

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

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated July 23, 2021, executed by SILVIA GALAN, AN UNMARRIED PERSON, ("Mortgagor") to Tim Williams, Trustee, for the benefit of 21ST MORTGAGE CORPORATION ("Mortgagee"), filed for record under Instrument No. 2021-00017064, Official Public Records of Henderson County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesselstine, whose address is listed below, Randy Daniel or Cindy Daniel or Jim O'Bryant, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Wednesday, July 5, 2023**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Henderson County Courthouse at the place designated by the Commissioner's Court for such sales in Henderson County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 10:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 2017 Live Oak Manufactured Home, Serial No. LOHGA21732856AC.

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

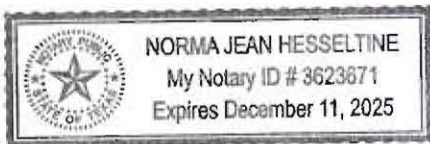
EXECUTED this 31 day of May, 2023.

FILED FOR RECORD
2023 JUN 14 PM 3:36
MARY MARGARET WRIGHT
COUNTY CLERK
HENDERSON COUNTY, TEXAS

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

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by K. CLIFFORD LITTLEFIELD, this 31 day of May, 2023, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

All that certain lot, tract of parcel of land situated in Henderson County, Texas, a part of the G. Chovanno Survey, A-132, and being Lot(s) 1 of the Cherokee Shores Subdivision, Section B, as shown in Plat recorded in Cabinet C, Slide 361, Plat Records, Henderson County, Texas

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

Notice of Trustee Sale

Date: June 9, 2023

Mortgagee: RAVENOUS SANGU LLC.

Note: Note dated April 01, 2022 in the original principal amount of \$105,000.00

Deed of Trust

Date: April 01, 2022

Grantor: Elizabeth M Pineda & Oscar Orlando Argueta

Mortgagee: RAVENOUS SANGU LLC.,

Recording Information: County Clerk's File No. 2023-00003808, of the Official Public Records of Henderson County, Texas

Property: BEING 1.0 ACRE, MORE OR LESS, OUT OF THE J.M. HOPKINS SURVEY, ABSTRACT 314, HENDERSON COUNTY, TEXAS (VOLUME 671, PAGE 28, DEED RECORDS, HENDERSON COUNTY, TEXAS) TAX ACCOUNT NO. 0314-0130-0A00-100

Trustee's Name: Kevin A. Velasquez-Garcia

Trustee's Address: 615 N. Main ST.
Crandall, TX 75114

County: Henderson

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

Time of Sale: 10:00 A.M. to 12:00 P.M.

Place of Sale: Place designated by the Commissioner's Court of Henderson County, Texas.

FILED FOR RECORD
2023 JUN 13 PM 12:19
MARY MARGARET WRIGHT
COUNTY CLERK
HENDERSON COUNTY, TEXAS

Mortgagee has appointed above Trustee, to act under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

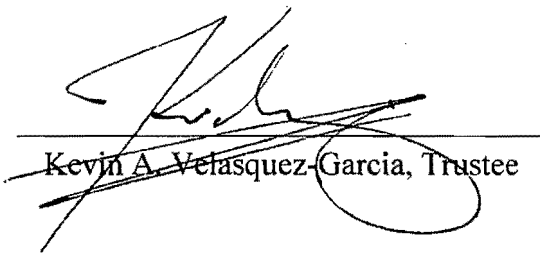
Notice is given on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder in cash, "AS IS". THERE WILL BE NO WARRANTY

RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

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

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 reserved 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:



Kevin A. Velasquez-Garcia, Trustee

Questions concerning the sale may be directed to the undersigned or the beneficiary, RAVENOUS SANGU
LLC.,
615 N Main ST, Crandall, TX 75114, please call (972)472-5080.

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

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated July 23, 2021, executed by SILVIA GALAN, AN UNMARRIED PERSON, ("Mortgagor") to Tim Williams, Trustee, for the benefit of 21ST MORTGAGE CORPORATION ("Mortgagee"), filed for record under Instrument No. 2021-00017064, Official Public Records of Henderson County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesseltine, whose address is listed below, Randy Daniel or Cindy Daniel or Jim O'Bryant, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on Wednesday, July 5, 2023, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Henderson County Courthouse at the place designated by the Commissioner's Court for such sales in Henderson County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 10:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 2017 Live Oak Manufactured Home, Serial No. LOHGA21732856AC.

