

610 WOFFORD ST  
ATHENS, TX 75751

FILED FOR RECORD

2023 NOV 13 AM 9:18

MARY MARGARET WRIGHT  
COUNTY CLERK  
HENDERSON COUNTY, TEXAS

00000009934134

**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: December 05, 2023

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

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

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 16, 2020 and recorded in Document CLERK'S FILE NO. 2020-00018521 real property records of HENDERSON County, Texas, with TY L HENDERSON A SINGLE WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by TY L HENDERSON A SINGLE WOMAN, securing the payment of the indebtednesses in the original principal amount of \$147,250.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note ONSLOW BAY FINANCIAL LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o FLAGSTAR BANK, NA  
5151 CORPORATE DRIVE  
TROY, MI 48098



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

610 WOFFORD ST  
ATHENS, TX 75751

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HENDERSON



ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE R. A. CLARK SURVEY, A-171, HENDERSON COUNTY, TEXAS, AND BEING DESCRIBED AS LOT NO. 22, WOODLAND SPRINGS, ACCORDING TO THE PLAT RECORDED IN CABINET G. SLIDE 35, PLAT RECORDS OF HENDERSON COUNTY, TEXAS.

**Notice of Trustee's Sale**

Date: November 13, 2023

Trustee: Stephen A. Beal

Substitute Trustee: Paloma Ortega

Street Address for Trustee: PO Box 195607, Dallas County, Texas 75219

Current Owner and Holder of the Note and Deed of Trust: SENDERO Residential, L.L.C.

FILED FOR RECORD  
2023 NOV 13 AM 11:58  
MARY HANNA SHELTON  
COUNTY CLERK  
HENDERSON COUNTY, TEXAS

Obligation: Real Estate Lien Note dated December 8, 2021, from Maker, Stormy Lynn Sawyer and Paul Lawrence Richardson III to Payee, SENDERO Residential, L.L.C., in the original principal amount of \$62,500.00

**Deed of Trust**

Date: December 8, 2021

Recording Information: Filed on December 13, 2021, and recorded under document number -202100023865 Official Public Records of HENDERSON County, Texas

Grantor: Stormy Lynn Sawyer and Paul Lawrence Richardson III

Trustee: Stephen A. Beal

Beneficiary: SENDERO Residential, L.L.C.

Property: Lot 1, Block 3, Fairview East Addition, City of Athens, County of Henderson, Texas, known as 306 Broadmore St. Athens, TX 75751

Date of Sale (first Tuesday of month): December 5, 2023

Time of Sale: The sale will begin no earlier than 10:00 AM, and no later than three hours thereafter.

Place of Sale: Henderson County Courthouse

Default has occurred under the Deed of Trust. The current owner and holder of the Real Estate Lien Note and the Deed of Trust has instructed the Trustee to offer the Property for sale toward the satisfaction of the Real Estate Lien Note, by a nonjudicial foreclosure sale in accordance with the power of sale granted by the Deed of Trust.

**Notice is given that on the Date of Sale, the Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS", without any express or implied warranties, except warranties of title.**



*Terms of Sale.* The sale will be conducted as a public auction to the highest bidder. If the highest bidder is someone other than the Lender, the purchase price will be payable in cash or its equivalent, at the discretion of the Trustee, and will be payable immediately on acceptance of the bid by the Trustee. If the Lender is the highest bidder, payment will be by a credit on the Obligation, as permitted by the Deed of Trust.

Those persons and entities desiring to purchase the Property at the public auction, other than the Lender, will need to demonstrate their ability to pay cash on acceptance of the bid by the Trustee.

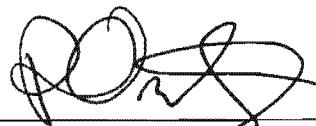
The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the Property that has been released from the lien of the Deed of Trust, as shown in the public records of the county where the Property is located. Prospective bidders are strongly urged to examine the applicable public records to determine the nature and extent of such matters, if any.

The Trustee may sell the Property in one or more parcels and/or 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.

"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 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."



