

409 SYCAMORE ST
MINEOLA, TX 75773

FILED FOR RECORD
22 JUN 28 PM 12:31
0000009869413
SILEY PRICE
COUNTY CLERK, WOOD CO TX

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: June 04, 2024

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE EAST DOOR OF THE WOOD COUNTY COURTHOUSE(ALSO REFERRED TO AS THE FRONT DOOR) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 14, 2018 and recorded in Document CLERK'S FILE NO. 2018-00004345 real property records of WOOD County, Texas, with ROBERT FITZGERALD AND LOREN PIPPINS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ROBERT FITZGERALD AND LOREN PIPPINS, securing the payment of the indebtednesses in the original principal amount of \$206,196.00, 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.

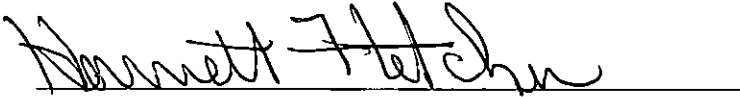
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, TIONNA HADNOT, AUCTION.COM, DAVID RAY, SHARON ST. PIERRE, HARRIETT FLETCHER, SHERYL LAMONT, ROBERT LAMONT, RONNIE HUBBARD, ALLAN JOHNSTON, TERRI WORLEY OR LISA DELONG 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 Harriett Fletcher, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on March 28, 2024 I filed at the office of the WOOD County Clerk and caused to be posted at the WOOD County courthouse this notice of sale.



Declarants Name: Harriett Fletcher

Date: March 28, 2024

409 SYCAMORE ST
MINEOLA, TX 75773

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WOOD

EXHIBIT "A"

LOT ONE (1), IN BLOCK EIGHT (8), HAM ADDITION, AN ADDITION TO THE CITY OF MINEOLA, WOOD COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 102, PAGE 392 OF THE DEED RECORDS OF WOOD COUNTY, TEXAS.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FOR RECORD
2024 APR 15 PM 12:59

**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.**

Matter No.: 122684-TX

Date: April 12, 2024

County where Real Property is Located: Wood

ORIGINAL MORTGAGOR: GARRETT A. TURNER, A SINGLE MAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: MATRIX FINANCIAL SERVICES CORP.

MORTGAGE SERVICER: Flagstar Bank, N.A

DEED OF TRUST DATED 8/17/2022, RECORDING INFORMATION: Recorded on 8/22/2022, as Instrument No. 2022-00009466

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LOT FIFTEEN (15), BLOCK FIFTY (50), THE CITY OF MINEOLA, AN ADDITION TO THE CITY OF MINEOLA, WOOD COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 99, PAGE 336, OF THE PLAT RECORDS OF WOOD COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **6/4/2024**, the foreclosure sale will be conducted in **Wood** 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 **1:00 PM**, 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.

Flagstar Bank, N.A is acting as the Mortgage Servicer for MATRIX FINANCIAL SERVICES CORP. who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Flagstar Bank, N.A, as Mortgage Servicer, is representing the Mortgagee, whose address is:

MATRIX FINANCIAL SERVICES CORP.
c/o Flagstar Bank, N.A
5151 Corporate Drive
Troy, Michigan 48098-2639

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




Matter No.: 122684-TX

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 RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DARLA BOETTCHEER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, CONRAD WALLACE, TONYA WASHINGTON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, TIONNA HADNOT, AUCTION.COM, DAVID RAY, SHARON ST. PIERRE, RONNIE HUBBARD, ALLAN JOHNSTON, SHERYL LAMONT, ROBERT LAMONT, LISA DELONG, TERRI WORLEY, HARRIETT FLETCHER, 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 Auction.com, 1 Mauchly, Irvine, CA 92618.

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

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
Phone: (866) 931-0036


Posted by Harriett Fletcher, April 15, 2024.

APPOINTMENT OF SUBSTITUTE TRUSTEE AND
NOTICE OF SUBSTITUTE TRUSTEE SALE

FILED FOR RECORD
2024 MAY -9 PM 3:19

SELLEY PRICE
COUNTY CLERK WOOD COUNTY TX

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

**APPOINTMENT
OF SUBSTITUTE
TRUSTEE:**

WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate Jack O'Boyle, Chris Ferguson, Travis Gray, Harriett Fletcher, Robert LaMont, Sheryl LaMont, Sharon St. Pierre, Travis Gray, Chris Ferguson, or Jack O'Boyle, each as Substitute Trustee, to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of the Note.