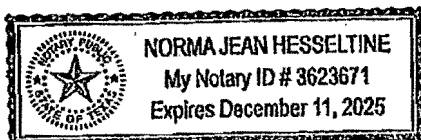
Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the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

EXECUTED this 31 day of May, 2023.


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

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by K. CLIFFORD LITTLEFIELD, this 31 day of May, 2023, to certify which witness my hand and official seal.




NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

All that certain lot, tract of parcel of land situated in Henderson County, Texas, a part of the G. Chovanno Survey, A-132, and being Lot(s) 1 of the Cherokee Shores Subdivision, Section B, as shown in Plat recorded in Cabinet C, Slide 361, Plat Records, Henderson County, Texas

FILED FOR RECORD
2023 JUN 13 AM 10:25
MARY MARGARET WRIGHT
COUNTY CLERK
HENDERSON COUNTY, TEXAS

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

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.

WHEREAS, on AUGUST 26, 2022, JAMES DUSTIN WADE AND RAD QUARRINGTON executed a Deed of Trust conveying to HOWARD F. CARTER, JR., Trustee, the property hereinafter described, to secure JUAN H. PEREZ and ILSE J. PEREZ, Lenders, in the payment of a debt (note) therein described, said Deed of Trust being recorded in the deed of trust records of Henderson County, Texas at Doc. No.: 2022-00016203; and

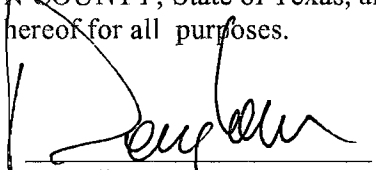
WHEREAS, Lenders appointed DOUG LOWE or R. MICHAEL GROOM, Substitute Trustee in writing on APRIL 27, 2023, and

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 WEDNESDAY, JULY 5, 2023 between Ten (10:00) o'clock A.M. and One (1:00) o'clock P.M., I will sell the property described in and conveyed by said deed of trust at the SOUTH STEPS OF THE COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS IN ATHENS, HENDERSON COUNTY, TEXAS, at public auction, to the highest bidder "as is" for cash.

Said property is located in the County of HENDERSON COUNTY, State of Texas, and is described on Exhibit "A" attached hereto and made a part hereof for all purposes.

Witness my hand on June 8, 2023.



Doug Lowe
P. O. Box 416
Lindale, Texas 75771
903.391.0869
douglowe.law@gmail.com
R. Michael Groom
Groom and Groom, P.L.L.C
103 East Kaufman St.
Mabank, Texas. 75147
903.887.3344
mikegroom@groomlegal.com

FILED FOR RECORD
2023 JUN -8 PM 2:07
MARY MARGARET WRIGHT
COUNTY CLERK
HENDERSON COUNTY, TEXAS

EXHIBIT "A"

Order No.: 1902202200410

All that certain lot, tract or parcel of land, located within the John M. Sally Survey, A-702, in Henderson County, Texas, being all of the residue of a called 5.08 acre tract described in Warranty Deed with Vendor's Lien recorded in Volume 2742, Page 180 of the Real Property Records of Henderson County, Texas (R.P.R.H.C.T.), and being described by metes and bounds as follows:

Beginning at a found rail road spike at a chain-link fence corner in the south margin of State Highway 31, being the northwest corner of this tract and the northeast corner of a called 0.60 acre tract described in Instrument Number 2016-00017188 of the Official Records of Henderson County Texas (O.R.H.C.T.), from which a found 3/8 inch iron rod for reference bears South 46 degrees 36 minutes 31 seconds East, 0.25 feet;

Thence North 72 degrees 56 minutes 18 seconds East with the south margin of State Highway 31, a distance of 323.85 feet to a found 5/8 inch iron rod at the northeast corner of this tract, being the northwest corner of a called 3.00 acre "Tract One" recorded in Instrument Number 2011-0001691 (O.R.H.C.T.);