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Paloma Ortega, Substitute Trustee

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**T.S. No.:** 2231004107

**DATE:** November 8, 2023

**NOTE:** Promissory Note described as follows:

<b>Date:</b>	10/24/2022
<b>Debtor(s):</b>	Kiobo Clinton
<b>Original Creditor:</b>	Wideman Investments, LLC
<b>Original Principal Amount:</b>	\$7,400.00
<b>Current Holder:</b>	Wideman Investments, LLC

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

**DEED OF TRUST:** Deed of Trust described as follows:

<b>Date:</b>	10/24/2022
<b>Grantor:</b>	Kiobo Clinton
<b>Trustee:</b>	Brian Wideman
<b>Current Beneficiary:</b>	Wideman Investments, LLC
<b>Recorded:</b>	11/15/2022, as Instrument No.: 2022-00020958, In the County of Henderson, State of Texas

**LENDER:** Wideman Investments, LLC

**BORROWER:** Kiobo Clinton

**PROPERTY:** The real property described as follows:

**Lot 181, Section B, Cherokee Shores Subdivision as recorded per plat recorded in, Public Records of Henderson County, Texas.**

**Kiowa Dr, MaBank, TX 75156**

**SUBSTITUTE TRUSTEE: Jim Mills, Susan Mills, Ed Henderson, George Hawthorne, Andrew Mills-Middlebrook, Carrie Jones**

Substitute Trustee's Mailing Address: One West Deer Valley Rd., Ste 103, Phoenix, Arizona 85027

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

**12/5/2023**, the first Tuesday of the month, to commence at **10:00 AM** (or within 3 hours after).

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

On the porch to the south entrance of the Henderson County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

**RECITALS**

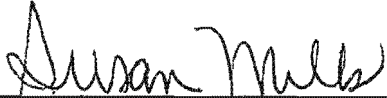
Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold **AS IS, WHERE IS, AND WITH ALL FAULTS**.

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.

Notice of Sale executed by:



Jim Mills, Susan Mills, Ed Henderson, George Hawthorne, Andrew Mills-Middlebrook, Carrie Jones, Trustee

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

T.S. No.: 2231004109

DATE: November 8, 2023

NOTE: Promissory Note described as follows:

Date:	2/24/2022
Debtor(s):	Leviticus Williams
Original Creditor:	Wideman Investments, LLC
Original Principal Amount:	\$6,400.00
Current Holder:	Wideman Investments, LLC

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

DEED OF TRUST: Deed of Trust described as follows:

Date:	2/24/2022
Grantor:	Leviticus Williams
Trustee:	Brian Wideman
Current Beneficiary:	Wideman Investments, LLC
Recorded:	3/4/2022, as Instrument No.: 2022-00003932, In the County of Henderson, State of Texas

LENDER: Wideman Investments, LLC

BORROWER: Leviticus Williams

PROPERTY: The real property described as follows:

**Lot 814, Section E, Cherokee Shores Subdivision as recorded per plat recorded in, Public Records of Henderson County, Texas.**

**Coahoma St, Mabank, TX 75156**

**SUBSTITUTE TRUSTEE: Jim Mills, Susan Mills, Ed Henderson, George Hawthorne, Andrew Mills-Middlebrook, Carrie Jones**

Substitute Trustee's Mailing Address: One West Deer Valley Rd., Ste 103, Phoenix, Arizona 85027

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

12/5/2023, the first Tuesday of the month, to commence at 10:00 AM (or within 3 hours after).

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

On the porch to the south entrance of the Henderson County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

**RECITALS**

Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

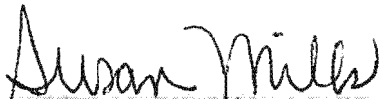
Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.



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.

Notice of Sale executed by:



Jim Mills, Susan Mills, Ed Henderson, George Hawthorne, Andrew Mills-Middlebrook, Carris Jones, Trustee

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**T.S. No.:** 2231004108

**DATE:** November 8, 2023

**NOTE:** Promissory Note described as follows:

<b>Date:</b>	1/31/2021
<b>Debtor(s):</b>	Leslie Bacon
<b>Original Creditor:</b>	Wideman Investments, LLC
<b>Original Principal Amount:</b>	\$5,400.00
<b>Current Holder:</b>	Wideman Investments, LLC

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

**DEED OF TRUST:** Deed of Trust described as follows:

<b>Date:</b>	1/31/2021
<b>Grantor:</b>	Leslie Bacon
<b>Trustee:</b>	Brian Wideman
<b>Current Beneficiary:</b>	Wideman Investments, LLC
<b>Recorded:</b>	3/29/2021, as Instrument No.: 2021-00005524, In the County of Henderson, State of Texas

