

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: November 07, 2023

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE SOUTH ENTRANCE OF THE HENDERSON COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 03, 2014 and recorded in Document INSTRUMENT NO. 2014-00016058 real property records of HENDERSON County, Texas, with CONNIE A. BROWN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by CONNIE A. BROWN, securing the payment of the indebtednesses in the original principal amount of \$63,822.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

FILED FOR RECORD
2023 AUG 31 AM 8:14
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: _____

620 MCENTIRE RD
TRINIDAD, TX 75163

0000009619396

0000009619396

HENDERSON

EXHIBIT "A"

BEING ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND LOCATED IN THE N. ADDISON SURVEY, ABSTRACT NO. 17, IN THE CITY OF TRINIDAD, HENDERSON COUNTY, TEXAS, AND BEING PART OF BLOCK D OF THE D. C. LEGG ADDITION AND BEING THE SAME TRACT OF LAND DESCRIBED IN DEED FROM ROY L. MCGEE TO HAROLD DEACON AND WIFE, BONNIE DEACON RECORDED IN VOLUME 1708, PAGE 870 OF THE REAL PROPERTY RECORDS OF HENDERSON COUNTY, TEXAS AND BEING FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8 INCH IRON ROD AT THE SOUTHWEST CORNER OF THIS TRACT AND IN THE NORTH LINE OF THE TRINIDAD VOLUNTEER FIRE DEPARTMENT TRACT;

THENCE NORTH 07 DEGREES 35 MINUTES 00 SECONDS EAST, BASIS OF BEARINGS, 100.00 FEET TO A FOUND 5/8 INCH IRON ROD IN THE EAST LINE OF A TRACT DESCRIBED IN VOLUME 1725, PAGE 594;

THENCE SOUTH 82 DEGREES 40 MINUTES 56 SECONDS EAST, 147.98 FEET, TO A FENCE CORNER IN THE WEST LINE OF MCENTIRE ROAD;

THENCE SOUTH 08 DEGREES 13 MINUTES 51 SECONDS WEST, 100.00 FEET TO A FOUND 5/8 INCH IRON ROD;

THENCE NORTH 82 DEGREES 41 MINUTES 01 SECONDS WEST, 146.85 FEET, TO THE POINT OF BEGINNING AND CONTAINING 14791.50 SQUARE FEET OR 0.34 ACRES OF LAND.

FILED FOR RECORD

2023 AUG 24 AM 8:34

MARY MARGARET WRIGHT
COUNTY CLERK
HENDERSON COUNTY, TEXAS

0000009879537

9501 COUNTY ROAD 3622
MURCHISON, TX 75778

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: November 07, 2023

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE SOUTH ENTRANCE OF THE HENDERSON COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 14, 2022 and recorded in Document CLERK'S FILE NO. 2022-00013372 real property records of HENDERSON County, Texas, with JOHNATHAN M WYNN A SINGLE MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

Obligations Secured. Deed of Trust or Contract Lien executed by JOHNATHAN M WYNN A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$279,837.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CMG MORTGAGE, INC. 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. CENLAR FSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CENLAR FSB
425 PHILLIPS BLVD
EWING, NJ 08618



10/10/10

10/10/10

10/10/10

10/10/10

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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead SHARON ST. PIERRE, SHERYL LAMONT, HARRIETT FLETCHER OR ROBERT LAMONT 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: _____

00009879537

HENDERSON

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN HENDERSON COUNTY, STATE OF TEXAS, ON THE CLEVELAND ROBB SURVEY, A-685, AND BEING ALL OF THE CALLED 1.0001 ACRE TRACT CONVEYED TO SAM D. SCOTT AND RHONDA SCOTT, BY KURK LANEY AND DONNA LANEY, BY WARRANTY DEED DATED OCTOBER 27, 2017, AND RECORDED UNDER INSTRUMENT NUMBER 2017-00016566, OF THE HENDERSON COUNTY OFFICIAL RECORDS. SAID LOT, TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A RAILROAD SPIKE FOUND FOR CORNER AT THE NORTHEAST CORNER OF THE CALLED 1.0001 ACRE TRACT AND IN THE PAVEMENT OF COUNTY ROAD NO. 3622, FROM WHENCE A 1/2" IRON ROD FOUND WITH A PLASTIC CAP STAMPED SAXON 5669 AT A FENCE CORNER BEARS SOUTH 87 DEGREES 59 MINUTES 17 SECONDS WEST 22.73 FEET;

