

3-5-2024

CLERK OF COURTS  
BOWIE COUNTY, TEXAS  
TINA PETTY, COUNTY CLERK

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

2024 FEB 13 AM 9:45

Date: February 13, 2024

Trustee: Lori Corpier, 409 W. Loop 281 #102, Longview, TX 75605

Lender: WJR Properties, LLC—Series 129

Note: Real Estate Lien Note dated January 17, 2020, executed by Edward J. Hushelpeck & Dawna G. Hushelpeck and made payable to WJR Properties, LLC—Series 129

Deed of Trust:

**Date:** January 17, 2020

**Grantor:** Edward J. Hushelpeck & Dawna G. Hushelpeck

**Lender:** WJR Properties, LLC—Series 129

**Recording information:** Instrument No. 2020-00000791, Official Public Records, Bowie County, Texas.

**Property (including any improvements):** All of Lot Numbered (4) in Block Numbered (2) of C.J.'S 1ST ADDITION, an addition to the City of Texarkana, Bowie County, Texas, according to the map or plat recorded in Volume 587, Page 68, Plat Records of Bowie County, Texas.

**Date of Sale:** March 5, 2024

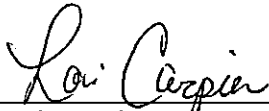
Time of Sale: 1:00 P.M.

Place of Sale: At the area designated at the Bowie County, Texas, courthouse by the Commissioners Court for such sales, or if the Commissioners Court has not designated an area, then at the front courthouse steps of the courthouse of Bowie County, Texas.

The maturity of the note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable. Lender appointed a Trustee under the Deed of Trust. Because of the default in performance of the obligations of the Deed of Trust, Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, the Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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

  
\_\_\_\_\_  
Lori Corpier, Trustee

3-5-2024

Birch Street 506 Land Trust, Kathryn Ball, Trustee, Noteholder  
August REI, LLC, Loan Servicing Company  
Ghrist Law Firm PLLC (hereinafter "Attorney")

CLERK OF DISTRICT COURT  
BOWIE COUNTY, TEXAS  
TINA PETTY, COUNTY CLERK

2024 FEB 13 PM 2:53

TWPS, LLC  
6462 Haven View Dr. Riverside, CA 92509  
Sent via first class mail and CMRR # 9489 0178 9820 3022 2273 68 on 02.13.2024

TWPS, LLC  
506 Birch St., Maud, TX 75567  
Sent via first class mail and CMRR # 9489 0178 9820 3022 2273 82 on 02.13.2024

### NOTICE OF TRUSTEE'S SALE

WHEREAS TWPS, LLC and executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Bowie County, Texas and is recorded under Clerk's File/Instrument Number 2023-00004307, to which reference is made for all purposes.

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

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

~~Date: Tuesday, the 5<sup>th</sup> day of March, 2024~~

Time: The sale shall begin no earlier than 11:00 A.M. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Bowie County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

All that certain lot, tract or parcel of land lying and being situated in the County and State of Texas, about One (1) miles Southwest from the center of the Town of Maud, Texas, being a portion of a 100 acre tract of land out of Lot No. 1 of the Subdivision of the South part of the John S. Herring HRS, A-263, Bowie County, Texas, deed to H.M. Seals of Bowie by W.S. Lindsey and wife, as recorded in Volume 127, Page 163 of the Deed Records of Bowie County, Texas, being a part of a 1.7 acre tract conveyed to W.H. Martin by H. M. Seals and wife, as recorded in Volume 214, Page 633, Deed Records of Bowie County, Texas, said land herein is described as follows: BEGINNING 192 feet S 75° 33' W, from the Southeast corner of said 1.7 acre tract, same being located on the West boundary line of Highway Nb. 8; THENCE S 75° 33' W, 102 feet to a corner; THENCE North 166 feet to the North boundary line of said 1.7 acre tract; THENCE East, 100 feet to a corner; THENCE South 145 feet to the PLACE OF BEGINNING. BEING all of the same land described in that certain Warranty Deed dated the 8 of July, 1963, from M.A. White, et

ux Maggie White, to Thomas R. Simmons, et ux Edna, urol Simmons recorded in Volume 425, Page 631 of the Deed Records of Bowie Count, Texas

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.

