

NOTICE OF TRUSTEE'S SALE
BY SUBSTITUTE TRUSTEE

WHEREAS, on APRIL 1, 2022, JERRY DON II COX, executed a Deed of Trust conveying to MICHAEL H. PATTERSON, 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 2022-00006625, 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 6TH day of AUGUST, 2024**, 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:

LOTS 216 & 217, WILLOWWOOD SUBDIVISION, SECTIONS 1, A SUBDIVISION IN HENDERSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET C, SLIDE 64, PLAT RECORDS OF HENDERSON COUNTY, TEXAS. ALSO KNOWN 112 FAIRHILL LN., GUN BARREL CITY, TEXAS 75156.

WITNESS MY HAND, this 15 day of JULY, 2024.


BRIAN CRAWFORD
PATRICK WHITT
A.W. COOK

FILED FOR RECORD
2024 JUL 16 AM 9:20
MARY HARGREAVE WRIGHT
COUNTY CLERK
HENDERSON COUNTY, TEXAS

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: March 01, 2022
Grantor(s): Adriana Diaz
Mortgagee: 1507 California, LLC a Delaware Limited Liability Company
Recorded in: Clerk's File No. 2022-00007396
Property County: Henderson County

Legal Description: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Henderson County, Texas, being more particularly described as, Lot 764, Tamarack Venture, a subdivision in Henderson County, Texas, according to the map or plat thereof, recorded in Cabinet B, Slide 136, Plat Records of Henderson County, Texas. (more particularly described in the loan documents).

Date of Sale: August 06, 2024
Earliest Time Sale Will Begin: 10:00 AM
Place of Sale of Property: THE SOUTH ENTRANCE PORCH OF THE
HENDERSON COUNTY COURTHOUSE OR AS
DESIGNATED BY THE COUNTY COMMISSIONER'S
OFFICE

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

THIS INSTRUMENT APPOINTS THE TRUSTEE OR 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

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 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.

FILED FOR RECORD
2024 JUL 16 AM 9:50
MARY MARGARET WRIGHT
COUNTY CLERK
HENDERSON COUNTY, TEXAS

The Mortgagee, whose address is:

1507 California, LLC a Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 16th day of July 2024



**Randy Daniel or Cindy Daniel or
Jim O'Bryant or Enrique Loera or
Susana Garcia or Donna Brammer
or Katrina Rodriguez or Cesar
Acosta or Christopher Apodaca or
Rinki Shah or Theresa Phillips or
David Cerda or Jose Martinez or
Mark Laffaye or Alexander Lawson
or Maria Dabrowska or Lesbia
Longoria or Emilio Martinez or
Miguel Alberto Molina Álvarez or
Sarah Friedman or Viridiana Silva
or Tami Machoka or William
Koeing or Eduardo Silva or Peggy
Munoz or Kenneth David Fisher or
John Hodges or Michele Laffite or
Rodolfo Pineda or Karina Galvan
or Ramon Guajardo or Nailah
Hicks or Alex Collazo or Erica
Feece
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057**

Notice of Foreclosure Sale

July 5th, 2024

Deed of Trust ("Deed of Trust"):

Dated: October 4, 2018

Grantor: Gerardo Contreras

Trustee: C.E. Williams

Lender: AGN, LLC

Recorded in: Recorded in Volume 2, Page 28 in the Plat Records of Henderson County, Texas

Legal Description: Being Lot 4, in Block 3 of Miller, an addition to the City of Athens, Texas, according to the recorded plat thereof in Plat Records of Henderson County, Texas. (707 Ruth Street, Athens, TX)

Secures: Real Estate Note ("Note") in the original principal amount of \$75,000.00, executed by Gerardo Contreras ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, August 6th, 2024

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and no later than three hours thereafter.

Place: 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).

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that AGN, LLC's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, AGN, LLC, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of AGN, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with AGN, LLC's rights and remedies under the Deed of Trust and section 51.004(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust,

FILED FOR RECORD
2024 JUL 15 AM 8:03
MARY HARGRETT WRIGHT
COUNTY CLERK
HENDERSON COUNTY, TEXAS

and applicable Texas law.

If AGN, LLC passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by AGN, LLC. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by 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 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.



