

NOTICE OF FORECLOSURE SALE

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

1. Property to Be Sold. The property to be sold is described as follows: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN HENDERSON COUNTY, STATE OF TEXAS, ON THE THOMAS PARKER LEAGUE, A-782, AND BEING A PART OF LOTS 5 AND 6 OF THE T. M. MATTHEWS, SR. ADDITION TO THE CITY OF ATHENS, TEXAS RECORDED IN VOLUME 44, PAGE 641, OF THE HENDERSON COUNTY DEED RECORDS, ALL OF THE CALLED 0.54 OF AN ACRE TRACT CONVEYED TO DREW DOUGLAS AND LARRY LATIMER, BY PAUL W. JULIAN, KAREN A. THORNTON AND STEVEN E. THORNTON, BY WARRANTY DEED WITH VENDOR'S LIEN DATED NOVEMBER 12, 2021, AND RECORDED UNDER INSTRUMENT NUMBER 2021-00022098, OF THE HENDERSON COUNTY OFFICIAL RECORDS AND BEING THE SAME 0.54 OF AN ACRE TRACT CONVEYED TO JIMMY SMITH COKER, SR. AND WIFE, DANA RUTH COKER, BY MARTHA HALBROOK CHAMBERS, A FEME SOLE, BY WARRANTY DEED WITH VENDOR'S LIEN DATED JANUARY 13, 1993, AND RECORDED IN VOLUME 1450, PAGE 669, OF THE HENDERSON COUNTY REAL PROPERTY RECORDS. SAID LOT, TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN AXLE FOUND FOR CORNER AT THE SOUTHEAST CORNER OF THE CALLED 0.54 OF AN ACRE TRACT, AT THE NORTHEAST CORNER OF THE R. PAIGE MCLAIN TRACT RECORDED IN VOLUME 2539, PAGE 795, OF THE HENDERSON COUNTY REAL PROPERTY RECORDS AND IN THE WEST RIGHT OF WAY LINE OF SOUTH WOFFORD STREET;

THENCE NORTH 89 DEGREES 17 MINUTES 00 SECONDS WEST 238.45 FEET TO AN AXLE FOUND FOR CORNER AT THE SOUTHWEST CORNER OF THE CALLED 0.54 OF AN ACRE TRACT, IN THE SOUTHERLY EAST LINE OF THE J AND D PARTNERSHIP 1.427 ACRE TRACT ONE RECORDED IN VOLUME 1615, PAGE 870, OF THE HENDERSON COUNTY REAL PROPERTY RECORDS AND AT THE NORTHWEST CORNER OF THE SAID R. PAIGE MCLAIN TRACT;

THENCE NORTH 00 DEGREES 44 MINUTES 14 SECONDS EAST 98.93 FEET TO A 1/2 INCH IRON FOUND FOR CORNER WITH A CAP STAMPED RPLS 3683 AT THE NORTHWEST CORNER OF THE CALLED 0.54 OF AN ACRE TRACT, AT THE NORTHWEST CORNER OF LOT 5, AT THE NORTHEAST CORNER OF LOT 4 AND AT AN ELL CORNER OF THE SAID J AND D PARTNERSHIP 1.427 ACRE TRACT ONE;

THENCE SOUTH 89 DEGREES 05 MINUTES 29 SECONDS EAST 99.26 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER AT AN ANGLE CORNER OF THE CALLED 0.54 OF AN ACRE TRACT, AT THE EASTERLY SOUTHEAST CORNER OF THE SAID J AND D PARTNERSHIP 1.427 ACRE TRACT ONE AND AT THE SOUTHWEST CORNER OF THE CHARLES L. ROGERS 0.417 OF AN ACRE TRACT RECORDED UNDER INSTRUMENT NUMBER 2017-00013295 OF THE HENDERSON COUNTY OFFICIAL RECORDS;

THENCE SOUTH 89 DEGREES 15 MINUTES 18 SECONDS EAST 138.10 FEET TO AN AXLE FOUND FOR CORNER AT THE NORTHEAST CORNER OF THE CALLED 0.54 OF AN ACRE TRACT, AT THE SOUTHEAST CORNER OF THE SAID CHARLES L. ROGERS 0.417 OF AN ACRE TRACT AND IN THE WEST RIGHT OF WAY LINE OF SOUTH WOFFORD STREET;

