

**NOTICE OF TRUSTEE'S SALE**  
**BY SUBSTITUTE TRUSTEE**

WHEREAS, on December 2, 2021, PHILIP ALLEN MONROE married man and WENDY DAWN MONROE, married woman, executed a Deed of Trust conveying to MICHAEL H. PATTERSON, Trustee, the Real Estate hereinafter described, to secure JOHN D'SILVA, LLC, in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 2019-0000516, of the Deed Records of Henderson County, Texas; and

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owners and holders of said debt have requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on **Tuesday, the 4<sup>TH</sup> day of APRIL, 2023, between ten o'clock a.m. and one o'clock p.m.**, I will sell said Real Estate at the steps of the front steps of the south entrance of the Henderson County Courthouse, 100 E. Tyler, Athens, Henderson County, Texas, which is the place designated by the Henderson 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:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JONATHAN PING SURVEY, A-608, HENDERSON COUNTY, TEXAS, AND BEING DESCRIBED AS LOT NOS. 8 AND 9, LAKEWOOD NORTH, ACCORDING TO THE PLAT RECORDED IN VOLUME 7, PAGE 74 AND, CABINET C, SLIDE 136, OF PLAT RECORDS OF HENDERSON COUNTY, TEXAS. MORE COMMONLY KNOWN AS 115 SUPERSTAR DRIVE, TRINIDAD, TEXAS 75163.

WITNESS MY HAND, this 14 day of March, 2023.

  
**DARRIN W. STANTON, Substitute Trustee**

FILED FOR RECORD  
2023 MAR 14 PM 5:45  
HENDERSON COUNTY, TEXAS

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

Billie Jean Murray  
Cortney Wayne Murray  
124 Indian Harbor Mabank, TX 75756

Sent via first class mail and CMRR # 9171 9690 0935 0295 0096 24 on 3/13/2023

FILED FOR RECORD  
2023 MAR 14 PM 12: 20  
DANIELA L. WRIGHT  
CLERK  
HENDERSON COUNTY, TEXAS

### NOTICE OF TRUSTEE'S SALE

WHEREAS Billie Jean Murray and Cortney Wayne Murray executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Henderson County, Texas and is recorded under Clerk's File/Instrument Number 2019-00000874, 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 4<sup>th</sup> day of April, 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:**

Lot No(s) 11 & 12, in Section B, Indian Harbor Subdivision, as shown by the plat thereof recorded in Volume C, Page 331, Plat Records, Henderson County, Texas. Commonly known as 124 Indian Harbor, Mabank, TX 75756.

3. **Name and Address of Sender of Notice:**

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.  
The senders of the notice also include those names listed below.

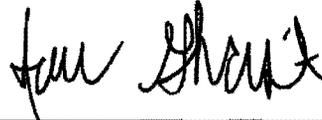
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

**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.

**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.**

GHRIST LAW FIRM PLLC



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

## NOTICE OF FORECLOSURE SALE

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

**1. Property to Be Sold.** The property to be sold is described as follows: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE MIGUEL CORINAS SURVEY, ABSTRACT NUMBER 5, HENDERSON COUNTY, TEXAS, AND BEING DESCRIBED AS LOT NUMBER 16, BLOCK NUMBER 1, HOLLYHILLS SUBDIVISION, UNIT NUMBER 1, ACCORDING TO THE PLAT RECORDED IN CABINET D, SLIDE 89, PLAT RECORDS OF HENDERSON COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 06/02/2006 and recorded in Book 2658 Page 107 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: 04/04/2023

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 KAREN LAYNE AND WILLIAM LAYNE, provides that it secures the payment of the indebtedness in the original principal amount of \$56,792.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. HSBC BANK USA, N.A., AS TRUSTEE ON BEHALF OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST AND FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2007-HE2, ASSET BACKED PASS-THROUGH CERTIFICATES is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is HSBC BANK USA, N.A., AS TRUSTEE ON BEHALF OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST AND FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2007-HE2, ASSET BACKED PASS-THROUGH CERTIFICATES c/o PHH MORTGAGE CORPORATION, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Order to Foreclose.** HSBC BANK USA, N.A., AS TRUSTEE ON BEHALF OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST AND FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2007-HE2, ASSET BACKED PASS-THROUGH CERTIFICATES obtained a Order from the UNITED STATES DISTRICT COURT - EASTERN DISTRICT OF TEXAS, TYLER DIVISION on 02/10/2023 under Cause No. 6:22-cv-00460-JDK. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

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

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



Mackie Wolf Zientz & Mann, P.C.

