

FILED FOR RECORD

2023 JUN 22 PM 2: 04

MARY MARGARET WRIGHT
COUNTY CLERK
HENDERSON COUNTY, TEXAS

Encl: Notice of Public Sale, Copy of Judgment, and Abstract of Judgment

NOTICE OF PUBLIC SALE

Notice is hereby given of a public judicial foreclosure sale.

1. Property to be Sold. The property to be sold (the "Property") is described as follows:

All that certain lot, tract or parcel of land, a part of the Miguel Cortinas Survey, Abstract No. 5, Henderson County, Texas and being more particularly described as follows, to wit:

Lots No. 20 & 21, Block No. 2, of FLAT CREEK COVE SUBDIVISION, Unit No. 2, according to the plat of said subdivision, recorded in Volume 1816, page 0455, of the plat records, Henderson County, Texas.

Lot No. 22, Block No. 2, of FLAT CREEK COVE SUBDIVISION, Unit No. 2, according to the plat of said subdivision, recorded in Volume 8, page 25, of the plat records, Henderson County, Texas.

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

Date: August 8th, 2023

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three (3) hours thereafter. The sale shall be completed by no later than 4:00 p.m.

Place: County Courthouse in Athens, Henderson County, Texas, at the following location:

100 E. Tyler Street, Athens, Texas 75751

In the area of such Courthouse designated by the Henderson County Commissioners' Court as the area where foreclosure sales shall take place, or, if no such area has been designated, then on the steps on the front side of the Henderson County, Courthouse, in Athens, Texas.

Flat Creek Cove Property Owners Association, Inc., reserves the right to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee need not appear

at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reporting or refiling may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the date the property is sold.

The sale will be made expressly subject to unpaid ad valorem taxes and any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. Type of Sale. The sale is a judicial lien foreclosure sale being conducted pursuant to the power of sale granted by the judgment and order acquired in Cause No. CV19-0714-173. The Abstract of Judgment is dated March 19, 2020 and is recorded in the office of the County Clerk of Henderson County, Texas, as Instrument No. 2020-002905 in the Records of Henderson County, Texas.

5. Obligations Secured. Flat Creek Cove Property Owners Association, Inc., covenants provide that it secures the payment of the indebtedness and obligations therein described

(collectively the "Obligations") including but not limited to (1) assessments in the original principal amount of \$24,944.36, (2) costs assessed in the amount of \$1,581.54, (3) attorney fees in the amount of \$1,421.54, and (4) Pre-Judgment and Post-Judgment Interest Amount in the amount of \$2,794.74., for a total of \$30,742.18 due and owing. This check or money order must be made payable to the order of "THIGPENTXLAW, P.C." and delivered to THIGPENTXLAW, P.C., 1923 S. Beckham Ave., Tyler, Texas 75701. Flat Creek Cove Property Owners Association, Inc., is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Flat Creek Cove Property Owners Association, Inc.

6. Default and Request to Act. Default has occurred, and the beneficiary has asked me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: 01/20/22

Respectfully submitted,
THIGPENTXLAW, P.C.



Matthew L. Thigpen
State Bar No. 24056425
1923 S. Beckham Ave.
Tyler, Texas 75701
T: (903) 705-7043
mlt@thigpentxlaw.com
ATTORNEY FOR PLAINTIFF

Document No. 2020-002905

ABSTRACT OF JUDGMENT

Parties: FLAT CREEK COVE PROPERTY OWNERS ASSOCIATION INC
to
HAMPTON BRENDA

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

On: 03/30/2020 at 01:45 PM

Document Number: 2020-002905

Receipt No.: 2020118745

Amount: \$ 26.00

By: kweiss
Susan Strickland, County Clerk
Van Zandt County, Texas

3 Pages

DO NOT REMOVE THIS PAGE – IT IS A PART OF THIS INSTRUMENT



STATE OF TEXAS
COUNTY OF VAN ZANDT

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded under the Document Number stamped hereon of the Official Public Records of Van Zandt County

Susan Strickland, County Clerk

Record and Return To:

LADD & THIGPEN PC
223 S BONNER AVE

TYLER, TX 75702



THE STATE OF TEXAS }
 County of HENDERSON

I, BETTY HERRIAGE, Clerk
 of the District Court of HENDERSON County, Texas, do hereby certify that in the 173rd District Court Judicial
 District Court of Texas, is a certain suit pending in said Court, wherein

Flat Creek Cove Property Owners Association, Inc. Plaintiff and
 Brenda Hampton Defendant,

No. CV19-0714-173 the said plaintiff, Flat Creek Cove Property Owners Association, Inc.