THENCE SOUTH 00 DEGREES 06 MINUTES 01 SECOND WEST ALONG THE EAST LINE OF THE CALLED 0.54 OF AN ACRE TRACT AND THE WEST RIGHT OF WAY LINE OF SOUTH WOFFORD STREET 98.54 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.539 OF AN ACRE OF LAND.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 08/02/2022 and recorded in Document 2022-00014668 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: 09/05/2023

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 LEE ORR JR. provides that it secures the payment of the indebtedness in the original principal amount of \$86,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Click n' Close, Inc. is the current mortgagee of the note and deed of trust and CLICK N CLOSE, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is Click n' Close, Inc. c/o CLICK N CLOSE, INC., PO Box 2229, Addison, TX 75001 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

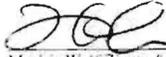
6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston,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

MARY MARGARET WRIGHT
COUNTY CLERK
HENDERSON COUNTY, TEXAS

2023 AUG -3 AM 8:09

FILED FOR RECORD



Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
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

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.

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 21, 2004, JACK JOSEPH TREADWAY AND WIFE, CHERYL ANN TULLOS NKA CHERYL ANN EVANS AKA CHERYL ANN TREADWAY, as Grantor(s), executed a Texas Home Equity Security Instrument conveying to THOMAS E. BLACK, JR., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR HOME FUNDS DIRECT, A DIVISION OF ACCREDITED HOME LENDERS, INC., ITS SUCCESSORS AND ASSIGNS in payment of a debt therein described. The Texas Home Equity Security Instrument was filed in the real property records of HENDERSON COUNTY, TX and is recorded under Clerk's File/Instrument Number 0015706 Volume 2454, Page 663, 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 Texas Home Equity Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, September 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:

TRACT 1:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE A. M. WALDRIP SURVEY, A-957, HENDERSON COUNTY, TEXAS, AND BEING A PORTION OF A CERTAIN 57.154 ACRE TRACT DESCRIBED AS SECOND TRACT IN DEED FROM MARJORIE SHARP, ET VIR, TO W. C. MCGUFFEY, JR., ET AL, DATED FEBRUARY 24, 1982, AND RECORDED IN VOLUME 971, PAGE 625 OF THE DEED RECORDS OF HENDERSON COUNTY, TEXAS. SAID TACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE ORIGINAL SOUTHEAST CORNER OF THE ABOVE MENTIONED MCGUFFEY 57.154 ACRE TRACT;

THENCE N 00° 25' 03" E WITH THE EAST LINE OF SAID TACT 341.23 FEET TO AN ANGLE CORNER IN SAID EAST LINE;

THENCE N 00° 54' 33" E CONTINUING WITH THE SAID EAST LINE 11.37 FEET TO THE SOUTHEAST CORNER OF THIS TRACT AND THE PLACE OF BEGINNING, A 1/2" I. R. SET FOR CORNER;
THENCE W 1123.36 FRET TO THE NORTHEAST IT O. W. LINE OF R. M. HIGHWAY 2892, A 1/2" L IT SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE IN A NORTHWESTERLY DIRECTION WITH THE NORTHEAST R. O. W. LINE OF SAID HIGHWAY AROUND A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 05° 06' 31" AND A RADIUS OF 2814.79 FEET FOR A DISTANCE OF 250.97 FEET TO THE NORTHWEST CORNER OF THIS TRACT, A 1/2" I. R. SET FOR CORNER;

THENCE E 1295.96 FEET TO THE EAST LINE OF THE ABOVE MENTIONED MCGUFFEY TRACT, A 1/2" I. IT SET FOR CORNER;

THENCE S 00° 54' 33" W WITH THE SAID EAST LINE 184.46 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5.14 ACRES OF LAND.

TRACT 2:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE A. M. WALDRIP SURVEY, A-957, HENDERSON COUNTY, TEXAS, AND BEING A PORTION OF A CERTAIN 57.154 ACRE TRACT DESCRIBED AS SECOND TRACT IN DEED FROM MARJORIE SHARP, ET VIR, TO W. C. MCGUFFEY, JR., ET AL, DATED FEBRUARY 24, 1982 AND RECORDED IN VOLUME 971, PAGE 625 OF THE DEED RECORDS OF HENDERSON COUNTY, TEXAS. SAID TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING N 00° 25' 03" E 232.93 FEET LAN THE ORIGINAL SOUTHEAST CORNER OF THE ABOVE MENTIONED MCGUFFEY 57.154 ACRE TRACT, A 1/2" I. R. SET ALONG THE EAST LINE OF SAID TRACT FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE S 89° 33' 16" W 985.74 FEET TO THE NORTHEAST R. O. W. LINE OF F. M. HIGHWAY 2892, A 1/2" I. R. SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE IN A NORTHWESTERLY DIRECTION WITH THE NORTHEAST LINE OF SAID HIGHWAY AROUND A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 03° 48' 11" AND A RADIUS OF 2814.79 FEET FOR A DISTANCE OF 186.84 FEET, A 1/2" I. R. SET FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE E 1123.36 FEET TO THE EAST LINE OF THE ABOVE MENTIONED MCGUFFEY TRACT, A 1/2" I. R. SET FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 00° 54' 33" W WITH THE SAID EAST LINE 11.37 FEET, A BOLT FOUND FOR AN ANGLE CORNER IN THE SAID EAST LINE. WITNESS: A LA" P. O. BEARS S 04° 18' W 5.7 FEET;