**LENDER:** Wideman Investments, LLC

**BORROWER:** Leslie Bacon

**PROPERTY:** The real property described as follows:

**Lots 856, Section E, Cherokee Shores Subdivision, as shown on the plat map  
Volume D, page 24, recorded in Clerk's Office, Henderson County, Texas.**

**Coahoma St, Mabank, TX 75156**

**SUBSTITUTE TRUSTEE: Jim Mills, Susan Mills, Ed Henderson, George Hawthorne, Andrew Mills-Middlebrook, Carrie Jones**

Substitute Trustee's Mailing Address: One West Deer Valley Rd., Ste 103, Phoenix, Arizona 85027

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

12/5/2023, the first Tuesday of the month, to commence at 10:00 AM (or within 3 hours after).

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

On the porch to the south entrance of the Henderson County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

**RECITALS**

Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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.

Notice of Sale executed by:



\_\_\_\_\_  
Jim Mills, Susan Mills, Ed Henderson, George Hawthorne, Andrew Mills-Middlebrook,  
Carrie Jones, Trustee

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

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

FILED FOR RECORD  
2023 NOV - 2 AM 10:42  
HARRY WRIGHT  
COUNTY CLERK  
HENDERSON COUNTY, TEXAS

Matter No.: 117554-TX

Date: October 31, 2023

County where Real Property is Located: Henderson

ORIGINAL MORTGAGOR: WILLIAM D. ROBINSON, A SINGLE PERSON

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR NTFN, INC. DBA PREMIER NATIONWIDE LENDING, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST M

MORTGAGE SERVICER: Carrington Mortgage Services, LLC

DEED OF TRUST DATED 9/12/2012, RECORDING INFORMATION: Recorded on 9/13/2012, as Instrument No. 2012-00012117 and later modified by a loan modification agreement recorded as Instrument 2019-00010038 on 07/24/2019

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND WITHIN THE E. MORA SURVEY, ABSTRACT NO. 539, HENDERSON COUNTY, TEXAS, AND BEING ALL OF TRACT ONE CALLED 2.635 ACRE TRACT, TRACT TWO CALLED 0.835 ACRE TRACT AND TRACT THREE CALLED 0.557 ACRE TRACT ALL DESCRIBED IN DEED FROM RONNIE COOK AND WIFE, BLANCA COOK TO KEVIN E. COOK AND WIFE, ANGELA COOK, DATED NOVEMBER 22, 2002 AND RECORDED IN VOLUME 2246 ON PAGE 578 OF THE DEED RECORDS OF HENDERSON COUNTY, TEXAS, AND THIS 4.234 ACRE TRACT MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **12/5/2023**, the foreclosure sale will be conducted in **Henderson County** in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **10:00 AM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

Carrington Mortgage Services, LLC is acting as the Mortgage Servicer for WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST M who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Carrington Mortgage Services, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:



Matter No.: 117554-TX


WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST  
M

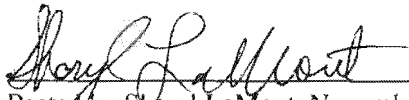
c/o Carrington Mortgage Services, LLC  
1600 South Douglass Road, Suite 200-A  
Anaheim, California 92806

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

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE RANDY DANIEL, CINDY DANIEL, JIM O'BRYANT, ROBERT LAMONT, SHERYL LAMONT, HARRIETT FLETCHER, SHARON ST. PIERRE, PAUL A. HOEFKER** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 2950 North Loop West, Suite 500, Houston, TX 77092, Phone: (713) 293-3618.

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

By:   
\_\_\_\_\_  
Paul A. Hoefker, Attorney  
Aldridge Pite, LLP  
8880 Rio San Diego Drive, Suite 725  
San Diego, California 92108

  
\_\_\_\_\_  
Posted by Sheryl LaMont, November 2, 2023.