THENCE SOUTH 02 DEGREES 15 MINUTES 22 SECONDS EAST ALONG THE EAST LINE OF THE CALLED 1.0001 ACRE TRACT AND THE SAID COUNTY ROAD NO. 3622, 207.97 FEET TO A RAILROAD SPIKE FOUND FOR CORNER AT THE SOUTHEAST CORNER OF THE CALLED 1.0001 ACRE TRACT AND AT THE NORTHEAST CORNER OF THE KURK LANEY 3.03 ACRE TRACT RECORDED UNDER INSTRUMENT NO. 2011-00013759, OF THE HENDERSON COUNTY OFFICIAL RECORDS, FROM WHENCE AN IRON ROD FOUND BEARS SOUTH 87 DEGREES 38 MINUTES 55 SECONDS WEST 23.03 FEET;

THENCE SOUTH 87 DEGREES 47 MINUTES 10 SECONDS WEST 209.47 FEET TO A 1/2" IRON ROD FOUND FOR CORNER IN A FIELD AT THE SOUTHWEST CORNER OF THE CALLED 1.0001 ACRE TRACT AND AT THE NORTHWEST CORNER OF SAID KURK LANEY 3.03 ACRE TRACT;

THENCE NORTH 02 DEGREES 12 MINUTES 43 SECONDS WEST 207.83 FEET TO A 1/2" IRON ROD FOUND WITH A PLASTIC CAP STAMPED SAXON 5669 AT THE NORTHWEST CORNER OF THE CALLED 1.0001 ACRE TRACT, 1.50 FEET NORTH OF A FENCE CORNER;

THENCE NORTH 87 DEGREES 44 MINUTES 55 SECONDS EAST ALONG THE NORTH LINE OF THE CALLED 1.0001 ACRE TRACT 209.31 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.999 OF AN ACRE OF LAND OF WHICH 0.109 OF AN ACRE LIES IN COUNTY ROAD NO. 3622.

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: **November 15, 2018**
Grantor(s): **David M. Bowen, Sr., a single man**
Original Mortgagee: **Mortgage Electronic Registration Systems, Inc., as nominee for CMG Mortgage, Inc. dba CMG Financial**
Original Principal: **\$174,775.00**
Recording Information: **2018-00016354**
Property County: **Henderson**
Property:

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE MIGUEL CORTINAS SURVEY A-5, HENDERSON COUNTY, TEXAS, BEING ALL OF LOT 10, BLOCK 3 AND A PORTION OF LOT 11, BLOCK 3 OF THE CHEROKEE ESTATES SUBDIVISION AS SHOWN OF RECORD IN CABINET D, SLIDE 10 OF THE PLAT RECORDS OF HENDERSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 1.95 ACRE TRACT DESCRIBED BY DEED RECORDED IN INSTRUMENT 2018-00003031 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 ON A FOUND 1/2" IRON ROD FOR THE NORTHEAST CORNER OF THIS TRACT AND THE ABOVE MENTIONED LOT 10 LOCATED ON THE WEST LINE OF CHEROKEE DRIVE, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 9;THENCE WITH SAID WEST LINE AND THE LINE OF DIRECTIONAL CONTROLS 00° 01' 30" W 250.05 FEET TO A FOUND 1/2" IRON ROD FOR THE SOUTHEAST CORNER OF THIS TRACT;THENCE S 89° 02' 05" W 208.00 FEET TO A FOUND 1/2" IRON ROD FOR SOUTHWEST CORNER OF THIS TRACT;THENCE N 03° 50' 07" E 75.49 FEET TO A FOUND 1/2" IRON ROD FOR THE SOUTHWEST CORNER OF LOT 10 AND THE NORTHWEST CORNER OF LOT 11;THENCE N 03° 59' 44" E 174.87 FEET TO A FOUND 1/2" IRON ROD FOR THE NORTHWEST CORNER OF LOT 10 AND THE SOUTHWEST CORNER OF LOT 9;THENCE N 88° 51' 46" E 190.88 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.14 ACRES OF LAND.

