

5-7-24

Our Case Number: 23-03671-FC

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 6, 2011, WILLIAM BOLTON AND ELIZABETH BOLTON, HUSBAND AND WIFE, executed a Deed of Trust/Security Instrument conveying to GREGORY S GRAHAM, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR PLAZA HOME MORTGAGE, INC. ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 8024 , in Book 6068, at Page 96, in the DEED OF TRUST OR REAL PROPERTY RECORDS of BOWIE COUNTY, TEXAS; and

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 the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, MAY 7, 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, I will sell said Real Estate at Bowie County Courthouse, 710 James Bowie Drive, New Boston, TX 75570 in BOWIE COUNTY, TEXAS, 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 was posted.

Said Real Estate is described as follows: LOT NUMBERED THREE (3) IN BLOCK NUMBERED TWO (2) OF THE MEADOWLANDS, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 2620, PAGE 46 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS.

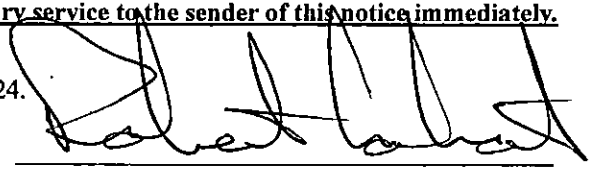
Property Address: 5812 MEADOWLAND DRIVE, TEXARKANA, TX 75503
Mortgage Servicer: NATIONSTAR
Noteholder: LAKEVIEW LOAN SERVICING LLC
8950 CYPRESS WATERS BLVD., COPPELL, TX 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

ACTIVE MILITARY SERVICE NOTICE

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

WITNESS MY HAND this 14th. day of March, 2024.



Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Jami Grady, Tonya Washington, Misty McMillan, Auction.com, Terry Waters, Ashlee Luna, Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Meghan Byrne, David Sims, Marinosci Law Group PC

Substitute Trustee Address:

Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

FILED FOR RECORDING
BOWIE COUNTY, TEXAS
TINA PETTY, COUNTY CLERK

2024 MAR 14 PM 1:57

5-7-2024

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 7/3/2014	Grantor(s)/Mortgagor(s): CARLOS A. HERNANDEZ AND WIFE, LISA A. HERNANDEZ
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR NTFN, INC. DBA PREMIER NATIONWIDE LENDING, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: PENNYMAC LOAN SERVICES, LLC
Recorded in: Volume: 6660 Page: 1 Instrument No: 7135	Property County: BOWIE
Mortgage Servicer: PennyMac Loan Services, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 3043 Townsgate Rd, Suite 200, Westlake Village, CA 91361
Date of Sale: 5/11/2024	Earliest Time Sale Will Begin: 11:00AM
Place of Sale of Property: THE FRONT (NORTH) ENTRANCE OF THE BOWIE COUNTY COURTHOUSE IN NEW BOSTON, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT NUMBERED FIVE (5) IN BLOCK NUMBERED SEVEN (7) OF INDIAN HILLS, A SUBDIVISION OF A PART OF LOTS 7 & 8 OF THE GEORGE MORRIS HEADRIGHT SURVEY, ABSTRACT NO. 372, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID SUBDIVISION FILED FOR RECORD OCTOBER 12, 1964, IN VOLUME 329, PAGE 116 OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont or Allan Johnston, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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

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

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

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

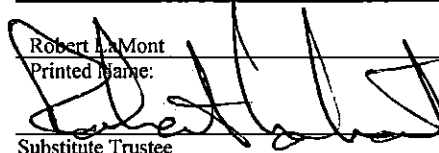
NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A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

Dated: 4/8/2024



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

Dated: April 11, 2024



Robert LaMont
Printed Name:

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

2024 APR 11 AM 11:31
BOWIE COUNTY CLERK

MH File Number: TX-23-99288-POS
Loan Type: Farm Loan

5-17-2024

5/17/2024

FILED FOR RECORD
ELECTRONICALLY
TINA PETTY, COUNTY CLERK

1711 S Kenwood Road, Texarkana, TX 75501-4048

2024 FEB -8 PM 1:27

24-003666

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: 05/07/2024

Time: Between 11:00 AM – 2:00 PM and beginning not earlier than 11:00 AM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Bowie County, pursuant to §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.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 30, 2006, and recorded in the real property records of Bowie County, Texas, and is recorded under Clerk's File/Instrument Number 10753, Book 4941, Page 295, with Lana Jo Marfoglio, Grantor, and Mortgage Electronic Registration Systems, Inc., as nominee for Realty Mortgage Corporation, Mortgagee, to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Lana Jo Marfoglio, securing the payment of the indebtedness in the original amount of \$52,181.00, 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. LOT NUMBERED THREE (3) IN BLOCK NUMBERED TWO (2) OF LAZY ACRES, A SUBDIVISION TO THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 378, PAGE 409 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS.