Brandon Wolf, Attorney at Law

✓ L. Keller Mackie, Attorney at Law

Michael Zientz, Attorney at Law

Lori Liane Long, Attorney at Law

Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law

Karla Balli, Attorney at Law

Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

FILED FOR RECORD  
2023 MAR 14 AM 7:23  
CLERK OF COUNTY CLERK  
HENDERSON COUNTY TEXAS

Certificate of Posting

**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: April 04, 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 17, 2011 and recorded in Document CLERK'S FILE NO. 2011-00015991 real property records of HENDERSON County, Texas, with TREVOR G SKIPP AND LINDA C HEENAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by TREVOR G SKIPP AND LINDA C HEENAN, securing the payment of the indebtednesses in the original principal amount of \$94,275.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. QUICKEN LOANS, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

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

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

FILED FOR RECORD  
2023 MAR 14 AM 7:23  
CLERK OF COUNTY CLERK  
HENDERSON COUNTY TEXAS



**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: \_\_\_\_\_

225 LA JOLLA DR  
ATHENS, TX 75751

0000009113390

0000009113390

HENDERSON

**EXHIBIT "A"**

LAND SITUATED IN THE CITY OF ATHENS IN THE COUNTY OF HENDERSON IN THE STATE OF TX

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND IN THE THOMAS PARMER LEAGUE, A-782, HENDERSON COUNTY, TEXAS, AND BEING DESCRIBED AS LOT NO. 17, BLOCK NO. 3, BEL AIR ADDITION, UNIT NO. 1, ACCORDING TO THE PLAT RECORDED IN VOLUME 3, PAGE 59, NOW KNOWN AS CABINET A, SLIDE 224, PLAT RECORDS OF HENDERSON COUNTY, TEXAS.

**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 September 05, 2000 and recorded under Vol. 2026, Page 474, or Clerk's File No. 0015480, in the real property records of HENDERSON County Texas, with E. Kathy Garibaldi as Grantor(s) and Indymac Bank, F.S.B., a federally chartered savings bank as Original Mortgagee.

Deed of Trust executed by E. Kathy Garibaldi securing payment of the indebtedness in the original principal amount of \$74,400.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by E. Kathy Garibaldi. Nationstar Mortgage LLC 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. Mr. Cooper is acting as the Mortgage Servicer for the Mortgagee. Mr. Cooper, is representing the Mortgagee, whose address is: 8950 Cypress Waters Boulevard, Coppell, TX 75019.

**Legal Description:**

**ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN HENDERSON COUNTY, TEXAS, A PART OF THE J.P. BROWN SURVEY, A-59, AND BEING LOT 94 AND LOT 93, HILLCREST SHORES SUBDIVISION AS SHOWN IN CABINET C, SLIDE 387, THE PLAT RECORDS OF HENDERSON COUNTY, TEXAS. AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES**

**SALE INFORMATION**

**Date of Sale: 04/04/2023**

**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 preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

**TERMS OF SALE**

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

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS,"



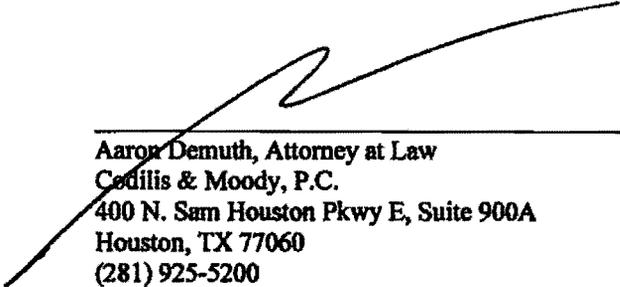
**"WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.**