Property Address: **5026 Cherokee Drive
Chandler, TX 75758**

MORTGAGE SERVICING INFORMATION:

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

FILED FOR RECORD
2023 SEP 21 AM 9:04
MARY MARGARET WRIGHT
COUNTY CLERK
HENDERSON COUNTY, TEXAS

Current Mortgagee: **Lakeview Loan Servicing, LLC**
Mortgage Servicer: **Flagstar Bank**
Mortgage Servicer **5151 Corporate Drive**
Address: **Troy, MI 48098**

SALE INFORMATION:

Date of Sale: **November 7, 2023**
Time of Sale: **10:00 AM or within three hours thereafter.**
Place of Sale: **THE SOUTH ENTRANCE PORCH OF THE HENDERSON COUNTY
COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S
OFFICE**
Substitute Trustee: **Randy Daniel, Cindy Daniel, Jim O'Bryant, Padgett Law Group, Michael J. Burns, or
Jonathan Smith, any to act**
Substitute Trustee Address: **546 Silicon Dr., Suite 103
Southlake, TX 76092
TXAttorney@PadgettLawGroup.com**

APPOINTMENT OF SUBSTITUTE TRUSTEE:

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 is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place, any to act, those substitute trustees identified in the SALE INFORMATION section of this notice, whose address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) 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 are declared immediately due and payable.

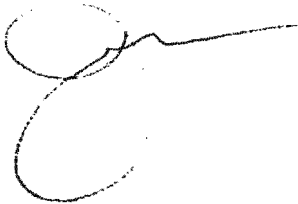
WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; 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 is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, 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 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 imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the 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 sold "AS-IS", purchaser's 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 interest 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.
5. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.



Jennifer K. Chacko

CERTIFICATE OF POSTING

My name is Randy Daniel, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on 9-21-03, I filed at the office of the Henderson County Clerk to be posted at the Henderson County courthouse this notice of sale.

Declarant's Name: Randy Daniel
Date: 9-21-03

Padgett Law Group
546 Silicon Dr., Suite 103
Southlake, TX 76092
TXAttorney@PadgettLawGroup.com
(850) 422-2520

FILED FOR RECORD
2023 OCT 16 AM 11:09
MARY HARRIS
COUNTY CLERK
HENDERSON COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS *
* KNOW ALL MEN BY THESE PRESENTS
COUNTY OF HENDERSON *

WHEREAS, by Deed of Trust, dated **MARCH 22, 2019**, filed for record with the County Clerk of **HENDERSON** County, Texas, Instrument #**2019-00004052** of the Deed Records of **HENDERSON** County, Texas, executed by **RAD QUARRINGTON**, to **CHARLES C. GUMM, III** or **CARRIE WAIBEL**, as Trustee, Lender for **FIRST FUNDING INVESTMENTS INC**, the property situated in the County of **HENDERSON**, Texas, to wit:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE J. MORALES SURVEY, A-484, AND BEING KNOWN S LOTS 11, 12, 50 AND 51, OF THE FORGOTTEN ACRES SUBDIVISION AS SHOWN IN PLAT RECORDED CABINET D, SLIDE 50 OF THE PLAT RECORDS OF HENDERSON COUNTY, TEXAS.
aka: 19865 Leisureland Rd., Mabank, TX 75156.

(herein the "Property") to secure the one certain Promissory Note therein described in the original principal amount of **\$168,500.00** executed by **RAD QUARRINGTON**, and made payable to First Funding Investments, Inc.;

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of **RANDY DANIEL, CINDY DANIEL, JIM O'BRYANT, SHARON ST. PIERRE OR DAVID GARVIN**, as Substitute Trustee, in the aforesaid Deed of Trust said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced herein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy same.

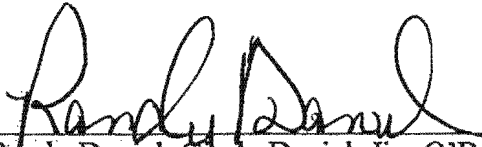
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, 7th day of NOBEMBER, 2023**, being the first Tuesday of such month, at the county courthouse of **HENDERSON County, Texas**, the substitute Trustee will sell the Property at public venue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness.