C.E. Williams, Esq.
4747 W. Northwest Highway
Ste. 120-190
Dallas, TX 75220
Telephone (214) 675-3800
Telecopier (214) 615-1386

Substitute Trustees:

C.E. Williams
Randy Daniel
Cindy Daniel
Jim O'Bryant
Sharon St. Pierre
David Garvin

NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD
2024 JUL 11 PM 12:09
MARY MARGARET WRIGHT
COUNTY CLERK
HENDERSON COUNTY, TEXAS

Everardo Nunez
1016 Concan Dr.
Forney, TX 75126

WHEREAS, on the 13th day of April, 2013, **EVERARDO NUNEZ**, executed a Deed of Trust conveying to **LARRY TEAGUE**, Trustee, P.O. Box 609, Mabank, Henderson County, Texas 75147, the real estate hereinafter described, to secure **MGD ENTERPRISES, LLC**, in the payment of a debt therein described, said Deed of Trust being recorded in Document Number : 2016-00004026, in the **DEED OF TRUST** Records of Henderson County, Texas;

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property at public auction and apply proceeds pursuant to the terms of the Deed of Trust.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 6th day of August, 2024 the foreclosure sale will be conducted in **HENDERSON** County in the area of the courthouse designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where 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 a.m. o'clock and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

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

All that certain lot, tract or parcel of land situated in the S.C. BOX SURVEY, A-111, Henderson County, Texas and being described as LOT NO. (S) TEN and ELEVEN (10 & 11) of the BLANTON RANCH SUBDIVISION, SECTION NO. 1, according to the plat recorded in Cabinet D. Slide 180, Plat Records of Henderson County, Texas.

Signed this 8th day of July, 2024.



LARRY TEAGUE, Trustee

Notice of Trustee Sale

FILED FOR RECORD
2024 JUL -8 AM 10:28
MARY MARGARET WRIGHT
COUNTY CLERK
HENDERSON COUNTY, TEXAS

Date: July 05, 2024

Mortgagee: SANGU VEGA LLC.

Note: Note dated **March 01, 2023**, in the original principal amount of **\$36,000.00**

Deed of Trust

Date: **March 01, 2023**

Grantor: Soila Solache Garcia

Mortgagee: RAVENOUS SANGU LLC.,

Recording Information: County Clerk's File No. **2023-00018591**, of the Official Public Records of Henderson County, Texas

Assignment of Lien: County Clerk's File No. **2024-00006166**, of the Official Public Records of Henderson County, Texas

Property: LOTS 444, 445 & 446, SECTION C, WESTWOOD BEACH, A SUBDIVISION IN HENDERSON COUNTY, ACCORDING TO THE PLAT OR MAP THEREOF, RECORDED IN CABINET 'C', SLIDE 247, PLAT RECORDS, HENDERSON COUNTY, TEXAS (#4550-0000-4440-100).

Trustee's Name: Kevin A. Velasquez-Garcia

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

County: Henderson

Date of Sale (first Tuesday of the month): August 06, 2024

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

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

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

Notice is given on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder in cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

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

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

By: _____


Kevin A. Velasquez-Garcia

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

COPY

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 April 17, 2017, executed by **DAWINA L. ROBISON A/K/A DAWINA LANELL ROBISON, A SINGLE PERSON**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2017-00005722, Official Public Records of Henderson County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesseltine, whose address is listed below, 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, August 6, 2024**, (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 2007 American Homestar Manufactured Home, Serial No. OCO10717579.

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.

FILED FOR RECORD
2024 JUN 28 AM 11:53
MARY MARGARET WRIGHT
COUNTY CLERK
HENDERSON COUNTY, TEXAS

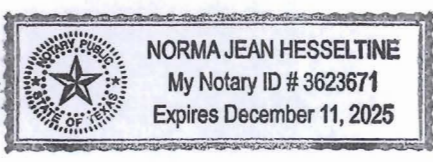
EXECUTED this 27 day of June, 2024.