**SUBSTITUTE
TRUSTEE'S
ADDRESS:**

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

**NOTICE OF
SUBSTITUTE
TRUSTEE SALE:**

WHEREAS, default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **June 04, 2024** between the hours of 1pm-4pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**LOCATION OF
SALE:**

The place of the sale shall be: At the east (front) door of the Wood County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court in **WOOD County, Texas** or as designated by the County Commissioners.

**INSTRUMENT TO
BE FORECLOSED:**

Deed of Trust or Contract Lien dated 11/30/2023 and recorded under Volume, Page or Clerk's File No. INSTRUMENT NUMBER 2023-00010970 in the real

DT: zNOS AND APPT (MTG) 230511



AL: LOT 1 AND 7 MAGNOLIA RIDGE SUBDIVISION



4816735

property records of Wood County Texas, with WAGYU 100, LLC as Grantor(s) and Loan Ranger Capital Investments REIT, LLC as Original Mortgagee.

OBLIGATIONS SECURED: Deed of Trust or Contract Lien executed by WAGYU 100, LLC securing the payment of the indebtedness in the original principal amount of \$938,500.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by WAGYU 100, LLC. LOAN RANGER CAPITAL INVESTMENTS REIT, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

MORTGAGEE:

LOAN RANGER CAPITAL INVESTMENTS REIT, LLC is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. LOAN RANGER CAPITAL INVESTMENTS REIT, LLC's address is:

LOAN RANGER CAPITAL INVESTMENTS REIT, LLC
c/o Loan Ranger Capital Investments REIT, LLC
5000 PLAZA ON THE LAKE, SUITE 180
AUSTIN, TX 78746

LEGAL DESCRIPTION OF PROPERTY TO BE SOLD: ALL THOSE CERTAIN LOTS, TRACTS OR PARCEL OF LAND BETTER KNOWN AS LOTS 1 AND 7 OF MAGNOLIA RIDGE ESTATES, BEING A PART OF THE D FULLER SURVEY, A-207 IN WOOD COUNTY TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 PAGE 31-32 OF THE PLAT RECORDS OF WOOD COUNTY, TEXAS (the "Property")

REPORTED PROPERTY ADDRESS: LOT 1 AND 7 MAGNOLIA RIDGE SUBDIVISION, MINEOLA, TX 75773

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

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property and the priority of the lien being foreclosed.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Mortgagee and/or Mortgage Servicer thereunder to have the bid credited to the Note up to the

DT: zNOS AND APPT (MTG) 230511



AL: LOT 1 AND 7 MAGNOLIA RIDGE SUBDIVISION

amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

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

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

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

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

DT: zNOS AND APPT (MTG) 230511



AL: LOT 1 AND 7 MAGNOLIA RIDGE SUBDIVISION

Signed on the 7 day of May, 2024.

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC

Travis H. Gray

___ Jack O'Boyle | SBN: 15165300

jack@jackoboyle.com

Travis H. Gray | SBN: 24044965

travis@jackoboyle.com

___ Chris Ferguson | SBN: 24069714

chris@jackoboyle.com

P.O. Box 815369

Dallas, Texas 75381

P: 972.247.0653 | F: 972.247.0642

ATTORNEYS FOR MORTGAGEE AND/OR ITS
MORTGAGE SERVICER

CERTIFICATE OF POSTING

My name is Harriett Fletcher, and my address is c/o 12300 Ford Rd, Ste. 212, Dallas, TX 75234. I declare under the penalty of perjury that on May 9, 2024 I filed at the office of the Wood County Clerk and caused to be posted at the Wood County courthouse (or other designated place) this notice of sale.

Signed: Harriett Fletcher

Declarant's Name: Harriett Fletcher

Date: May 9, 2024

DT: zNOS AND APPT (MTG) 230511



AL: LOT 1 AND 7 MAGNOLIA RIDGE SUBDIVISION

NOTICE OF SUBSTITUTE TRUSTEE'S SALE
(Senior Housing Reposition Partners 9, LLC / Autumn Wind)

FILED FOR RECORD

2024 MAY 10 PM 12:48

May 10, 2024 (the "**Effective Date**")

KELLEY PRICE
COUNTY CLERK, WOOD CO TX

Notice is hereby given that a Foreclosure¹ of the Property (defined below) will be held at the date, time and place specified in this notice.

DATE OF SALE: Tuesday, June 4, 2024 (the first [1st] Tuesday of that month).

TIME OF SALE: The earliest time at which the Foreclosure will occur is 10:00 AM (Wood County, Texas time). The Foreclosure shall begin at that time or not later than three (3) hours thereafter.