THENCE S 00° 25' 03" W CONTINUING WITH THE SAID EAST LINE 108.30 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3.0 ACRES OF LAND.

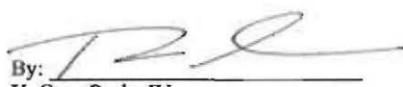
Property Address: 5393 FM 2892
ATHENS, TX 75752
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Mortgagee: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2004-HE6, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-HE6
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UT 84119

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
Randy Daniel, Cindy Daniel, Jim O'Bryant
14800 Landmark Blvd, Suite 850
Dallas, TX 75254

WITNESS MY HAND this day July 26, 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 Deutsche Bank National Trust Company, as Trustee, in trust for the registered holders of Morgan Stanley ABS Capital I Inc. Trust 2004-HE6, Mortgage Pass-Through Certificates, Series 2004-HE6

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 JUL 27 AM 11:38
MARY HASKINS WRIGHT
COUNTY CLERK
HENDERSON COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
2/28/2008

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR TAYLOR,
BEAN & WHITAKER MORTGAGE CORP., ITS
SUCCESSORS AND ASSIGNS

Recorded in:
Volume: 2852
Page: 312
Instrument No: 003540

Mortgage Servicer:
Nationstar Mortgage LLC is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.

Grantor(s)/Mortgagor(s):
ALLAN S FOX AND SANDRA JEAN FOX, HUSBAND
AND WIFE, AS COMMUNITY PROPERTY
Current Beneficiary/Mortgagee:
Nationstar Mortgage LLC

Property County:
HENDERSON

Mortgage Servicer's Address:
8950 Cypress Waters Blvd.,
Coppell, TX 75019

Legal Description: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JOSEPH MATHEW SURVEY, A-548, HENDERSON COUNTY, TEXAS AND BEING DESCRIBED AS LOT NO. 16, PECAN RIDGE SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN CABINET E, SLIDE 32, PLAT RECORDS OF HENDERSON COUNTY, TEXAS.

Date of Sale: 9/5/2023

Earliest Time Sale Will Begin: 10:00 am

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

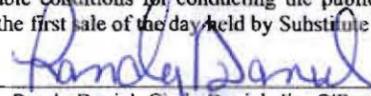
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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

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

Notice Pursuant to Tex. Prop. Code § 51.002(i):

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



Randy Daniel, Cindy Daniel, Jim O'Bryan, Patrick Zwiers,
Jonathan Harrison, Angie Uselton, Ramiro Cuevas, Aurora
Campos, Dana Kamin, Meryl Olsen, Misty McMillan,
Auction.com
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MC CARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-23-96339-POS
Loan Type: Conventional Residential

FILED FOR RECORD
2023 JUL 27 AM 11:38
FRANK MARSHALL WRIGHT
COUNTY CLERK
HENDERSON COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

WHEREAS, on the 22nd day of September, 2020, WILLIAM MELVIN RHOADES, III and SAMANTHA LOUISE RHOADES executed a Deed of Trust conveying to David J. Nowell, Trustee, the Real Estate hereinafter described to secure Joe David Sisson in the payment of a debt therein described, said Deed of Trust being recorded in Instrument No. 2020-00014491 of the Official 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 as Trustee, to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 5th day of September, 2023, between ten o'clock A.M. and four o'clock P.M., I will sell the Real Estate at the south door of the County Courthouse in Henderson County, Texas to the highest bidder for cash. Such sale will occur no earlier than 10:00 A.M.

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 Henderson County Texas, and being lots 67, 68, 69, 70 and 71, Block A, Section 1 of Sportsman Paradise, a subdivision located in Henderson County, Texas, according to plat recorded in Cabinet C, Page 326 of the Plat Records of Henderson County, Texas.