The sale will take place at the **Henderson County Courthouse**, or in the area designated by the Commissioners Court of such County, pursuant to 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

NOTICE IS FURTHER GIVEN that the foreclosure sale will occur between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m. I will sell said real estate at the area of the County Courthouse in **HENDERSON** County for such sales, to the highest bidder for cash. Said sale will begin at **10:00 o'clock A.M.**, or not later than three (3) hours thereafter.

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

WITNESS MY HAND this 13th day of OCTOBER, 2023.



Randy Daniel, Cindy Daniel, Jim O'Bryant, Sharon St. Pierre or David Garvin
as Substitute Trustee

FOR INFORMATION CONTACT: 8101 Boat Club Road, Suite 320,
Fort Worth, TX 76179

NOTICE OF TRUSTEE'S SALE
BY SUBSTITUTE TRUSTEE

WHEREAS, on NOVEMBER 18, 2021, ISAAC OSEAS RANGEL and JAZMIN CADENA, executed a Deed of Trust conveying to TERESA A. MYERS, Trustee, the Real Estate hereinafter described, to secure WCP RETIREMENT PLAN, in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 2021-00022604, of the Deed of Trust Records of Henderson County, Texas; and

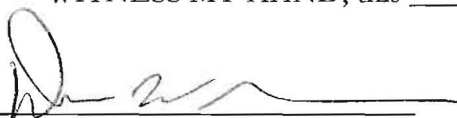
WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owners and holders of said debt have requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 7TH day of NOVEMBER, 2023, between ten o'clock a.m. and one o'clock p.m., I will sell said Real Estate at the steps of the Henderson County Courts Building, 100 E. Tyler Street, Athens, Texas, which is the place designated by the Henderson County Commissioner's Court, to the highest bidder for cash.

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

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, AND SITUATED IN THE N. ADDISON SURVEY, A-17, HENDERSON COUNTY, TEXAS, AND BEING DESCRIBED AS LOT NOS. 5 & 6, BLOCK NO. 2, D.C. LEGG ADDTION ACCORDING TO THE PLAT RECORDED IN VOLUME 1,, PAGE 72 AND CABINET A. SLIDE 53, PLAT RECORDS OF HENDERSON COUNTY, TEXAS. ALSO KNOWN 411 MCENTIRE ROAD, TRINIDAD, TEXAS 75163.

WITNESS MY HAND, this 16 day of OCTOBER, 2023.



DARRIN W. STANTON, Substitute Trustee

FILED FOR RECORD
2023 OCT 16 PM 3:58
MARY MARGARET WRIGHT
COUNTY CLERK
HENDERSON COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD
2023 OCT 16 PM 3:51
MARY HARTWELL WRIGHT
COUNTY CLERK
HENDERSON COUNTY, TEXAS

DATE: October 11, 2023

DEED OF TRUST:

Date: September 17, 2018

Grantor: Kenneth R. Adams

Beneficiary: William E. Adcock, JR

Trustee: Kimberly Conaway

RECORDING INFORMATION: Instrument Number 2018-00013238 of the General Deed with Vendors's Lien and Instrument Number 2018-00013239 Deed of Trust OF THE DEED RECORDS, HENDERSON COUNTY, TEXAS (ACCNT#: R000080074)

Property:

LOTS 8, 9 AND NORTHEASTERLY 1/2 OF LOT 10, BLOCK A, TWIN OAKS ESTATES, SECTION 2, ACCORDING TO THE PLAT RECORDED IN CABINET 2, SLIDE 340 AND VOLUME 8, PAGE 65, OF THE PLAT RECORDS OF HENDERSON COUNTY, TEXAS. (ACCT#: R000080074)

NOTE:

Date: September 17, 2018

Amount: FORTY THREE THOUSAND AND 00/100 (\$43,000.00) DOLLARS

Debtor: Kenneth R. Adams

Holder: William E. Adcock, JR

DATE OF SALE OF PROPERTY (FIRST TUESDAY OF THE MONTH):

November 7, 2023

EARLIEST TIME OF SALE OF PROPERTY (BETWEEN 10:00 AM AND 4:00 PM)

10:00 A.M.

PLACE OF SALE OF PROPERTY:

The South Door, Courthouse Square of the Courthouse of the said County, in the City of Athens, Texas.

Because of default in performance of the obligations of the Deed of Trust, Trustee, or a duly appointed Substitute Trustee, will sell the Property by public auction to the highest bidder for cash at

the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after time.