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 §51.002, 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 Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Bank, N.A.
3476 Stateview Blvd
Fort Mill, SC 29715



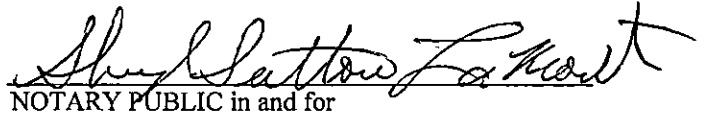
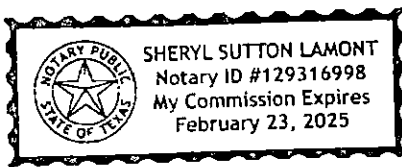
SUBSTITUTE TRUSTEE

Robert LaMont, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre OR AUCTION.COM OR Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Jami Grady, Tonya Washington, Misty McMillan, Terry Waters, Ashlee Luna, Ronnie Hubbard, Allan Johnston OR Kirk Schwartz, Candace Sissac c/o Albertelli Law
6565N MacArthur Blvd, Suite 470
Irving, TX 75038

STATE OF TEXAS
COUNTY OF GREGG

Before me, the undersigned authority, on this day personally appeared Robert LaMont, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 8th. day of February, 2024.


NOTARY PUBLIC in and for

GREGG COUNTY
My commission expires: February 23, 2025
Print Name of Notary:
Sheryl Sutton LaMont

CERTIFICATE OF POSTING

My name is Robert LaMont, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on February 8, 2024 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: Robert LaMont
Date: February 8, 2024

5-7-2024

FILED FOR RECORDING
BOWIE COUNTY, TEXAS
TINA PETTY, COUNTY CLERK

22-50063
806 N BOWIE, NEW BOSTON, TX 75570

2021 MAR 21 PM 2:56

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

- Property: The Property to be sold is described as follows:

SEE EXHIBIT A
- Security Instrument: Deed of Trust dated December 27, 2001 and recorded on January 3, 2002 at Book 3613 and Page 227 Instrument Number 86 in the real property records of BOWIE County, Texas, which contains a power of sale.
- Sale Information: ~~May 7, 2024~~ at 11:00 AM, or not later than three hours thereafter, at the front (north) entrance of the Bowie County Courthouse, or as designated by the County Commissioners Court.
- Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured: The Deed of Trust executed by ~~DONALD L. SMITH~~ secures the repayment of a Note dated December 27, 2001 in the amount of \$33,200.00. US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, whose address is c/o Shellpoint Mortgage Servicing, 55 Beattie Place, Suite 100, Greenville, SC 29630, is the current mortgagee of the Deed of Trust and Note and Shellpoint Mortgage Servicing is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

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.



4812517

Nicki Company

De Cubas & Lewis, P.C.
Nicki Company, Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310



Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Angie Uselton, Jami Hutton, Tonya Washington, Monica Henderson, Terry Waters, Logan Thomas, Robert LaMont, Harriett Fletcher, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, Jami Grady, Conrad Wallace, Misty McMillan, Ashlee Luna, Ronnie Hubbard and Auction.com employees included but not limited to those listed herein.

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

Certificate of Posting

I, Robert LaMont, declare under penalty of perjury that on the 21st. day of March, 2024, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of BOWIE County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

Robert LaMont, March 21, 2024



One Oxford Valley | 2300 East Lincoln Highway | Suite
700
Langhorne, PA 19047
Phone: 484-594-1146
Fax: 484-594-1624

LEGAL DESCRIPTIONS

All that certain property located in Bowie County, Texas, and being described as follows, to wit:

All that certain tract or parcel of land being a part of the J. B. DANIEL HEADRIGHT SURVEY, Abstract No. 170, Bowie County, Texas, and being a part of that certain tract of land conveyed to Rayford Rich and wife, Rosie Leigh Rich by deed dated October 15, 1955, recorded in Volume 331, page 83 of the Deed Records of Bowie County, Texas, and being the same land conveyed to Geroy Nero and Rose Nero; husband and wife, as recorded in Volume 596, Page 154 of the Deed Records of Bowie County, Texas, and the subject tract of land being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin set for Corner at the Southeast corner of said Nero tract of land, same being located on the West Line of the W. F. Thompson Headright Survey at a point located North 35.00 feet from the Northeast corner of that certain tract owned by Myrtle Sutton as recorded in Volume 1456, Page 154 of the Real Property Records of Bowie County, Texas;

THENCE S. 88 deg. 13' 42" W. 518.09 feet parallel with the North Line of said Myrtle Sutton tract of land to an iron pin set for corner on the East Line of Texas F.M. Highway No. 992; THENCE N. 01 deg. 32' 00" E. 77.69 feet with the East Line of Texas F.M. Highway No. 992 to an iron pin found for corner at the Southwest corner of a tract of land conveyed to Rickey L. Dorsey, Sr., and wife, Debra D. Dorsey, as recorded in Volume 2902, Page 111 of the Real Property Records of Bowie County, Texas;

THENCE N. 86 deg. 40' 41" E. for a total distance of 514.49 feet to an iron pipe found for corner on the West Line of the W. F. Thompson Headright Survey;

THENCE S. 01 deg. 20' 08" E. 91.48 feet with the West Line of said W. F. Thompson Headright Survey to the POINT OF BEGINNING and containing 1.00 acres of land, more or less.

The improvements thereon being known as 806 Bowie North, New Boston, Texas - 75570.