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



**EXHIBIT "A" TS# 117554-TX**

All that certain lot, tract or parcel of land within the E. Mora Survey, Abstract No. 539, Henderson County, Texas, and being all of Tract One called 2.635 acre tract, Tract two called 0.835 acre tract and Tract three called 0.557 acre tract all described in Deed from Ronnie Cook and wife, Blanca Cook to Kevin E. Cook and wife, Angela Cook, dated November 22, 2002 and recorded in Volume 2246 on Page 578 of the Deed Records of Henderson County, Texas, and this 4.234 acre tract being more completely described as follows:

**BEGINNING** at an Iron Spike set for corner at the Southeast corner of the above mentioned called 2.635 acre tract, in the South line of the E. Mora Survey, Abstract No. 539 and the North line of the Charles B. Jennings Survey, Abstract No. 412, Henderson County, Texas, from which a 1/2" Iron Rod set for reference bears North 89 deg. 51 min. 13 sec. West - 37.00 feet, a 1/2" Iron Pipe found bears North 02 deg. 21 min. 40 sec. West - 12.61 feet, a 1/2" Iron Rod bears North 09 deg. 58 min. 22 sec. West - 13.79 feet, and a 22" Sweet gum bears North 52 deg. 26 min. West-45.8 feet.;

**THENCE** North 89 deg. 51 min. 13 sec. West, with the South line of said E. Mora Survey, Abstract No. 539, a distance of 398.37 feet to a Point for the Southwest corner of said called 2.535 acre tract, in the centerline of a small creek, also being an inner ell corner of a called 13.383 acre tract described in Deed to Charles E. Stringer and wife Melissa R. Stringer, recorded in Volume 1913 on Page 855 of the Deed Records of Henderson County, Texas, from which a 1/2" Iron Rod found for reference and the Northwest corner (:) of a called 37.175 acre tract described in Deed to James W. Walker and wife, Violet L. Walker, recorded in Volume 1999 on Page 330 of the Deed Records of Henderson County, Texas, bears South 89 deg. 51 min. 13 sec. East - 30.66 feet;

**THENCE** with the meanders of a small creek, and along the West line of said called 2.635 acre tract and the West line of said called 0.557 acre tract and the West line of said called 0.835 acre tract, and the East line of said called 13.383 acre tract, and the East line of a called 2.597 acre tract described in Deed to James P. Preston, recorded in Volume 1775 on Page 122 of the Deed Records of Henderson County, Texas, as follows:

North 17 deg. 10 min. 19 sec. West a distance of 91.30 feet,  
North 28 deg. 19 min. 44 sec. East a distance of 105.16 feet,  
North 01 deg. 58 min. 12 sec. East a distance of 79.14 feet,  
North 42 deg. 37 min. 27 sec. East a distance of 23.80 feet,  
North 21 deg. 55 min. 12 sec. East a distance of 44.52 feet,  
North 63 deg. 51 min. 52 sec. East a distance of 74.14 feet,  
North 34 deg. 50 min. 10 sec. East a distance of 60.28 feet,  
North 40 deg. 45 min. 33 sec. East a distance of 45.48 feet,  
North 04 deg. 55 min. 56 sec. East a distance of 108.85 feet,  
North 09 deg. 11 min. 12 sec. West a distance of 76.10 feet to a Point for corner in the centerline of said small creek, at the Northwest corner of said Tract two called 0.835 acre tract, from which a 1/2" Iron Rod set for reference bears North 88 deg. 53 min. 15 sec. East - 25.00 feet and a 5/8" Iron Rod found for reference bears South 88 deg. 53 min. 15 sec.

West - 25:84 feet;

TS# 117554-TX

**THENCE North 88 deg. 53 min. 15 sec. East a distance of 189.47 feet to an Iron Spike set for corner in the East edge of the pavement of Stuart Street, at the Northeast corner of said Tract two called 0.835 acre tract, from which a 1/2" Iron Rod set for reference bears S 88 deg. 53 min. 15 sec. West - 28.00 feet;**

**THENCE South 01.deg. 38 min. 00 sec. East a distance of 238.74 feet to a P.K. Nail found for corner at the Northwest corner of a called 3.729 acre tract described in Deed to John Darren Parker, recorded in Volume 1975 on Page 231 of the Deed Records of Henderson County, Texas, and the Southwest corner of a called 2.00 acre tract described in Deed to Regina Holcomb, recorded in Volume 1939 on Page 885 of the Deed Records of Henderson County, Texas, from which a Cross tie fence corner post found for reference bears South 80 deg. 27 min. East - 21.7 feet;**