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, Aurora Campos, Ramiro Cuevas, Jonathan Harrison, Patrick Zwiers, Kristopher Holub, Sharon St. Pierre, Ronnie Hubbard, Shawn Schiller, Angie Uelton, Bobby Howell, Cindy Daniel, Dana Kamin, Jim O'Bryant, Jon Howell, Lisa Bruno, Susan Swindle, Randy Daniel, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.**

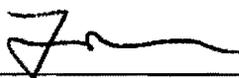
The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:  
Codilis & Moody, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

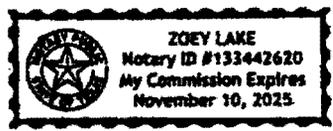
  
\_\_\_\_\_  
Aaron Demuth, Attorney at Law  
Codilis & Moody, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

STATE OF TEXAS  
COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Aaron Demuth as Attorney for the Mortgagee and/or Mortgage Servicer known to me or proved to me through a valid State driver's license or other official identification described as Personal Knowledge, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Executed on this the 6th day of March, 2023.

  
\_\_\_\_\_  
Notary Public Signature



Posted and filed by: Sheryl LaMont

Printed Name: Sheryl La Mont, March 9, 2023

**EXHIBIT "A"**

All that certain lot, tract, or parcel of land situated in the J.P. Brown Survey Abstract 59, Henderson County, Texas, being all of Lot 94 and part Lot 93, Hillcrest Shores, as shown of record in Cabinet C, Slide 387 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 3/8" iron rod for the northwest corner of the above mentioned Lot 94 and the southwest corner of Lot 93 located on the east line of Hillcrest Drive;

**THENCE** S88° 57'43"E 251.00 feet to a found 3/8" iron rod for the northeast corner of Lot 94;

**THENCE** S21° 21'03"W 64.16 feet to a found 3/8" iron rod for the southeast corner of Lot 94 and the northeast corner of Lot 93;

**THENCE** S21° 26'21"W 63.96 feet to a found 2" pipe post for the southeast corner of Lot 93 and the northeast corner of Lot 92;

**THENCE** through Lot 93 N78° 05'24"W 244.37 feet to a found 1/2" iron rod for the southwest corner of this tract located on said east line of Hillcrest Drive;

**THENCE** with said east line N32° 04' 00"E 16.00 feet, N32° 36' 23"E 11.06 feet and N21° 10' 34"E 50.58 feet to the place of beginning and containing 0.56 acres of land.

**TOGETHER WITH** all improvements thereon, or hereafter to be placed thereon, and all and singular the rights, hereditaments and appurtenances to the same belonging or in anywise incident or appertaining.

FILED FOR RECORD

2023 MAR -9 AM 11:35

Our Case No. 22-07362-FC

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

THE STATE OF TEXAS  
COUNTY OF HENDERSON

**Deed of Trust Date:**  
April 1, 2008

**Property address:**  
9151 COUNTY RD 3410  
BROWNSBORO, TX 75756

**Grantor(s)/Mortgagor(s):**  
JOHN OSTRANDER AND WIFE, JUDITH OSTRANDER

**LEGAL DESCRIPTION:** All that certain lot, tract or parcel of land situated in the John Carver Survey, A-180, and being known as Lot 9, of the Thousand Oaks Subdivision, as shown in Plat recorded Cabinet D, Slide 94 of the Plat Records of Henderson County, Texas.

**Original Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR SFMC, LP. - DBA SOLUTIONS FUNDING MORTGAGE COMPANY ITS SUCCESSORS AND ASSIGNS

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

**Current Mortgagee:**  
LOANCARE, LLC

**Date of Sale:** APRIL 4, 2023

**Property County:** HENDERSON

**Original Trustee:** SCOTT L. LUNA

**Recorded on:** April 8, 2008  
**As Clerk's File No.:** 005594  
**Mortgage Servicer:**  
LOANCARE, LLC

**Substitute Trustee:**  
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, Meghan Byrne, David Sims, Marinosci Law Group PC, Auction.com

**Substitute Trustee Address:**  
c/o Marinosci Law Group, PC  
16415 Addison Road, Suite 725  
Addison, TX 75001  
(972) 331-2300

*Sheryl LaMont*  
3-9-23

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

The current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead 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, Meghan Byrne, David Sims, Marinosci Law Group PC, Auction.com, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due and the owner and holder has requested to sell said property to satisfy said indebtedness

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, **APRIL 4, 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 the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the Henderson County Courthouse, 100 E. Tyler, Athens, TX 75751 as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

LOANCARE, LLC, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the debt.