PLACE OF SALE: The Foreclosure will take place at the location designated by the Commissioner's Court of Wood County, Texas as the location where nonjudicial foreclosure sales are to take place. If no such location has been designated, the Foreclosure will take place at the location where nonjudicial foreclosure sales in Wood County, Texas are typically conducted.

INDEBTEDNESS PROMPTING SALE: The Loan.²

DEED OF TRUST CREATING LIEN THAT IS THE SUBJECT OF SALE: The Deed of Trust.³

PROPERTY BEING SOLD: The Property,⁴ which has a street address of 135 Autumn Wind Court, Mineola, Texas 75773, in Wood County, Texas.

¹ "**Foreclosure**" means a public nonjudicial foreclosure sale, at auction.

² "**Loan**" means the debt evidenced by the Notes (defined below).

"**Notes**" means, collectively, (i) that certain Adjustable Rate Note, dated December 30, 2013, executed by Borrower (defined below), payable to the order of Original Noteholder (defined below), as payee, in the original principal amount of \$6,635,410.00; (ii) that certain Adjustable Rate Note, dated June 26, 2018, executed by Borrower, payable to the order of Original Noteholder, as payee, in the original principal amount of \$1,612,963.78; (iii) that certain Adjustable Rate Note, dated June 26, 2018, executed by Borrower, payable to the order of Original Noteholder, as payee, in the original principal amount of \$2,972,735.00; (iv) that certain Adjustable Rate Note, dated January 25, 2019, executed by Borrower, payable to the order of Original Noteholder, as payee, in the original principal amount of \$144,005.48; and (v) that certain Real Estate Lien Note (Fifth Lien), dated May 30, 2019, executed by Borrower, payable to the order of Original Noteholder, as payee, in the original principal amount of \$139,000.00.

"**Borrower**" means CMM Mineola, LLC, a Texas limited liability company.

"**Original Noteholder**" means City National Bank of Sulphur Springs, a Texas banking corporation.

³ "**Deed of Trust**" means that certain Real Estate Deed of Trust (With Future Advance Clause), dated effective December 30, 2013, executed and delivered by Borrower, as grantor, to David Fenton, as trustee for the benefit of Original Noteholder, as beneficiary, recorded as Instrument No. 2014-00000022 in the Real Property Records in Wood County, Texas, covering, among other things, the Property.

⁴ "**Property**" means that certain real property, personal property, and general intangibles described in the Deed of Trust, the real property of which is located at the street address 135 Autumn Wind Court, Mineola, Texas 75773, in Wood County, Texas, and more particularly described on **Exhibit "A"**, attached hereto and incorporated herein by reference.

ASSIGNMENTS/TRANSFERS; NOTEHOLDER: Pursuant to certain endorsements, assignments, and/or transfers of the Loan Documents,⁵ Noteholder⁶ is the current owner of the Loan Documents. However, consistent with the laws of the State of Texas and the terms and provisions contained within the Loan Documents, Noteholder reserves the right to endorse, assign and/or transfer the Loan Documents to a third-party at any time after this Notice of Substitute Trustee's Sale has been posted in Wood County, Texas (including just prior to the nonjudicial foreclosure sale). You may contact Noteholder via (i) Scot T. Wetzel at (720) 524-6270 or s@crestmooradvisors.com, or (ii) Jim Barr Coleman at (212) 584-6173 or jimbarr@wmcapitalpartners.com to determine whether Noteholder has endorsed, assigned and/or transferred the Loan Documents to a third-party and, if they have, to obtain the name, address, and other contact information of the successor noteholder.

ACTIVE MILITARY DUTY NOTICE: To 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.

SUBSTITUTE TRUSTEES: Pursuant to the Appointment,⁷ the Substitute Trustees⁸ were each appointed a substitute trustee under the Deed of Trust. Any one (1) of the Substitute Trustees (including the Substitute Trustee that signed this Notice of Substitute Trustee's Sale) may conduct the nonjudicial foreclosure sale.

The Loan is in default. As required by the terms and provisions contained within the applicable Loan Documents, all required notices have been provided and all applicable cure periods have expired. Accordingly, the maturity dates of the Notes have been accelerated and, therefore, all of the (i) unpaid principal due under the Notes, (ii) accrued interest due under the Notes, and (iii) other amounts provided for in the Loan Documents are now due and payable in full. Noteholder has requested that any one (1) of the Substitute Trustees, each of whom is a substitute trustee under the Deed of Trust, sell the Property for cash, the proceeds of such nonjudicial foreclosure sale to be applied in accordance with the terms and provisions of the Loan Documents and applicable law.