The senders of the notice also include those names listed below.

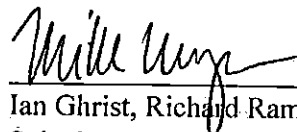
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

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

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

**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 ACCELERATION.** If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.



Ian Ghrist, Richard Ramsey, Mike Unger  
Substitute Trustee(s)  
4016 Gateway Drive, Suite 130  
Colleyville, Texas 76034  
Phone: (817) 778-4136

03-05-2024

REGIONS MORTGAGE (UPN)  
HUTCHINSON, GEORGE  
1219 WALNUT, TEXARKANA, TX 75501

CONVENTIONAL  
Firm File Number: 23-039927

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on November 18, 2020, ~~GEORGE HUTCHINSON~~, UNMARRIED MAN, as Grantor(s), executed a Deed of Trust conveying to RYAN COLBURN, as Trustee, the Real Estate hereinafter described, to REGIONS BANK D/B/A REGIONS MORTGAGE in payment of a debt therein described. The Deed of Trust was filed in the real property records of BOWIE COUNTY, TX and is recorded under Clerk's File/Instrument Number 2020-00012851, to which reference is herein made for all purposes.

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on ~~Tuesday, March 5, 2024~~ between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in BOWIE COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

A PART OF LOTS NUMBERED ONE (1) AND TWO (2) IN BLOCK NUMBERED ONE HUNDRED TWENTY-FIVE (125) OF TRIGG ADDITION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, ALSO BEING KNOWN AS THE ORIGINAL CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, THE SUBJECT TRACT OF LAND BEING CALLED THE EAST ONE HUNDRED FOUR FEET (E-104') OF LOT NUMBERED ONE (1) AND THE EAST ONE HUNDRED FOUR FEET (E-104') OF THE NORTH THIRTY-EIGHT (38) FEET OF LOT NUMBERED TWO (2) IN BLOCK NUMBERED ONE HUNDRED TWENTY-FIVE (125) OF TRIGG ADDITION, SAID TRACT BEING THE SAME TRACT OF LAND AS CONVEYED TO KAREN PHELPS AND DAVID L. PHELPS BY WARRANTY DEED RECORDED IN VOLUME 6341, PAGE 77 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON PIN FOUND FOR CORNER AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF WEST 13TH STREET AND THE WEST RIGHT-OF-WAY LINE OF WALNUT STREET, THE POINT OF BEGINNING BEING THE NORTHEAST CORNER OF LOT NO. 1 IN BLOCK NO. 125 OF TRIGG ADDITION, TEXARKANA BOWIE COUNTY, TEXAS;

THENCE: S 22°59' 03" E, 88.00 FEET WITH THE EAST LINE OF SAID LOT NO. 1 AND ON THE WEST LINE OF SAID LOT NO. 2 TO A 1/2" IRON PIN SET FOR CORNER AT THE SOUTHEAST CORNER OF SAID PHELPS TRACT;

THENCE: S 67°38' 29" W, 101.98 FEET WITH THE SOUTH LINE OF SAID PHELPS TRACT TO A 1/2" IRON PIN SET FOR CORNER AT THE SOUTHWEST CORNER OF SAME, SAID CORNER BEING THE SOUTHEAST CORNER OF A CERTAIN TRACT OF LAND AS CONVEYED TO JAMES ALBERT FORT BY GENERAL WARRANTY DEED RECORDED IN VOLUME 6200, PAGE 137 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS;

THENCE: N 22°41'06" W, 88.05 FEET ACROSS SAID LOTS NO. 1 AND 2, SAID LINE BEING THE EAST LINE OF SAID FORT TRACT, TO A 5/8" IRON PIN FOUND FOR CORNER ON THE NORTH LINE OF SAID LOT NO. 1, SAID CORNER BEING THE NORTHEAST CORNER OF SAID FORT TRACT AND THE NORTHWEST CORNER OF SAID PHELPS TRACT;

THENCE: N 67°40'28" E, 101.52 FEET WITH THE NORTH LINE OF SAID PHELPS TRACT, SAME BEING THE NORTH LINE OF SAID LOT NO. 1 AND THE SOUTH RIGHT-OF-WAY LINE OF WEST 13TH STREET, TO THE POINT OF BEGINNING AND CONTAINING 0.205 ACRE OF LAND, MORE OR LESS.

