

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 4/21/2017	Grantor(s)/Mortgagor(s): VANESSA N MOSIER, A SINGLE WOMAN.
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Guild Mortgage Company LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2017-000003896	Property County: HARRISON
Mortgage Servicer: Guild Mortgage Company LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 5887 Copley Drive, San Diego, CA 92111
Date of Sale: 11/5/2024	Earliest Time Sale Will Begin: 10:00 AM
Place of Sale of Property: Harrison County Courthouse, 200 West Houston, Marshall, TX 75670 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

FILED FOR RECORD
AUG 29 AM 5:41
ELIZABETH JAHES
CLERK HARRISON CO

BY uc DEPUTY

Legal Description: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, SITUATED IN HARRISON COUNTY, TEXAS WITHIN THE CORPORATE LIMITS OF THE CITY OF MARSHALL; BEING 0.180 ACRES IN THE PETER WHETSTONE SURVEY, A-756; BEING ALL OF LOT NO. TWENTY (20) IN BLOCK THREE (3) OF THE C.F. ADAMS ADDITION NO. 2, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION RECORDED IN CABINET A, SLIDE 23, PLAT RECORDS; HARRISON 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, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Auction.com, David Ray, Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Lisa DeLong, Terri Worley, Sharon St. Pierre, Harriett Fletcher, Terri Worley or Lisa DeLong, 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: 8/28/2024



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Guild Mortgage Company LLC

Dated: August 29, 2024

Robert LaMont
Printed Name



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

MH File Number: TX-24-103615-POS
Loan Type: FHA

NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	Henry Irving, Jr. and Gloria Irving	Deed of Trust Date	May 20, 2015
Original Mortgagee	Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as nominee for One Reverse Mortgage, LLC, its successors and assigns	Original Principal	\$310,500.00
Recording Information	Instrument #: 2015-000005135 in Harrison County, Texas	Original Trustee	G. Tommy Bastian
Property Address	2603 FM 2682, Karnack, TX 75661	Property County	Harrison

FILED FOR RECORD
 2025 JUN 19 AM 10:13
 ELIZABETH JAMES
 CO. CLERK HARRISON CO
 DEPUTY

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	11/05/2024
Time of Sale	10:00 AM or no later than 3 hours thereafter
Place of Sale	IMMEDIATELY OUTSIDE THE EASTERNMOST ENTRANCE TO THE HARRISON COUNTY COURTHOUSE IN THE CITY OF MARSHALL OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in Harrison County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Harrison County Commissioner's Court.
Substitute Trustees	Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Monica Henderson, Meryl Olsen, Misty McMillan, Tiffiney Bruton, David Ray, Auction.com, Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston, Terri Worley or Lisa DeLong, 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:
 LAND SITUATED IN THE CITY OF KARNACK IN THE COUNTY OF HARRISON IN THE STATE OF TX ALL THAT CERTAIN 1.998 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE E.M. FULLER SURVEY, A-7 AND THE WILLIAM ELLIOTT SURVEY, A-227, HARRISON COUNTY, TEXAS AND BEING ALL OF A CALLED 2 ACRE TRACT DESCRIBED IN DEED FROM OTIS SMITH TO HENRY IRVING, JR. ET UX DATED MARCH 25, 1995 AND RECORDED IN VOLUME 1385, PAGE 380 OF THE DEED RECORDS OF HARRISON COUNTY, TEXAS; SAID 1.998 ACRE TRACT MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A 3/4 INCH IRON PIPE FOUND AT THE SWC OF SAID 2 ACRE TRACT, SAME BEING THE MOST SOUTHERN SEC OF A CALLED 92.901 ACRE TRACT DESCRIBED IN DEED FROM ROBERT D. DEADMON, JR. TO HENRY IRVING, ET UX DATED OCTOBER 3, 1974 AND RECORDED IN VOLUME 758, PAGE 454 OF SAID DEED RECORDS AND ON THE NBL OF A CALLED 5.56 ACRE TRACT DESCRIBED IN DEED FROM CECIL JONES TO HENRY C. IRVING, ET UX DATED OCTOBER 31, 1969 OF SAID DEED RECORDS FROM WHICH A 2 INCH IRON PIPE (FOUND) BEARS S 89 DEGREES 54' 09" W 62.80 FEET;
 THENCE N 00 DEGREES 28' 10" W, ALONG THE WBL OF SAID 2 ACRE TRACT AND THE MOST SOUTHERN EBL OF SAID 92.901 ACRE TRACT, 293.37 FEET TO A 2 INCH FLAT BAR FOUND AT THE NWC OF SAID 2 ACRE TRACT, SAME BEING AN INTERIOR ELL CORNER OF SAID 92.901 ACRE TRACT;

