

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

JAN 11 2021

DATE: January 11, 2021

Michelle Gilley
Gregg County Clerk

DEED OF TRUST

DATE: December 10, 2012
GRANTOR: Brandon Glasgow and wife, Brandy Glasgow
GRANTOR'S COUNTY: Gregg County, Texas
BENEFICIARY: N.H. Welk and wife, Essie Welk
TRUSTEE: Robert G. Schleier Jr.
SUBSTITUTE TRUSTEE: Patricia H. Florence
SUBSTITUTE TRUSTEE'S ADDRESS: 104 East Hoyt Drive, Longview, Texas
75601; and PO Box 1471, Longview, Texas
75606

RECORDING INFORMATION: Clerk's Instrument Number 201223491, Official
Public Records, Gregg County, Texas

PROPERTY:

All that certain 0.222 acre lot of land situated in the City of Kilgore, Gregg County, Texas, being a part of the Mary Van Winkle Survey, A-208, being Lot 1, New City Block 13, City of Kilgore, and being a part of a 0.436 acre tract of land described in a Warranty Deed from Tim Allen and wife, Marsha Allen, to Jackie Ford, dated October 21, 2005, as recorded under Gregg County Clerk's File No. 200523682, Official Public Records, Gregg County, Texas, and this 0.222 acre lot being more fully described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for this Southwest corner and Southwest corner of the above mentioned 0.436 acre tract, the same being the Southeast corner of Lot 11 Dinning Addition (plat recorded in Volume 198, Page 372, Deed Records, Gregg County, Texas), and being in the North line of East North Street (25 feet Northerly from the center of same) said corner having State Plane Coordinates of N 6841498.95 and E 3090511.26 (Texas Coordinate System of 1983, North Central Zone, US Survey Foot, HARN 1996 adjustment);

THENCE N 06°49'03" W (bearings related to Geodetic North - Texas Coordinate System of 1983 North Central Zone mapping angle: 01°58'58") with this West line and East line of said Lot 11, Dinning Addition, at 99.88 feet and 1.26 foot Left passing a 1/2 inch iron rod with illegible orange plastic ID cap found at the marked Northeast corner of said Lot 11 and the marked Southeast corner of Lot 4, Dinning Addition, and continuing an additional distance of 79.08 feet for a total distance in all of 178.95 feet to a 1/2 inch iron rod with ID cap "HEDRICK - RPLS 4487" found for this Northwest corner, said corner being the Southwest corner of a called 0.83 acre tract described in a deed to Everett W. George as recorded under Gregg County Clerk's File No. 9808845, Official Public Records, Gregg County, Texas, and this Northwest corner having State Plane Coordinates of N 6841675.78 and E 3090483.88;

THENCE N 88°21'03" E with this North line and North line of said 0.436 acre tract and South line of said George 0.83 acre tract, a distance of 59.44 feet to a 1/2 inch iron rod set for this Northeast corner, the same being the Northwest corner of Lot 2, New City Block 13, witness a 1/2 inch iron pipe found for the Northeast corner of said Lot 2 and the Northeast corner of said 0.436 acre tract, bearing N 88°21'03" E, 50.24 feet; and this Northeast corner

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having State Plane Coordinates of N 6841679.54 and E 3090543.19;

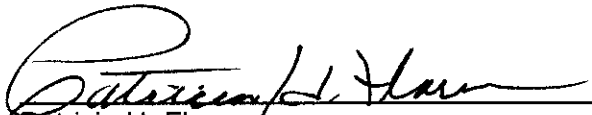
THENCE S 03°59'12" E with this East line and West line of said Lot 2, crossing said 0.436 acre tract, a distance of 172.86 feet to a 1/2 inch iron rod set for this Southwest corner, the same being the Southeast corner of said Lot 2, in the North line of the above mentioned East North Street (25 feet Northerly from the center of same), witness a 3/4 inch sucker rod stake found for the Southeast corner of said Lot 2 and Southeast corner of said 0.436 acre tract, bearing N 82°06'50" W, 59.49 feet, and this Southeast corner having State Plane Coordinates of N 6841507.63 and E 3090561.17;

THENCE S 82°06'50" W with this South line and South line of said 0.436 acre tract, and North line of said East North Street, a distance of 50.67 feet, returning to the Place of Beginning and containing 0.222 acre of land.

