

REGIONS MORTGAGE (UPN)
DENISON, THERESA AND ESTATE OF BILLY
619 LOCK MOUNTAIN ROAD, AVINGER, TX 75630

CONVENTIONAL
Firm File Number: 22-037659
FILED FOR RECORD

NOTICE OF TRUSTEE'S SALE JUN -6 AM 9:46

WHEREAS, on August 13, 2020, BILLY J. DENISON AND SPOUSE, THERESA GAYLE DENISON, as Grantor(s), executed a Deed of Trust conveying to RYAN COLBURN, as Trustee, the Real Estate hereinafter described to REGIONS BANK D/B/A REGIONS MORTGAGE in payment of a debt therein described. The Deed of Trust was filed in the real property records of **MARION COUNTY, TX** and is recorded under Clerk's File/Instrument Number 2348 Volume 1014 Page 656, to which reference is herein made for all purposes.

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on, **Tuesday, August 6, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in **MARION COUNTY, TX** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

ALL THAT CERTAIN LOT OR PARCEL OF LAND BEING LOT(S) 44, 45, 46, 47, 48, 49 AND 50, OF THE LOCK MOUNTAIN ADDITION, AND OUT OF THE J.W.C. STOREY SURVEY, A-353, MARION COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID SUBDIVISION, AS THE SAME APPEARS OF RECORDED IN THE OFFICE OF THE COUNTY CLERK, MARION COUNTY, TEXAS.

Property Address: 619 LOCK MOUNTAIN ROAD
AVINGER, TX 75630
Mortgage Servicer: REGIONS MORTGAGE
Mortgagee: REGIONS BANK DBA REGIONS MORTGAGE
6200 POPLAR AVENUE
MEMPHIS, TN 38119

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


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

SUBSTITUTE TRUSTEE
Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno,
I Mauchly
Irvine, CA 92618

WITNESS MY HAND this day June 5, 2024.



Posted by Robert LaMont, June 6, 2024.

By: 
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Attorneys for Regions Bank dba Regions Mortgage

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