Kimberly Conaway
Kimberly Conaway, Trustee

ACKNOWLEDGEMENT

THE STATE OF TEXAS,
COUNTY OF Cherokee

This instrument was acknowledged before me on October 11, 2023 by Kimberly Conaway.



Jeanne Sue Lustig
Notary Public, State of Texas

APPOINTMENT OF SUBSTITUTE TRUSTEE

FILED FOR RECORD
2023 OCT 16 PM 3:50
MARY MARGARET WRIGHT
COUNTY CLERK
HENDERSON COUNTY, TEXAS

DEED OF TRUST

DATED: October 11, 2023

Kenneth R. Adams

RECORDED IN: Instrument Number 2018-00013239

PROPERTY COUNTY: Henderson

The undersigned as mortgagee, or as mortgage servicer for the mortgagee under Texas Property Code Sec.51.0075, does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead Douglas Conaway, 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. William E. Adcock, JR

William E. Adcock JR

William E. Adcock, JR

ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF CHEROKEE

This instrument was acknowledged before me on the 11 day of October, 2023. Before me appeared WILLIAM E. ADCOCK JR.



Jeanne Sue Lustig

Notary Public in and for the State of Texas

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

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

107 Elk Cove Drive, Mabank, TX 75156

The real property more particularly described on Exhibit "A" attached hereto and made a part hereof, together with the rights, appurtenances and improvements thereto and certain other personal property as more particularly described in the Deed of Trust referenced herein.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust (herein so called) executed by **Chasity Renee Lee** ("Borrower") to **Julie Pettit**, Trustee for the benefit of **APFSDEMM, Inc.**, covering the property described above. The Deed of Trust is dated **5/16/2018**, and is recorded under **Instrument #2018-00007993** of the 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: **11/7/2023** (the first Tuesday of said Month)

Time: The sale shall begin no earlier than **10:00 A.M.** or no later than three hours thereafter. The sale shall be completed by no later than **1:00 P.M.**

Place: **The sale will take place at the HENDERSON County Courthouse at the place designated by the HENDERSON County Commissioner's Court** (if no such place is so designated, the sale will take place in the area where this Notice is posted)

The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale 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 rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

4. 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 day the property is sold.

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 nature and extent of such matters if any.

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

FILED FOR RECORD
2023 OCT 17 AM 10:04
MARY MARGARET WRIGHT
COUNTY CLERK
HENDERSON COUNTY, TEXAS

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.

5. Type of Sale. The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust.

6. 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 (a) the unpaid principal and interest owing on that certain note (the "Note") dated 5/16/2018, in the original principal amount of \$71,059.25, executed by Borrower, and payable to the order of APFSDEMM, Inc.; (b) and all renewals, modifications and extensions of the note; and (c) any and all present and future indebtedness of Borrower to APFSDEMM, Inc. and/or READY MORTGAGE CORP. READY MORTGAGE CORP. is the current owner and holder of the Note and the Obligations and is the beneficiary under the Deed of Trust. READY MORTGAGE CORP. is also the current Lender (Mortgagee) Servicer of the Note.


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

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

READY MORTGAGE CORP.
Attention: Craig Pettit
301 S. Sherman Street, Ste. 117
Richardson, Texas 75081
Telephone: (972) 336-3339

7. Default and Request To Act. Default has occurred under the Deed of Trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person as substitute trustee to conduct the sale.

DATED: 10/17/2023


Mary Bahena, Substitute Trustee

301 S. Sherman Street, Ste. 117
Richardson, Texas 75081
Telephone: 972-336-3339
Fax: 972-421-1994

EXHIBIT "A"

107 Elk Cove Drive, Mabank, TX 75156

Property Legal Description

**LOTS 231, 232 & 233, OAK HARBOR, ACCORDING TO THE PLAT
RECORDED IN VOLUME 7, PAGE 17 AND CABINET B, SLIDE 122, PLAT
RECORDS, HENDERSON COUNTY, TEXAS.**

THE STATE OF TEXAS §
§
COUNTY OF HENDERSON §

AFFIDAVIT OF POSTING

Definitions

Affiant: Michael Collins
(Printed Name)

Posting Date: 10/17/2023

Notice: Notice of Foreclosure Sale, a true and correct copy of which is attached hereto and incorporated herein by reference.