**ACTIVE MILITARY SERVICE NOTICE**

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

WITNESS MY HAND, 3/7/23

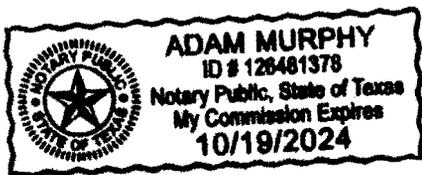
MARINOSCI LAW GROUP, PC

By: [Signature]  
SAMMY HOODA  
MANAGING ATTORNEY

THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, ADAM MURPHY, the undersigned officer, on this, the 7 day of MARCH 2023, personally appeared SAMMY HOODA,  known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal  
(SEAL)



[Signature]  
Notary Public for the State of TEXAS  
My Commission Expires: 10-19-24  
ADAM MURPHY  
Printed Name and Notary Public

Grantor: LOANCARE, LLC  
3637 SENTARA WAY  
SUITE 303  
VIRGINIA BEACH, VA 23452  
Our File No. 22-07362

Return to: MARINOSCI LAW GROUP, P.C.  
MARINOSCI & BAXTER  
16415 Addison Road, Suite 725  
Addison, TX 75001

FILED FOR RECORD  
2023 MAR -2 AM 11:32  
CLERK OF COURTS  
HENDERSON COUNTY, TEXAS

**Notice of Substitute Trustee's Sale**

Date: March 2, 2023  
Substitute Trustee: Brian Ford or Jennifer Kosumsuriya  
Mailing: P.O. Box 717  
Waxahachie, Ellis County, Texas 75168  
Physical: 200 North Elm Street  
Waxahachie, Ellis County, Texas 75165

Lender: Citizens National Bank of Texas

Note: A certain promissory note executed by Richard Medlen bearing interest as therein specified, payable to Citizens National Bank of Texas, and containing an attorney's fee clause, and payable as therein specified.

Deed of Trust:

Date: August 22, 2017  
Grantor: Richard Medlen  
Lender: Citizens National Bank of Texas

Recording information:

Said Deed of Trust being recorded in the Real Property Records of Henderson County, Texas at Instrument Number 2017-00012887.

Property: See **Exhibit A** attached hereto and incorporated herein by reference.

County: Henderson County

Date of Sale (first Tuesday of month): April 4, 2023

Time of Sale: between 1:00 p.m. and 4:00 p.m.

Place of Sale: Henderson County Courthouse in the location designated by the Henderson County Commissioners.

Lender has directed the Substitute Trustee(s) named above to act pursuant to the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

The Substitute Trustee reserves the right to sell the Property as a whole, or in two or more separate and distinct lots, tracts, or parcels.

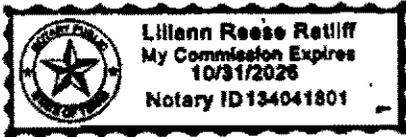
Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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.

\_\_\_\_\_  
Brian Ford or Jennifer Kosumsuriya, Substitute Trustee

STATE OF TEXAS                   §  
  §  
COUNTY OF ELLIS               §

This instrument was acknowledged before me on March 1, 2023, by Brian Ford, Substitute Trustee.



Lillann Retliff  
\_\_\_\_\_  
Notary Public for the State of Texas

**Exhibit A**

All that certain lot, tract or parcel of land situated in the Thomas Mitchell Survey, A-488, Henderson County, Texas, and being described as Lot No. 2104, Paradise Bay, according to the plat recorded in Volume 4, Page 47, now known as Cabinet A, Slide 297, Plat Records of Henderson County, Texas.