Recovered judgment against said defendant

Brenda Hampton
 20219 Shady Drive
 Chandler, TX 75758

on the 10th day of February, 2020 for the sum of \$24,944.36 (with cost assessed, totaling \$26,525.90), plus \$1,421.54 in
 attorney's fees, plus a rate of ten 10% pre-judgment interest, and a rate of ten 10% post-judgment interest, and that it have
 execution. The birth date of the defendant is unknown and driver's license of the defendant is unknown. Defendant address
 is stated above.

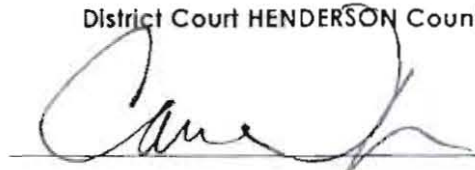
Said Judgment is of record in SCANNED Records of said Court. Said judgment is entitled to the following credits,
 to-wit: None

There is now still due on said judgment of \$24,944.36 (with cost assessed, totaling \$26,525.90), plus \$1,421.54 in attorney's
 fees, plus a rate of ten 10% pre-judgment interest, and a rate of ten 10% post-judgment interest, and that it have execution.

Given under my hand and seal of office, at ATHENS, TEXAS this on this the 19th day of March, 2020.

Attorney Requesting Abstract:
 MATTHEW L THIGPEN
 223 S BONNER AVE
 TYLER TX 75702
 (903)705-7211

BETTY HERRIAGE, District Clerk
 District Court HENDERSON County, Texas



By
 Deputy


THE STATE OF TEXAS

County of _____ }
I, _____, County Clerk
of _____ County, do hereby certify that this Abstract of Judgment was filed for record in my office
the _____ day of _____ A.D. 20____, at _____ o'clock _____ M., and was immediately
recorded the _____ day of _____ A.D. 20____, at _____ o'clock _____ M., in the
Judgment Records of said County, in Volume _____ on page _____, and was also at the same time
entered upon the index to said Judgment Record, showing the names of each Plaintiff and each Defendant in
said Judgment, and the number of the pages of the book upon which said Abstract is recorded.

WITNESS my hand and seal of office this _____ day of _____ A.D. 20____.

County Clerk _____ County, Texas

By _____ Deputy

No. CV19-0714-173	DISTRICT COURT ABSTRACT OF JUDGMENT	Flat Creek Cove Property Owners Association, Inc. vs. Brenda Hampton	Issued 3/19/2020 Betty Herriage, District Clerk 173rd District Court Judicial District Henderson Co., Texas. By  Deputy
Filed for record this _____ day of _____ 20____ at _____ o'clock _____ M. Betty Herriage, District Clerk _____ Court _____ Co., Texas.			

County of _____
I, _____, County Clerk
of _____ County, do hereby certify that this Abstract of Judgment was filed for record in my office
the _____ day of _____ A.D. 20____, at _____ o'clock _____ M., and was immediately
recorded the _____ day of _____ A.D. 20____, at _____ o'clock _____ M., in the
Judgment Records of said County, in Volume _____ on page _____, and was also at the same time
entered upon the index to said Judgment Record, showing the names of each Plaintiff and each Defendant in
said Judgment, and the number of the pages of the book upon which said Abstract is recorded.

WITNESS my hand and seal of office this _____ day of _____ A.D. 20____.

County Clerk _____ County, Texas
By _____ Deputy

FILED FOR RECORD
At _____ O'clock _____ M.