⁵ "**Loan Documents**" means, collectively, the Loan Agreement (defined below), the Notes, the Deed of Trust, and any and all other documents executed in connection therewith and/or relating in any way thereto.

"**Loan Agreement**" means that certain Commercial Security Agreement, dated effective December 30, 2013, entered into between Borrower and Original Noteholder.

⁶ "**Noteholder**" means Senior Housing Reposition Partners 9, LLC, a Colorado limited liability company.

⁷ "**Appointment**" means that certain Appointment of Substitute Trustees and Request to Act, dated May 9, 2024, recorded as Instrument No. 2024-00003849 in the Real Property Records in Wood County, Texas.

⁸ "**Substitute Trustees**" means each of the following:

Sam Murphy, Esq. of Dallas County, Texas, Holland & Knight LLP, 1722 Routh Street, Suite 1500, Dallas, Texas 75201, (214) 969-2523 (telephone), Sam.Murphy@hkllaw.com (email).

James Hrissikopoulos, Esq. of Dallas County, Texas, Holland & Knight LLP, 1722 Routh Street, Suite 1500, Dallas, Texas 75201, (214) 969-1190 (telephone), James.Hrissikopoulos@hkllaw.com (email).

Gage Beekman, Esq. of Dallas County, Texas, Holland & Knight LLP, 1722 Routh Street, Suite 1500, Dallas, Texas 75201, (214) 969-1419 (telephone), Gage.Beekman@hkllaw.com (email).


Benjamin F.S. Herd, Esq. of Dallas County, Texas, Holland & Knight LLP, 1722 Routh Street, Suite 1500, Dallas, Texas 75201, (214) 969-1184 (telephone), Ben.Herd@hkllaw.com (email).

Noteholder has further requested that any one (1) of the Substitute Trustees sell all of the components of the Property that are personal property (including general intangibles) and/or fixtures at the same time and place as the Foreclosure of the real property. Accordingly, pursuant to and in accordance with the terms of Section 9.604 of the Texas Business and Commerce Code, the Foreclosure of the personal property, general intangibles, and fixtures will be held at the same time and place as the Foreclosure of the real property.

Therefore, at the date, time, and place set forth above, one (1) of the Substitute Trustees will sell the Property to the highest bidder for cash pursuant to the terms of the Loan Documents and applicable law.

[signature page follows]

IN WITNESS WHEREOF, this Notice of Substitute Trustee's Sale has been executed to be enforceable on the Effective Date.

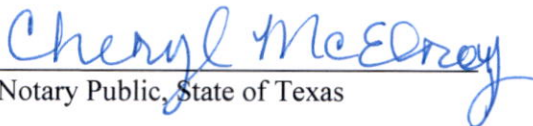
By: 
Name: Sam Murphy, Esq.
Title: Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on May 9, 2024, by Sam Murphy, Esq., as substitute trustee, in the capacity herein stated.

[SEAL]




Notary Public, State of Texas

SHRP 9, LLC Loan No.: 9089533
Borrower: CMM Mineola, LLC
Property: 135 Autumn Wind Court, Mineola, Texas 75773 (Autumn Wind)

EXHIBIT "A"

to
Notice of Substitute Trustee's Sale

Real Property

That certain lot, tract or parcel of land situated in the A. Hamilton Survey, Abstract No. 286, and the A. Hamilton Survey, Abstract No. 285, City of Mineola, Wood County, Texas, and being all of a called 25.873 acre tract (27.01 acres less and except 1.167 acres) described in a Deed from Vineta I. Stewart et al to Ronald L. Lummus, dated December 30, 1996 as shown of record in Volume 1526, Page 282, Real Property Records, Wood County, Texas, said 25.873 acre tract being a part of a called 175 acre tract described in a Deed from Mrs. F. M. McKay to W. C. Little dated January 2, 1939 as shown of record in Volume 169, Page 378, Deed Records, Wood County, Texas, said lot, tract, or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod found at the Northeast corner of said 25.873 acre tract and in the East line of said 175 acre tract and in the South line of Shady Lane (a 40 feet wide street as shown on Amended Plat of the W. C. Little Subdivision filed of record in Volume 3, Page 63, Plat Records, Wood County, Texas, said POINT OF BEGINNING being S 03 deg. 12 min. 07 sec. W a distance of 40.02 feet from a ½ inch iron rod set for the Northeast corner of said 175 acre tract and at the Northeast corner of Shady Lane;