Property Address: 1219 WALNUT  
TEXARKANA, TX 75501  
Mortgage Servicer: REGIONS MORTGAGE  
Mortgagee: REGIONS BANK  
6200 POPLAR AVENUE  
MEMPHIS, TN 38119

FILED FOR RECORDS IN:  
BOWIE COUNTY, TEXAS  
TINA PETTY, COUNTY CLERK

2024 JAN 18 AM 11:31

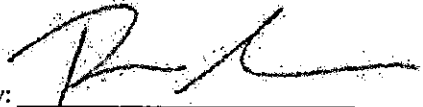
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property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

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

SUBSTITUTE TRUSTEE

Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont or Allan Johnston  
14800 Landmark Blvd, Suite 850  
Dallas, TX 75254

WITNESS MY HAND this day January 16, 2024.

  
By: \_\_\_\_\_  
H. Gray Burks IV  
Texas Bar # 03418320  
Ronny George  
Texas Bar # 24123104  
gburks@logs.com  
rgeorge@logs.com  
13105 Northwest Freeway, Suite 960  
Houston, TX 77040  
Telephone No: (713) 462-2565  
Facsimile No: (847) 879-4823  
Attorneys for Regions Bank

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



Posted by Robert LaMont, January 18, 2024.

COPY

3-5-2024

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 June 14, 2021, executed by ~~TRACY LYNN FRANKLIN AND THOMAS LEE FRANKLIN~~, A MARRIED COUPLE, ("Mortgagor") to Tim Williams, Trustee, for the benefit of 21<sup>ST</sup> MORTGAGE CORPORATION ("Mortgagee"), filed for record under Instrument No. 2021-00007180, Official Public Records of Bowie County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesselstine, whose address is listed below, or Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont or Allan Johnston, 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, March 5, 2024~~ (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Bowie County Courthouse at the place designated by the Commissioner's Court for such sales in Bowie County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 11:00 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 1999 Dutch Housing Manufactured Home, Serial No. 18218GAB.

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

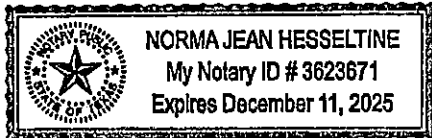
EXECUTED this 2<sup>nd</sup> day of February, 2024.

*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

2024 FEB -5 PM 1:24  
TINA PETTY, COUNTY CLERK  
BOWIE COUNTY, TEXAS

THE STATE OF TEXAS §  
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by K. CLIFFORD LITTLEFIELD, this 2<sup>nd</sup> day of February, 2024, to certify which witness my hand and official seal.



*Norma Jean Hesselstine*  
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

All that certain tract or parcel of land being a part of the GEORGE MORRIS HEADRIGHT SURVEY, A-372, Bowie County, Texas, same being a part of Lot 18 of the Subdivision of said George Morris Headright Survey, according to the map thereof recorded in Volume 17, Page 272 of the Deed Records of Bowie County, Texas, same also being a part of a certain 29.34 acre tract conveyed to Thomas B. Sudberry and wife, Julia E. Sudberry, by Deed dated May 28, 1980 recorded in Volume 663, Page 511 of the Deed Records of Bowie County, Texas; the herein described tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 3/4" iron pipe found in place at the Southeast corner of Lot 18 of the Subdivision of the George Morris Headright Survey, A-372, Bowie County, Texas, according to the map thereof recorded in Volume 17, Page 272 of the Deed Records of Bowie County, Texas; said POINT OF COMMENCING being 8347.8 ft. West and 1800.5 ft. North of the Southeast corner of said George Morris Headright Survey; said POINT OF COMMENCING also being the Southeast corner of a certain 29.34 acre tract of land conveyed to Thomas B. Sudberry and wife, Julia E. Sudberry, by Deed dated May 28, 1980 recorded in Volume 663, Page 511 of the Deed Records of Bowie County, Texas;