NOTE

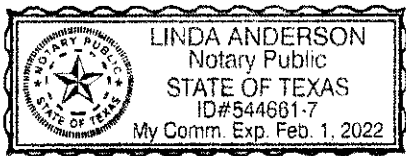
DATE: December 10, 2012
AMOUNT: \$77,000.00
DEBTOR: Brandon Glasgow and wife, Brandy Glasgow
HOLDER: N.H. Welk and wife, Essie Welk
DATE OF SALE OF PROPERTY: February 2, 2021
EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m.
PLACE OF SALE OF PROPERTY: Patio Area, Gregg County Courthouse, 101 East Methvin, Longview, Texas

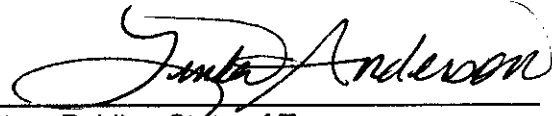
Because of default in performance of the obligations of the deed of trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the deed of trust. The sale will begin at the earliest time stated above or within three hours after that time.


Patricia H. Florence

STATE OF TEXAS §
COUNTY OF GREGG §

This instrument was acknowledged before me this 11th day of January, 2021, by Patricia H. Florence.




Notary Public - State of Texas
My Commission Expires:

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FILED

JAN 11 2021

Michelle Gilley
Gregg County Clerk

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: January 11, 2021

HOMESTEAD BUILDER'S AND MECHANIC'S LIEN CONTRACT (WITH POWER OF SALE AND ASSIGNMENT)

DATE: December 10, 2012
OWNER: Brandon Glasgow and wife, Brandy Glasgow
OWNER'S COUNTY: Gregg County, Texas
CONTRACTOR: N.H. Welk
LENDER: N.H. Welk and wife, Essie Welk
TRUSTEE: Robert G. Schleier Jr.
SUBSTITUTE TRUSTEE: Patricia H. Florence
SUBSTITUTE TRUSTEE'S ADDRESS: 104 East Hoyt Drive, Longview, Texas
75601; and PO Box 1471, Longview, Texas
75606

RECORDING INFORMATION: Clerk's Instrument Number 201223067, Official Public Records, Gregg County, Texas

PROPERTY:

All that certain 0.222 acre lot of land situated in the City of Kilgore, Gregg County, Texas, being a part of the Mary Van Winkle Survey, A-208, being Lot 1, New City Block 13, City of Kilgore, and being a part of a 0.436 acre tract of land described in a Warranty Deed from Tim Allen and wife, Marsha Allen, to Jackie Ford, dated October 21, 2005, as recorded under Gregg County Clerk's File No. 200523682, Official Public Records, Gregg County, Texas, and this 0.222 acre lot being more fully described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for this Southwest corner and Southwest corner of the above mentioned 0.436 acre tract, the same being the Southeast corner of Lot 11 Dinning Addition (plat recorded in Volume 198, Page 372, Deed Records, Gregg County, Texas), and being in the North line of East North Street (25 feet Northerly from the center of same) said corner having State Plane Coordinates of N 6841498.95 and E 3090511.26 (Texas Coordinate System of 1983, North Central Zone, US Survey Foot, HARN 1996 adjustment);

THENCE N 06°49'03" W (bearings related to Geodetic North - Texas Coordinate System of 1983 North Central Zone mapping angle: 01°58'58") with this West line and East line of said Lot 11, Dinning Addition, at 99.88 feet and 1.26 foot Left passing a 1/2 inch iron rod with illegible orange plastic ID cap found at the marked Northeast corner of said Lot 11 and the marked Southeast corner of Lot 4, Dinning Addition, and continuing an additional distance of 79.08 feet for a total distance in all of 178.95 feet to a 1/2 inch iron rod with ID cap "HEDRICK - RPLS 4487" found for this Northwest corner, said corner being the Southwest corner of a called 0.83 acre tract described in a deed to Everett W. George as recorded under Gregg County Clerk's File No. 9808845, Official Public Records, Gregg County, Texas, and this Northwest corner having State Plane Coordinates of N 6841675.78 and E 3090483.88;