NOTICE OF TRUSTEE'S SALE

THENCE EAST (RECORD BEARING), ALONG THE NBL OF SAID 2 ACRE TRACT AND THE MOST EASTERN SBL OF SAID 92.901 ACRE TRACT, 295.19 FEET TO A 1/2 INCH IRON ROD SET AT THE NEC OF SAID 2 ACRE TRACT FROM WHICH A 1/2 INCH IRON ROD (FOUND) BEARS EAST 295.56 FEET; THENCE S 00 DEGREES 28' 10" E, ALONG THE EBL OF SAID 2 ACRE TRACT, 296.38 FEET TO A 1/2 INCH IRON ROD SET AT THE SEC OF SAID 2 ACRE TRACT, SAME BEING ON THE NBL OF SAID 5.56 ACRE TRACT FROM WHICH A 2 INCH IRON PIPE (FOUND) BEARS S 89 DEGREES 25' 00" E 291.31 FEET;

THENCE N 89 DEGREES 25' 00" W, ALONG THE SBL SAID 2 ACRE TRACT AND THE NBL OF SAID 5.56 ACRE TRACT, 295.23 FEET TO THE PLACE OF BEGINNING CONTAINING 1.998 ACRES OF LAND.

PROPOSED 20 FOOT WIDE ACCESS EASEMENT

EASEMENT NO. 1

ALL THAT CERTAIN 20 FOOT WIDE ACCESS EASEMENT OR PARCEL OF LAND SITUATED IN THE E.M. FULLER SURVEY, A-7, HARRISON COUNTY, TEXAS AND BEING OVER AND ACROSS A CALLED 5.56 ACRE TRACT DESCRIBED IN DEED FROM CECIL JONES TO HENRY C. HAVING, ET UX DATED OCTOBER 31, 1969 AND RECORDED IN VOLUME 678, PAGE 262 OF THE DEED RECORDS OF HARRISON COUNTY, TEXAS; SAID 20 FOOT WIDE ACCESS EASEMENT MORE PARTICULARLY DESCRIBED AS BEING 10 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT IN THE CENTER OF A ROCK DRIVEWAY ON THE SBL OF SAID 5.56 ACRE TRACT ON THE NORTH RIGHT-OF-WAY (ROW) LINE OF FARM-TO-MARKET (FM) 2682 FROM WHICH A CONCRETE MONUMENT FOUND AT AN ANGLE POINT ON THE SBL OF SAID 5.56 ACRE TRACT BEARS S 74 DEGREES 24' 16" W 205.89 FEET AND A 1-1/2 INCH IRON PIPE FOUND AT THE NEC OF SAME BEARS N 74 DEGREES 24' 16" E 248.04 FEET;

THENCE ACROSS SAID 5.56 ACRE TRACT AND ALONG THE CENTER OF A ROCK DRIVEWAY AS FOLLOWS:

N 43 DEGREES 25' 59" W 44.61 FEET TO AN ANGLE POINT;

N 68 DEGREES 47' 54" W 115.70 FEET TO AN ANGLE POINT;

N 55 DEGREES 30' 33" W 188.38 FEET TO AN ANGLE POINT;

N 42 DEGREES 24' 47" W 69.28 FEET TO AN ANGLE POINT;

N 20 DEGREES 56' 21" W 48.72 FEET TO AN ANGLE POINT AND;

N 04 DEGREES 46' 47" W 56.02 FEET TO A POINT OF TERMINATION ON THE NBL OF SAID 5.56 ACRE TRACT, SAME BEING ON THE MOST SOUTHERN SBL OF A CALLED 92.901 ACRE TRACT DESCRIBED IN DEED FROM ROBERT D. DEADMON, JR. TO HENRY IRVING, ET UX DATED OCTOBER 3, 1974 AND RECORDED IN VOLUME 758, PAGE 454 OF SAID DEED RECORDS FROM WHICH A 3/4 INCH IRON PIPE FOUND AT THE SWC OF A CALLED 2 ACRE TRACT DESCRIBED IN DEED FROM OTIS SMITH TO HENRY IRVING, JR., ET UX DATED MARCH 25, 1995 AND RECORDED IN VOLUME 1385, PAGE 380 OF THE DEED RECORDS BEARS S 89 DEGREES 25' 00" E 21.11 FEET AND A 2 INCH IRON PIPE (FOUND) BEARS S 89 DEGREES 54' 09" W 62.80 FEET.