THENCE- N. 00° 03' 06" W., 1222.78 ft. with the East boundary line of said 29.34 acre tract to a 1/2" reinf. steel set for corner;

THENCE- S. 89° 58' 35" W., 154.14 ft. to a 1/2" reinf. steel set for the POINT OF BEGINNING of the herein described tract of land;

THENCE- S. 89° 58' 35" W., 19.99 ft. to a 1/2" reinf. steel found in place;

THENCE- N. 24° 40' 20" E., 334.89 ft. to a 1/2" reinf. steel found in place on the South right-of-way line of F. M. Road No. 3244;

THENCE- N. 50° 47' 06" W., 30.00 ft. with the above mentioned South right-of-way line to a 1/2" reinf. steel found in place at the northeast corner of a certain 1.62 acre tract conveyed to Coke A. McDowell by Warranty Deed recorded in Volume 1125, Page 186 of the Deed Records of Bowie County, Texas;

THENCE- S. 27° 34' 04" W., 113.45 ft. with the East boundary line of the above mentioned 1.62 acre tract to a 5/8" reinf. steel found in place at an angle point in said East boundary line;

THENCE- S. 22° 23' 08" W., 169.39 ft. with the above mentioned East boundary line of 1.62 acre tract to a creosote post found in place at the Southeast corner of said 1.62 acre tract;

THENCE- N. 71° 28' 43" W., 282.78 ft. with the South boundary line of the above mentioned 1.62 acre tract to an 18" willow tree at the Southwest corner of said 1.62 acre tract, same being on the South and East boundary line of U.S. Highway No. 59;

THENCE- S. 38° 47' 28" W., 63.56 ft. with the above mentioned South right-of-way line of U.S. Highway No. 59 to a 1/2" reinf. steel set for corner;

THENCE- S. 45° 48' 40" E., 315.98 ft. to an angle point in an existing fence line;

THENCE- S. 56° 28' 56" E., 50.91 ft. with the above mentioned existing fence line to a 1/2" reinf. steel set for corner;

THENCE- N. 22° 42' 05" E., 153.91 ft. to the POINT OF BEGINNING;

Basis of bearings is deed call bearing for East boundary line of 29.24 acre tract in Quitclaim Deed to Alex Le Jeune and wife, Brenda LeJeune recorded in Volume 1354, Page 138 of the Deed Records of Bowie County, Texas. The above described property being surveyed by Richard V. Hall, Jr. contains 1.266 acres of land, more or less.



FILED FOR RECORD IN:  
BOWIE COUNTY, TEXAS  
TINA PETTY, COUNTY CLERK

2024 JAN -4 PM 1:21

204 COUNTY ROAD 3006  
NEW BOSTON, TX 75570

0000009733775

**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: ~~March 05, 2024~~

Time: The sale will begin at 11:00 AM or not later than three hours after that time.

Place: THE FRONT (NORTH) ENTRANCE OF THE BOWIE 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 May 24, 2012 and recorded in Document INSTRUMENT NO. 6493 real property records of BOWIE County, Texas, with KYLE MATTHEW MARTIN AND ERICA JOLEAN MARTIN 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 ~~KYLE MATTHEW MARTIN AND ERICA JOLEAN MARTIN~~ HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$82,845.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. 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.

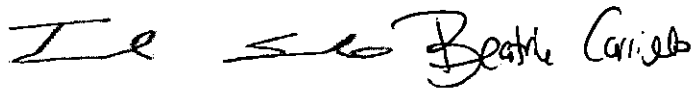
**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer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

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD.  
FORT MILL, SC 29715



**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, JAMI HUTTON, TONYA WASHINGTON, MISTY MCMILLAN, AUCTION.COM, TERRY WATERS, ASHLEE LUNA, ROBERT LAMONT, HARRIETT FLETCHER, RONNIE HUBBARD, SHERYL LAMONT, ALLAN JOHNSTON, KEVIN MCCARTHY, BEATRICE CARRILLO, SHANNAH WALKER, MURPHY HOWLE OR JOHN MCCARTHY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the BOWIE County Clerk and caused to be posted at the BOWIE County courthouse this notice of sale.