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.

WITNESS MY HAND this 26th day of July, 2023.



DAVID J. NOWELL, Trustee
151 Municipal Drive
Gun Barrel City, Texas 75156
(903) 887-0339

MARY MARGARET WRIGHT
COUNTY CLERK
HENDERSON COUNTY, TEXAS

2023 JUL 26 AM 9:50

FILED FOR RECORD

APPOINTMENT OF SUBSTITUTE TRUSTEE AND NOTICE OF SUBSTITUTE TRUSTEE SALE MARSH 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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

**APPOINTMENT OF
SUBSTITUTE
TRUSTEE:**

WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate Jack O'Boyle, Chris Ferguson, Travis Gray, Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Randy Daniel, Cindy Daniel, Jim O'Bryant, Patrick Zwiers, Jonathan Harrison, Shawn Schiller, Angie Uselton, Ramiro Cuevas, Aurora Campos, Dana Kamin, Auction.com, Travis Gray, Chris Ferguson, or Jack O'Boyle, each as Substitute Trustee, to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of the Note.

**SUBSTITUTE
TRUSTEE'S
ADDRESS:**

c/o JACK O'BOYLE & ASSOCIATES, PLLC, Mailing Address: P.O. Box 815369, Dallas, TX 75381; Physical Address: 12300 Ford Road, Suite 212, Dallas, TX 75234.

**NOTICE OF
SUBSTITUTE
TRUSTEE SALE:**

WHEREAS, 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.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **September 05, 2023** between the hours of 10am-1pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**LOCATION OF
SALE:**

The place of the sale shall be: 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 in **HENDERSON** County, Texas or as designated by the County Commissioners.

**INSTRUMENT TO
BE FORECLOSED:**

Deed of Trust or Contract Lien dated 06/15/2020 and recorded under Volume, Page or Clerk's File No. DOC# 2020-00008683 in the real property records of Henderson County Texas, with LOUIE WATSON AND LINDA WATSON, HUSBAND AND WIFE as Grantor(s) and Cardinal Financial Company, Limited Partnership as Original Mortgagee.

DT: zNOS AND APPT (SVC) 230715



AL: 907 MARYLAND DR



4791008

OBLIGATIONS SECURED: Deed of Trust or Contract Lien executed by LOUIE WATSON AND LINDA WATSON, HUSBAND AND WIFE securing the payment of the indebtedness in the original principal amount of \$146,500.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by LOUIE WATSON, LINDA WATSON. CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

MORTGAGE SERVICING 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 property securing the above referenced loan. Cardinal Financial Company, Limited Partnership is acting as the Mortgage Servicer for CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Cardinal Financial Company, Limited Partnership, as Mortgage Servicer, is representing the Mortgagee, whose address is:

CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP
c/o Cardinal Financial Company, Limited Partnership
1 Corporate Drive, Suite 360
Lake Zurich, IL 60047

LEGAL DESCRIPTION OF PROPERTY TO BE SOLD: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE THOMAS PARMER SURVEY, ABSTRACT 782, HENDERSON COUNTY, TEXAS, AND BEING PART OF LOTS 5 AND 6, BLOCK 16 OF PARK HIGHLANDS SUBDIVISION AS DESCRIBED IN CABINET A, SLIDE 78 OF THE PLAT RECORDS OF HENDERSON COUNTY, TEXAS, AND BEING THE SAME TRACT CALLED 0.276 ACRES DESCRIBED BY DEED RECORDED IN INSTRUMENT 2018-00007024. SAID TRACT OR PARCEL OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A FOUND 5/8" IRON ROD FOR THE SOUTHEAST CORNER OF THIS TACT AND THE SOUTHEAST CORNER OF THE ABOVE MENTIONED 0.276 ACRE TRACT IN THE WEST LINE OF LOT 17;
THENCE WITH THE LINE OF DIRECTIONAL CONTROL WEST 109.48 FEET TO A FOUND 1/2" IRON ROD FOR THE SOUTHWEST CORNER OF THIS TRACT LOCATED ON THE EAST LINE OF MARYLAND DRIVE;
THENCE WITH SAID EAST LINE N 00° 44' 51" W 109.73 FEET TO A SET 1/2" IRON ROD FOR THE NORTHWEST CORNER OF THIS TRACT;
THENCE S89° 52' 07" E 108.60 FEET TO A SET 1/2" IRON ROD FOR THE NORTHEAST CORNER OF THIS TRACT;
THENCE S 01° 12' 35" E 109.50 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.27 ACRES OF LAND (the "Property")

REPORTED PROPERTY 907 MARYLAND DR, ATHENS, TX 75751

DT: zNOS AND APPT (SVC) 230715

AL: 907 MARYLAND DR



ADDRESS:
TERMS OF SALE:

The Substitute Trustee will sell the Property by public auction at the place and date specified herein.

