

25-00638

3836 RS COUNTY RD 1605, LONE OAK, TX 75453

FILED FOR RECORD

2025 MAY 1 AM 10:56

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

MANDY SAWYER
COUNTY CLERK
RAINS COUNTY, TEXAS
BY *M. Ferguson* DEPUTY

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

See Exhibit "A"

Security Instrument: Deed of Trust dated April 12, 2023 and recorded on April 13, 2023 at Instrument Number 2023-0763 in the real property records of RAINS County, Texas, which contains a power of sale.

Sale Information: August 5, 2025, at 1:00 PM, or not later than three hours thereafter, at At the EAST most side of the **Rains County** Courthouse 167 East Quitman street or at the area most recently designated by the County Commissioner's Court. 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 RAYMOND D WOOD secures the repayment of a Note dated April 12, 2023 in the amount of \$318,338.00. PENNYMAC LOAN SERVICES, LLC, whose address is c/o PennyMac Loan Services, LLC, P.O. Box 30597, Los Angeles, CA 90030, is the current mortgagee of the Deed of Trust and Note and PennyMac Loan Services, LLC 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.



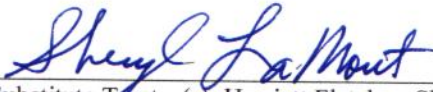
4841914

ServiceLink

CC

Mary Company

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



Substitute Trustee(s): Harriett Fletcher, Sheryl
LaMont, Sharon St. Pierre,

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

Certificate of Posting

I, Sheryl LaMont, declare under penalty of perjury that on the 1st. day of
May, 2025, I filed and posted this Notice of Foreclosure Sale in accordance with the
requirements of RAINS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

Sheryl LaMont

EXHIBIT "A"

Being a 2.67 acre tract or parcel of land situated in the F. L. Smith Survey, Abstract No. 207, Rains County, Texas, and being all of that certain called 1.986 acre tract of land conveyed from Genevieve Golden, Independent Executrix et al to Genevieve Golden, by General Warranty Deed, as recorded in File# 2017-0162, Official Public Records, Rains County, Texas and being part of the remainder of that certain called 232.911 acre tract of land, described as Tract One, conveyed from Gerald Golden to Genevieve Golden, by Special Warranty Deed with Encumbrance for Owelty of Partition, as recorded in Volume 551, Page 710, Official Public Records, Rains County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found at the Southeast corner of said 1.986 acre tract and an ell corner of a 5.000 acre tract of land, described as Tract Two, conveyed to Genevieve Golden, by deed recorded in Volume 551, Page 710, Official Public Records, Rains County, Texas, from said point, a 1/2 inch iron rod found for witness bears North 60 Degrees 51 Minutes 21 Seconds East, a distance of 0.14 feet;

THENCE South 88 degrees 56 minutes 12 seconds West, along the South line of said 1.986 acre tract and a North line of said 5.000 acre tract, passing at 199.07 feet a 3/8 inch iron rod found at the Southwest corner of said 1.986 acre tract, at the most Westerly Northwest corner of said 5.000 acre tract, and in an East line of said 232.911 acre tract, continuing over and across said 232.911 acre tract in all a total distance of 287.46 feet to a 1/2" iron rod set capped (By-Line) for corner in a West line of the remainder of said 232.911 acre tract and in the East line of a called 19.242 acre tract of land conveyed to Dean Family Care, L.L.C., by deed as recorded in Volume 563, Page 437, Official Public Records, Rains County, Texas, from said point, a 1/2 inch iron rod found bears South 09 degrees 04 minutes 27 seconds West, a distance of 260.43 feet;

THENCE with the common line of the remainder of said 232.911 acre tract and said 19.242 acre tract, the following courses and distances:
North 09 degrees 04 minutes 27 seconds East, a distance of 111.21 feet to a 1/2 inch iron rod found;

North 02 degrees 03 minutes 54 seconds East, a distance of 324.94 feet to a point at the most Northerly Northwest corner of the remainder of said 232.911 acre tract, at the Northeast corner of said 19.242 acre tract, in the South line of a called 9.649 acre tract of land conveyed to William Campbell, et al, by deed as recorded in File #2017-1310, Official Public Records, Rains County, Texas, and at or near the centerline of County Road 1605, from said point, a 3/8 inch iron rod found for witness to a Northeast corner of said 232.911 acre tract and to the Northwest corner of said 1.986 acre tract bears South 70 degrees 34 minutes 47 seconds East, a distance of 62.68 feet;

THENCE North 89 degrees 03 minutes 14 seconds East, with a North line of said 232.911 acre tract, with the North line of said 1.986 acre tract, with the South line of said 9.649 acre tract, with the South line of the remainder of a called 47.9 acre tract of land conveyed to William Campbell, et al, by deed as recorded in File #2015-1159, Official Public Records, Rains County, Texas, and generally along the centerline of County Road 1605, a distance of 258.65 feet to a point at the Northeast corner of said 1.986 acre tract and at the most Northerly Northwest corner of said 5.000 acre tract;

THENCE South 00 degrees 03 minutes 36 seconds West, along the East line of said 1.986 acre tract and with a West line of said 5.000 acre tract, passing at a distance of 22.08 feet a 3/8 inch iron rod found for witness, continuing in all a total distance of 433.48 feet to the POINT OF BEGINNING and CONTAINING 116,215 square feet or 2.67 acres of land.

The above Field Notes were prepared from an actual on the ground survey, made under the direction and supervision of TINA BALLARD, R.P.L.S. #6746, dated March 16, 2023, and revised on March 17, 2023.