EASEMENT NO. 2

ALL THAT CERTAIN 20 FOOT WIDE ACCESS EASEMENT OR PARCEL OF LAND SITUATED IN THE E.M. FULLER SURVEY, A-7, HARRISON COUNTY, TEXAS AND BEING OVER AND ACROSS A CALLED 92.901 ACRE TRACT DESCRIBED IN DEED FROM ROBERT D. DEADMON, JR. TO HENRY IRVING, ET UX DATED OCTOBER 3, 1974 AND RECORDED IN VOLUME 758, PAGE 454 OF THE DEED RECORDS OF HARRISON COUNTY, TEXAS; SAID 20 FOOT WIDE ACCESS EASEMENT MORE PARTICULARLY DESCRIBED AS BEING 10 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING IN THE CENTER OF A ROCK DRIVEWAY ON THE SBL OF SAID 92.901 ACRE TRACT, SAME BEING ON THE NBL OF A CALLED 5.56 ACRE TRACT DESCRIBED IN DEED FROM CECIL JONES TO HENRY C. IRVING, ET UX DATED OCTOBER 31, 1969 AND RECORDED IN VOLUME 678, PAGE 262 OF SAID DEED RECORDS FROM WHICH A 3/4 INCH IRON PIPE FOUND AT THE MOST SOUTHERN SEC OF SAID 92.901 ACRE TRACT BEARS S 89 DEGREES 25' 00" E 21.11 FEET AND A 2 INCH IRON PIPE (FOUND) BEARS S 89 DEGREES 54' 09" W 62.80 FEET;

THENCE ACROSS SAID 92.901 ACRE TRACT AND ALONG THE CENTER OF SAID ROCK DRIVEWAY AS FOLLOWS:

N 04 DEGREES 46' 47" W 79.21 FEET TO AN ANGLE POINT;

NOTICE OF TRUSTEE'S SALE

**N 12 DEGREES 25' 34" E 25.05 FEET TO AN ANGLE POINT AND;
N 61 DEGREES 53' 42" E 24.23 FEET TO A POINT OF TERMINATION ON THE MOST SOUTHERN EBL
OF SAID 92.901 ACRE TRACT, SAME BEING THE WBL OF A CALLED 2 ACRE TRACT DESCRIBED IN
DEED FROM OTIS SMITH TO HENRY IRVING, JR., ET UX DATED MARCH 25, 1995 AND RECORDED
IN VOLUME 1385, PAGE 380 OF THE DEED RECORDS FROM WHICH A 2 INCH IRON FLAT BAR
FOUND AT AN INTERIOR ELL CORNER OF SAID 92.901 ACRE TRACT BEARS N 00 DEGREES 28' 10"
W 178.60 FEET.**

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 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 refiling 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

NOTICE OF TRUSTEE'S SALE

armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

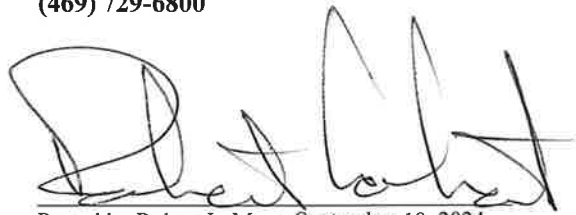
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Dated September 11, 2024.

/s/ Selim H. Taherzadeh _____

Selim H. Taherzadeh
15851 N. Dallas Parkway, Suite 410
Addison, TX 75001
(469) 729-6800

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



Posted by Robert LaMont, September 19, 2024.