THENCE N 88°21'03" E with this North line and North line of said 0.436 acre tract and South line of said George 0.83 acre tract, a distance of 59.44 feet to a 1/2 inch iron rod set for this Northeast corner, the same being the Northwest corner of Lot 2, New City Block 13,

witness a 1/2 inch iron pipe found for the Northeast corner of said Lot 2 and the Northeast corner of said 0.436 acre tract, bearing N 88°21'03" E, 50.24 feet; and this Northeast corner having State Plane Coordinates of N 6841679.54 and E 3090543.19;

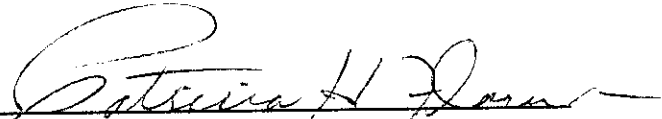
THENCE S 03°59'12" E with this East line and West line of said Lot 2, crossing said 0.436 acre tract, a distance of 172.86 feet to a 1/2 inch iron rod set for this Southwest corner, the same being the Southeast corner of said Lot 2, in the North line of the above mentioned East North Street (25 feet Northerly from the center of same), witness a 3/4 inch sucker rod stake found for the Southeast corner of said Lot 2 and Southeast corner of said 0.436 acre tract, bearing N 82°06'50" W, 59.49 feet, and this Southeast corner having State Plane Coordinates of N 6841507.63 and E 3090561.17;

THENCE S 82°06'50" W with this South line and South line of said 0.436 acre tract, and North line of said East North Street, a distance of 50.67 feet, returning to the Place of Beginning and containing 0.222 acre of land.

NOTE

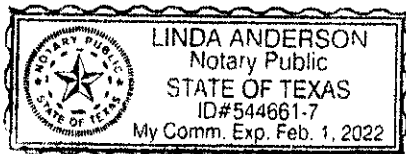
DATE: December 10, 2012
AMOUNT: \$33,000.00
DEBTOR: Brandon Glasgow and wife, Brandy Glasgow
HOLDER: N.H. Welk and wife, Essie Welk
DATE OF SALE OF PROPERTY: February 2, 2021
EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m.
PLACE OF SALE OF PROPERTY: Patio Area, Gregg County Courthouse, 101 East Methvin, Longview, Texas


Because of default in performance of the obligations of the Contract, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Contract. The sale will begin at the earliest time stated above or within three hours after that time.


Patricia H. Florence

STATE OF TEXAS §
COUNTY OF GREGG §

This instrument was acknowledged before me this 11th day of January, 2021, by Patricia H. Florence.




Notary Public - State of Texas
My Commission Expires:

JAN 07 2021

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALEMichelle Gilley
Gregg County Clerk

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: 09/21/2017
Grantor(s): CHARLES CALHOUN AND JENNIFER CALHOUN, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR ANGEL OAK MORTGAGE SOLUTIONS LLC, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$160,000.00
Recording Information: Instrument 201717255
Property County: Gregg
Property: (See Attached Exhibit "A")
Reported Address: 1112 JAMAICA DR, WHITE OAK, TX 75693

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner trustee for DEEPHAVEN RESIDENTIAL MORTGAGE TRUST 2018-2
Mortgage Servicer: Shellpoint Mortgage Servicing
Current Beneficiary: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner trustee for DEEPHAVEN RESIDENTIAL MORTGAGE TRUST 2018-2
Mortgage Servicer Address: 55 Beattie Place, Suite 110, Greenville, SC 29601

SALE INFORMATION:

Date of Sale: Tuesday, the 2nd day of February, 2021
Time of Sale: 11:00am or within three hours thereafter.
Place of Sale: AT FRONT DOOR PATIO AREA OF THE COURTHOUSE in Gregg County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Gregg County Commissioner's Court, at the area most recently designated by the Gregg 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 Terri Worley or Lisa DeLong, Robert LaMont, Sheryl LaMont, Ronnie Hubbard, Sharon St. Pierre or Allan Johnston, Michael Burns, Tori Jones, or Suzanne Suarez, 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. Terri Worley or Lisa DeLong, Robert LaMont, Sheryl LaMont, Ronnie Hubbard, Sharon St. Pierre or Allan Johnston, Michael Burns, Tori Jones, or Suzanne Suarez, 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.