A.P.N.: 3745-0000-L040-630

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 APRIL 4, 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 MAR -2 AM 8:16  
HENDERSON COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**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.**

Matter No.: 109824-TX

Date: February 13, 2023

County where Real Property is Located: Henderson

ORIGINAL MORTGAGOR: JOHNNY RAY LEWIS AND APRIL MICHELLE LEWIS, HUSBAND AND WIFE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS BENEFICIARY, AS NOMINEE FOR AMERICAN FINANCIAL NETWORK, INC., ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 1/31/2020, RECORDING INFORMATION: Recorded on 2/4/2020, as Instrument No. 2020-00001553 and later modified by a loan modification agreement recorded as Instrument 2021-00002316 on 02/05/2021

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE JEREMIAH PACK SURVEY ABSTRACT 636, HENDERSON COUNTY, TEXAS, AND BEING PART OF A CALLED 13.079 ACRE TRACT DESCRIBED BY DEED

RECORDED IN INSTRUMENT 2016-00005806, DEED RECORDS OF HENDERSON COUNTY, TEXAS. SAID TRACT OR PARCEL OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 4/4/2023, the foreclosure sale will be conducted in Henderson County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

PennyMac Loan Services, LLC is acting as the Mortgage Servicer for PennyMac Loan Services, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. PennyMac Loan Services, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

PennyMac Loan Services, LLC  
3043 Townsgate Rd, Suite 200  
Westlake Village, CA 91361



4774820

AP NOS/SOT 08212019

ServiceLink

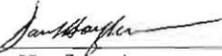
FILED FOR RECORD  
2023 FEB 16 PM 3:39  
HENDERSON COUNTY TEXAS

Matter No.: 109824-TX

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.

**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 SHARON ST. PIERRE, SHERYL LAMONT, HARRIETT FLETCHER, ROBERT LAMONT, PAUL A. HOEFKER, ROBERT L. NEGRIN** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 701 N. Post Oak Road, Suite 205, Houston, TX 77024, Phone: (713) 293-3618.

**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.**

By:   
Paul A. Hoefker, Attorney  
Robert L. Negrin, Attorney  
Aldridge Pite, LLP  
701 N. Post Oak Road, Suite 205  
Houston, TX 77024

**Return to:**  
ALDRIDGE PITE, LLP  
8880 RIO SAN DIEGO DRIVE, SUITE 725  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
866-931-0036

  
Posted by Sheryl La Mont, February 16, 2023.

## EXHIBIT "A"

All that certain lot, tract, or parcel of land situated in the Jeremiah Pack Survey Abstract 636, Henderson County, Texas, and being part of a called 13.079 acre tract described by deed recorded in Instrument 2016-00005806, Deed Records of Henderson County, Texas. Said tract or parcel of land being more fully described by metes and bounds as follows:

Beginning at a set 1/2" iron rod for the southeast corner of this tract N89°43'04"W 28.71 feet from the southeast corner of the above mentioned 13.079 acre tract located in the west margin of a 25 feet road easement and in the north line of the Fraire 15.22 acre tract recorded in Instrument 2017-00005295;

Thence N89°43'04"W 261.86 feet to a set 1/2" iron rod for the southwest corner of this tract;

Thence with the line of directional control N00°16'56"E 253.67 feet to a set 1/2" iron rod for the northwest corner of this tract;

Thence S89°27'16"E 265.89 feet to a set 1/2" iron rod the northeast corner of this tract located in the west margin of said 25 foot road easement;

Thence with said west margin S01°11'47"W 252.48 feet to the place of beginning and containing 1.53 acres of land.