Marcia Bayer
Deputy

CAUSE NUMBER 24-0650

**IN RE: ORDER FOR FORECLOSURE
CONCERNING**

**2603 FM 2682
KARNACK, TX 75661**

UNDER TEX. R. CIV. PROC. 736

Petitioner:

**MORTGAGE ASSETS MANAGEMENT,
LLC,**

Respondent(s):

HENRY IRVING, JR. AND GLORIA IRVING. §

IN THE DISTRICT COURT

OF HARRISON COUNTY, TEXAS

71ST JUDICIAL DISTRICT

DEFAULT ORDER ALLOWING FORECLOSURE

Mortgage Assets Management, LLC, Petitioner, on behalf of itself, its successors and assigns, has brought before this Court for consideration its Application for Court Order Allowing Foreclosure of a Lien Under Texas Constitution Article XVI, Section 50(k)(6) (“Application”).

Having considered the evidence presented, the Court finds that:

- 1) the Application complies with Texas Rule of Civil Procedure (“TRCP”) 736.1;
- 2) the Application was properly served in accordance with TRCP 736.3;
- 3) a Respondent did not file a response to the Application by the due date; and
- 4) the return of service has been on file with the Clerk of the Court for at least 10 days; and
- 5) Petitioner has established the basis for foreclosure and finds that:

- (a) Petitioner is the holder of a Texas Home Equity Conversion Note secured by a lien created under Texas Constitution Article XVI, Section 50(k). A debt exists.

(b) The obligation secured by the lien sought to be foreclosed is in default.

(c) The requisite notice to cure the default has been mailed to each person as required under applicable law and the loan agreement, contract, or lien sought to be foreclosed and the opportunity to cure has expired. Before the Application was filed, any other action required under applicable law and the loan agreement, contract, or lien sought to be foreclosed was performed.

IT IS THEREFORE ORDERED that:

1. Mortgage Assets Management, LLC, together with its successors and assigns, is hereby authorized to serve Notice of Sale on each Respondent and may proceed with a foreclosure sale in accordance with the security agreement and Texas Property Code Section 51.002 concerning the property with a commonly known mailing address of 2603 FM 2682, Karnack, TX 75661 and legal description as described in the Real Property Records of Harrison County, Texas as follows:

LAND SITUATED IN THE CITY OF KARNACK IN THE COUNTY OF HARRISON IN THE STATE OF TX

ALL THAT CERTAIN 1.998 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE E.M. FULLER SURVEY, A-7 AND THE WILLIAM ELLIOTT SURVEY, A-227, HARRISON COUNTY, TEXAS AND BEING ALL OF A CALLED 2 ACRE TRACT DESCRIBED IN DEED FROM OTIS SMITH TO HENRY IRVING, JR. ET UX DATED MARCH 25, 1995 AND RECORDED IN VOLUME 1385, PAGE 380 OF THE DEED RECORDS OF HARRISON COUNTY, TEXAS; SAID 1.998 ACRE TRACT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4 INCH IRON PIPE FOUND AT THE SWC OF SAID 2 ACRE TRACT, SAME BEING THE MOST SOUTHERN SEC OF A CALLED 92.901 ACRE TRACT DESCRIBED IN DEED FROM ROBERT D. DEADMON, JR. TO HENRY IRVING, ET UX DATED OCTOBER 3, 1974 AND RECORDED IN VOLUME 758, PAGE 454 OF SAID DEED RECORDS AND ON THE NBL OF A
DEFAULT ORDER

281-00921

CALLED 5.56 ACRE TRACT DESCRIBED IN DEED FROM CECIL JONES TO HENRY C. IRVING, ET UX DATED OCTOBER 31, 1969 OF SAID DEED RECORDS FROM WHICH A 2 INCH IRON PIPE (FOUND) BEARS S 89 DEGREES 54' 09" W 62.80 FEET;

THENCE N 00 DEGREES 28' 10" W, ALONG THE WBL OF SAID 2 ACRE TRACT AND THE MOST SOUTHERN EBL OF SAID 92.901 ACRE TRACT, 293.37 FEET TO A 2 INCH FLAT BAR FOUND AT THE NWC OF SAID 2 ACRE TRACT, SAME BEING AN INTERIOR ELL CORNER OF SAID 92.901 ACRE TRACT;

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2. The name and last known address of each Respondent subject to the order are:

Gloria Irving, Deceased
2603 FM 2682
Karnack, TX 75661

Henry Irving, Jr.
2603 FM 2682
Karnack, TX 75661

3. The recording or indexing information of each lien to be foreclosed is as follows:

Instrument #: 2015-000005135 in the Real Property Records of Harrison County, Texas.