K. Littlefield

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

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 27 day of June, 2024, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

All that certain lot, tract or parcel of land situated in Henderson County, Texas, on the J.B. ATWOOD LEAGUE, A-19 and being a part of TRACT FIVE conveyed to W.R. MABERRY and wife, DONNA MABERRY by East Texas Home Builders, Inc. by deed dated September 15, 1983 and recorded in Volume 1029, Page 831 of Henderson County Deed Records. Dais lot, tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2' iron rod at the Northeast Corner of Tract Five (5);

THENCE SOUTH 1 degree 03 Minutes 15 seconds West 416.21 feet to a 1/2' iron rod at the Northeast Corner of the Robert E. Lea, Jr. tract recorded in Volume 1095, Page 213 (Lot 18, Block 1 of an unrecorded plat);

THENCE NORTH 89 degrees 35 minutes West 145.56 feet to a 1/2' iron rod on Lea's Northwest corner;

THENCE NORTH 0 degrees 25 minutes 14 seconds East, along the East margin of a 50.0 foot wide road, 190.0 feet to a 1/2" iron rod in the East right-of-way of railroad right-of-way;

THENCE NORTH 24 degrees 00 minutes East, along railroad, 271.50 feet to the place of **BEGINNING** and containing 1.022 acres of land.

FILED FOR RECORD
2024 JUN 27 AM 9:35
MARY MARGARET WRIGHT
COUNTY CLERK
HENDERSON COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS §
§
COUNTY OF HENDERSON §

KNOW ALL PERSONS BY THESE PRESENTS:

THAT, WHEREAS, on or about **Ashley King March 10, 2017** ("**Borrower**"), executed and delivered to **Lee J. Schmitt**, Trustee whose address is **P O Box 870 Lancaster, Texas 75146**, for the benefit of **Nextlots Now, LLC**, a Texas limited liability company ("**Lender**"), that certain (the "**Deed of Trust**"), recorded in as Instrument# 2017-00003710 of the Official Records of **Henderson County, Texas**, to secure payment of that certain **OF THE PROMISSORY NOTE** in the original principal amount of **\$5,900.00**, dated **Ashley King**, and the other indebtedness, liabilities, and obligations described in the Deed of Trust (collectively, the "**Indebtedness**");

WHEREAS, pursuant to and in accordance with the terms and conditions of the Deed of Trust, Lender hereby appoints **Lee J. Schmitt** an individual ("**Trustee**"), whose address is **P O Box 870 Lancaster, Texas 75146**, to succeed to all of the rights, powers, and estates granted and delegated in the Deed of Trust to the Original Trustee and any subsequent trustee; and

WHEREAS, the Deed of Trust creates liens on certain real property situated in **Henderson County, Texas** more particularly described on **Exhibit A** attached hereto and made a part hereof (the "**Land**"), including any improvements located thereon (the "**Improvements**", and collectively with the Land, the "**Mortgaged Property**"); and

WHEREAS, Lender has made demand upon Borrower to pay to Lender the Indebtedness, but Lender has not been paid; and

WHEREAS, Lender has accelerated the Indebtedness and the Indebtedness is now due and payable; and

WHEREAS, Lender as owner of the Indebtedness has requested Trustee to sell the Mortgaged Property to satisfy, in whole or in part, the Indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, August 6, 2024, at 10:00 A.M.** or no later than three hours after that time, Trustee, or a subsequently appointed successor substitute trustee, will commence the sale of the Mortgaged Property, in parcels or as a unit, at public auction to the highest bidder for cash: such sale will be held at the area designated for such sales by Resolutions of the Commissioner's Court of **Henderson County, Texas**, SUBJECT, HOWEVER, to all liens, exceptions to title, easements, restrictions, and encumbrances affecting any of the Mortgaged Property or title thereto which are equal or prior to the liens and security interests created by the Deed of Trust.

To the extent that any of the Mortgaged Property has been released from the lien of the Deed of Trust, this notice is not intended to cover such property, and such property will not be part of the property conveyed to the purchaser hereunder.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "**AS IS,**" without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by 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 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.

If such sales do not result in full satisfaction of all of the Indebtedness, the liens and security interests of the Deed of Trust shall remain in full force and effect with respect to any of the Mortgaged Property not so sold and any and all items and types of real and personal property covered by the Deed of Trust and not described herein.