Thence South 17 degrees 05 minutes 05 seconds East with the southwest line of said 3.00 acre tract a distance of 499.97 feet to a found 5/8 inch iron rod in the same, being the southeast corner of this tract and the northeast corner of a called 0.98 acre "Tract Two" described in Instrument Number 2011-00001691 (O.R.H.C.T.);

Thence South 72 degrees 55 minutes 03 seconds West with the northwest line of said 0.98 acre tract, a distance of 319.10 feet to a found 1/2 inch iron rod in the same, being the southwest corner of this tract and the southeast corner of the residue of a called 1.385 acre tract described in Instrument Number 2010-00013256 (O.R.H.C.T.);

Thence North 17 degrees 37 minute 46 seconds West with the northeast line of said 1.385 acre tract and with a chain-link fence, at a distance of 500.11 feet passing a found "X" in concrete at the southeast corner of the aforementioned 0.60 acre tract, and continuing with the northeast line of said 0.60 acre tract a total distance of 500.11 feet to the place of beginning, containing 3.690 acres of land.

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

NOTICE OF FORECLOSURE SALE

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

1. *Property to Be Sold.* The property to be sold is described as follows: BEING ALL OF THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN THE W. N. HARDEMAN SURVEY, A-290, HENDERSON COUNTY, TEXAS AND ALSO BEING DESCRIBED AS A 13.93 ACRE TRACT OF LAND DESCRIBED IN DEED TO RICHARD PRATER AND ROBIN JACKSON RECORDED IN VOLUME 2441, PAGE 760 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 1/2 INCH IRON ROD FOUND IN THE WEST LINE OF THE FRANCES AND BETTY REASONOVER 81.23 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 1965, PAGE 328 OF THE RPRHCT AT THE NORTHEAST CORNER OF THE JOHN OWEN LEWIS 13.296 ACRE TRACT AND BEING THE SOUTHEAST CORNER OF THIS TRACT,

THENCE SOUTH 89 DEGREES 59 MINUTES 39 SECONDS WEST 454.29 FEET ALONG THE COMMON LINE OF THIS TRACT AND THE LEWIS TRACT TO A 5/8 INCH IRON ROD SET AT THE NORTHEAST CORNER OF THE ANNA JO BARBER 13.50 ACRE TRACT OF LAND AND THE SOUTHEAST CORNER OF THE ROSEMARY QUIGLEY (VLB) 13.50 ACRE TRACT OF LAND AT THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 00 DEGREES 06 MINUTES 54 SECONDS EAST 1281.73 FEET ALONG THE COMMON LINE OF THIS TRACT AND THE QUIGLEY TRACT TO A 5/8 INCH IRON ROD SET IN THE SOUTH LINE OF SPRING CREEK SUBDIVISION AT THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 89 DEGREES 59 MINUTES 38 SECONDS EAST (REFERENCE BEARING) 505.75 FEET ALONG THE COMMON LINE OF SPRING CREEK SUBDIVISION AND THIS TRACT TO A 5/8 INCH IRON ROD SET IN THE WEST LINE OF THE REASONOVER TRACT AT THE NORTHEAST CORNER OF THIS TRACT;

THENCE ALONG THE COMMON LINE OF THE REASONOVER TRACT AND THIS TRACT AS FOLLOWS: SOUTH 05 DEGREES 59 MINUTES 43 SECONDS WEST 324.66 FEET TO A 1/2 INCH IRON ROD FOUND, SOUTH 00 DEGREES 26 MINUTES 10 SECONDS EAST 330.15 FEET TO A 1/2 INCH IRON ROD FOUND, SOUTH 02 DEGREES 03 MINUTES 43 SECONDS WEST 629.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.93 ACRES OF LAND MORE OR LESS.