4. A conformed copy of an Order Allowing Foreclosure must be attached to the Trustee or Substitute Trustee's Foreclosure Deed in accordance with TRCP 736.12.
5. Petitioner may communicate with each Respondent and all third parties as reasonably necessary to conduct a foreclosure sale.
6. Notice of Foreclosure Sale must be mailed to Respondent's counsel by certified mail if a Respondent is represented by counsel.

Signed, this 11 day of Sept, 2024.



Judge Presiding

Approved as to form by:

/s/ *Scott H. Crist*

- Selim H. Taherzadeh
Texas Bar No. 24046944
st@taherzlaw.com
- Jeremiah B. Hayes
Texas Bar No. 24048532
jh@taherzlaw.com
- Scott H. Crist
Texas Bar No. 24057814
sc@taherzlaw.com
15851 N. Dallas Parkway, Suite 410
Addison, TX 75001
Telephone: (469) 729-6800
Facsimile: (469) 828-2772
ATTORNEYS FOR PETITIONER

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Deed of Trust. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the following described deed of trust:

Date:	September 2, 2020
Grantor(s):	Jacket Sudz, LLC
Beneficiary:	Austin Bank, Texas N.A.
Substitute Trustee:	Drew Gillen
Recording Information:	Deed of Trust recorded in Document No. 2020-000010724, of the Official Public Records of Harrison County, Texas.

FILED FOR RECORD
2024 OCT 10 PM 12:49
ELIZABETH JAMES
CLERK HARRISON CO
BY [Signature] DEPUTY

2. Property to be Sold. The property to be sold (the "Property") is described as follows:

All of those certain lots, tracts or parcels of land situated in Harrison County, Texas which is more particularly described on what is attached hereto as Exhibit "A" and incorporated therein for all purposes.

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

Date:	November 5, 2024
Time:	The sale shall begin no earlier than 1:00 p.m. or no later than three (3) hours thereafter. The sale shall be completed by no later than 4:00 p.m.
Place:	Harrison County Courthouse in Marshall, Texas, at the following location: In the area of such Courthouse designated by the Harrison County Commissioners' Court as the area where foreclosure sales shall take place, or, if no such area has been designated, then within 25 feet at or near and including the outside steps and the main hall of the west entrance of the Harrison County Courthouse, in Marshall, Texas.

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

4. Terms of 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.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the date the property is sold.

The sale will be made expressly subject to unpaid ad valorem taxes and 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

A purchaser at the sale of the Property “acquires the Property “AS IS” without any expressed or implied warranties” (except as to the warranties of title from the grantor identified in the deed of trust described below). Any purchaser acquires the Property “at the purchaser’s own risk.” Texas Property Code §51.009. Nothing set forth in this Notice is an express or implied representation or

warranty regarding the Property, all of which are specifically disclaimed by the undersigned and by the beneficiary of the herein described deed of trust.

5. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Jacket Sudz, LLC. The deed of trust is dated September 2, 2020, and is recorded in the office of the County Clerk of Harrison County, Texas, in Document No. 2020-000010724, of the Official Public Records of Harrison County, Texas.

6. 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 September 2, 2020 promissory note in the original principal amount of \$100,000.00, executed by Jacket Sudz, LLC, and payable to the order of Austin Bank, Texas N.A.; (2) all renewals and extensions of the note; (3) all interest, late charges, fees and other expenses payable under said note on the herein described deed of trust; and (4) all other debts and obligations described in the deed of trust (including all debts secured by any cross-collateralization clause in the deed of trust). Austin Bank, Texas N.A. is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Austin Bank, Texas N.A., Attention: Shannon Seay, telephone 903-759-3828.

7. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has asked me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: October 8, 2024



Drew Gillen, Substitute Trustee
2381 Oak Alley
Tyler, Texas 75703
Tel: (903) 535-2900
Fax: (903) 533-8646
drew@gillenandgillen.com

Notice to Members of the Armed Forces of the United States:

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

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

Date: October 15, 2024

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

Lender: WJR Properties, LLC—Series 102

Note: Real Estate Lien Note dated October 12, 2018, executed by Erik Burns & Kokesha Burns and made payable to WJR Properties, LLC—Series 102

Deed of Trust:

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2024 OCT 15 AM 9:24
ELIZABETH JONES
CO. CLERK, HARRISON CO
BY [Signature] DEPUTY

Date: October 12, 2018

Grantor: Erik Burns & Kokesha Burns

Lender: WJR Properties, LLC—Series 102

Recording information: Instrument No. 2018-000011658, Official Public Records, Harrison County, Texas.