LENDER: Nextlots Now, LLC,
a Texas limited liability company

By: *Beatriz Schmitt*
Name: Beatriz Schmitt, Manager

EXECUTED effective as of June 25, 2024

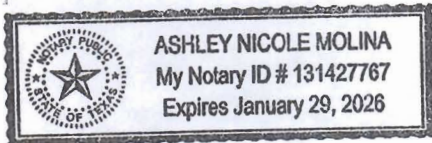
Lee J. Schmitt, Trustee

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on June 25, 2024, by

Lee J. Schmitt, in the capacity therein stated.

[SEAL]



AM
Notary Public in and for the State of Texas

Exhibit A

Legal Description of the Land

Property (including any improvements): **Lot 416 and 417, Loon Bay, A Subdivision In Henderson County, Texas, According To The Map Or Plat Thereof Recorded In Cabinet B, Slide 87, Plat Records To Henderson County, Texas.**

(Address: Lot 416 & 417 Sunset Bay Drive Gun Barrel City, Henderson County, Texas 75156)

Exhibit A, Legal Description of the Land – Solo Page
Ashley King
Henderson County, Texas

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Randy Daniel, Cindy Daniel, Jim O'Bryant
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

FILED FOR RECORD
2024 JUN 20 AM 8:11
MARY MARGARET WRIGHT
COUNTY CLERK
HENDERSON COUNTY, TEXAS

TS No TX06000007-24-1

APN 280132 | R000072683

TO No 240288110-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on September 8, 2021, DERRICK DERRELLE MCLAUGHLIN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of CYNTHIA PORTERFIELD as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for FAIRWAY INDEPENDENT MORTGAGE CORPORATION, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$238,000.00, payable to the order of Lakeview Loan Servicing, LLC as current Beneficiary, which Deed of Trust recorded on September 13, 2021 as Document No. 2021-00017639 in Henderson County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 280132 | R000072683

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Randy Daniel, Cindy Daniel, Jim O'Bryant or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

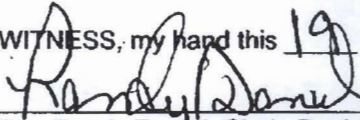
WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Lakeview Loan Servicing, LLC, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, August 6, 2024 at 10:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Henderson County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **100 E. Tyler, Athens TX 75751; 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 Court.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and Lakeview Loan Servicing, LLC's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and Lakeview Loan Servicing, LLC's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 19 day of JUNE, 2024

By: Randy Daniel, Cindy Daniel, Jim O'Bryant
Substitute Trustee(s)

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.

**SALE INFORMATION CAN BE OBTAINED ONLINE AT www.insourcelogic.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

TS No TX06000007-24-1

APN 280132 | R000072683

TO No 240288110-TX-RWI

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE WARWICK FERGUSON SURVEY, A-8, AND THE ROBERT LAUDERDALE SURVEY, A-472, HENDERSON COUNTY, TEXAS, AND BEING DESCRIBED AS LOT NO. 88, SILVER SHORES, ACCORDING TO THE PLAT RECORDED IN VOLUME 7, PAGE 47, NOW KNOWN AS CABINET B, SLIDE 129, PLAT RECORDS OF HENDERSON COUNTY, TEXAS.

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 AND APPOINTMENT OF SUBSTITUTE TRUSTEES

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 SUBSTITUTE TRUSTEE'S SALE

DATE: JUNE 17, 2024

NOTE: Note described as follows:

Date: AUGUST 12, 2016
Maker: MATTHEW PHILLIP DOYLE II
Payee: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
successor to original lender
Original Principal
Amount: \$284,900.00

FILED FOR RECORD
2024 JUN 18 PM 2:49
HENDERSON COUNTY, TEXAS

DEED OF TRUST: Deed of Trust described as follows:

Date: AUGUST 12, 2016
Grantor: MATTHEW PHILLIP DOYLE II AND MARIA DOYLE, HUSBAND AND WIFE
Trustee: ALLAN B. POLUNSKY
Beneficiary: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
successor to original lender
Recorded: INSTRUMENT NO. 2016-00011817, WHICH WAS RECORDED IN THE REAL PROPERTY RECORDS OF HENDERSON COUNTY, TEXAS.