TOGETHER WITH THE FOLLOWING EASEMENTS:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN HENDERSON COUNTY, TEXAS, PART OF THE WILLIAM HARDEMAN SURVEY, A-290, HENDERSON COUNTY, TEXAS, PART OF THE CERTAIN CALLED 167.82 ACRE TRACT CONVEYED TO JAMES H. BAUSCH ET UX, BY WINSTON R. JORDAN ET UX, ON SEPTEMBER 14, 1983, AND RECORDED IN VOLUME 1031, PAGE 294 OF THE DEED RECORDS OF HENDERSON COUNTY, TEXAS, AND PART OF THAT CERTAIN CALLED 170.0 ACRE TRACT CONVEYED TO JAMES H. BAUSCH ET UX, BY MANFRED MARX ET AL, ON JULY 22, 1983, AND RECORDED IN VOLUME 1025, PAGE 381 OF THE DEED RECORDS OF HENDERSON COUNTY, TEXAS, AND DESCRIBED IN TWO TRACTS AS FOLLOWS:

TRACT 1:

BEGINNING AT A 1/2 INCH IRON ROD FOR CORNER AT THE NORTHWEST CORNER OF THE ABOVE MENTIONED 167.82 ACRE TRACT, IN THE CENTERLINE OF A COUNTY ROAD, IN THE WEST LINE OF THE WILLIAM HARDEMAN SURVEY AND AT THE INTERSECTION OF SAME WITH THE CENTERLINE OF A 60.0 FEET ROAD;

THENCE 89 DEGREES 59 MINUTES 39 SECONDS EAST WITH THE NORTH LINE OF SAID 167.82 ACRE TRACT AND WITH THE CENTERLINE OF SAID 60.0 FEET ROAD, A DISTANCE OF 2354.01 FEET TO A 1/2 INCH IRON ROD IN THE END OF A CUL DE SAC, THE RADIUS OF WHICH BEARS SOUTH 89 DEGREES 59 MINUTES 39 SECONDS WEST 60.00 FEET;

THENCE WITH SAID CUL DE SAC TO THE RIGHT, THE ANGLE OF WHICH IS 150 DEGREES 00 MINUTES 00 SECONDS, THE RADIUS IS 60.00 FEET, A DISTANCE OF 157.08 FEET TO A 1/2 INCH IRON ROD FOR CORNER;

THENCE SOUTH 89 DEGREES 59 MINUTES 39 SECONDS WEST WITH THE SOUTH LINE OF SAID 60.0 FEET ROAD, A DISTANCE OF 2242.11 FEET TO A 1/2 INCH IRON ROD IN THE WEST LINE OF SAID 167.82 ACRE TRACT, IN THE WEST LINE OF THE WILLIAM HARDEMAN SURVEY AND IN THE CENTERLINE OF A COUNTY ROAD;

THENCE NORTH 00 DEGREES 06 MINUTES 54 SECONDS EAST WITH SAID LINE AND WITH SAID CENTERLINE, A DISTANCE OF 30.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.670 ACRES OF LAND.

TRACT 2:

BEGINNING AT A 1/2 INCH IRON ROD FOR CORNER AT THE SOUTHWEST CORNER OF THE ABOVE MENTIONED 170.0 ACRE TRACT, IN THE WEST LINE OF THE WILLIAM HARDEMAN SURVEY, IN THE CENTERLINE OF A COUNTY ROAD AND BEING AT THE INTERSECTION OF SAME WITH THE CENTERLINE OF A 60.0 FEET ROAD;

THENCE NORTH 00 DEGREES 06 MINUTES 54 SECONDS EAST WITH SAID LINE AND WITH THE CENTERLINE OF SAID COUNTY ROAD, A DISTANCE OF 30.0 FEET TO A 1/2 INCH IRON ROD FOR CORNER;

THENCE NORTH 89 DEGREES 59 MINUTES 39 SECONDS EAST WITH THE NORTH LINE OF SAID 60.0 FEET ROAD, A DISTANCE OF 2241.99 FEET TO A 1/2 INCH IRON ROD AT THE P. C. OF A CUL DE SAC, THE RADIUS POINT OF WHICH BEARS SOUTH 60 DEGREES 00 MINUTES 21 SECONDS EAST 60.00 FEET;

THENCE WITH SAID CUL DE SAC, THE RADIUS OF WHICH IS 60.00 FEET AND THE ANGLE IS 150 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 157.08 FEET TO A 1/2 INCH IRON ROD IN THE SOUTH LINE OF THE ABOVE MENTIONED 170.0 ACRE TRACT AND IN THE CENTERLINE OF SAID 60.0 FEET ROAD;