THENCE S 03 deg. 12 min. 07 sec. W along the East line of said 25.873 acre tract and said 175 acre tract, same being the West line of a called 85.2 acre tract described in a Deed from M. H. Landers et al to R. E. Wisenbaker, dated January 23, 1941 as shown of record in Volume 183, Page 563, Deed Records, Wood County, Texas, a distance of 859.60 feet to a 3/8 inch iron pipe found at the Southeast corner of said 25.873 acre tract and in the called North line of Block 4 of Rolling Hills Addition as shown by plat of record in Volume 8, Page 210-A, Plat Records, Wood County, Texas;

THENCE N 88 deg. 03 min. 26 sec. W along the North line of said Block 4, at 56.4 feet passing through the East line of said A. Hamilton Survey, Abstract NO. 286, and the West line of said A. Hamilton Survey, Abstract No. 285, continuing along same bearing, in all, a total distance of 314.67 feet to a ½ inch iron rod found at the Northeast corner of Heritage Square as shown by plat of record in Volume 9, Page 160, Plat Records, Wood County, Texas;

[continued on next page]

EXHIBIT "A"

SHRP 9, LLC Loan No.: 9089533

Borrower: CMM Mineola, LLC

Property: 135 Autumn Wind Court, Mineola, Texas 75773 (Autumn Wind)

THENCE N 88 deg. 17 min. 34 sec. W along the North line of said Heritage Square, a distance of 714.58 feet to a ¼ inch iron rod found at a fence corner at the Northwest corner of said Heritage Square and the Northeast corner of a called 2.531 acre tract described in a Deed from Complete Realty Investors, Inc. to Hall Tyler Associates dated May 10, 1981, as shown of record in Volume 823, Page 569, Deed Records, Wood County, Texas;

THENCE N 87 deg. 41 min. 07 sec. W along the North line of said 2.531 acre tract, a distance of 225.63 feet to a 3/8 inch iron rod found at the Northwest corner of said 2.531 acre tract and the Southwest corner of said 25.873 acre tract;

THENCE N 02 deg. 11 min. 09 sec. E along the East line of Newsom Street (called Whispering Lane on plat of said W. C. Little Subdivision), at approximately 852 feet passing through the North line of said Hamilton Survey, Abstract No. 286, and a South line of said Hamilton Survey, Abstract No. 285, in all, a total distance of 914.48 feet to a ¼ inch iron rod found at the Northwest corner of said 25.873 acre tract and in the South line of said Shady Lane;

THENCE S 85 deg. 38 min. 25 sec. E along the South line of said Shady Lane, a distance of 1271.00 feet to the POINT OF BEGINNING and containing 25.724 acres of land of which approximately 3.2 acres lie within the A. Hamilton Survey, Abstract No. 285, and 22.5 acres lie within the A. Hamilton Survey, Abstract No. 286.

BEING the same land described in a Deed from Curbow Properties, Inc., a Texas Corporation, to Chad Cable, Jimmy Masters and Phil Morgan, dated March 30th, 2011, recorded under Document No. 2011-00003921, of the Real Property Records of Wood County, Texas.

SAID LAND ALSO BEING KNOWN AS ALL OF THE AUTUMN WIND ADDITION, PHASE ONE, AS SHOWN BY PLAT RECORDED IN VOL. 9, PAGES 363-364, PLAT RECORDS OF WOOD COUNTY, TEXAS.

EXHIBIT "A"

SHRP 9, LLC Loan No.: 9089533

Borrower: CMM Mineola, LLC

Property: 135 Autumn Wind Court, Mineola, Texas 75773 (Autumn Wind)

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD
23 MAY 13 PM 3:51
KELLEY PRICE
COUNTY CLERK, WOOD COUNTY, TX

THE STATE OF TEXAS

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WOOD

WHEREAS, on April 28 2021, **J & S Joint Ventures LLC** ("Grantor") executed and delivered a Deed of Trust (the "Deed of Trust") conveying to **David Zalman**, as Trustee, the herein below described property to secure **Prosperity Bank** in the payment of all indebtedness (collectively the "Note") therein described, the Deed of Trust being filed and recorded under Clerk's File No.2021-00004915 in the Official Public Records of Real Property of Wood County, Texas, to which reference is hereby made for all purposes; and

WHEREAS, default has occurred in the payment of the Note and the same is now wholly due, and **Prosperity Bank** (the "Beneficiary"), the owner and holder of the Note, has requested the undersigned to sell the Property to satisfy the Note; and

WHEREAS, the above named Trustee and any previously appointed Substitute Trustee was removed under and in accordance with the Deed of Trust and the Beneficiary designated and appointed **L. David. Smith, Harriett Fletcher, Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Terri Worley and Lisa DeLong any of whom may act independently** as Substitute Trustee to enforce the Trust, and any of whom may conduct the sale of the Property and may be contacted as indicated on the signature block below.

