRES OF LAND.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 04/24/2007 and recorded in Book 2760 Page 146 Document 0007572 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: 03/07/2023

Time: 10:00 AM

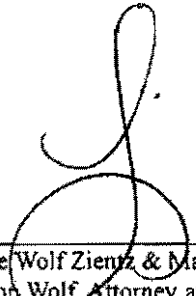
Place: Henderson County, Texas at the following location: THE SOUTH ENTRANCE PORCH OF THE HENDERSON COUNTY COURT HOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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 HURSEL HARRISON AND TONYA HARRISON, provides that it secures the payment of the indebtedness in the original principal amount of \$113,558.00, 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, as trustee of Stanwich Mortgage Loan Trust F is the current mortgagee of the note and deed of trust and CARRINGTON MORTGAGE SERVICES LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust F c/o CARRINGTON MORTGAGE SERVICES LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 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 9:21

709 SOUTHOAK DRIVE
ATHENS, TX 75751

MARY HANDBRET WRIGHT
COUNTY CLERK
HENDERSON COUNTY, TEXAS

0000009682519

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: March 07, 2023

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 March 23, 2007 and recorded in Document VOLUME 2748 PAGE 268; AS AFFECTED BY LOAN MODIFICATION AGREEMENT 2009-00017615, 2014-00013007, 2018-00003975 real property records of HENDERSON County, Texas, with JERRY YOUNG & LINDA YOUNG, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JERRY YOUNG & LINDA YOUNG, securing the payment of the indebtednesses in the original principal amount of \$113,921.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK 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.

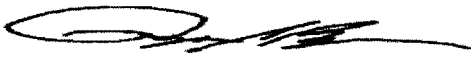
6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any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

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD
STE 110
OKLAHOMA CITY, OK 73118-6077



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 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 OR AUCTION.COM whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Ryan Bourgeois

Certificate of Posting

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

Declarants Name: _____

Date: _____

709 SOUTHOAK DRIVE
ATHENS, TX 75751

00000009682519

00000009682519

HENDERSON



ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE THOMAS PARMER SURVEY, A-782, HENDERSON COUNTY, TEXAS, AND BEING DESCRIBED AS LOT NO. 4, BLOCK NO. 4, SOUTHWOOD ADDITION, ACCORDING TO THE PLAT RECORDED IN CABINET D, SLIDE 70, PLAT RECORDS OF HENDERSON COUNTY, TEXAS.

NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

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

MORTGAGE SERVICER INFORMATION:

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

SALE INFORMATION:

Date of Sale	03/07/2023
Time of Sale	10:00 AM or no later than 3 hours thereafter
Place of Sale	The South entrance porch of the Courthouse County Courthouse in Henderson County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Henderson County Commissioner's Court.
Substitute Trustees	Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Randy Daniel, Cindy Daniel, Jim O'Bryant, Patrick Zwiers, Jonathan Harrison, Shawn Schiller, Angie Uselton, Ramiro Cuevas, Aurora Campos, Dana Kamin, Auction.com, Randy Daniel, Cindy Daniel, Jim O'Bryant, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Harriett Fletcher, David Sims, Allan Johnston, Ronnie Hubbard, Selim Taherzadeh, Mo Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:

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

TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S SALE

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

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

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

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

TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S SALE- 281-00432

PAGE 2

NOTICE OF TRUSTEE'S SALE

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

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

Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

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

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled 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 6, 2022.

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

NOTICE OF TRUSTEE'S SALE

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

FILED FOR RECORD
2022 SEP - 8 AM 11: 29
HARRIS COUNTY CLERK
HENDERSON COUNTY, TEXAS