Property: 107 Elk Cove Drive, Mabank, TX 75156

Property County: HENDERSON

Authorized
Trustee or Substitute: TRUSTEE or Craig Pettit, Mary Bahena or Michael Collins

BEFORE ME, the undersigned authority, on the date set forth below, personally appeared Affiant who, after first being duly sworn by me according to law, upon oath deposed and said:

"My name is that of Affiant. I am duly authorized and competent to make this Affidavit. The facts and matters set forth in this Affidavit are within my personal knowledge, and they are all true and correct."

"On or before the Posting Date, at the request of Authorized Trustee, I posted a copy of the Notice at the officially designated place of the Property County where notices of Trustee Sales are customarily posted and I filed a duplicate of the Notice with the county clerk office of the Property County on that same day."

Affiant:

[Signature]

STATE OF TEXAS §
COUNTY OF Henderson

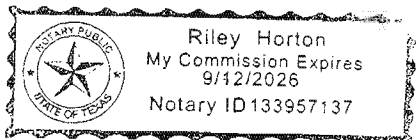
On this 17 day of October, 2023 before me the undersigned, a Notary Public in and for said State, personally appeared Michael Collins known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the foregoing instrument and acknowledged that (s)he executed the same in the capacity represented.

WITNESS my hand and official seal.

(Reserved for official seal)

Signature: [Signature]
Riley Horton
Name (typed or printed)

My Commission expires: 9/12/26



NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Deed of Trust. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the following described deed of trust:

| | | |
|------------------------|--|--|
| Date: | April 7, 2008 | FILED FOR RECORD 2023 OCT 10 AM 10: 24 MARY MARGARET WRIGHT COUNTY CLERK HENDERSON COUNTY, TEXAS |
| Grantor(s): | Bobby and Cheryl Parks | |
| Beneficiary: | D. Wayne Woodring | |
| Substitute Trustee: | Drew Gillen | |
| Recording Information: | Deed of Trust recorded in Document Number 2008-005541, of the Official Public Records of Henderson County, Texas | |

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

All that certain lot, tract or parcel of land situated in Henderson County, Texas, being part of Lot 3, of Oak Trail Shores Addition, according to a plat thereof recorded in Cabinet C, Slide 344 of the Plat 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: | November 7, 2023 |
| Time: | The sale shall begin no earlier than 1:00 p .m. or no later than three (3) hours thereafter. The sale shall be completed by no later than 4:00 p.m. |
| Place: | Henderson County Courthouse in Athens, Texas, at the following location: In the area of the Henderson County Courthouse designated by the Henderson County Commissioner's Court as the area where foreclosure sales take place. |

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale 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 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.

4. 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 other matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

A purchaser at the sale of the Property “acquires the Property “AS IS” without any expressed or implied warranties” (except as to the warranties of title from the grantor identified in the deed of trust described below). Any purchaser acquires the Property “at the purchaser’s own risk.” Texas Property Code §51.009. Nothing set forth in this Notice is an express or implied representation or warranty regarding the Property, all of which are specifically disclaimed by the undersigned and by the beneficiary of the herein described deed of trust.

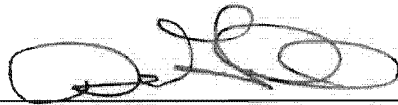
5. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed Bobby and Cheryl Parks . The deed of trust is dated April 7, 2008, and is recorded in the office of the County Clerk of Henderson County, Texas, in Document Number 2008-005541, of the Official Public Records of Henderson County, Texas.

6. 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 May 1, 2008 promissory note in the original principal amount of \$13,400.00, executed by Bobby and Cheryl Parks , and payable to the order of D. Wayne Woodring; (2) all renewals and extensions of the note; (3) all interest, late charges, fees and other expenses payable under said note on the herein described deed of trust; and (4) all other debts and obligations described in the deed of trust (including all debts secured by any cross-collateralization clause in the deed of trust). D. Wayne Woodring 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 903-581-8600.

7. Default and Request to Act. Default has occurred under the deed of trust, 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: October 9, 2023.



Drew Gillen, Trustee
2381 Oak Alley
Tyler, Texas 75703
Tel: (903) 581-8600
Fax: (903) 581-8790