NOW, THEREFORE, pursuant to the authority conferred upon me by the Deed of Trust, I, **L. David Smith**, hereby give notice that I or one of the other Substitute Trustees whose names and addresses are set out below, will sell the Property at public auction to the highest bidder, for cash,

on **Tuesday, June 4, 2024**. The earliest time at which the sale will occur shall be at **1:00 o'clock P.M.** and it may take place not later than three hours after said time, and the sale shall take place at the East door (front door) of the Wood County Courthouse 100 S. Main Quitman, Texas or as designated by the County Commissioner's Office as the area for foreclosures to take place. This conveyance will be made subject to any exceptions referenced in the Deed of Trust to the extent the same are still in effect and shall not cover any part of the Property that has been released from the liens of the Deed of Trust. The Property that will be sold at the foreclosure sale includes the following described real property, together with all improvements and fixtures thereon and appurtenances thereto:

Being a 3.45 acre tract or parcel of land situated in the Wm. Dobson Survey, Abstract No. 170, Wood County, Texas, and being more particularly described in the Deed of Trust executed by J & S Joint Ventures LLC to David Zaman, Trustee recorded under Clerk's File No. 2021-00004915 of the Official Public Records of Wood County, Texas and by metes and bounds in Exhibit A attached to the Deed of Trust reference to which is hereby made for all purposes.

THE SALE OF THE PROPERTY IS "AS-IS" AND "WHERE-IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. THE SUBSTITUTE TRUSTEE MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH THE LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

SUBSTITUTE TRUSTEES

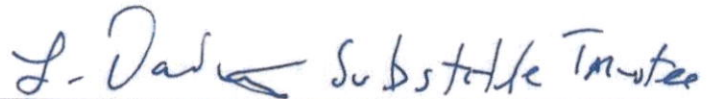
NOTICE IS HEREBY PROVIDED THAT ONE OF THE FOLLOWING NAMED SUBSTITUTE TRUSTEES WHOSE ADDRESS AND CONTACT INFORMATION FOR PURPOSES HEREOF IS AS FOLLOWS MAY CONDUCT THE SALE:

L. David. Smith, Harriett Fletcher, Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Terri Worley and Lisa DeLong

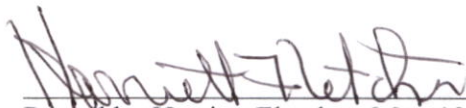
c/o L. David. Smith
2618 Kittansett Circle
Katy Texas 77450
telephone: 281-788-3666
Email: ldslaw7@gmail.com

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.

Dated this 9th day of May, 2024.



L. David. Smith, Substitute Trustee
2618 Kittansett Circle
Katy, Texas 77450
Telephone 281-788-3666
Email:ldslaw7@gmail.com



Posted by Harriett Fletcher, May 13, 2024.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD
22 MAY 13 PM 3:51
KELLEY PRICE
COUNTY CLERK
WOOD COUNTY TX

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

§

COUNTY OF WOOD

§

WHEREAS, on January 5, 2022, **J & S Joint Ventures LLC** ("Grantor") executed and delivered a Deed of Trust (the "Deed of Trust") conveying to **David Zalman**, as Trustee, the herein below described property to secure **Prosperity Bank** in the payment of all indebtedness (collectively the "Note") therein described, the Deed of Trust being filed and recorded under Clerk's File No.2022-00001748 in the Official Public Records of Real Property of Wood County, Texas, to which reference is hereby made for all purposes; and

WHEREAS, default has occurred in the payment of the Note and the same is now wholly due, and **Prosperity Bank** (the "Beneficiary"), the owner and holder of the Note, has requested the undersigned to sell the Property to satisfy the Note; and

WHEREAS, the above named Trustee and any previously appointed Substitute Trustee was removed under and in accordance with the Deed of Trust and the Beneficiary designated and appointed **L. David. Smith, Harriett Fletcher, Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Terri Worley and Lisa DeLong any of whom may act independently** as Substitute Trustee to enforce the Trust, and any of whom may conduct the sale of the Property and may be contacted as indicated on the signature block below.