FEB 10 2020

Betty Herring
District Clerk
Henderson County, Texas
By _____
IN THE DISTRICT COURT Deputy

CAUSE NO. CV19-0714-173

FLAT CREEK COVE PROPERTY §
OWNERS ASSOCIATION, INC. §
§
VS §
§
BRENDA HAMPTON §

173rd JUDICIAL DISTRICT

HENDERSON COUNTY, TEXAS

ORDER ON PLAINTIFF'S MOTION FOR DEFAULT JUDGMENT

After considering Plaintiff FLAT CREEK COVE PROPERTY OWNERS ASSOCIATION, INC.'s ("THE ASSOCIATION") Motion for Default Judgment, the pleading, the affidavits, and arguments of counsel, the Court:

GRANTS Plaintiff's motion against Defendant BRENDA HAMPTON ("HAMPTON").

Further this Court:

- a. ORDERS that THE ASSOCIATION is awarded actual damages of \$24,944.36;
- b. ORDERS that THE ASSOCIATION is awarded \$1,421.54 in attorney fees;
- c. ORDERS that THE ASSOCIATION is awarded a rate of ten (10) percent pre-judgment interest.
- d. ORDERS that THE ASSOCIATION is awarded a rate of ten (10) percent post-judgment interest.
- e. ORDERS that all writs necessary for collection and post-judgment enforcement are to be prepared by the Henderson County District Clerk's office.

Signature on Next Page

SIGNED on 7-15-10, 2020



PRESIDING JUDGE



THIGPENTXLAW, P.C.

MATTHEW THIGPEN
OWNER

DIRECT LINE: 903-705-7043
E-MAIL: MLT@THIGPENTXLAW.COM

June 20, 2023

Via USPS First Class Mail

Henderson County Clerk
Real Property Records
125 N. Prairieville, Suite 101
Athens, Texas 75751

Re: Notice of Foreclosure Sale - Cause No. CV19-0714-173; Flat Creek Cove
Property Owners Association, Inc. V. Brenda Hampton

Dear Clerk,

In connection with the above-referenced cause of action, please find enclosed the following document(s):

1. *Notice of Foreclosure Sale*
2. *Check #1048 from ThigpenTXLaw for \$3.00*

After filing, please send back the file stamped copy to the address below. If you should have any questions, please feel free to contact our office.

Very truly yours,
THIGPENTXLAW, P.C.

/s/ Jessica Ribuffo
Jessica Ribuffo
Assistant to Attorney

THIGPENTXLAW, P.C.

1923 S. BECKHAM AVE. • TYLER, TEXAS 75701
903-705-7043 • WWW.THIGPENTXLAW.COM

13672 FM 1314 NORTH
BROWNSBORO, TX 75756

FILED FOR RECORD
2023 JUL 11 AM 9:09
MARY MARGARET WRIGHT
COUNTY CLERK
HENDERSON COUNTY, TEXAS

00000009558487

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: August 01, 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 May 25, 2006 and recorded in Document VOLUME 2657, PAGE 180 real property records of HENDERSON County, Texas, with DAN BOETTCHER AND SHEILA BOETTCHER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by DAN BOETTCHER AND SHEILA BOETTCHER, securing the payment of the indebtednesses in the original principal amount of \$251,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BRIGHTHOUSE LIFE INSURANCE COMPANY 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. NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING
75 BEATTIE PLACE
SUITE 300
GREENVILLE, SC 29601



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 OR CINDY DANIEL OR JIM O'BRYANT 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: _____

00000009558487

HENDERSON

EXHIBIT "A"

BEING 8.000 ACRES OF LAND SITUATED IN THE B. S. COY SURVEY, A-137, HENDERSON COUNTY, TEXAS AND BEING PART OF A CALLED 9.958 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM KIMBERLY DAWN SHEWBIRT TO PAUL WAYNE SHEWBIRT AS RECORDED IN VOLUME 2379, PAGE 626 OF THE REAL PROPERTY RECORDS OF HENDERSON COUNTY, TEXAS AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 9.958 ACRE TRACT, BEING THE NORTHWEST CORNER OF A CALLED 9.975 ACRE TRACT AS DESCRIBED IN VOLUME 1114, PAGE 478 OF SAID DEED RECORDS AND BEING IN THE EAST RIGHT OF WAY LINE OF F.M. HIGHWAY NO. 314 AND BEING IN A CURVE NORTHEASTERLY TO THE LEFT:

THENCE WITH THE WEST LINE OF SAID 9.958 ACRE TRACT, WITH SAID RIGHT OF WAY LINE AND WITH SAID CURVE TO THE LEFT WHOSE DELTA ANGLE = 02 DEGREES 40 MINUTES 50 SECONDS, TANGENT = 56.16 FEET, RADIUS = 2400.00 FEET, CHORD = N 07 DEGREES 05 MINUTES 16 SECONDS EAST - 112.27 FEET AN ARC LENGTH OF 112.28 FEET TO A 1/2" IRON ROD SET;

THENCE E CUTTING ACROSS SAID 9.958 ACRE TRACT, A DISTANCE OF 632.2 FEET TO A 1/2" INCH IRON ROD SET;

THENCE N CUTTING ACROSS SAID 9.958 ACRE TRACT, A DISTANCE OF 136.06 FEET TO A 1/2" INCH IRON ROD SET IN THE NORTH LINE OF SAID 9.958 ACRE TRACT, BEING IN THE SOUTH LINE OF A CALLED 9.975 ACRE TRACT DESCRIBED IN VOLUME 897, PAGE 660 OF SAID DEED RECORDS AND BEING IN OR NEAR THE NORTH LINE OF SAID COY SURVEY AND IN OR NEAR THE SOUTH LINE OF THE J. MCGREGOR SURVEY, A-547;

THENCE E WITH THE NORTH LINE OF SAID 9.958 ACRE TRACT AND WITH THE SOUTH LINE OF SAID 9.975 ACRE TRACT, A DISTANCE OF 1120.71 FEET TO A 1/2" INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 9.958 ACRE TRACT BEING THE SOUTHEAST CORNER OF SAID 9.975 ACRE TRACT AND BEING IN THE WEST LINE OF A CALLED 63.000 ACRE TRACT AS DESCRIBED IN VOLUME 436, PAGE 219 OF SAID DEED RECORDS;

THENCE S 00 DEGREES 05 MINUTES 19 SECONDS W WITH THE EAST LINE OF SAID 9.958 ACRE TRACT AND WITH THE WEST LINE OF SAID 63.000 ACRE TRACT, A DISTANCE OF 247.48 FEET TO A 1/2" INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 9.958 ACRE TRACT, BEING THE NORTHEAST CORNER OF A CALLED 9.975 ACRE TRACT AS DESCRIBED IN VOLUME 974, PAGE 442 OF SAID DEED RECORDS;

THENCE N 89 DEGREES 59 MINUTES 59 SECONDS W WITH THE SOUTH LINE OF SAID 9.958 ACRE TRACT, WITH THE NORTH LINE OF SAID 9.975 ACRE TRACT IN VOLUME 974, PAGE 442 AND WITH THE NORTH LINE OF SAID 9.975 ACRE TRACT IN VOLUME 1114, PAGE 478, A DISTANCE OF 1766.42 FEET BACK TO THE PLACE OF BEGINNING AND CONTAINING 8.000 ACRES OF LAND.

FILED FOR RECORD
2023 JUL -6 PM 4:26
MARY FRANKLIN WRIGHT
COUNTY CLERK
HENDERSON COUNTY, TEXAS

Notice of Substitute Trustee Sale

T.S. #: 23-8999

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

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

Date: **8/1/2023**
Time: The sale will begin no earlier than **10:00 AM** or no later than three hours thereafter.
The sale will be completed by no later than **1:00 PM**
Place: **Henderson County** Courthouse in **Athens**, Texas, at the following location: **125 N. Prairieville St, Athens, Tx 75751** - or in the area designated by the commissioner's court. OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

All that certain lot, tract or parcel of land situated in Henderson County, Texas, a part of the J.P. Brown Survey, A-59 and being Lot 498 and 499 of Tamarack Venture, a subdivision as shown on plat recorded in Volume 8, Page 11 and Cabinet C, slide 162 and revised in Volume, 8 Page 73 and Cabinet B, Slide 136, Plat Records of Henderson County, Texas.