DISCLAIMER

It is our policy to type the legal description exactly as it appears on the most recently filed deed. We do not type legal descriptions from any other document(s), even if those documents were recorded after the recording date of the most recently filed deed. It is the sole responsibility of the recipient of this search to determine the accuracy of the legal description and to decide if a new survey would need to be conducted in order to come up with a new legal description. We do not alter or create new legal descriptions

5-7-2024

BOWIE COUNTY, TEXAS
TRUSTEE COUNTY CLERK

2024 APR 11 PM 2:32

Prepared by:
Jonathan W. Beck
Morgan, Cook & Beck, LLP
3512 Texas Blvd
Texarkana, Texas 75503
Telephone: (903) 793-5651
Direct Email: jwbeck@mcbclawfirm.com

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
 §
COUNTY OF BOWIE §

Whereas, on March 29, 2017, RICHARD JOHNSON and wife, MISTY JOHNSON, did execute, make and deliver a DEED OF TRUST, SECURITY AGREEMENT, AND ASSIGNMENT OF RENTAL ("Deed of Trust") which conveyed to KYLE B. DAVIS, in his capacity as trustee, the real property which is described below, in order to secure payment of \$44,000.00 payable to the order of MATTHEW W. SCHROEDER, being due and payable as set forth therein. Said Deed of Trust has been filed for record as DOCUMENT NUMBER 2017-000003296 of the Real Property Records of Bowie County, Texas; and,

Whereas, the above-identified RICHARD JOHNSON and wife, MISTY JOHNSON, have defaulted in that they have failed and/or refused to make the payment due on the debt above described as and when due; such defaults have remained unsatisfied and MATTHEW W. SCHROEDER, the legal and equitable owner and holder of said indebtedness has, pursuant to the terms and provisions contained in the aforementioned Deed of Trust, made legal and timely demand upon the Trustee herein named to sell said real property and apply the proceeds of such sale upon consummation as provide hereunder in the Deed of Trust; and,

Now, therefore, pursuant to the authority conferred upon me by that certain Deed of Trust which was executed by RICHARD JOHNSON and wife, MISTY JOHNSON, said instrument being DOCUMENT NUMBER 2017-000003296 of the Real Property Records of Bowie County, Texas, notice is hereby given that on Tuesday, May 7, 2024, the same being the first Tuesday in

said month, and between the hours of 10:00 p.m. and 12:00 p.m. I, **JONATHAN BECK**, in my capacity as Substitute Trustee, will sell at public auction at the courthouse door of **Bowie County, Texas**, to the highest bidder for cash, all that portion of the real property described in said Deed of Trust, which is further identified and described as follows:

All of the following described real estate, together with all buildings and improvements now or hereafter situated thereon, located in Bowie County, Texas, and more particularly described as follows:

Tract One:

All that certain tract or parcel of land situated in the J. H. DYER HRS, A-144, a part of tracts Nos. 7 & 8 in the Partition of the tract conveyed by E. M. Crump by Robert Wherry by Deed recorded in Vol. 187, Page 573, Deed Records, Bowie County, Texas, said Tract No. 7 conveyed by the Heirs of Robert Wherry to Earlene Nesbitt by Deed recorded in Vol. 584, Pages 874-82, Deed Records, Bowie County, Texas, and Tract No. 8 conveyed by the Heirs of Robert Wherry to John Wherry by Deed recorded in Vol. 584, pages 865-73, Deed records, Bowie County, Texas, and being more fully described as follows:

BEGINNING at an IP for corner on the East right of way line of FM Highway 2735 at the SWC of said Tract No. 8;

THENCE N. 0 deg. 51 E. passing at 48.88 ft., the NWC of said Tract No. 8, the SWC of said Tract No. 7 and continuing a total distance of 97.79 ft. to an IP for corner at the NWC of said Tract No. 7;

THENCE East 150.00 ft. with the NBL of Tract No. 7 to an IP for corner;

THENCE S. 0 deg. 51' W. passing at 48.91 ft. the SBL of said Tract No. 7, the NBL of said Tract No. 8 and continuing a total distance of 97.79 ft. to an IP for corner on the SBL of said Tract No. 8;

THENCE West 150.00 ft. to the PLACE OF BEGINNING and containing 0.168 acre in said Tract No. 7 and 0.168 acre in said Tract No. 8 for a total acreage of 0.336 acres of land, more or less.

SAVE AND EXCEPT the East 15 ft. of Tracts 7 and 8 and the South 15 ft. of Tract 8.

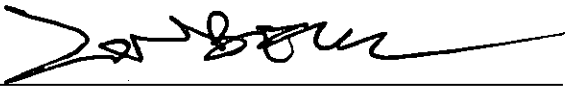
Tract Two:

All that certain tract or parcel of land situated in the J. H. DYER HRS, A-144, a part Tract No. 7 in the Partition of the tract conveyed by E. M. Crump by Robert Wherry by Deed recorded in Vol. 187, Page 573, Deed Records, Bowie County, Texas, said Tract No. 7 conveyed by the Heirs of Robert Wherry to Earlene Nesbitt by Deed recorded in Vol. 584, Pages 874-82, Deed Records, Bowie County, Texas, and being more fully described as follows:

BEGINNING at an IP for corner on the East right of way line of FM Highway 2735 at the SWC of said Tract No. 7;
THENCE N. 0 deg. 51 min. E, a total distance of 48.91 ft. to an IP for corner at the NWC of said Tract No. 7;
THENCE East 135.00 ft. with the NBL of Tract No. 7 to an IP for corner;
THENCE S. 0 deg. 51 min. W. 48.91 ft. to the SBL of said Tract No. 7, the NBL of Tract No. 8;
THENCE West 135.00 ft. the PLACE OF BEGINNING and containing 0.168 acre in said Tract No. 7, more or less.