\_\_\_\_\_

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

204 COUNTY ROAD 3006  
NEW BOSTON, TX 75570

0000009733775

0000009733775

BOWIE

**EXHIBIT "A"**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE JOHN KITTRELL HEADRIGHT SURVEY, ABSTRACT NO. 329, BOWIE COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS DESCRIBED IN VOLUME 5663, PAGE 93 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, AND THE SUBJECT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN SET FOR CORNER ON THE EAST LINE OF COUNTY ROAD NO. 3006, SAME BEING LOCATED 248.00 FEET NORTH OF THE SOUTHWEST CORNER OF THE 10 ACRE TRACT OF LAND CONVEYED TO U. U. JOHNSON BY DEED RECORDED IN VOLUME 455, PAGE 248 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS;  
THENCE NORTH 245.00 FEET WITH THE WEST LINE OF SAID 10 ACRE TRACT AND THE EAST LINE OF SAID COUNTY ROAD TO A 1/2" IRON PIN SET FOR CORNER;  
THENCE S 89 DEG. 25' 52" E., 175.00 FEET TO A 1/2" IRON PIN SET FOR CORNER;  
THENCE SOUTH 245.00 FEET TO A 1/2" IRON PIN FOUND FOR CORNER;  
THENCE N 89 DEG. 25' 52" W., 175.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.984 ACRES OF LAND, MORE OR LESS.

3/5/24

**NOTICE OF TRUSTEE'S SALE**

FILED FOR RECORD IN:  
BOWIE COUNTY, TEXAS  
JANA PELTY, COUNTY CLERK

**DEED OF TRUST INFORMATION:**

2024 JAN 11 PM 1:47

Grantor(s)	Curtis A. Jackson, Sr.	Deed of Trust Date	April 12, 2011
Original Mortgagee	Wells Fargo Bank, N.A.	Original Principal	\$114,000.00
Recording Information	Instrument #: 4562 Book #: 6027 Page #: 185 in Bowie County, Texas	Original Trustee	Robert K. Fowler
Property Address	202 S. Davis St., New Boston, TX 75570	Property County	Bowie

**MORTGAGE SERVICER INFORMATION:**

Current Mortgagee	Mortgage Assets Management, LLC	Mortgage Servicer	PHH Mortgage Corporation
Current Beneficiary	Mortgage Assets Management, LLC	Mortgage Servicer Address	1661 Worthington Road, Suite 100, West Palm Beach, FL 33409

**SALE INFORMATION:**

Date of Sale	03/05/2024
Time of Sale	11:00 AM or no later than 3 hours thereafter
Place of Sale	The front (North) entrance of the Bowie County courthouse in New Boston, TX in Bowie County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Bowie County Commissioner's Court.
Substitute Trustees	Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Jami Hutton, Tonya Washington, Monica Henderson, Misty McMillan, Terry Waters, Ashlee Luna, Auction.com, Robert LaMont, David Sims, Harriett Fletcher, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, Selim Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

**PROPERTY INFORMATION:**

**Legal Description as per the Deed of Trust:**  
**SURFACE ESTATE ONLY AND SUBJECT TO ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING TO INTERESTS NOT CONSTITUTING PART OF THE SURFACE TO THE FOLLOWING DESCRIBED PROPERTY: ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE W.F. THOMPSON HEADRIGHT SURVEY, A-565, BOWIE COUNTY, TEXAS, SAME BEING A PART OF A TRACT OF LAND CONVEYED TO STERLING WADE AND WIFE, ESTELLE WADE, BY DEED RECORDED IN VOLUME 138, PAGE 546 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS; BEGINNING AT A 1-1/2" IRON PIPE FOUND IN PLACE AT THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO STERLING WADE AND WIFE, ESTELLE WADE, BY DEED RECORDED IN VOLUME 138, PAGE 546 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS; THENCE - N. 00 DEGREES 00'00" E., 117.81 FT. TO A 5/8" REINF. STEEL FOUND IN PLACE; THENCE - S. 89 DEGREES 28' 22" W., 200.12 FT. TO A 5/8" REINF. STEEL FOUND IN PLACE AT AN EXISTING CHAIN LINK FENCE CORNER; THENCE - S. 86 DEGREES 53'17" W., 41.91 FT. WITH AN EXISTING CHAIN LINK FENCE LINE TO AN EXISTING CHAIN LINK FENCE CORNER; THENCE - S. 03 DEGREES 07'29" W., 116.15 FT. WITH AN EXISTING CHAIN LINK FENCE LINE TO A 1/2" REINF. STEEL SET FOR CORNER; THENCE - N. 89 DEGREES 28'22" W., 248.29 FT. TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND. BASIS OF BEARING IS NORTH FOR EAST BOUNDARY LINE. THE ABOVE DESCRIBED PROPERTY BEING SURVEYED BY RICHARD V. HALL, JR. CONTAINS 0.662 ACRES OF LAND, MORE OR LESS.**