## TRACT TWO: EASEMENT

## THE EASTERN 25 FEET OF THE FOLLOWING TRACT OF LAND:

All that certain lot, tract or parcel of land, being part of the JEREMIAH PACK SURVEY, A-636, Henderson County, Texas, being part of that certain called 50 acre tract described in a deed from Mary C. Hammond, Successor Trustee to JSBS Holdings, LLC on October 8, 2013, recorded in County Clerk's File No. 2013-00015105 of the Official Records of Henderson County, Texas, being more completely described as follows, to-wit:

BEGINNING at a corner post for the Southeast corner of the above mentioned 50 acre tract, the Northeast corner of the House Nursery 7 acre tract described in Volume 944, Page 81, in the West line of the Margaret Rounsavall 50,000 acre tract described in Volume 743, Page 856, near the east edge of an asphalt driveway;

THENCE North 89 deg. 55 min. 47 sec. West with the North line of the 7 acre tract, the South line of the 50 acre tract, a distance of 393.06 ft. to a 1/2" iron rod (set) for corner;

THENCE North 00 deg. 47 min. 00 sec. East a distance of 1502.73 ft. to a 1/2" iron rod (set) for corner in the centerline of County Road No. 3612;

THENCE easterly with the centerline of County Road No. 3612 as follows:

South 82 deg. 27 min. 26 sec. East a distance of 89.82 ft.,

South 79 deg. 07 min. 34 sec. East a distance of 76.88 ft.,

South 72 deg. 20 min. 15 sec. East a distance of 93.34 ft.,

and South 58 deg. 10 min. 36 sec. East a distance of 162.02 ft. to a 1/2" iron rod (set) for corner in the East line of the 50 acre tract, the West line of the Joe House tract described in Volume 1969, Page 141, near the east edge of an asphalt driveway;

THENCE South 01 deg. 53 min. 27 sec. West with the East line of the 50 acre tract, the West line of the House tract, a distance of 58.68 ft. to a 1/2" iron rod (found) for the Southwest corner of same, the Northwest corner of the Sue Ann Denton 17.4203 acre tract described in Volume 1320, Page 1990,

THENCE South 00 deg. 51 min. 27 sec. West with the East line of the 50 acre tract, the West line of the 17.4203 acre tract, a distance of 786.86 ft. to a 1/2" iron rod (found) for the Southwest corner of same, the Northwest corner of the 50,000 acre tract;

THENCE South 00 deg. 32 min. 44 sec. West with the East line of the 50 acre tract, the West line of the 50,000 acre tract, a distance of 517.63 ft. to the PLACE OF BEGINNING, CONTAINING 13.079 ACRES OF LAND.

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
3/30/2007

**Grantor(s)/Mortgagor(s):**  
JEREMY L. SKAGGS, JOINED HEREIN PRO FORMA  
BY HIS WIFE, ROBIN M. SKAGGS  
**Current Beneficiary/Mortgagee:**  
BOKF, N.A.

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ("MERS") SOLELY AS A NOMINEE FOR CITY  
BANK MORTGAGE, ITS SUCCESSORS AND ASSIGNS

**Recorded in:**  
**Volume:** 2749  
**Page:** 548  
**Instrument No:** 0005427

**Property County:**  
HENDERSON

**Mortgage Servicer:**  
Bank of Oklahoma, N.A. is representing the Current  
Beneficiary/Mortgagee under a servicing agreement with the  
Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
7060 S. Yale Avenue, Suite 200,  
Tulsa, OK 74136

**Legal Description:** ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE SIMON WEISS SURVEY, A-799, HENDERSON COUNTY, TEXAS, AND BEING DESCRIBED AS LOT NO. 5, THE WOODLANDS SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN CABINET D, SLIDE 144, PLAT RECORDS OF HENDERSON COUNTY, TEXAS.

**Date of Sale:** 4/4/2023

**Earliest Time Sale Will Begin:** 10am

**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.

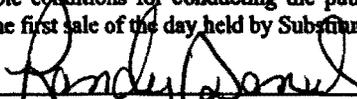
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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(f):**

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, Sheryl LaMont, Harriett Fletcher, Robert LaMont, Randy Daniel, Cindy Daniel, 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-23-96324-POS  
**Loan Type:** FHA

HENDERSON COUNTY, TEXAS  
COUNTY CLERK  
MARKED FOR RECORD  
2023 FEB 16 AM 11:34  
FILED FOR RECORD

**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 March, 2023, between 1:00 o'clock p.m. and 4:00 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 9<sup>th</sup> day of February, 2023.



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

FILED FOR RECORD  
2023 FEB 10 PM 1:37  
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 1.905 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.