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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): Terri Worley or Lisa DeLong, Robert LaMont, Sheryl LaMont, Ronnie Hubbard, Sharon St. Pierre or Allan Johnston, Michael Burns, Tori Jones, or Suzanne Suarez, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 425, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am _____ whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on _____ I filed and / or recorded this Notice of Foreclosure Sale at the office of the Gregg County Clerk and caused it to be posted at the location directed by the Gregg County Commissioners Court.

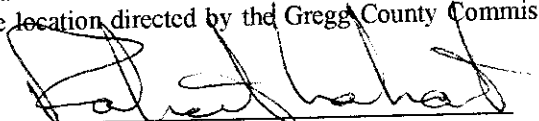
By: 
Robert LaMont 01-07-2021

Exhibit "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING LOT 3, BLOCK 5, BRIARWOOD SUBDIVISION, AN ADDITION IN THE HENRY HATHAWAY SURVEY A-88, GREGG COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID ADDITION RECORDED IN VOLUME 1550, PAGE 61, DEED RECORDS, GREGG COUNTY, TEXAS.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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JAN 07 2021

NOTICE OF FORECLOSURE SALEMichelle Gilley
Gregg County Clerk

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: A 0.318-ACRE LOT, TRACT OR PARCEL OF LAND SITUATED IN THE WILLIAM ROBINSON H.R. SURVEY, ABSTRACT NO. 177, GREGG COUNTY, TEXAS, BEING PART OF MRS. S. V. EVERETT ESTATE AND BEING LOT ONE, BLOCK F, OF A SUBDIVISION OF THE 30-ACRE TRACT AWARDED TO HOWARD M. EVERETT IN A PARTITION DEED OF SAID ESTATE RECORDED IN VOL. 414, PG 219, DEED RECORDS, GREGG COUNTY, TEXAS TO WHICH REFERENCE IS HERE MADE, SAID 0.318-ACRES BEING MORE FULLY DESCRIBED AS FOLLOWS: MARK V. MATTHEWS

BEGINNING AT A 1/2-INCH IRON ROD FOUND IN THE NORTH BOUNDARY LINE OF EVERGREEN STREET AND IN THE EAST BOUNDARY LINE OF BUCCANEER DRIVE, FOR THE SOUTHWEST CORNER HEREOF;

THENCE N 00 DEGREES 24 FEET 37 INCHES W, WITH THE EAST LINE OF SAID BUCCANEER DRIVE, A DISTANCE OF 137.86 FEET (CALLED 138.00 FEET) TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER HEREOF;

THENCE N 89 DEGREES 11 FEET 17 INCHES E, ALONG A LINE PARALLEL TO THE NORTH BOUNDARY LINE OF EVERGREEN STREET, A DISTANCE OF 99.93 FEET (CALLED 100.00 FEET), TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER HEREOF;

THENCE S 00 DEGREES 27 FEET 38 INCHES E, ALONG A LINE PARALLEL TO THE EAST BOUNDARY LINE OF BUCCANEER DRIVE, A DISTANCE OF 139.28 FEET (CALLED 138.00 FEET), TO A 1/2-INCH IRON ROD FOUND IN THE NORTH BOUNDARY LINE OF SAID EVERGREEN STREET, FOR THE SOUTHEAST CORNER HEREOF;

THENCE WEST, WITH THE NORTH BOUNDARY LINE OF SAID EVERGREEN STREET, A DISTANCE OF 100.06 FEET (CALLED 100.00 FEET) TO THE POINT OF BEGINNING HEREOF, AND HAVING AN AREA OF 0.318 ACRES.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 12/21/2006 and recorded in Document 200628485 real property records of Gregg County, Texas.

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

Date: 02/02/2021

Time: 12:00 PM

Place: Gregg County, Texas at the following location: FRONT DOOR-PATIO AREA 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 LASCA PALMER ALEXANDER AND RAYMOND ALEXANDER, provides that it secures the payment of the indebtedness in the original principal amount of \$88,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-1 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-1 is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-1 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-1 c/o PHH MORTGAGE CORPORATION, 1Mortgage Way, Mail Stop SV-22, Mt. Laurel, NJ 08054 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Order to Foreclose. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-1 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-1 obtained a Order from the County Court at Law 2 of Gregg County on 03/19/2020 under Cause No. 2020-200-CCL2. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

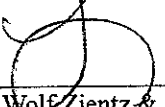
7. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston,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



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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
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

THIS FORECLOSURE SALE IS BEING CONDUCTED UNDER THE EXCEPTION REFERENCED IN GOVERNOR ABBOTT'S EXECUTIVE ORDER GA-28(1)(A)

Certificate of Posting

I am _____ 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 _____ I filed this Notice of Foreclosure Sale at the office of the Gregg County Clerk and caused it to be posted at the location directed by the Gregg County Commissioners Court.