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

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute

TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S SALE- 281-00814

PAGE 1

## NOTICE OF TRUSTEE'S SALE

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Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

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 other matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

Pursuant to 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. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Sale. Any such further conditions shall be announced before bidding is opened for the first Sale of the day held by the Trustee or any Substitute Trustee.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, 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 re-filing may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

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

**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.**

Dated January 5, 2024.

/s/ Selim H. Taherzadeh  
Selim H. Taherzadeh  
15851 N. Dallas Parkway, Suite 410

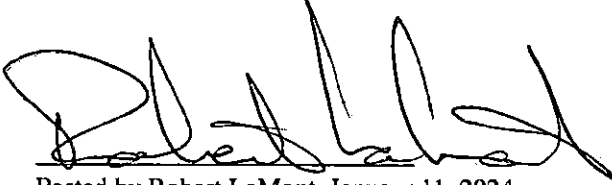
# NOTICE OF TRUSTEE'S SALE

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Addison, TX 75001  
(469) 729-6800

Return to: TAHERZADEH, PLLC  
15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

A handwritten signature in black ink, appearing to read "Robert LaMont", written over a horizontal line.

Posted by Robert LaMont, January 11, 2024

3/5/24

FILED FOR RECORD IN:  
BOWIE COUNTY, TEXAS  
TINA PETTY, COUNTY CLERK

**NOTICE OF FORECLOSURE SALE**

2024 JAN 11 PM 1:45

**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: THE WEST EIGHTY-EIGHT FEET (W 88 FEET) OF THE SOUTH THIRTY-EIGHT-EIGHT FEET (S 38 FEET) OF LOT NUMBERED SIX (6), AND THE WEST EIGHTY-EIGHT FEET (W 88 FEET) OF LOT NUMBERED SEVEN (7), ALL IN BLOCK NUMBERED FORTY-EIGHT (48) OF THE T AND P RAILWAY ADDITION TO THE CITY OF NEW BOSTON, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 05/02/2022 and recorded in Document 2022-00005353 real property records of Bowie County, Texas.

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

Date: 03/05/2024

Time: 11:00 AM

Place: Bowie County, Texas at the following location: THE FRONT (NORTH) ENTRANCE OF THE BOWIE COUNTY COURTHOUSE IN NEW BOSTON, TEXAS 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 AMY D. PINEDA, provides that it secures the payment of the indebtedness in the original principal amount of \$60,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. FINTE, LLC is the current mortgagee of the note and deed of trust and FINTE, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is FINTE, LLC c/o FINTE, LLC, 808 Court St, Saint Joseph, MI 49085 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

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

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

Certificate of Posting

I am Robert LaMont 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 January 11, 2024 I filed this Notice of Foreclosure Sale at the office of the Bowie County Clerk and caused it to be posted at the location directed by the Bowie County Commissioners Court.

Robert LaMont, January 11, 2024.