NOW, THEREFORE, pursuant to the authority conferred upon me by the Deed of Trust, I, **L. David Smith**, hereby give notice that I or one of the other Substitute Trustees whose names and addresses are set out below, will sell the Property at public auction to the highest bidder, for cash,

on **Tuesday, June 4, 2024**. The earliest time at which the sale will occur shall be at **1:00 o'clock P.M.** and it may take place not later than three hours after said time, and the sale shall take place at the East door (front door) of the Wood County Courthouse 100 S. Main Quitman, Texas or as designated by the County Commissioner's Office as the area for foreclosures to take place. This conveyance will be made subject to any exceptions referenced in the Deed of Trust to the extent the same are still in effect and shall not cover any part of the Property that has been released from the liens of the Deed of Trust. The Property that will be sold at the foreclosure sale includes the following described real property, together with all improvements and fixtures thereon and appurtenances thereto:

Lots 5, 7, 8, of the Northpoint Addition in the City of Hawkins, Wood County, Texas according to the map or plat thereof recorded under Clerk's File No. 2020-00010586 of the Official Public Records of Wood County, Texas.

THE SALE OF THE PROPERTY IS "AS-IS" AND "WHERE-IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. THE SUBSTITUTE TRUSTEE MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH THE LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

SUBSTITUTE TRUSTEES

NOTICE IS HEREBY PROVIDED THAT ONE OF THE FOLLOWING NAMED SUBSTITUTE TRUSTEES WHOSE ADDRESS AND CONTACT INFORMATION FOR PURPOSES HEREOF IS AS FOLLOWS MAY CONDUCT THE SALE:

L. David. Smith, Harriett Fletcher, Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Terri Worley and Lisa DeLong

c/o L. David. Smith
2618 Kittansett Circle

Katy Texas 77450
telephone: 281-788-3666
Email: ldslaw7@gmail.com

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.

Dated this 9th day of May, 2024.

L. David Smith Substitute Trustee

L. David. Smith, Substitute Trustee
2618 Kittansett Circle
Katy, Texas 77450
Telephone 281-788-3666
Email:ldslaw7@gmail.com

Harriett Fletcher

Posted by Harriett Fletcher, May 13, 2024.

228 COUNTY ROAD 2118
QUITMAN, TX 75783

FILED FOR RECORD
22 MAY 13 PM 3:02
KELLEY PRICE
COUNTY CLERK, WOOD CO TX
00000009511445

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: June 04, 2024

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE EAST DOOR OF THE WOOD COUNTY COURTHOUSE (ALSO REFERRED TO AS THE FRONT DOOR) 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 February 10, 2017 and recorded in Document INSTRUMENT NO. 2017-00001306 real property records of WOOD County, Texas, with FIDENCIO O. TIJERINA AND MELANIE N. TIJERINA, HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by FIDENCIO O. TIJERINA AND MELANIE N. TIJERINA, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$103,920.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



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.

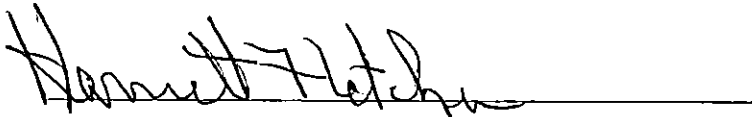
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, TIONNA HADNOT, AUCTION.COM, DAVID RAY, SHARON ST. PIERRE, HARRIETT FLETCHER, SHERYL LAMONT, ROBERT LAMONT, RONNIE HUBBARD, ALLAN JOHNSTON, TERRI WORLEY OR LISA DELONG 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 Harriett Fletcher, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on May 13, 2024 I filed at the office of the WOOD County Clerk and caused to be posted at the WOOD County courthouse this notice of sale.



Declarants Name: Harriett Fletcher

Date: May 13, 2024

228 COUNTY ROAD 2118
QUITMAN, TX 75783

0000009511445

0000009511445

WOOD

EXHIBIT "A"

LOT 178 AND LOT 179, ZONE 1, SECTION 4 OF CLEAR LAKES, A SUBDIVISION OF A PORTION OF THE WELLS LAND AND CATTLE COMPANY, INC., LANDS IN THE MARY CROTHERS SURVEY, ABSTRACT NO. 97, AND G.F. MARTIN SURVEY, ABSTRACT NO. 387, OF SAID WOOD COUNTY, TEXAS, AS SHOWN BY PLAT OF SAID SUBDIVISION FILED IN VOLUME 3, PAGE 50 OF THE PLAT RECORDS OF WOOD COUNTY, TEXAS.