Posted by Robert LaMout 01-07-2021

Prepared and sent by: Robert S. McGinnis, Jr.
4102 Summerhill Road
Texarkana, Texas 75503
903/798-1717

FILED
DEC 21 2020
Michele Collins
Gregg County Clerk

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS }}

COUNTY OF GREGG }}

On July 6, 2018, RPSP-1, LP, a Texas Limited Partnership, as Grantor (whether one or more), executed a Deed of Trust conveying to Ryan Colburn, as Trustee, the real estate hereinafter described to secure Regions Bank, in payment of debts therein described, said Deed of Trust being recorded at Instrument 201810704, Official Records of Gregg County, Texas.

By instrument dated August 27, 2020, the Trustee was removed and Robert S. McGinnis, Jr. was appointed Substitute Trustee in the place and stead of the original Trustee, and was requested and authorized to sell the real estate described in said Deed of Trust to satisfy the debts.

Default has occurred in the payment of said debts and the same are now wholly due, and the owner and holder of said debts has requested the undersigned to sell said property to satisfy said debts.

NOTICE IS HEREBY GIVEN that on Tuesday, February 2, 2021, between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m., local time, I will sell the real estate described in said Deed of Trust at the front door patio area of the Gregg County Courthouse, 101 Methvin, Longview, Gregg County, Texas, as designated by the Gregg County Commissioner's Court, to the highest bidder for cash, binding the present obligors to warrant and forever defend the title to said property and making no further warranty. **The sale will begin at 1:00 p.m. local time or within three hours after that time.**

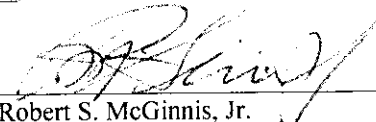
NOTICE IS FURTHER GIVEN that the property will be sold in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, and at the purchaser's own risk making no further warranty. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Said real estate is located in Gregg County, Texas and is more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein by reference as though set forth at length.
The Real Property or its address is commonly known as 2001 S. Henderson Blvd. Kilgore, TX 75662.

ACTIVE MILITARY SERVICE NOTICE

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.

WITNESS MY HAND this December 16, 2020.


Robert S. McGinnis, Jr.
Substitute Trustee

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STATE OF TEXAS)(

COUNTY OF BOWIE)(

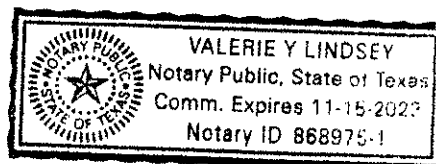
BEFORE ME, the undersigned authority, on this day personally appeared Robert S. McGinnis, Jr., known to me to be the person whose name appears on the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

WITNESS my hand and official seal this December 16, 2020.

Valerie Y Lindsey

Notary Public
State of Texas

My Commission Expires:



NtcRegGreggCo.wpd

EXHIBIT

A

"Real Property") located in GREGG County, State of Texas:

TRACT FOUR: (as to Gregg County, Texas)

All that certain lot, tract or parcel of land, being part of Block 3 of S. S. Laird's First Addition to the City of Kilgore, Gregg County, Texas, plat of said addition recorded in Volume 192, Page 242, Deed Records, Gregg County, Texas, and being that same tract described in a deed dated August 7, 1991, from Jerry Rawlinson to Bank One, Texas, Trustee, and recorded in Volume 2278, Page 443, Public Official Records, Gregg County, Texas, and being more fully described as follows:

BEGINNING at 1/2" iron rod with plastic cap re-set for this northeast corner at the intersection of the south R.O.W. line of Karolina Street and the west R.O.w. line of U.S. Highway No. 259;