3-5-24

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

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

**DEED OF TRUST INFORMATION:**

**Date:** 02/01/2007  
**Grantor(s):** ~~GECIL SMITH & MARIE SMITH~~, HUSBAND AND WIFE  
**Original Mortgagee:** JIM WALTER HOMES, INC., A FLORIDA CORPORATION  
**Original Principal:** \$114,634.00  
**Recording Information:** Book 5080 Page 339 Instrument 2007-00002025  
**Property County:** Bowie  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 7908 EYLAU LOOP ROAD, TEXARKANA, TX 75501

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** U.S. Bank National Association, not in its individual capacity, but solely as Trustee of the NRZ Pass-Through Trust VII-B (Pref)  
**Mortgage Servicer:** Shellpoint Mortgage Servicing  
**Current Beneficiary:** U.S. Bank National Association, not in its individual capacity, but solely as Trustee of the NRZ Pass-Through Trust VII-B (Pref)  
**Mortgage Servicer Address:** 75 Beattie Place, Suite 300, Greenville, SC 29601

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 5th day of March, 2024  
**Time of Sale:** 11:00AM or within three hours thereafter.  
**Place of Sale:** AT THE FRONT (NORTH) ENTRANCE OF THE COURTHOUSE in Bowie County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Bowie County Commissioner's Court, at the area most recently designated by the Bowie County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Robert LaMont, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Robert LaMont, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

FILED FOR RECORDS BY  
BOWIE COUNTY CLERK  
TINA PETTY, COUNTY CLERK  
2024 FEB -8 PM 1:26



4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**Substitute Trustee(s):** Robert LaMont, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 350, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

#### Certificate of Posting

I am Robert LaMont whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on February 8, 2024 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Bowie County Clerk and caused it to be posted at the location directed by the Bowie County Commissioners Court.

By:   
Robert LaMont, February 8, 2024

Exhibit "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF BLOCK 5 IN THE SUBDIVISION OF THE M.H. JANES HEADRIGHT SURVEY, ABSTRACT NO. 304, BOWIE COUNTY, TEXAS, AND ALSO A PART OF THAT CERTAIN 42.3 ACRE TRACT CONVEYED BY COMMONWEALTH REALTY COMPANY TO B.H. WEBBER, ET UX BY DEED DATED FEBRUARY 6, 1946, RECORDED IN VOLUME 264, PAGE 47 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS, AND ALSO BEING A PART OF THAT CERTAIN 6 ACRE TRACT CONVEYED BY DANIEL W. DEMEDIO AND WIFE, TO PAUL STANPHILL AND WIFE, BY DEED DATED NOVEMBER 2, 1972, RECORDED IN VOLUME 552, PAGE 501 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS, AND THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
BEGINNING AT A 1/2 INCH IRON PIN SET FOR CORNER AT THE NORTHEAST CORNER OF SAID 6 ACRE TRACT, SAME BEING IN THE WEST LINE OF A PUBLIC ROAD RUNNING NORTH AND SOUTH, AND ALSO IN THE SOUTH LINE OF A PUBLIC ROAD RUNNING WEST;  
THENCE: N 89 DEGREES 16' 19" W 254.78 FEET WITH THE SOUTH LINE OF SAID PUBLIC ROAD TO A 1/2 INCH IRON PIN SET FOR CORNER, SAME BING THE NORTHEAST CORNER OF A CERTAIN 0.895 ACRE TRACT CONVEYED BY PAUL E. STANPHILL, ET UX, TO ROBERT D. KILPATRICK, ET UX, BE DEED DATED JUNE 17, 1974, AND RECORDED IN VOLUME 575, PAGE 521 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS;  
THENCE: S 00 DEGREES 20' 00" E 355.47 FEET WITH THE EAST LINE OF SAID 0.895 ACRE TRACT TO A 1/2 INCH IRON PIN SET FOR CORNER AT THE SOUTHEAST CORNER OF SAME, ALSO BEING IN THE SOUTH LINE OF SAID 6 ACRE TRACT;  
THENCE: EAST, 252.71 FEET WITH THE SOUTH LINE OF SAID 6 ACRE TRACT TO A 1/2 INCH IRON PIN SET FOR CORNER AT THE MOST EASTERLY SOUTHEAST CORNER OF SAID 6 ACRE TRACT;  
THENCE: NORTH, 354.45 FEET WITH THE WEST LINE OF SAID PUBLIC ROAD AND THE EAST LINE OF SAID 6 ACRE TRACT TO THE POINT OF BEGINNING AND CONTAINING 2.08 ACRES OF LAND, MORE OR LESS.

**Return to:** Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254