CC

NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD

2025 MAY -9 PM 3: 18

THE STATE OF TEXAS

*

COUNTY OF RAINS

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MANDY SAWYER
COUNTY CLERK
RAINS COUNTY, TEXAS
BY m. Jorgensen DEPUTY

Date: May 8, 2025

Deed of Trust:

Date: February 8, 2023

Grantor: JS Chevez Company, LLC, 1708 Cypress Drive, Irving, Texas 75061

Beneficiary: L Rash Ltd.

Recorded under Clerk's Document Number 2023-0465, Official Public Records, Rains County, Texas.

Property: Being a 10.01 acre tract or parcel of land known as Tract D and being part of the J. Hooker Survey, A-110 in Rains County, Texas and being more particularly described in Exhibit "A" attached to the Deed of Trust filed in Clerk's Document #2023-0465 of the Rains County Deed Records.

Date of Sale: June 3, 2025

Time of Sale: The earliest time at which the sale will occur is 12:00 p.m. and no later than 3:00 p.m.

Place of sale of Property: Rains County Courthouse, 167 East Quitman, Emory, Texas 75440

Designated Area: The east side of the Rains County Courthouse, bearing the address of 167 East Quitman, Emory, Texas 75440, or in the area designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code.

Because of the default by Grantor under the terms of the Deed of Trust and the Note secured thereby, as Substitute Trustee, I will sell the property by public auction to the highest bidder for cash at the place and date above specified to satisfy the debt secured by the Deed of Trust.

The property is being sold subject to all matters of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.



Substitute Trustee – Sue Potts, Dean Murphy,
Gordon Murphy, or Timothy Murphy

For more information:

P.O. Box 1249

San Marcos, Texas 78667

512-396-5115

cc

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

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated April 15, 2023, executed by **HAILEE SHYANN BLODGETT AND COLTON DUANE BLODGETT, A MARRIED COUPLE**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2023-0830, Official Public Records of Rains County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany or Norma Jean Hesseltine, whose address is listed below, or Harriett Fletcher, Sheryl LaMont, Christine Wheelless, Phillip Hawkins, Kevin Key or Jay Jacobs, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, July 1, 2025**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Rains County Courthouse at the place designated by the Commissioner's Court for such sales in Rains County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 1:00 o'clock p.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 2022 Cappaert Manufactured Home, Serial No. CHVM35655.

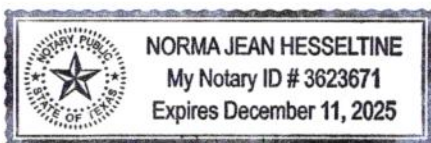
Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the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

EXECUTED this 15 day of May, 2025.

K. Littlefield
K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401
Telephone: (361) 884-0612
Facsimile: (361) 884-5291
Email: clittlefield@umhlaw.com

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 15 day of May, 2025, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

All that certain 2.00 acre lot, tract or parcel of land situated in the Isaac Kneeland Survey, Abstract No. 131, Rains County, Texas, and being part of the same land as a called 25 acre tract described in a Special Warranty Deed Granting Life Estate from Aaron Keith Lennon and Carolyn Sue Lennon to Peggy Ruth Geraldton as recorded in File No. 2018-1436, Official Public Records, Rains County, Texas, (O.P.R.R.C.T.) said 2.00 acre tract being described by metes and bounds as follows:

BEGINNING at a T-post found at the apparent northwest corner of said 25 acre tract the apparent northeast corner of a called 10 acre tract described in a Warranty Deed from Thelma Joyce McQueen, et al., to George Curtis Whitus as recorded in File No. 2016-2326, O.P.R.R.C.T., and on the South line of RS County Road 2460 for a corner;

THENCE North 86 Degrees 38 Minutes 06 Seconds East along the apparent Northerly most North line of said 25 acre tract and the South line of said RS County Road 2460 a distance of 78.34 feet to a capped 1/2 inch iron rod (Tri-Point Surveying) set for a corner, from said point, a 3 inch steel fence corner post found at the apparent Northeast corner of a called 2-1/2 acre tract described as Tract II in a Special Warranty Deed Granting Life Estate from Aaron Keith Lennon and Carolyn Sue Lennon to Peggy Ruth Geraldton as recorded in File No. 2018-1435, O.P.R.R.C.T., bears North 86 Degrees 38 minutes 06 seconds East a distance of 641.48 feet for a reference.

THENCE South 02 Degrees 49 Minutes 28 seconds East a distance of 630.74 feet to a capped 1/2 inch iron rod (Tri-Point Surveying) set for a corner;

THENCE South 01 Degrees 57 Minutes 15 Seconds East a distance of 482.01 feet to a capped 1/2 inch iron rod (Tri-Point Surveying) set for a corner;

THENCE South 88 Degrees 02 Minutes 45 Seconds West a distance of 78.34 feet to a capped 1/2 inch iron rod (Tri-Point Surveying) set on the West line of said 25 acre tract and the East line of a called 19.708 acre tract described in a Warranty Deed from Ben Horst and Orpha Horst, husband and wife, to E. Chuck Bleasdale and Sharon R. Bleasdale, husband and wife, as recorded in File No. 2017-1263, O.P.R.R.C.T., for a corner, said point bears North 01 Degrees 57 Minutes 15 Seconds West a distance of 669.03 feet from a capped 1/2 inch iron rod (Beasley) found at the Southwest corner of said 25 acre tract and the Southeast corner of said 19.708 acre tract for a reference;

THENCE North 01 Degrees 57 Minutes 15 Seconds West along the West line of said 25 acre tract and the East line of said 19.708 acre tract a distance of 481.41 feet to a 10 inch wood post found at the Northeast corner of said 19.708 acre tract for a corner;

THENCE North 02 Degrees 49 Minutes 28 Seconds West along the West line of said 25 acre tract and the East line of said 10 acre tract a distance of 629.41 feet to the POINT OF BEGINNING and containing 2.00 acres of land, more or less.