THENCE SOUTH 89 DEGREES 59 MINUTES 39 SECONDS WEST WITH SAID SOUTH LINE AND WITH SAID CENTERLINE, A DISTANCE OF 2354.01 FEET TO THE PLACE OF BEGINNING, SAVE AND EXCEPT, HOWEVER, THE FOLLOWING DESCRIBED PROPERTY:

BEING PART OF THAT 13.929 ACRE TRACT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

22-000038-510-5 // 31416 PRIVATE ROAD 6106, KEMP, TX 75143

FILED FOR RECORD
2023 MAY 25 AM 10:40
MARVIN QUALLEY, CLERK
HENDERSON COUNTY, TEXAS

BEGINNING AT THE SOUTHWEST CORNER OF SAID 13.929 ACRE TRACT;

THENCE NORTH 00 DEGREES 06 MINUTES 54 SECONDS EAST ALONG THE WEST LINE OF SAID 13.929 ACRES, 60 FEET TO A POINT IN CURVE HAVING A RADIUS OF 60 FEET, AND A DELTA ANGLE OF 89 DEGREES 52 MINUTES 54 SECONDS;

THENCE WITH SAID CURVE 94.12 FEET TO A POINT IN THE SOUTH LINE OF SAID 13.929 ACRE TRACT,

THENCE SOUTH 89 DEGREES 59 MINUTES 39 SECONDS WEST ALONG THE SOUTH LINE OF SAID 13.929 ACRE TRACT, 60 FEET TO THE PLACE OF BEGINNING. THE DESCRIBED TRACT 2, EXCLUDING THE SAVE AND EXCEPTED PART OF THE SAID 13.929 ACRE TRACT, CONTAINING 1.005 ACRES OF LAND.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 04/10/2007 and recorded in Book 2752 Page 215 Document 0005929 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: 07/05/2023

Time: 10:00 AM

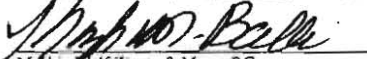
Place: Henderson County, Texas at the following location: THE SOUTH ENTRANCE PORCH OF THE HENDERSON COUNTY COURT HOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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 SHEILA L. WANTLAND AND DANIEL E. WANTLAND, provides that it secures the payment of the indebtedness in the original principal amount of \$97,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. CU MEMBERS MORTGAGE, A DIVISION OF COLONIAL SAVINGS, F.A. is the current mortgagee of the note and deed of trust and COLONIAL SAVINGS is mortgage servicer. A servicing agreement between the mortgagee, whose address is CU MEMBERS MORTGAGE, A DIVISION OF COLONIAL SAVINGS, F.A. c/o COLONIAL SAVINGS, 2626 West Freeway, Building B, Fort Worth, TX 76102 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 Baili, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: www.auction.com or (800) 280-2832

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
2023 MAY 25 AM 10:40
MARY FRANKLIN WRIGHT
COUNTY CLERK
HENDERSON COUNTY, TEXAS

21581 WATERWOOD DRIVE
CHANDLER, TX 75758-5316

0000009637083

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: July 05, 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 October 12, 2012 and recorded in Document INSTRUMENT NO. 2012-00016977; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2022-00003767 real property records of HENDERSON County, Texas, with STEPHANIE A JOHNSON A SINGLE PERSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by STEPHANIE A JOHNSON A SINGLE PERSON, securing the payment of the indebtednesses in the original principal amount of \$80,612.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, 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. LOANCARE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452

FILED FOR RECORD
2023 MAY 11 AM 11:12
MARY MARGARET WRIGHT
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: _____

21581 WATERWOOD DRIVE
CHANDLER, TX 75758-5316

0000009637083

0000009637083

HENDERSON

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE HILLHOUSE SURVEY, A-283, AND BEING KNOWN AS LOTS 118 & 119, OF SECTION D IN WESTWOOD BEACH SUBDIVISION, AS SHOWN IN PLAT RECORDED IN VOLUME 9, PAGE 17 AND CABINET C, SLIDE 251 OF THE PLAT RECORDS OF 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: BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE T. PARMER LEAGUE A-782, HENDERSON COUNTY, TEXAS, BEING DESCRIBED AS ALL OF A CALLED 0.37 ACRE TRACT OF LAND (KNOWN AS TRACTS 2-G AND 2-H) DESCRIBED IN DEED TO DAVID AND VICKI HENDRIK RECORDED IN VOLUME 2682, PAGE 688, 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 1/2 INCH IRON ROD FOUND IN THE NORTHERN LINE OF FRIZZELL STREET AT THE SOUTHEAST CORNER OF THE CRESENCIO AND TERESA CARRILLO 0.90 ACRE TRACT AS DESCRIBED IN DEED RECORDED IN VOLUME 1501, PAGE 245 OF THE RPRHCT, BEING THE NORTHEAST CORNER OF TRACT 2-G AND THIS TRACT;