**THENCE South 02 deg. 21 min. 40 sec. East a distance of 384.25 feet to the PLACE OF BEGINNING AND CONTAINING 4.234 ACRE OF LAND of which 0.447 acres lies within the right-of-way of Stuart Street.**

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

**NOTICE OF SALE**

**PURSUANT TO AUTHORITY** conferred upon the Trustee by that certain Deed of Trust dated October 12, 2021, executed by **AMANDA LOUANN GRACE MULLIN A/K/A AMANDA LOUANN GRACE MULLIN, A SINGLE PERSON, AND LISA TAYLOR MULLIN, A SINGLE PERSON**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21<sup>ST</sup> MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2021-00019776, Official Public Records of Henderson County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesselstine, whose address is listed below, or Randy Daniel or Cindy Daniel or Jim O'Bryant, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, December 5, 2023**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Henderson County Courthouse at the place designated by the Commissioner's Court for such sales in Henderson County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 10:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 2021 Solitaire Manufactured Home, Serial No. EMHTX24823.

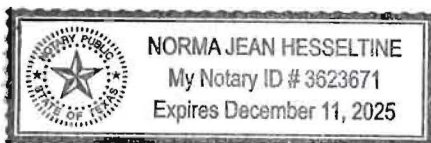
Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the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

EXECUTED this 24 day of October, 2023.

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

THE STATE OF TEXAS §  
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, **K. CLIFFORD LITTLEFIELD**, this 24 day of October, 2023, to certify which witness my hand and official seal.



*[Signature]*  
NOTARY PUBLIC, STATE OF TEXAS

FILED FOR RECORD  
2023 OCT 30 AM 11:18  
HENDERSON COUNTY CLERK  
HENDERSON COUNTY, TEXAS

EXHIBIT "A"

**All that certain lot, tract or parcel of land situated in the J. P. BROWN SURVEY, A-59, Henderson County, Texas, and being described as LOT NO. 766, TAMARACK VENTURE, according to the plat recorded in Volume 8, Page 73, now known as Cabinet B, Slide 136, Plat Records of Henderson County, Texas,**

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

# UPTON, MICKITS & HEYMANN, L.L.P.

Corpus Christi Office

802 N. Carancahua, Suite 450

Corpus Christi, Texas 78401

Tel: (361) 884-0612

Fax: (361) 884-5291

Attorneys At Law

K. Clifford Littlefield

clittlefield@umhlaw.com

San Antonio Office

Tel: (210) 881-3080

October 24, 2023

Henderson County Clerk  
125 N. Prairieville St.  
Room 101  
Athens, TX 75751

Re: 21<sup>st</sup> Mortgage Corporation / Amanda Louann Grace Mullin and Lisa Taylor Mullin

Greetings:

Enclosed herewith please find an original and three (3) copies of a NOTICE OF SALE for file-stamping and posting. **We respectfully request that you post the Notice of Sale on or before October 31, 2023.** Please acknowledge receipt and filing of same by placing your file mark on the enclosed copies and returning them to the undersigned in the self-addressed stamped envelope. Also enclosed is our firm check in the amount of \$2.00 to cover the fees.

Please contact me if you have any questions or if the amount enclosed is insufficient.

Thank you for your assistance with this matter.

Very truly yours,

UPTON, MICKITS & HEYMANN, L.L.P.

*K. Littlefield*

K. Clifford Littlefield

KCL/njh  
Enclosures

FILED FOR RECORD  
2023 OCT 30 AM 11:49  
MARIE J. WRIGHT  
COUNTY CLERK  
HENDERSON COUNTY, TEXAS



**NOTICE OF SALE**

**STATE OF TEXAS** §

**COUNTY OF HENDERSON** §

Under and by virtue of the power of sale contained in a certain Deed of Trust executed by Sabeel Ahmed Abbasi, Grantor, to John Corley, Trustee, dated January 21, 2020, and recorded in 2020-00000907 of the Real Property Records of Henderson County, Texas; and under and by virtue of the authority vested in the undersigned, Cliff Williams, as Substitute Trustee, and default having been made in the payment of the indebtedness thereby secured and the said Deed of Trust being by the terms thereof subject to foreclosure, and the holder of the indebtedness thereby secured and having demanded a foreclosure thereof for the purpose of satisfying said indebtedness, the undersigned Substitute Trustee will offer for the sale at public auction to the highest bidder for cash at the steps of the Henderson County Courthouse at 10 am to 2 pm on November 7, 2023, all the property conveyed in said Deed of Trust, which property as of January 20, 2020 was owned by Yel-Roc Family Trust, the same lying and being in Henderson County, Texas, and more particularly described as follows:

Lot 4 of the East Portion of the Larue Lot No. 14 of the City of Athens for a more complete legal description as Instrument No. 2020-00000907 and 2020-00000908 in the Official Public Records of Henderson County, Texas.

The property is to be sold subject to any city or county ad valorem taxes and any special assessments that are a lien against the premises.

The Substitute Trustee, after sale, shall require the highest bidder to immediately make a cash deposit of 20% of the amount of his or her bid up to and including \$1000.00 plus 5% to any excess over \$1000.00.

The Notice of Sale hereby given is in satisfaction of the requirements of the aforementioned Deed of Trust and the requirements contained in Section 51 of the Texas Property Code with respect to posting or publishing notice of sale.

Time and Place: 10 am to 2 pm on December 5<sup>th</sup>, 2023 at the steps of the Henderson County Courthouse, Texas

Terms: Cash Only

This is the twenty-fifth day of October, 2023.

Cliff Williams

Cliff Williams, Substitute Trustee  
Phone: 903-675-9212

HENDERSON COUNTY, TEXAS  
COUNTY CLERK  
MARY LARUE WRIGHT

2023 OCT 18 PM 1:49

FILED FOR RECORD



## NOTICE OF FORECLOSURE SALE

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

**1. Property to Be Sold.** The property to be sold is described as follows: BEING ALL OF THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN THE J.M. MENDOZA SURVEY, ABSTRACT NO. 487, HENDERSON COUNTY, TEXAS AND LOT 12 OF ENCHANTED OAKS NORTH, THE PLAT THEREOF BEING RECORDED IN VOLUME 9, PAGE 110 AND CABINET C, SLIDE 343 OF THE PLAT RECORDS OF HENDERSON COUNTY, TEXAS, SAID LOT, TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 12. THE SOUTHWEST CORNER OF LOT 11 AND IN THE NORTHEAST LINE OF FIRST OAK DRIVE;

THENCE NORTH, 89 DEGREES 58 MINUTES EAST. 166.56 FEET ALONG THE COMMON LINE OF LOTS 11 AND 12 AND BEING APPROXIMATELY 2 FEET SOUTH OF A WOOD FENCE TO A 1/2 INCH IRON ROD SET AT THE PLATTED 325 ELEVATION LINE OF CEDAR CREEK LAKE;

THENCE, SOUTH 26 DEGREES 20 MINUTES 38 SECONDS EAST. 65.97 FEET ALONG THE 325 LINE TO A 1/2 INCH IRON ROD FOUND;

THENCE, SOUTH 70 DEGREES 07 MINUTES 40 SECONDS WEST, 164.19 FEET ALONG ALONG THE COMMON LINE OF LOTS 12 AND 13 TO A 1/2 INCH IRON ROD FOUND IN THE NORTHEAST LINE OF FIRST OAK DRIVE;

THENCE, NORTH 19 DEGREES 50 MINUTES WEST, 122.08 FEET ALONG THE NORTHEAST LINE OF FIRST OAK DRIVE TO THE POINT OF BEGINNING AND CONTAINING 0.34 ACRES OF LAND MORE OR LESS.

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

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 09/28/2020 and recorded in Document 2020-00015692 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: 12/05/2023

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 JEFFREY ALAN JONES AND REBECCA JONES, provides that it secures the payment of the indebtedness in the original principal amount of \$436,020.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Everett Financial, Inc. dba Supreme Lending is the current mortgagee of the note and deed of trust and SUPREME LENDING is mortgage servicer. A servicing agreement between the mortgagee, whose address is Everett Financial, Inc. dba Supreme Lending c/o SUPREME LENDING, 14801 Quorum Drive, Suite 300, Dallas, TX 75254 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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



Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Michael Zientz, Attorney at Law  
Lori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Karla Balli, Attorney at Law  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

For additional sale information visit: [www.mwzmlaw.com/tx-investors](http://www.mwzmlaw.com/tx-investors)

### Certificate of Posting

I am Brandon Daniel 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 9-21-23 I filed this Notice of Foreclosure Sale at the office of the Henderson County Clerk and caused it to be posted at the location directed by the Henderson County Commissioners Court.