Upon receipt of the amount of such highest bid in cash, I, in my capacity as Trustee, will make due conveyance of the above-described property to the purchaser or purchasers.

Signed and executed on this 1st day of April 2024.



JONATHAN BECK, Substitute Trustee

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

Tex. Prop. Code § 51.002

Prepared by:
Jonathan W. Beck
Morgan, Cook & Beck, LLP
3512 Texas Blvd
Texarkana, Texas 75503
Telephone: (903) 793-5651
Direct Email: jwbeck@mcbllawfirm.com

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

AFFIDAVIT OF POSTING

STATE OF TEXAS §
 §
COUNTY OF BOWIE §

KNOW ALL MEN BY THESE PRESENTS:

That I, **TINA PETTY**, after being duly sworn by the undersigned Notary Public hereby state on oath as follows, to-wit:

"I am the duly elected County Clerk in and for **BOWIE** County, Texas. On this date came to hand the Notice of Substitute Trustee's Sale executed by **JONATHAN BECK** in behalf of **MATTHEW W. SCHROEDER**, covering the following described lands located in **Bowie** County, Texas, to-wit:

All of the following described real estate, together with all buildings and improvements now or hereafter situated thereon, located in **Bowie** County, Texas, and more particularly described as follows:

Tract One:

All that certain tract or parcel of land situated in the **J. H. DYER** HRS, A-144, a part of tracts Nos. 7 & 8 in the Partition of the tract conveyed by **E. M. Crump** by **Robert Wherry** by Deed recorded in Vol. 187, Page 573, Deed Records, **Bowie**

County, Texas, said Tract No. 7 conveyed by the Heirs of Robert Wherry to Earlene Nesbitt by Deed recorded in Vol. 584, Pages 874-82, Deed Records, Bowie County, Texas, and Tract No. 8 conveyed by the Heirs of Robert Wherry to John Wherry by Deed recorded in Vol. 584, pages 865-73, Deed records, Bowie County, Texas, and being more fully described as follows:

BEGINNING at an IP for corner on the East right of way line of FM Highway 2735 at the SWC of said Tract No. 8;
THENCE N. 0 deg. 51 E. passing at 48.88 ft., the NWC of said Tract No. 8, the SWC of said Tract No. 7 and continuing a total distance of 97.79 ft. to an IP for corner at the NWC of said Tract No. 7;
THENCE East 150.00 ft. with the NBL of Tract No. 7 to an IP for corner;
THENCE S. 0 deg. 51' W. passing at 48.91 ft. the SBL of said Tract No. 7, the NBL of said Tract No. 8 and continuing a total distance of 97.79 ft. to an IP for corner on the SBL of said Tract No. 8;
THENCE West 150.00 ft. to the PLACE OF BEGINNING and containing 0.168 acre in said Tract No. 7 and 0.168 acre in said Tract No. 8 for a total acreage of 0.336 acres of land, more or less.

SAVE AND EXCEPT the East 15 ft. of Tracts 7 and 8 and the South 15 ft. of Tract 8.

Tract Two:

All that certain tract or parcel of land situated in the J. H. DYER HRS, A-144, a part Tract No. 7 in the Partition of the tract conveyed by E. M. Crump by Robert Wherry by Deed recorded in Vol. 187, Page 573, Deed Records, Bowie County, Texas, said Tract No. 7 conveyed by the Heirs of Robert Wherry to Earlene Nesbitt by Deed recorded in Vol. 584, Pages 874-82, Deed Records, Bowie County, Texas, and being more fully described as follows:

BEGINNING at an IP for corner on the East right of way line of FM Highway 2735 at the SWC of said Tract No. 7;
THENCE N. 0 deg. 51 min. E, a total distance of 48.91 ft. to an IP for corner at the NWC of said Tract No. 7;
THENCE East 135.00 ft. with the NBL of Tract No. 7 to an IP for corner;
THENCE S. 0 deg. 51 min. W. 48.91 ft. to the SBL of said Tract No. 7, the NBL of Tract No. 8;
THENCE West 135.00 ft. the PLACE OF BEGINNING and containing 0.168 acre in said Tract No. 7, more or less.

I have this date posted a true and correct copy of said Notice at the **Bowie County Courthouse in New Boston, Texas**, in the area set aside for such postings, a copy of said Notice having been previously filed in the Records of this County."

FURTHER Affiant sayeth not.

Signed this _____ day of _____, 2024.

Tina Petty, COUNTY CLERK

By: _____
DEPUTY CLERK

SUBSCRIBED AND SWORN to before me, a Notary Public, on this _____ day of _____, 2024.

Notary Public

Notary's Printed Name

My Commission Expires:

5-7-2024

BOWIE COUNTY, TEXAS
TINA PETTY, COUNTY CLERK

2024 APR 11 AM 11:32

Notice of Substitute Trustee Sale

T.S. #: 23-9934

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.