FILED FOR RECORD
2024 APR 25 PM 10:48

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 OF THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN THE J. A. BOOTH SURVEY, A-38, WOOD COUNTY, TEXAS BEING ALL OF A CALLED 3.14 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM TOMMIE MCPHERSON AND BARBARA MCPHERSON TO MICKEY CROFT AND BILLIE CROFT, DATED SEPTEMBER 19, 2016 AND RECORDED IN CLERK'S FILE NO. 2016-00009515, REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE N.E.C. OF SAID TRACT, THE N.W.C. OF A CALLED 19.095 ACRE TRACT OF LAND DESCRIBED IN VOLUME 2153 PAGE 270, REAL PROPERTY RECORDS AND BEING IN THE S.B.L. OF A CALLED 17.588 ACRE TRACT OF LAND DESCRIBED IN VOLUME 1382 PAGE 180, REAL PROPERTY RECORDS;

THENCE SOUTH 00 DEGREES 47 MINUTES 35 SECONDS EAST, ALONG THE E.B.L. OF SAID TRACT AND THE W.B.L. OF SAID CALLED 17.588 ACRE TRACT FOR A DISTANCE OF 533.22 FEET TO A 60D NAIL FOUND FOR CORNER AT THE S.E.C. OF SAID TRACT, THE N.E.C. OF A CALLED 31.909 ACRE TRACT OF LAND DESCRIBED IN VOLUME 1716 PAGE 362, REAL PROPERTY RECORDS, AND BEING NEAR THE CENTERLINE OF COUNTY ROAD NO. 4200, FROM WHICH A 1/2 INCH IRON ROD STAMPED 'SWANNER' FOUND FOR REFERENCE BEARS, NORTH 00 DEGREES 47 MINUTES 35 SECONDS WEST, 27.5 FEET;

THENCE SOUTH 89 DEGREES 23 MINUTES 56 SECONDS WEST, ALONG THE S.B.L. OF SAID TRACT, THE N.B.L. OF SAID CALLED 31.909 ACRE TRACT AND WITHIN THE PAVEMENT OF SAID ROAD FOR A DISTANCE OF 256.97 FEET TO A 60D NAIL FOUND FOR CORNER AT THE S.W.C. OF SAID TRACT AND THE S.E.C. OF A CALLED 3.000 ACRE TRACT OF LAND DESCRIBED IN CLERK'S FILE NO. 2015-00004305, REAL PROPERTY RECORDS;

THENCE NORTH 00 DEGREES 47 MINUTES 19 SECONDS WEST, ALONG THE W.B.L. OF SAID TRACT AND THE E.B.L. OF SAID CALLED 3.000 ACRE TRACT, AT 30.0 FEET PASS A 1/2 INCH IRON ROD FOUND FOR REFERENCE AND CONTINUE FOR A TOTAL DISTANCE OF 532.56 FEET TO A 1/2 INCH IRON ROD FOUND WITH A CAP STAMPED 'LANDMARK LS' AT THE N.W.C. OF SAID TRACT, SAME BEING THE N.E.C. OF SAID CALLED 3.000 ACRE TRACT AND BEING IN THE S.B.L. OF SAID CALLED 17.588 ACRE TRACT;

THENCE NORTH 89 DEGREES 15 MINUTES 03 SECONDS EAST, ALONG THE N.B.L. OF SAID TRACT AND THE S.B.L. OF SAID CALLED 17.588 ACRE TRACT FOR A DISTANCE OF 256.93 FEET TO THE PLACE OF BEGINNING CONTAINING 3.143 ACRES OF WHICH 0.171 ACRES LIES WITHIN THE OCCUPIED RIGHT-OF-WAY OF SAID ROAD.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 06/27/2018 and recorded in Document 2018-00005947 real property records of Wood County, Texas.

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

Date: 06/04/2024

Time: 01:00 PM

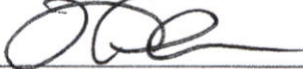
Place: Wood County, Texas at the following location: EAST DOOR (FRONT DOOR) OF THE WOOD COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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 MICKEY SHULL CROFT AND BILLIE WINEFRED CROFT, provides that it secures the payment of the indebtedness in the original principal amount of \$149,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. PHH MORTGAGE CORPORATION is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is PHH MORTGAGE CORPORATION c/o PHH MORTGAGE CORPORATION, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 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.auction.com or (800) 280-2832

Certificate of Posting

I am Harriett Fletcher 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 April 25, 2024 I filed this Notice of Foreclosure Sale at the office



of the Wood County Clerk and caused it to be posted at the location directed by the Wood County Commissioners Court.



Posted by Harriett Fletcher, April 25, 2025