FILED FOR RECORD  
2023 SEP 21 AM 9:06  
MARY HARRIS WRIGHT  
COUNTY CLERK  
HENDERSON COUNTY, TEXAS

Our Case No. 23-04149-FC

## APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS  
COUNTY OF HENDERSON

**Deed of Trust Date:**  
June 4, 2019

**Property address:**  
216 S PRAIRIEVILLE ST  
ATHENS, TX 75751

**Grantor(s)/Mortgagor(s):**  
CODY W. CRAIG AND REBEKAH CRAIG, HUSBAND  
AND WIFE

FILED FOR RECORD  
2023 OCT -6 PM 12:04  
MARY MARGARET J. WRIGHT  
COUNTY CLERK  
HENDERSON COUNTY, TEXAS

**LEGAL DESCRIPTION:** All that certain lot, tract or parcel of land within the Thomas Parker League, A-782, City of Athens, Henderson County, Texas, and being all of a called 0.388 acre tract described in Deed from Martin R. Bennett and wife, Eileen Bennett to Joshua C. Broach and wife, Jaton N. Broach and recorded in File 2009-00015545 of the Official Public Records of Henderson County, Texas, and this 0.387 acre tract being more fully described as follows: Beginning at a X found marked in the south edge of a concrete driveway for the southeast corner of said 0.388 acre tract, the northeast corner of a tract described in Deed to Mary J. Barstow and recorded in Volume 1495, Page 654 and in the west line of South Prairieville Street (90' right-of-way), from which a 1/2" iron rod found, bears S 00° 47' 02" W - 129.02 feet; Thence S 89° 38' 46" W, a distance of 156.81 feet to a 1/2" iron rod found for the southwest corner of said 0.388 acre tract and the southeast corner of a tract described in Deed to W.R. Morgan and recorded in Volume 222, Page 611, from which a fence corner, bears N 87° 24' E - 1.5 feet; Thence N 00° 34' 15" E, a distance of 107.35 feet, to a 1/2" iron rod found for the northwest corner of said 0.388 acre tract, in the east line of a called 0.217 acre tract described in Deed to Thurston Rockmore and recorded in Volume 1883, Page 55 and the southwest corner of a tract described in Deed to Central Baptist Church and recorded in Volume 1263, Page 53, from which a fence corner, bears S 89° 24' W - 2.3 feet; Thence N 89° 38' 00" E, a distance of 157.24 feet (line used for directional control), to a 1/2" iron rod found for the northeast corner of said 0.388 acre tract, the southeast corner of said Central Baptist Church tract and in the west line of South Prairieville Street, from which a 3/4" iron pipe found, bears S 09° 16' 00" E - 6.47 feet; Thence S 00° 48' 13" W, a distance of 107.39 feet, with the west line of South Prairieville Street, to the Point of Beginning and Containing 0.387 of an acre of land.

**Original Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR  
MID AMERICA MORTGAGE, INC. ITS SUCCESSORS  
AND ASSIGNS

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

**Current Mortgagee:**  
LAKEVIEW LOAN SERVICING, LLC

**Date of Sale:** DECEMBER 5, 2023

**Property County:** HENDERSON

**Original Trustee:** JEFFREY E. BODE

**Recorded on:** June 4, 2019  
**As Clerk's File No.:** 2019-00007600  
**Mortgage Servicer:**  
LAKEVIEW LOAN SERVICING, LLC

**Substitute Trustee:**  
Sharon St. Pierre, Sheryl LaMont, Harriett Fletcher, Robert  
LaMont, Meghan Byrne, David Sims, Allan Johnston,  
Ronnie Hubbard, Marinosci Law Group PC