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

Date: **5/7/2024**

Time: The sale will begin no earlier than **11:00 AM** or no later than three hours thereafter. The sale will be completed by no later than **2:00 PM**

Place: **Bowie County Courthouse in BOSTON, Texas, at the following location: 710 James Bowie Drive, New Boston, Tx 75570 - at the front entrance of the courthouse in Bowie County, TX OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE**

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

THE SOUTH 32.00 FEET OF LOT NUMBERED FOUR (4), ALL OF LOTS FIVE (5) AND SIX (6) AND THE NORTH 48.00 FEET OF LOT NUMBERED SEVEN (7), IN BLOCK NUMBERED FOUR (4) OF WILDER'S SUBDIVISION TO THE TOWN OF F HOOKS, BOWIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 204, PAGE 267 OF THE PLAT RECORDS OF BOWIE COUNTY, TEXAS.

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 9/10/1996 and is recorded in the office of the County Clerk of Bowie County, Texas, under County Clerk's File No 12379, recorded on 9/12/1996, in Book 2550, Page 112, of the Real Property Records of Bowie County, Texas.

Property Address: 806 E 2ND ST HOOKS TX 75561

Trustor(s): **DAVID WESTERN and REBECCA T WESTERN** Original Beneficiary: **TEXARKANA NATIONAL MORTGAGE., INC.**

Current Beneficiary: **Barclays Mortgage Trust 2022-RPL1, Mortgage-Backed Securities, Series 2022-RPL1, by U.S. Bank National Association, as Indenture Trustee** Loan Servicer: **Gregory Funding, LLC**

Current Substituted Trustees: **Auction.com, Robert LaMont, Meghan Byrne, David Sims, Harriett Fletcher, Allan Johnston, Ronnie Hubbard, Sheryl LaMont, Sharon St. Pierre, Rick Snoke, Prestige Default Services, LLC**

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.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary

T.S. #: 23-9934

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. 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 section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by DAVID WADE WESTERN and REBECCA TILDA WESTERN, BOTH SINGLE PERSONS. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$49,000.00, executed by DAVID WADE WESTERN and REBECCA TILDA WESTERN, BOTH SINGLE PERSONS, and payable to the order of TEXARKANA NATIONAL MORTGAGE, INC.; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of DAVID WADE WESTERN and REBECCA TILDA WESTERN, BOTH SINGLE PERSONS to DAVID WESTERN and REBECCA T WESTERN. Barclays Mortgage Trust 2022-RPL1, Mortgage-Backed Securities, Series 2022-RPL1, by U.S. Bank National Association, as Indenture Trustee is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

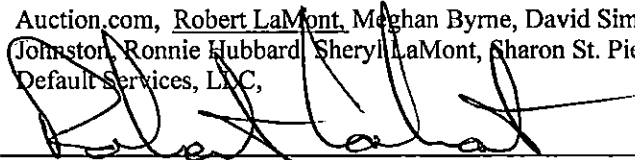
The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. **All checks must be made payable to Prestige Default Services, LLC**

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

Barclays Mortgage Trust 2022-RPL1, Mortgage-Backed Securities, Series 2022-RPL1, by U.S. Bank National Association, as Indenture Trustee
c/o Gregory Funding, LLC
PO BOX 230579
Tigard, OR 97281
866-712-5698

Dated: April 11, 2024

Auction.com, Robert LaMont, Meghan Byrne, David Sims, Harriett Fletcher, Allan Johnston, Ronnie Hubbard, Sheryl LaMont, Sharon St. Pierre, Rick Snoko, Prestige Default Services, LLC,


Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732

T.S. #: 23-9934 .

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Attn: Trustee Department

5-7-24

NOTARY PUBLIC

NOTICE OF NON-JUDICIAL FORECLOSURE SALE MAR 25 PM 2: 23

WHEREAS, That certain Deed of Trust (the "Deed of Trust") dated June 29, 2021 from Laddearius Maqua Fort and Shelbie Nicole Dockins ("Borrower"), as Grantor Teresa Lewellen, Trustee, filed for record on July 19, 2021, in Real Property Records of Bowie County, Texas, more particularly described therein, which serves as security for a \$56,000 promissory note described therein (the "Note") executed by Borrower Centex Casas, LLC.

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

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, Centex Casas, LLC, the Owner and Holder of the Promissory Note has requested the undersigned to sell the real property described in the Deed of Trust to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, May 7th, 2024, beginning at 12 o'clock pm, or not later than 3:00 o'clock pm, the Substitute Trustee, will sell the following described real property, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness affecting the property which is superior to the Deed of Trust, if any, at the Courthouse of Bowie, Texas, in the area designated by the Commissioners Court of such County, or if no such area has been so designated, then at the place where nonjudicial foreclosure sales of real property are customarily and regularly held in Bowie County, Texas, which real property is described as follows:

Legal Description: Tact No 4: Lot Numbered Eleven (11) in Block Numbered Twenty-One (21) of WAKE VILLAGE, a subdivision out of the Nancy Dycus Headright Survey, Abstract No. 145, Bowie County, Texas, according to the plat thereof recorded in Volume 40, Page 344 of the Plat Records of Bowie County, Texas.

Commonly known as: 801 MacArthur, Wake Village, Bowie County, TX 75501

Together with all improvements on the property; all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights, and water stock; all fixtures attached to the property; and all personal property, if any described in and secured by the Deed of Trust.