THENCE, SOUTH 48 DEGREES 20 MINUTES 00 SECONDS WEST (REFERENCE BEARING), 189.47 FEET ALONG THE NORTHERN LINE OF FRIZZELL STREET PASSING A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF TRACT 2-H, AND CONTINUING TO A POWER POLE FOR CORNER AT THE NORTHEAST CORNER OF THE MARIA RODRIGUEZ 0.19 ACRE TRACT AS DESCRIBED IN VOLUME 2359, PAGE 838 OF THE RPRHCT, BEING THE SOUTHWEST CORNER OF TRACT 2-H AND THIS TRACT;

THENCE, NORTH 41 DEGREES 40 MINUTES 00 SECONDS WEST, 130.00 FEET ALONG THE COMMON LINE OF THE RODRIGUEZ TRACT AND THIS TRACT TO A 1/2 INCH IRON ROD SET AT THE SOUTHWEST CORNER OF TRACT 2-H AND THIS TRACT;

THENCE, NORTH 48 DEGREES 20 MINUTES 00 SECONDS EAST, 27.00 FEET ALONG THE WEST LINE OF TRACT 2-H TO A 1/2 INCH IRON ROD SET AT THE SOUTHWEST CORNER OF TRACT 2-G;

THENCE, NORTH 08 DEGREES 11 MINUTES 09 SECONDS EAST, 17.98 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF THE DWIGHT D. SCOTT 0.26 ACRE TRACT AS DESCRIBED IN DEED RECORDED IN VOLUME 2190, PAGE 652 OF THE RPRHCT, BEING THE SOUTHWEST CORNER OF THE CARRILLO TRACT, THE NORTHWEST CORNER OF TRACT 2-G AND THIS TRACT;

THENCE, SOUTH 88 DEGREES 04 MINUTES 21 SECONDS EAST, 205.54 FEET ALONG THE COMMON LINE OF THE CARRILLO TRACT AND THIS TRACT TO THE POINT OF BEGINNING AND CONTAINING 0.37 ACRES OF LAND MORE OR LESS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 01/12/2011 and recorded in Document 2011-0000852 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: 07/05/2023

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 DAVID L. HENDRIK AND VICKI HENDRIK, provides that it secures the payment of the indebtedness in the original principal amount of \$67,500.00, 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 in its individual capacity but solely in its capacity as Owner Trustee for Cascade Funding Mortgage Trust AB1 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 Wilmington Savings Fund Society, FSB, not in its individual capacity but solely in its capacity as Owner Trustee for Cascade Funding Mortgage Trust AB1 c/o PHH MORTGAGE CORPORATION, 14405 Walters Road, Suite 200, Houston, TX 77014 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, L.L.C. 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 MAY 11 AM 11:12
MARY MARGARET WRIGHT
HENDERSON COUNTY CLERK
HENDERSON COUNTY, TEXAS

For additional sale information visit: www.mwzmlaw.com/tx-investors

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, L.L.C. 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 ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date: 03/10/2022
Grantor(s): CASEY A RODGERS, AN UNMARRIED WOMAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR EVERETT FINANCIAL, INC. DBA SUPREME LENDING, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$156,565.00
Recording Information: Instrument 2022-00004609
Property County: Henderson
Property: (See Attached Exhibit "A")
Reported Address: 13102 FM 59, ATHENS, TX 75751

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Idaho Housing and Finance Association
Mortgage Servicer: Idaho Housing and Finance Association
Current Beneficiary: Idaho Housing and Finance Association
Mortgage Servicer Address: 565 W. Myrtle, Boise, ID 83702

SALE INFORMATION:

Date of Sale: Wednesday, the 5th day of July, 2023
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: AT THE SOUTH ENTRANCE PORCH OF THE COURTHOUSE in Henderson County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Henderson County Commissioner's Court, at the area most recently designated by the Henderson County Commissioner's Court.