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

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

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

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

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

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

**ACTIVE MILITARY SERVICE NOTICE**

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

WITNESS MY HAND, *October 3, 2023*

MARINOSCI LAW GROUP, PC

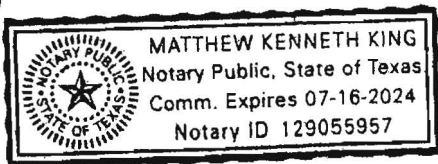
By:   
SAMMY HOODA  
MANAGING ATTORNEY


THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, Matthew King, the undersigned officer, on this, the 3rd day of October 2023, personally appeared SAMMY HOODA,  known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal

(SEAL)



  
Notary Public for the State of TEXAS

My Commission Expires: 07/16/2024  
Matthew King  
Printed Name and Notary Public

Grantor: LAKEVIEW LOAN SERVICING, LLC  
3637 SENTARA WAY  
SUITE 303  
VIRGINIA BEACH, VA 23452  
Our File No. 23-04149

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

Posted by: Sharon St. Pierre  
10/6/2023 Sharon St. Pierre  
Substitute Trustee



## 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, TEXAS, A PART OF THE NANCY G. RUSSELL SURVEY, A-660, AND BEING KNOWN AS LOT 33 OF PARADISE BAY AS SHOWN ON PLAT RECORDED IN VOLUME 4, PAGE 8, AND CABINET A, SLIDE 246, OF THE PLAT RECORDS OF HENDERSON COUNTY, TEXAS

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 11/29/2014 and recorded in Document 2014-00016222 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: 12/05/2023

Time: 10:00 AM

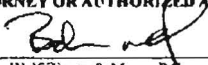
Place: Henderson County, Texas at the following location: THE SOUTH ENTRANCE PORCH OF THE HENDERSON COUNTY COURT HOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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 STEPHENIE FITZPATRICK, provides that it secures the payment of the indebtedness in the original principal amount of \$270,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Carrington Mortgage Services, LLC is the current mortgagee of the note and deed of trust and CARRINGTON MORTGAGE SERVICES LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Carrington Mortgage Services, LLC c/o CARRINGTON MORTGAGE SERVICES LLC, 1600 South Douglas Road, Suite 200-A, Anaheim, CA 92806 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

  
Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Michael Zientz, Attorney at Law  
Lori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Karla Balli, Attorney at Law  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

For additional sale information visit: [www.mwznlaw.com/tx-investors](http://www.mwznlaw.com/tx-investors)

### 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 9-7-23 I filed this Notice of Foreclosure Sale at the office of the Henderson County Clerk and caused it to be posted at the location directed by the Henderson County Commissioners Court.

FILED FOR RECORD  
2023 SEP -7 AM 8:03  
MARY MARGARET WRIGHT  
COUNTY CLERK  
HENDERSON COUNTY, TEXAS

**NOTICE OF TRUSTEE'S SALE**

FILED FOR RECORD  
2023 OCT 12 AM 10:17  
MARY MARGARET WRIGHT  
COUNTY CLERK  
HENDERSON COUNTY, TEXAS

**DATE: October 10, 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: DECEMBER 5, 2023**

**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):**

**DECEMBER 4, 2018**

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

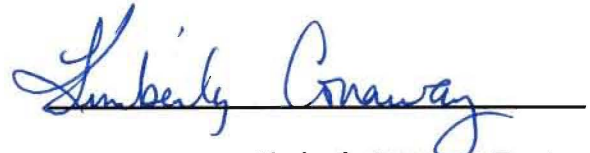
**10:00 A.M.**

**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, Trustee

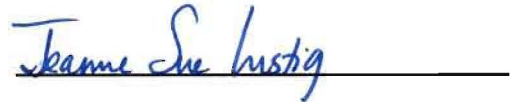
ACKNOWLEDGEMENT

THE STATE OF TEXAS,

COUNTY OF Cherokee

This instrument was acknowledged before me on October 10, 2023 by Kimberly Conaway.





Notary Public , State of Texas



APPOINTMENT OF SUBSTITUTE TRUSTEE

FILED FOR RECORD  
2023 OCT 12 AM 10:17  
MARY HANCOCK WRIGHT  
COUNTY CLERK  
HENDERSON COUNTY, TEXAS

DEED OF TRUST

DATED: October 10, 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 10 day of October, 2023. Before me appeared WILLIAM E. ADCOCK JR.



*Jeanne Sue Lustig*  
Notary Public in and for the  
State of Texas