The property to be sold is the same property described in said Deed of Trust, except as same may have been modified of record.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE(S), EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE OWNER OF THE PROMISSORY NOTE NOR THE SUBSTITUTE TRUSTEE(S) MAKES ANY REPRESENTATIONS OR WARRANTIES WITH THE RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION,

ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATIONS WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

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.

IN WITNESS HEREOF, this instrument has been executed to be effective March 20, 2024

Property Address 801 MacArthur, Wake Village, Bowie County, TX 75501

J. Milam
Centex Casas, LLC

Acknowledgement

STATE OF Texas //
COUNTY OF Lampasas //

This instrument was acknowledged before me on March 20, 2024 by Justin Milama for Centex Casas, LLC.

NOTARY SEAL:



L. Carmen Mejia
Notary Public, the State of Texas

After Recording, please send to:
Centex Casas, LLC
P.O. Box 1606
Lampasas, TX 76550

May 7, 2024

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

2024 FEB 23 AM 11:07

301 CHURCH STREET
REDWATER, TX 75573

0000009788589

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: May 07, 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 September 17, 2010 and recorded in Document CLERK'S FILE NO. 12450; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2022-00002575 real property records of BOWIE County, Texas, with TRENT JAMES KLITZ AND ERICA LEE KLITZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., (MERS) AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ~~TRENT JAMES KLITZ AND ERICA LEE KLITZ~~, securing the payment of the indebtednesses in the original principal amount of \$209,675.00, 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

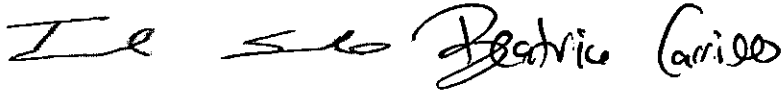


301 CHURCH STREET
REDWATER, TX 75573

0000009788589

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: _____

301 CHURCH STREET
REDWATER, TX 75573

0000009788589

0000009788589

BOWIE

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE DANIEL MORRIS HEADRIGHT SURVEY, ABSTRACT NO. 381, BOWIE COUNTY, TEXAS, AND BEING A PART OF A CERTAIN 9.00 ACRE TRACT CONVEYED FROM W.M. SMITH AND WIFE, JACKIE SMITH TO JOE R. NUNN BY DEED DATED JANUARY 31, 1961 AND RECORDED IN VOLUME 392, PAGES 605-607 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS, AND THE HEREIN DESCRIBED TRACT OF LAND BEING THAT SAME TRACT OR PARCEL OF LAND CONVEYED FROM JOE R. NUNN AND WIFE, RITA GRIMES NUNN TO CHARLES W. MAGEE, JR. AND WIFE, JANET MAGEE BY DEED DATED OCTOBER 26, 1988 AND RECORDED IN VOLUME 2946, PAGES 34-36 OF THE REAL PROPERTIES OF BOWIE COUNTY, TEXAS, AND THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½ INCH REINFORCING STEEL ROD FOUND FOR CORNER ON THE NORTH SIDE OF A STREET DESIGNATED AS CHURCH STREET AT THE SOUTHWEST CORNER OF SAID 9.00 ACRE JOE R. NUNN TRACT AND THE SOUTHWEST CORNER OF SAID MAGEE TRACT AND BEING THE SOUTHEAST CORNER OF A CERTAIN 2.61 ACRE TRACT CONVEYED FROM JANIS DURHAM TO JAMES C. EDWARDS, ET UX, BY DEED DATED MARCH 26 AND RECORDED IN VOLUME 1923, PAGE 167 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, AND ALSO BEING THE SOUTHEAST CORNER OF A CERTAIN TRACT CONVEYED TO CHRISTOPHER M. HUGHES AND INA M. HUGHES BY DEED DATED DECEMBER 9, 2009 AND RECORDED IN VOLUME 5744, PAGES 43-45 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS;

THENCE: N 00° 00' 00" E, 218.24 FEET WITH THE WEST LINE OF SAID MAGEE TRACT AND AN EAST LINE OF SAID HUGHES TRACT TO A ½ INCH REINFORCING STEEL ROD FOUND AT AN EXISTING FENCE CORNER AT THE NORTHWEST CORNER OF SAID MAGEE TRACT;

THENCE: N 88° 58' 41" E, 145.17 FEET ALONG AN EXISTING FENCE LINE AND WITH THE NORTH LINE OF SAID MAGEE TRACT AND WITH A SOUTH LINE OF A CERTAIN TRACT CONVEYED TO JASON MORTON AND WIFE, LINDSAY MORTON BY DEED DATED APRIL 25, 2007 AND RECORDED IN VOLUME 5135, PAGES 82-84 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, TO A ½ INCH REINFORCING STEEL ROD FOUND FOR CORNER AT AN EXISTING FENCE CORNER AT THE NORTHEAST CORNER OF SAID MAGEE TRACT;

THENCE: S 02° 06' 19" W, 223.85 FEET ALONG AN EXISTING FENCE LINE AND WITH THE EAST LINE OF SAID MAGEE TRACT AND WITH A WEST LINE OF SAID MORTON TRACT TO A ½ INCE REINFORCING STEEL ROD SET FOR CORNER ON THE NORTH SIDE OF CHURCH STREET AT THE SOUTHEAST CORNER OF SAID MAGEE TRACT;

THENCE: N 88° 48' 00" W, 136.95 FEET WITH THE NORTH SIDE OF CHURCH STREET TO THE POINT OF BEGINNING AND CONTAINING 0.715 ACRES OF LAND, MORE OR LESS.