Property (including any improvements): ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN HARRISON COUNTY, TEXAS, ABOUT 7 MILES NORTHEAST OF THE COURTHOUSE IN THE CITY OF MARSHALL, BEING 0.613 ACRE OF LAND, A PART OF THE I.E. WHITE SURVEY, A-755, BEING A PART OF THE RESIDUE OF THAT CERTAIN CALLED 10.03 ACRE TRACT DESIGNATED AS "FIRST TRACT" IN DEED FRANK T. BRUCE, JR. ET UX TO MARVIN K. HALL, ET UX, DATED AUGUST 20, 1990, AND RECORDED IN VOLUME 1254, PAGE 301 OF THE HARRISON COUNTY DEED RECORDS, SAID 0.613 ACRE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 1/2" IRON ROD WITH SURVEYOR'S CAP FOUND FOR CORNER, BEING ON THE WEST LINE OF SAID CALLED 10.03 ACRE TRACT, ALSO BEING THE SOUTHWEST CORNER OF A 2.00 ACRE TRACT, DESCRIBED IN DEED TO CLIFTON WILLIAMS, ET UX, RECORDED IN VOLUME 4199, PAGE 308 OF THE HARRISON COUNTY OFFICIAL PUBLIC RECORDS, AND SAME BEING THE EAST RIGHT OF WAY LINE OF F.M. HIGHWAY 1793;

THENCE EAST, ALONG THE SOUTH LINE OF SAID 2.00 ACRE TRACT AND THE NORTH LINE OF THE RESIDUE OF SAID CALLED 10.03 ACRE TRACT, 267.23 FEET TO A 1/2" IRON ROD WITH SURVEYOR'S CAP SET FOR CORNER;

THENCE SOUTH 01 DEGREE 17' 25" EAST-86.79 FEET TO AN 8" WOOD FENCE CORNER POST FOUND FOR CORNER;

THENCE SOUTH 84 DEGREES 50' 41" WEST-273.37 FEET TO A ½" IRON ROD WITH SURVEYOR'S CAP FOUND FOR CORNER, BEING ON THE WEST LINE OF SAID 10.03 ACRE TRACT, SAME BEING ON SAID EAST RIGHT OF WAY LINE OF F.M. HIGHWAY 1793;

THENCE IN A NORTHERLY DIRECTION, ALONG THE WEST LINE OF SAID CALLED 10.03 ACRE TRACT AND THE EAST RIGHT OF WAY LINE OF SAID F.M. HIGHWAY 1793, ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 5769.12 FEET, AN ARC LENGTH OF 111.38 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 01 DEGREE 35' 06" EAST-111.38 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.613 ACRE OF LAND, MORE OR LESS.

Date of Sale: November 5, 2024

Time of Sale: 1:00 P.M.

Place of Sale: At the area designated at the Harrison 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 Harrison 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 Lori Corpier as 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

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2024 SEP 19 AM 10:12

NOTICE OF FORECLOSURE SALE

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

1. *Property to Be Sold.* The property to be sold is described as follows: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN HARRISON COUNTY, TEXAS, ABOUT 14 1/2 MILES NORTHWEST OF THE COURTHOUSE IN THE CITY OF MARSHALL, BEING 1,217 ACRES OF LAND, A PART OF THE W. R. ALEXANDER SURVEY, A-55, AND BEING A PART OF THAT CERTAIN 48,149 ACRE TRACT DESCRIBED IN DEED FROM WILLIAM R. TAYLOR, ET UX. TO TAD POUTINEN, ET UX. DATED DECEMBER 4, 1991, AND RECORDED IN VOLUME 1293, PAGE 405 OF THE HARRISON COUNTY DEED RECORDS, SAID 1,217 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER ON THE NORTH LINE OF SAID 48,149 ACRE TRACT, SAME BEING THE SOUTH LINE OF THAT CERTAIN 30.12 ACRE TRACT DESCRIBED IN DEED TO BEN NEWMAN, AND RECORDED IN VOLUME 1017, PAGE 220 OF SAID DEED RECORDS, BEING THE NORTHEAST CORNER OF THAT CERTAIN 1.041 ACRE TRACT DESCRIBED IN DEED TO TAMATHA GIFFORD, RECORDED IN VOLUME 3515, PAGE 61 OF THE HARRISON COUNTY PUBLIC RECORDS, SAID ROD BEARS SOUTH 59 DEGREES 11 MINUTES 28 SECONDS EAST - 782.25 FEET FROM A 3/8 INCH IRON ROD AT THE NORTHWEST CORNER OF SAID 48,149 ACRE TRACT;