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 and the priority of the lien being foreclosed.

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 Mortgagee and/or Mortgage Servicer 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 their bid immediately in cash if their bid is accepted.

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

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagee and/or Mortgage Servicer, or its attorney(s).

The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this 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.

DT: zNOS AND APPT (SVC) 230715

AL: 907 MARYLAND DR



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.

DT: zNOS AND APPT (SVC) 230715

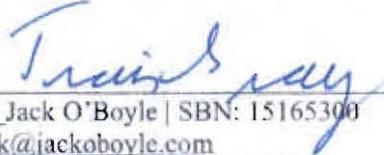
AL: 907 MARYLAND DR



Signed on the 15 day of July, 2023.

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC



____ Jack O'Boyle | SBN: 15165300

jack@jackoboyle.com

✓ Travis H. Gray | SBN: 24044965

travis@jackoboyle.com

____ Chris Ferguson | SBN: 24069714

chris@jackoboyle.com

P.O. Box 815369

Dallas, Texas 75381

P: 972.247.0653 | F: 972.247.0642

ATTORNEYS FOR MORTGAGEE AND/OR ITS
MORTGAGE SERVICER

DT: zNOS AND APPT (SVC) 230715

AL: 907 MARYLAND DR

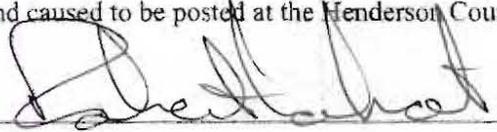


CERTIFICATE OF POSTING

My name is Robert LaMont, and my address is c/o 12300 Ford Rd, Ste. 212, Dallas, TX 75234.

I declare under the penalty of perjury that on July 20, 2023 I filed at the office of the Henderson County Clerk and caused to be posted at the Henderson County courthouse (or other designated place) this notice of sale.

Signed: _____



Declarant's Name: Robert LaMont

Date: July 20, 2023

DT: zNOS AND APPT (SVC) 230715

AL: 907 MARYLAND DR



FILED FOR RECORD
2023 JUL 20 AM 8:41
MARY MARGARET WRIGHT
COUNTY CLERK
HENDERSON COUNTY, TEXAS

NATIONSTAR MORTGAGE LLC (CNE)
WALKER, LESLIE OF LESLIE
300 HYDE PARK DRIVE, CHANDLER, TX 75758

VA 494961238177
Firm File Number 19-012998

NOTICE OF TRUSTEE'S SALE

WHEREAS, on August 21, 2014, LESLIE H. WALKER, A SINGLE MAN, as Grantor(s), executed a Deed of Trust conveying to MICHAEL H. PATTERSON, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AFFILIATED BANK 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 2014-00011456, to which reference is herein made for all purposes.

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, September 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 S CALDERON SURVEY, A-136 CITY OF CHANDLER, HENDERSON COUNTY, TEXAS, BEING DESCRIBED AS LOT 25, BLOCK 4, OF GRIFFIN ESTATES, PHASE ONE, ACCORDING TO THE PLAT RECORDED IN CABINET E, SLIDE 383, OF THE PLAT RECORDS, HENDERSON COUNTY, TEXAS

Property Address: 300 HYDE PARK DRIVE
CHANDLER, TX 75758
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Mortgagee: THE VETERANS LAND BOARD OF THE STATE OF TEXAS
8950 CYPRESS WATERS BLVD
HOPEWELL, 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
1600 Fuller Ave., Suite 400
Irving, TX 75038

WITNESS MY HAND this day July 14, 2023

By: 
H. Gray Burks IV

Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for The Veterans Land Board of the State of
Texas

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 JUL 20 AM 8:41
MARY MARGARET WRIGHT
COUNTY CLERK
HENDERSON COUNTY, TEXAS

NATIONSTAR MORTGAGE LLC (CNE)
WALKER, LESLIE OF LESLIE
300 HYDE PARK DRIVE, CHANDLER, TX 75758

VA 494961238177
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WITNESS MY HAND this day July 14, 2023

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