FILED & RECORDED IN
BOWIE COUNTY, TEXAS
TINA WELLS, COUNTY CLERK

05/07/2024

BOWIE COUNTY, TEXAS
TINA WELLS, COUNTY CLERK

NOTICE OF NON-JUDICIAL FORECLOSURE SALE: 2:19

WHEREAS, That certain Deed of Trust (the "Deed of Trust"), dated March 9th, 2022, from Crystal Renee Landers and Jarvis Garfield ("Borrower"), as Grantor to Carmen Mejia, Trustee, filed for record on April 8th, 2022, in Real Property Records of Bowie County, Texas, more particularly described therein, which serves as security for a \$66,000.00 promissory note described therein (the "Note") executed by Borrower.

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

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, Centex Casas, LLC, the Owner and Holder of the Promissory Note has requested the undersigned to sell the real property described in the Deed of Trust to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, May 7th, 2024 beginning at 12 o'clock pm, or not later than 3:00 o'clock pm, the Substitute Trustee, will sell the following described real property, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness affecting the property which is superior to the Deed of Trust, if any, at the Courthouse of Bowie County, Texas, in the area designated by the Commissioners Court of such County, or if no such area has been so designated, then at the place where nonjudicial foreclosure sales of real property are customarily and regularly held in Bowie County, Texas, which real property is described as follows:

Legal Description: Lot Numbered Eleven (11) in Block Numbered Twenty-One (21) of WAKE VILLAGE, a subdivision out of the Nancy Dycus Headright Survey, Abstract No. 145, Bowie County, Texas, According to the plat thereof recorded in Volume 40, Page 344 of the plat Records of Bowie County, Texas.

Commonly known as: 737 MacArthur, Wake Village, TX 75501

Together with all improvements on the property; all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights, and water stock; all fixtures attached to the property; and all personal property, if any described in and secured by the Deed of Trust.

The property to be sold is the same property described in said Deed of Trust, except as same may have been modified of record.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE(S), EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE OWNER OF THE PROMISSORY NOTE NOR THE SUBSTITUTE TRUSTEE(S) MAKES ANY REPRESENTATIONS OR WARRANTIES WITH THE RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATIONS WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

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.

IN WITNESS HEREOF, this instrument has been executed to be effective April ____, 2024.

Property Address: 737 MacArthur, Wake Village, TX 75501



Centex Casas, LLC

Acknowledgement

STATE OF _____)(
COUNTY OF _____)(

This instrument was acknowledged before me on _____ by _____
for Centex Casas, LLC.

NOTARY SEAL:

Notary Public, the State of _____

After Recording please send to:
Centex Casas, LLC
P.O. Box 1606
Lampasas, TX 76550

5-17-2024

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: November 01, 2023
Grantor(s): Michelle M. Nagy
Mortgagee: 306 Stratford, LLC, a Delaware Limited Liability Company
Recorded in: Clerk 's File No. 2024-00001509
Property County: Bowie County

Legal Description: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in **Bowie County, Texas**, being more particularly described as, **Lot 5, Block 4, Feinberg Heights Addition to the City of Texarkana, Bowie County, Texas (Volume 496, Page 292, and Volume 636, Page 362, Deed Records, Bowie County, Texas)** (more particularly described in the loan documents).

~~**Date of Sale:** May 07, 2024~~

Earliest Time Sale will Begin: 11:00 AM

Place of Sale of Property: THE FRONT (NORTH) ENTRANCE OF THE BOWIE COUNTY COURTHOUSE IN NEW BOSTON, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

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

ACTIVE MILITARY SERVICE NOTICE

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

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

The Mortgagee, whose address is:

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

Dated this 16th day of April, 2024.



**Robert LaMont or Harriett Fletcher or
Ronnie Hubbard or Sheryl LaMont or
Allan Johnston or Enrique Loera or
Susana Garcia or Donna Brammer or
Katrina Rodriguez or Cesar Acosta or
Christopher Apodaca or Rinki Shah or
Theresa Phillips or Sandra Benavides or
David Cerda or Vanessa Lopez or Jose
Martinez or Mark Laffaye or Alexander
Lawson or Maria Dabrowska or Lesbia
Longoria or Alan Zamarripa or Daniel
Fiedler or Emilio Martinez or Miguel
Alberto Molina Álvarez or Sara
Friedman or Viridiana Silva or
Tami Machoka**

**Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057**

5-07-2024

TINA PETTY, COUNTY CLERK

NOTICE OF FORECLOSURE SALE APR 11 AM 11:33

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

1. Property to Be Sold. The property to be sold is described as follows: ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE WILLIAM RITCHIE HEADRIGHT SURVEY, A-492, BOWIE COUNTY, TEXAS, SAME BEING A PART OF TRACT 4 FROM C.I. WORTHAM, ET AL, TO CHARLES WATSON, ET UX, AS DESCRIBED IN A DEED RECORDED IN VOLUME 588, PAGE 499 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS. AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN IRON PIN FOUND IN PLACE IN THE WEST RIGHT-OF-WAY LINE OF F. M. HIGHWAY NO. 992, SAME BEING IN THE SOUTH BOUNDARY LINE OF COUNTY ROAD NO. 3014, SAME ALSO BEING IN THE NORTH BOUNDARY LINE OF THE JOHN KITTRELL HEADRIGHT SURVEY, A-329, SAID POINT OF COMMENCING BEING 500.00 FEET EAST OF THE NORTHWEST CORNER OF SAID KITTRELL HEADRIGHT SURVEY; THENCE - NORTH 88 DEGREES 21 MINUTES 37 SECONDS WEST, 3985.63 FEET GENERALLY ALONG A FENCE ON THE SOUTH BOUNDARY LINE OF THE ABOVE MENTIONED COUNTY ROAD NO. 3014 TO THE NORTHWEST CORNER OF A 20.33 ACRE TRACT CONVEYED BY CHARLES M. WATSON AND WIFE, DONNA SOUTH WATSON TO FLOYD M. WRIGHT AND WIFE, MYRTLE O. WRIGHT BY DEED RECORDED IN VOLUME 1283, PAGE 325 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS; THENCE- SOUTH 00 DEGREES 00 MINUTES 21 SECONDS EAST, 1001.57 FEET WITH THE WEST BOUNDARY LINE OF THE ABOVE MENTIONED 20.33 ACRE TRACT TO A 1/2 INCH REINF. STEEL SET FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE - SOUTH 00 DEGREES 00 MINUTES 21 SECONDS EAST, 545.37 FEET WITH THE WEST BOUNDARY LINE OF THE ABOVE DESCRIBED 20.33 ACRE TRACT TO A 1/2 INCH REINF. STEEL FOUND IN PLACE AT THE SOUTHWEST CORNER OF SAID 20.33 ACRE TRACT;

THENCE SOUTH 88 DEGREES 15 MINUTES 12 SECONDS EAST, 399.55 FEET WITH THE SOUTH BOUNDARY LINE OF THE ABOVE MENTIONED 20.33 ACRE TRACT TO A 1/2 INCH REINF. STEEL SET FOR CORNER;

THENCE - NORTH 00 DEGREES 00 MINUTES 21 SECONDS WEST, 545.37 FEET TO A 1/2 INCH REINF. STEEL SET FOR CORNER;

THENCE - NORTH 88 DEGREES 15 MINUTES 12 SECONDS WEST, 399.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.00 ACRES OF LAND, MORE OR LESS.

AND ALSO A 30 FEET ACCESS RIGHT-OF-WAY LYING 15 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

BEGINNING AT A POINT IN THE NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED 5.00 ACRE TRACT, SAME BEING SOUTH 88 DEGREES 15 MINUTES 12 SECONDS EAST, 133.56 FEET FROM THE NORTHWEST CORNER OF SAID 5.00 ACRE TRACT;

THENCE - NORTH 00 DEGREES 16 MINUTES 47 SECONDS WEST, 487.74 FT.;

THENCE - NORTH 00 DEGREES 48 MINUTES 55 SECONDS WEST, 514.41 FEET TO THE SOUTH BOUNDARY LINE OF COUNTY ROAD NO. 3014.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 01/24/2022 and recorded in Document 2022-00003174 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: 05/07/2024

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.

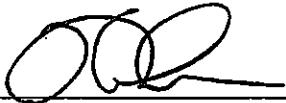
4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of 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 CODY BLAKE BARNES AND BRITTANY MICHELLE BARNES, provides that it secures the payment of the indebtedness in the original principal amount of \$97,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. THE BANK OF NEW YORK MELLON, AS INDENTURE TRUSTEE, FOR MID-STATE CAPITAL CORPORATION 2006-1 TRUST is the current mortgagee of the note and deed of trust and SHELLPOINT MORTGAGE SERVICING is mortgage servicer. A servicing agreement between the mortgagee, whose address is THE BANK OF NEW YORK MELLON, AS INDENTURE TRUSTEE, FOR MID-STATE CAPITAL CORPORATION 2006-1 TRUST c/o SHELLPOINT MORTGAGE SERVICING, 2020 S. Dairy Ashford #200, Houston, TX 77077 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.



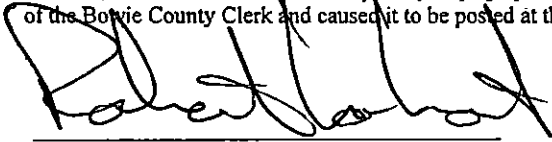


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
✓ L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas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

For additional sale information visit: www.realtybid.com/texas or (877) 518-5700

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 April 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.



Posted by Robert LaMont, April 11, 2024

5-7-24

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): ~~CECIL 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 7th day of May, 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.

2024 APR -4 PM 1:15
BOWIE COUNTY, TEXAS
TINA PETTY, COUNTY CLERK

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 April 4, 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.

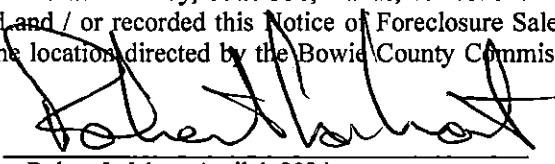
By: 
Robert LaMont, April 4, 2024

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