THENCE SOUTH 59 DEGREES 11 MINUTES 28 SECONDS EAST, WITH THE NORTH LINE OF SAID 48,149 ACRE TRACT AND THE SOUTH LINE OF SAID 30.12 ACRE TRACT, 193.36 FEET TO 1/2 INCH IRON ROD FOUND FOR CORNER ON SAME, BEING THE NORTHERLY NORTHWEST CORNER OF THAT CERTAIN 12.421 ACRE TRACT DESCRIBED IN DEED TO JEFFERY STRONG, RECORDED IN VOLUME 1773, PAGE 56 OF SAID PUBLIC RECORDS;

THENCE SOUTH 41 DEGREES 30 FEET 19 INCHES WEST, WITH A NORTHWEST LINE OF SAID 12.421 ACRE TRACT, 297.02 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER ON THE NORTH MARGIN OF FIELD OF DREAMS ROAD, A COUNTY MAINTAINED ROAD;

THENCE NORTH 48 DEGREES 29 MINUTES 41 SECONDS WEST, WITH SAID NORTH MARGIN, 190.00 FEET TO A 1/2 INCH IRON ROD WITH SURVEYORS CAP SET FOR CORNER, BEING THE SOUTHEAST CORNER OF SAID 1.041 ACRE TRACT;

THENCE NORTH 41 DEGREES 30 MINUTES 19 SECONDS EAST, WITH THE SOUTHEAST LINE OF SAID 1.041 ACRE TRACT, 261.13 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1,217 ACRES OF LAND.

BEARING BASIS: BEARINGS ARE ORIENTED TO THE RECORD BEARING OF THE NORTH LINE OF SAID 48,149 ACRE TRACT.

THE COMPANY DOES NOT REPRESENT OR INSURE THE AREA, SQUARE FOOTAGE, OR ACREAGE OF THE LAND.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 08/17/2007 and recorded in Book 3694 Page 213 Document 7012847 real property records of Harrison County, Texas.

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

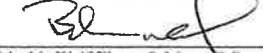
- Date: 11/05/2024
- Time: 10:00 AM
- Place: Harrison County, Texas at the following location: AT THE DOOR OF THE EASTERNMOST ENTRANCE TO THE HARRISON COUNTY COURTHOUSE IN THE CITY OF MARSHALL OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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 CANDACE N BORDEN AND JARED S BORDEN, provides that it secures the payment of the indebtedness in the original principal amount of \$146,680.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. MCLP Asset Company, Inc. 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 MCLP Asset Company, Inc. c/o SHELLPOINT MORTGAGE SERVICING, 17000 Katy Freeway, Suite 300, Houston, TX 77094 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, L.L.C. located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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

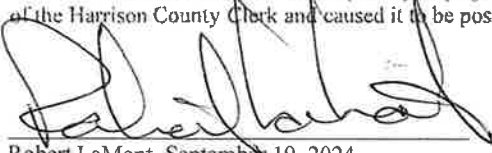


 Mackie Wolf Zientz & Mann, P.C.
 Brandon Wolf, Attorney at Law
 L. Keller Mackie, Attorney at Law
 Michael Zientz, Attorney at Law
 Lori Liane Long, Attorney at Law
 Chelsea Schneider, Attorney at Law
 Ester Gonzales, Attorney at Law
 Karla Balli, Attorney at Law
 Parkway Office Center, Suite 900
 14160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

For additional sale information visit: www.auction.com or (800) 280-2832

Certificate of Posting

I am 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 September 19, 2024, I filed this Notice of Foreclosure Sale at the office of the Harrison County Clerk and caused it to be posted at the location directed by the Harrison County Commissioners Court.

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

Robert LaMont, September 19, 2024