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Randy Daniel or Cindy Daniel or Jim O'Bryant, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Randy Daniel or Cindy Daniel or Jim O'Bryant, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property 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 of the Deed of Trust.

FILED FOR RECORD
2023 APR 27 PM 12:20
MARY MARGARET WRIGHT
COUNTY CLERK
HENDERSON COUNTY, TEXAS

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.

Substitute Trustee(s): Randy Daniel or Cindy Daniel or Jim O'Bryant, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 425, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am _____ whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on _____ 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 Court.

By: _____

Exhibit "A"

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE W.R. RUSHING SURVEY ABSTRACT 673, HENDERSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.60 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN INSTRUMENT 2017-00005371 OF THE DEED RECORDS OF HENDERSON COUNTY, TEXAS. SAID TRACT OR PARCEL OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING ON A FOUND 5/8" IRON ROD FOR THE NORTHWEST CORNER OF THIS TRACT AND THE ABOVE MENTIONED 0.60 ACRE TRACT, SAID POINT BEING THE NORTHEAST CORNER OF A 5.003 ACRE TRACT RECORDED IN VOLUME 2017-00011065;
THENCE N87 DEGREES 44' 25" E 212.88 FEET TO A FOUND 1/2" IRON ROD FOR THE NORTHEAST CORNER OF THIS TRACT LOCATED IN THE NORTHWEST R.O.W. OF F.M. HIGHWAY 59;
THENCE WITH SAID R.O.W. S41 DEGREES 59' 34" W 317.94 FEET TO A FOUND 5/8" IRON ROD FOR THE SOUTH CORNER OF THIS TRACT AND THE SOUTHEAST CORNER OF SAID 5.003 ACRE TRACT;
THENCE WITH THE EAST LINE OF SAID 5.003 ACRE TRACT AND THE LINE OF DIRECTIONAL CONTROL NORTH 227.91 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.56 ACRES OF LAND.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

NATIONSTAR MORTGAGE LLC (CXE)
ADAMS, JOEL
151 NATCHEZ TRAIL, MABANK, TX 75156

VA 494961442660
Firm File Number: 23-039559

NOTICE OF TRUSTEE'S SALE

WHEREAS, on December 20, 2019, JOEL BLAKE ADAMS AND SEICO Y. MUNOZ GONZALEZ, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to GREGORY S. GRAHAM, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CHAOS HOME LOANS LLC in payment of a debt therein described. The Deed of Trust was filed in the real property records of HENDERSON COUNTY, TX and is recorded under Clerk's File/Instrument Number 2019-00017993, rerecorded on January 7, 2020, as Instrument 2020-00000200 to which reference is herein made for all purposes.

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Wednesday, July 5, 2023** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in HENDERSON COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN THE J.M. MENDOZA SURVEY, A-411, HENDERSON COUNTY, TEXAS, BEING DESCRIBED AS LOT 212 OF INDIAN HARBOR SUBDIVISION, SECTION A ACCORDING TO THE PLAT RECORDED IN CABINET C, SLIDE 330 OF THE PLAT RECORDS, HENDERSON COUNTY.

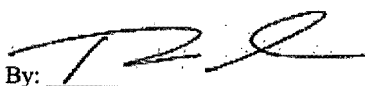
Property Address: 151 NATCHEZ TRAIL
MABANK, TX 75156
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Mortgagee: LAKEVIEW LOAN SERVICING, LLC
8950 CYPRESS WATERS BLVD
COPPELL, TX 75019

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

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

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

WITNESS MY HAND this day April 27, 2023.

By: 
H. Gray Burks IV
Texas Bar # 03418320
Ronny George
Texas Bar # 24123104
gburks@logs.com
rgeorge@logs.com
13105 Northwest Freeway, Suite 960

Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for Lakeview Loan Servicing, LLC

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

FILED FOR RECORD
2023 APR 27 PM 12:24
MARY MARGARET WRIGHT
COUNTY CLERK
HENDERSON COUNTY, TEXAS