LENDER: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

BORROWERS: MATTHEW PHILLIP DOYLE II

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN HENDERSON COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: RANDY DANIEL, CINDY DANIEL, JIM O'BRYANT, PATRICK ZWIERS, JONATHAN HARRISON, ANGIE USELTON, RAMIRO CUEVAS, AURORA CAMPOS, DANA KAMIN, MERYL OLSEN, MISTY MCMILLAN, AUCTION.COM AND DAVID GARVIN.

Substitute Trustee's Mailing Address:

c/o SettlePou
3333 Lee Parkway, Eighth Floor
Dallas, Texas 75219

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

AUGUST 6, 2024, the first Tuesday of the month, to commence at 10:00 A.M., or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In HENDERSON County, Texas, at THE HENDERSON COUNTY COURTHOUSE, 100 E. TYLER, ATHENS, TEXAS 75751 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.

RECITALS

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 due to a default in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note.

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.

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date: AUGUST 12, 2016
Grantor: MATTHEW PHILLIP DOYLE II AND MARIA DOYLE, HUSBAND AND WIFE
Trustee: ALLAN B. POLUNSKY
Beneficiary: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
successor to original lender
Recorded: INSTRUMENT NO. 2016-00011817, WHICH WAS RECORDED IN THE REAL PROPERTY RECORDS OF HENDERSON COUNTY, TEXAS.

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN HENDERSON COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, **SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.**

SUBSTITUTE TRUSTEE: RANDY DANIEL, CINDY DANIEL, JIM O'BRYANT, PATRICK ZWIERS, JONATHAN HARRISON, ANGIE USELTON, RAMIRO CUEVAS, AURORA CAMPOS, DANA KAMIN, MERYL OLSEN, MISTY MCMILLAN, AUCTION.COM AND DAVID GARVIN.

Substitute Trustee's Mailing Address:

c/o SettlePou
3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

Each Substitute Trustee is appointed effective as of **JUNE 17, 2024**, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

By: Lillian Riley

Name: Lillian A. Riley, Attorney for
NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day appeared LILLIAN A. RILEY, and after being by me duly sworn, stated that she executed the foregoing instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on JUNE 17, 2024.



Maria A. Saenz
Notary Public, State of Texas

Notice of Sale executed by:

David Garvin

Name: David Garvin

Substitute Trustee

EXHIBIT A

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN HENDERSON COUNTY, STATE OF TEXAS, ON THE J. M. STANDIFER SURVEY, A-718, AND BEING ALL OF THE CALLED 62.754 ACRE TRACT CONVEYED TO TIMOTHY LYNN SMILEY, JR., AND TEAH MAE SMILEY, BY CLIFTON BRYAN AND CINDY BRYAN, BY WARRANTY DEED WITH VENDOR'S LIEN DATED JUNE 2, 2010, AND RECORDED UNDER INSTRUMENT NO. 2010-00007266, OF THE HENDERSON COUNTY REAL PROPERTY RECORDS. SAID LOT, TRACT OR PARCEL OF LAND

BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ¾ INCHES IRON PIPE FOUND FOR CORNER AT THE NORTHEAST CORNER OF THE CALLED 62.754 ACRE TRACT, AT THE SOUTHEAST CORNER OF THE JOHN MUDGE 39.73 ACRE TRACT RECORDED IN VOLUME 1357, PAGE 224, OF THE HENDERSON COUNTY REAL PROPERTY RECORDS, IN THE WEST LINE OF THE E.B. LARUE, JR., ET-AL, 102.00 ACRE SECOND TRACT RECORDED IN VOLUME 491, PAGE 280, OF THE HENDERSON COUNTY DEED RECORDS, IN THE EAST LINE OF THE J. M. STANDIFER SURVEY, A-718, AND IN THE WEST LINE OF THE W. D. COWAN SURVEY, A-150, FROM WHENCE A 18 INCHES WATER OAK BEARS NORTH 52 DEGREES EAST 15.50 FEET AND A 24 INCHES POST OAK BEARS NORTH 89 DEGREES 34 MINUTES WEST 23.10 FEET BOTH TREES WERE MARKED X WITH TWO HACKS ABOVE AND BELOW THE X; THENCE SOUTH 00 DEGREES 09 MINUTES 17 SECONDS WEST AT 148.02 FEET PASS A 3 INCHES IRON PIPE FENCE CORNER FOUND AT THE SOUTHWEST CORNER OF THE SAID E.B. LARUE, JR., ET-AL, 102.00 ACRE SECOND TRACT, AT THE NORTHWEST CORNER OF THE HOMER LOOKABAUGH ET-AL FIRST TRACT RECORDED IN VOLUME 2017, PAGE 199, OF THE HENDERSON COUNTY REAL PROPERTY RECORDS, IN THE EAST LINE OF THE J. M. STANDIFER SURVEY, A-718, AT THE SOUTHWEST CORNER OF THE W. D. COWAN SURVEY, A-150, AND AT THE NORTHERLY NORTHWEST CORNER OF THE D. STALTER SURVEY, A-997, FROM WHENCE A 16 INCHES POST OAK SNAG FOUND MARKED X WITH TWO HACKS ABOVE AND BELOW THE X BEARS SOUTH 89 DEGREES WEST 40.90 FEET AND CONTINUING IN ALL 1936.49 FEET TO A 1 INCHES GALVANIZED IRON PIPE FOUND FOR CORNER ON THE NORTH EDGE OF A 3 INCHES IRON PIPE FENCE CORNER, AT THE SOUTHEAST CORNER OF THE CALLED 62.754 ACRE TRACT AND AT AN ELL CORNER OF THE SAID HOMER LOOKABAUGH ET-AL FIRST TRACT, AT THE SOUTHEAST CORNER OF THE J. M. STANDIFER SURVEY, A-718, AND AT AN ELL CORNER OF THE D. STALTER SURVEY, A-997;

THENCE SOUTH 88 DEGREES 48 MINUTES 19 SECONDS WEST THROUGH A MARSH AND ACROSS THE BANKS OF CATFISH CREEK, 1160.87 FEET TO A 1 INCHES GALVANIZED IRON PIPE FOUND FOR CORNER AT A CROSS TIE FENCE CORNER AT THE SOUTHWEST CORNER OF THE CALLED 62.754 ACRE TRACT, AT THE SOUTHEAST CORNER OF THE EDDY JOE TINNEY 27.46 ACRE TRACT MENTIONED IN A CONTRACT OF SALE AND PURCHASE FROM THE VETERAN'S LAND BOARD OF TEXAS, RECORDED IN VOLUME 881, PAGE 264, OF THE HENDERSON COUNTY DEED RECORDS, IN THE SOUTH LINE OF THE J. M. STANDIFER SURVEY, A-718, AND IN THE NORTH LINE OF THE J. M. M. LAMBRIGHT SURVEY, A-1006, FROM WHENCE A 3/8 INCHES IRON ROD FOUND AT THE WESTERLY NORTHWEST CORNER OF THE SAID HOMER LOOKABAUGH ET-AL FIRST TRACT AND AT THE NORTHEAST CORNER OF THE JOHN WILLIAM BOONE 9.798 ACRE TRACT RECORDED IN VOLUME 2932, PAGE 489, OF THE HENDERSON COUNTY REAL PROPERTY RECORDS BEARS SOUTH 88 DEGREES 30 MINUTES 21 SECONDS EAST 58.22 FEET AND FROM SAID 3/8 INCHES IRON

ROD FOUND A 12 INCHES BLACK JACK SNAG BEARS SOUTH 41 DEGREES EAST 33.40 FEET, A 36 INCHES POST OAK BEARS SOUTH 75 DEGREES WEST 18.30 FEET AND A 10 INCHES HICKORY IN FENCE CORNER BEARS N 55 DEGREES

W 0.30 FEET, ALL TREES WERE FOUND MARKED X WITH TWO HACKS ABOVE AND BELOW THE X;

THENCE NORTH 00 DEGREES 23 MINUTES 14 SECONDS EAST 1564.86 FEET TO A 1/2 INCHES IRON ROD FOUND FOR CORNER AT A 3 INCHES IRON PIPE FENCE CORNER, AT AN ELL CORNER OF THE CALLED 62.754 ACRE TRACT AND AT THE EASTERLY NORTHEAST CORNER OF THE SAID EDDY JOE TINNEY 27.46 ACRE TRACT;