THENCE along the east line of this tract, the east line of Block 3, and the west R.O.w. line of U.S. Highway No. 259, S 00° 31' 08" E, 189.33 feet to a 3/8" iron rod found for this southeast corner, same being the occupational southeast corner of Block 3 and occupational northeast corner of Block 4;

THENCE along the deed south line of this tract and the common occupational line between Blocks 3 and 4, S 88° 25' 15" W (Directional control bearing, Volume 2278, Page 443), 341.76 feet to a 3/8" iron rod found for this deed southwest corner same being the southeast corner of a called 75' x 30' tract described in a deed from Olive Dickson Bates et vir to James Edward Dickson et ux, and recorded in Volume 631, Page 216, Deed Records, Gregg County, Texas;

THENCE along the deed west line of this tract, the occupational east line of said 75' x 30' tract, and the occupational east line of a called 162.9' x 75' tract described in a deed dated February 2, 1951, from Olive Dickson Bates et vir to James Edward Dickson et ux, and recorded in Volume 348, Page 234, Deed Records, Gregg County, Texas, N 02° 00' 58"W, 172.01 feet to a 3/8" iron rod found for angle corner at end of brick wall, and continuing N 04° 50' 07"W, 20.86 feet to a 1" iron rod found for this deed northwest corner in the south R.O.W. line of Karolina Street, same being the occupational northeast corner of said Dickson 162.9' x 75' tract;

THENCE along the north line of this tract and south R.O.Wline of Karolina Street, N 89° 00' 10" E, 347.78 feet returning to the point of beginning and containing 1.51 acres of land, more or less.

The Real Property or its address is commonly known as 2001 S HENDERSON BLVD, KILGORE, TX 75662.

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NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Michelle Gilley
Clerk

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. Sender is: Codills & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated September 22, 2015 and recorded under Clerk's File No. 201516043, in the real property records of GREGG County Texas, with Randy J Thornburg and Janice Thornburg, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for DHA Financial, Inc., a Corporation, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Randy J Thornburg and Janice Thornburg, husband and wife securing payment of the indebtedness in the original principal amount of \$208,650.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Randy J Thornburg. NewRez LLC d/b/a Shellpoint Mortgage Servicing is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for the Mortgagee. Shellpoint Mortgage Servicing, is representing the Mortgagee, whose address is: 75 Beattie Place, Suite 300, Greenville, SC 29601.

Legal Description:

LOT 1, BLOCK 3, UNIT 1, HELANE VILLAGE, AN ADDITION TO THE CITY OF LONGVIEW, GREGG COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 607, PAGE 602, DEED RECORDS, GREGG COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 02/02/2021

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: GREGG County Courthouse, Texas at the following location: At the front door patio area of the Gregg County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

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

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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



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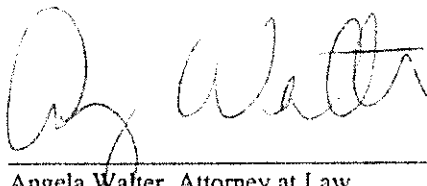
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The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE David Sims, Robert LaMont, Sheryl LaMont, Harriett Fletcher, Terri Worley, Aurora Campos, Ramiro Cuevas, Allan Johnston, Jonathan Harrison, Sharon St. Pierre, Ronnie Hubbard, Shawn Schiller, Patrick Zwiers, Angie Uselton, Carol Hampton, Dana Kamin, Darla Boettcher, Irene Lindsay, Jami Hutton, Lisa Bruno, Lisa Delong, Logan Thomas, Monica Henderson, Terry Waters, Tonya Washington, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200



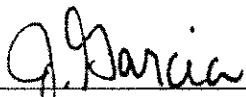
Angela Walter, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

STATE OF TEXAS

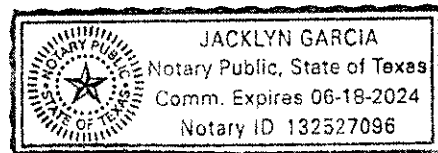
COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Angela Walter as Attorney for the Mortgagee and/or Mortgage Servicer known to me or proved to me through a valid State driver's license or other official identification described as Personal Knowledge, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Executed on this the 17th day of November, 2020.



Notary Public Signature



Posted and filed by: 

Printed Name: Sheryl LaMont

Nov. 19, 2020.

C&M No. 44-20-0502

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