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 4/28/2020 and is recorded in the office of the County Clerk of Henderson County, Texas, under County Clerk's File No 2020-00007728, recorded on 6/11/2020, of the Real Property Records of Henderson County, Texas.
Property Address: 105 CHRISTI DALE CIRCLE (LOT 498 & LOT 499) GUN BARREL CITY TX 75156

Trustor(s):	HEATHER HANKINS	Original Beneficiary:	RAW Equity Group LLC d/b/a RAW Acquisitions
Current Beneficiary:	RAW Equity Group LLC d/b/a RAW Acquisitions	Loan Servicer:	Raw Equity Group
Current Substituted Trustees:	Auction.com, Sharon St. Pierre, Ronnie Hubbard, Sheryl LaMont, Robert LaMont, Meghan Byrne, David Sims, Harriett Fletcher, Rick Snoke, Prestige Default Services, LLC		

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

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to

T.S. #: 23-8999

sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by HEATHER HANKINS. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$25,600.00, executed by HEATHER HANKINS, and payable to the order of RAW Equity Group LLC d/b/a RAW Acquisitions; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of HEATHER HANKINS to HEATHER HANKINS. RAW Equity Group LLC d/b/a RAW Acquisitions is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

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

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

RAW Equity Group LLC d/b/a RAW Acquisitions
c/o Raw Equity Group
103 E. Virginia St., Suite 202
McKinney, TX 75069
214-960-4392

Dated: July 6, 2023

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


Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Attn: Trustee Department

FILED FOR RECORD
2023 JUL -6 PM 4:26
MARY FRANKLIN WRIGHT
COUNTY CLERK
HENDERSON COUNTY, TEXAS

Notice of Substitute Trustee Sale

T.S. #: 23-8999

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

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

Date: **8/1/2023**
Time: The sale will begin no earlier than **10:00 AM** or no later than three hours thereafter.
The sale will be completed by no later than **1:00 PM**
Place: **Henderson County** Courthouse in **Athens**, Texas, at the following location: **125 N. Prairieville St, Athens, Tx 75751** - or in the area designated by the commissioner's court. OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

All that certain lot, tract or parcel of land situated in Henderson County, Texas, a part of the J.P. Brown Survey, A-59 and being Lot 498 and 499 of Tamarack Venture, a subdivision as shown on plat recorded in Volume 8, Page 11 and Cabinet C, slide 162 and revised in Volume, 8 Page 73 and Cabinet B, Slide 136, Plat Records of Henderson County, Texas.

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 4/28/2020 and is recorded in the office of the County Clerk of Henderson County, Texas, under County Clerk's File No 2020-00007728, recorded on 6/11/2020, of the Real Property Records of Henderson County, Texas.
Property Address: 105 CHRISTI DALE CIRCLE (LOT 498 & LOT 499) GUN BARREL CITY TX 75156

Trustor(s):	HEATHER HANKINS	Original Beneficiary:	RAW Equity Group LLC d/b/a RAW Acquisitions
Current Beneficiary:	RAW Equity Group LLC d/b/a RAW Acquisitions	Loan Servicer:	Raw Equity Group
Current Substituted Trustees:	Auction.com, Sharon St. Pierre, Ronnie Hubbard, Sheryl LaMont, Robert LaMont, Meghan Byrne, David Sims, Harriett Fletcher, Rick Snoke, Prestige Default Services, LLC		

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

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to

T.S. #: 23-8999

sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by HEATHER HANKINS. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$25,600.00, executed by HEATHER HANKINS, and payable to the order of RAW Equity Group LLC d/b/a RAW Acquisitions; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of HEATHER HANKINS to HEATHER HANKINS. RAW Equity Group LLC d/b/a RAW Acquisitions is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

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

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

RAW Equity Group LLC d/b/a RAW Acquisitions
c/o Raw Equity Group
103 E. Virginia St., Suite 202
McKinney, TX 75069
214-960-4392

Dated: July 6, 2023

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


Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Attn: Trustee Department