THENCE SOUTH 89 DEGREES 55 MINUTES 01 SECONDS WEST 835.36 FEET TO A 1/2 INCHES IRON ROD FOUND FOR CORNER AT A CROSS TIE FENCE CORNER, AT AN ELL CORNER OF THE CALLED 62.754 ACRE TRACT AND AT AN ELL CORNER OF THE SAID EDDY JOE TINNEY 27.46 ACRE TRACT;

THENCE NORTH 00 DEGREES 12 MINUTES 57 SECONDS WEST 232.31 FEET TO A 3/4 INCHES IRON PIPE FOUND FOR CORNER AT AN ELL CORNER OF THE CALLED 62.754 ACRE TRACT AND AT THE NORTHERLY NORTHEAST CORNER OF THE SAID EDDY JOE TINNEY 27.46 ACRE TRACT; THENCE NORTH 89 DEGREES 35 MINUTES 02 SECONDS WEST 721.17 FEET TO THE WESTERLY SOUTHWEST CORNER OF THE CALLED 62.754 ACRE TRACT IN F. M. HIGHWAY NO. 1615, IN THE NORTH LINE OF THE STATE OF TEXAS 3.23 ACRE TRACT RECORDED IN VOLUME 823, PAGE 436, OF THE HENDERSON COUNTY DEED RECORDS, AND IN A RIGHT OF WAY DEDICATION RECORDED IN VOLUME 583, PAGE 519, OF THE HENDERSON COUNTY DEED RECORDS, FROM WHENCE THE CENTERLINE OF A 4 INCHES IRON PIPE FENCE CORNER FOUND BEARS NORTH 89 DEGREES 53 MINUTES 57 SECONDS EAST 54.45 FEET;

THENCE NORTH 00 DEGREES 25 MINUTES 58 SECONDS EAST ALONG THE SAID F. M. HIGHWAY NO. 1615 AND THE WEST LINE OF THE CALLED 62.754 ACRE TRACT 180.00 FEET TO THE NORTHWEST CORNER OF THE CALLED 62.754 ACRE TRACT, IN THE SAID RIGHT OF WAY DEDICATION AND AT THE SOUTHWEST CORNER OF THE WILLIAM EDWARDS 18.00 ACRE TRACT RECORDED UNDER INSTRUMENT NO. 2014-00009928, OF THE

HENDERSON COUNTY REAL PROPERTY RECORDS, FROM WHENCE A 3/4 INCHES GALVANIZED IRON PIPE FOUND FOR REFERENCE BEARS SOUTH 89 DEGREES 34 MINUTES 02 SECONDS EAST 40.80 FEET;

THENCE SOUTH 89 DEGREES 34 MINUTES 02 SECONDS EAST ALONG THE NORTH LINE OF THE CALLED 62.754 ACRE TRACT AT 1737.02 FEET PASS 0.52 FEET SOUTH 00 DEGREES 25 MINUTES 58 SECONDS WEST OF A 1 INCHES GALVANIZED IRON PIPE FOUND AT A FENCE CORNER AT THE SOUTHEAST CORNER OF THE SAID WILLIAM EDWARDS 18.00 ACRE TRACT AND THE SOUTHWEST CORNER OF THE SAID JOHN MUDGE 39.73 ACRE TRACT AND CONTINUING IN ALL 2711.38 FEET TO THE PLACE OF BEGINNING AND CONTAINING 62.676 ACRES OF LAND.

709 SOUTHOAK DRIVE
ATHENS, TX 75751

FILED FOR RECORD

2024 MAY 16 AM 9:21

00000010147015

MARY MARGARET WRIGHT
COUNTY CLERK
HENDERSON COUNTY, TEXAS

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: August 06, 2024

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 March 23, 2007 and recorded in Document INSTRUMENT NO. 0005149; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS INSTRUMENT NOS. 2009-00017615, 2014-00013007, 2018-00003975, real property records of HENDERSON County, Texas, with JERRY YOUNG AND LINDA YOUNG, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JERRY YOUNG AND LINDA YOUNG, securing the payment of the indebtednesses in the original principal amount of \$113,921.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK 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. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD
STE 110
OKLAHOMA CITY, OK 73118-6077



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.



Ryan Bourgeois

Certificate of Posting

My name is Randy Daniel, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 5-16-24 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: Randy Daniel
Date: 5-16-24

709 SOUTHOAK DRIVE
ATHENS, TX 75751

00000010147015

00000010147015

HENDERSON

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE THOMAS PARMER SURVEY, A-782, HENDERSON COUNTY, TEXAS, AND BEING DESCRIBED AS LOT NO. 4, BLOCK NO. 4, SOUTHWOOD ADDITION, ACCORDING TO THE PLAT RECORDED IN CABINET D, SLIDE 70, PLAT RECORDS OF HENDERSON COUNTY, TEXAS.

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 6/26/2020	Grantor(s)/Mortgagor(s): KAYLA ARNOLD AND MICHAEL ARNOLD, WIFE AND HUSBAND
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR AMERICAN FINANCIAL NETWORK, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: PENNYMAC LOAN SERVICES, LLC
Recorded in: Volume: NA Page: NA Instrument No: 2020-00009138	Property County: HENDERSON
Mortgage Servicer: PennyMac Loan Services, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 3043 Townsgate Rd, Suite 200, Westlake Village, CA 91361
Date of Sale: 8/6/2024	Earliest Time Sale Will Begin: 10:00AM
Place of Sale of Property: THE SOUTH ENTRANCE PORCH OF THE HENDERSON COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Randy Daniel or Cindy Daniel or Jim O'Bryant, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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

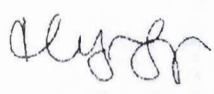
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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

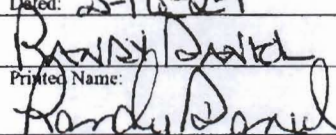
Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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 PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Dated: 5/13/2024


Thuy Frazier, Attorney
 McCarthy & Holthus, LLP
 1255 West 15th Street, Suite 1060
 Plano, TX 75075
 Attorneys for PennyMac Loan Services, LLC

Dated: 5-13-24

 Printed Name: Randy Daniel

Substitute Trustee
 c/o Xome
 1255 West 15th Street, Suite 1060
 Plano, TX 75075

MH File Number: TX-22-94753-POS
 Loan Type: FHA

FILED FOR RECORD
 2024 MAY 16 AM 9:21
 HENDERSON COUNTY CLERK
 HENDERSON COUNTY, TEXAS

EXHIBIT 'A'

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE C. M. WALKER SURVEY, ABSTRACT NO. 800, HENDERSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 31.68 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 2095, PAGE 847 OF THE DEED RECORDS OF HENDERSON COUNTY, TEXAS, SAID LOT, TRACT, OR PARCEL OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THIS TRACT, NORTH 71 DEGREES 16 MINUTES 52 SECONDS WEST, 336.38 FEET FROM THE NORTHEAST CORNER OF THE ABOVE MENTIONED 31.68 ACRE TRACT LOCATED IN THE CENTER LINE OF COUNTY ROAD NO. 1405, WITNESS SOUTH 01 DEGREES 42 MINUTES 55 SECONDS EAST, 20.90 FEET TO A FOUND CUT OFF T POST.

THENCE SOUTH 01 DEGREES 42 MINUTES 55 SECONDS EAST, 716.02 FEET TO A FOUND 5/8 INCH IRON ROD FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE SOUTH 88 DEGREES 10 MINUTES 52 SECONDS WEST, 287.64 FEET TO A FOUND 1 1/2 INCH IRON ROD FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE NORTH 01 DEGREES 42 MINUTES 54 SECONDS WEST, 787.60 FEET TO THE NORTHWEST CORNER OF THIS TRACT LOCATED IN SAID CENTER LINE OF COUNTY ROAD NO. 1405, WITNESS SOUTH 01 DEGREES 42 MINUTES 54 SECONDS EAST, 21.25 FEET TO A FOUND 3/4 INCH IRON ROD.

THENCE WITH SAID CENTER LINE SOUTH 81 DEGREES 12 MINUTES 21 SECONDS EAST, 196.30 FEET AND SOUTH 71 DEGREES 16 MINUTES 52 SECONDS EAST, 100.98 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5.0036 ACRES OF LAND.