COPY

POSTED
AT 4:02 o'clock P M
SEP 12 2022
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Kathy Gyger Deputy
Kathy Gyger

NOTICE OF TRUSTEE'S SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

Date of Notice: September 12, 2022

Original Lender, Current Holder, and Mortgage Servicer: Shri Ganeshay, LLC, 7216 Braemar Ter., Colleyville, TX 76034.

Note and Security Agreement: A Promissory Note dated February 24, 2020 and being secured by a Deed of Trust also dated February 24, 2020 in the original amount of $2,250,000.00 executed by Shrungi, LLC in favor of Shri Ganeshay, LLC in the and being filed of record under Instrument Number 202002526 in the Real Property Records of Wise County Texas.

Property to be Sold is described as follows: Lot 1, Block 1, Dry Creek Plaza, Phase II, an addition to the City of Bridgeport, Wise County, Texas, according to the plat recorded in Cabinet C, Page 546, Plat Records, Wise County, Texas save and except all permitted encumbrances set forth in **Exhibit B to to Special Warranty Deed**, attached to this notice.

Date of Sale (first Tuesday of Month): Tuesday, October 4, 2022

Time of Sale: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed no later than 1:00 p.m.

Place of Sale: The area of the Wise County Courthouse in Decatur, Texas, designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code as a place where foreclosure sales are to take place.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.) and state law, including section 51.015 Texas Property Code. 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.

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 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 prior 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 of public record 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 Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and condition of the property.

Default and Request To Act. Default has occurred under the Deed of Trust, and the beneficiary has requested me, as 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: September 12, 2022

Kush Patel

Kush Patel
Substitute Trustee
Law Office of Kush Patel, PLLC 14200
Midway Road Suite 108
Dallas, Texas 75244
Telephone: (972) 974-5094
Facsimile: (972) 478 -
0702 Email: patel@kush.law

C&M No. 44-22-1991/ FILE NOS

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & 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 November 12, 2004 and recorded under Vol. 1490, Page 256, or Clerk's File No. 359781, in the real property records of WISE County Texas, with Carrie A. Kirkland and Robert F. Diekmann as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for USAA Federal Savings Bank, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Carrie A. Kirkland and Robert F. Diekmann securing payment of the indebtedness in the original principal amount of $74,500.00 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 Carrie A. Kirkland and Robert F. Diekmann. LoanCare, LLC 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. LoanCare, LLC is acting as the Mortgage Servicer for the Mortgagee. LoanCare, LLC, is representing the Mortgagee, whose address is: 3637 Sentara Way, Virginia Beach, VA 23452.

Legal Description:
BEING A 0.5391 ACRE TRACT OF LAND SITUATED IN THE B.B. HANEY SURVEY, ABSTRACT NO. 380, LOCATED IN THE TOWN OF AURORA, WISE COUNTY, TEXAS, DESCRIBED IN A DEED OF RECORD TO STEVEN SMITH IN VOLUME 922 PAGE 707 OF THE REAL RECORDS, WISE COUNTY, TEXAS ALONG WITH A PORTION OF A CALLED 6.29 ACRE TRACT AS PREVIOUSLY DESCRIBED IN A DEED OF RECORD IN VOLUME 69, PAGE 386, OF THE REAL RECORDS, WISE COUNTY, TEXAS, AND BEING MORE PARTICULARY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

SALE INFORMATION

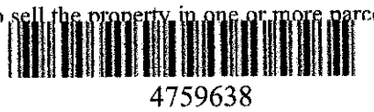
Date of Sale: 10/04/2022 **Earliest Time Sale Will Begin: 1:00 PM**

Location of Sale: **The place of the sale shall be: WISE** County Courthouse, Texas at the following location: On the southeast porch of the Wise County Courthouse steps, 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.**

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 Brenda Wiggs, Donna Stockman, Guy Wiggs, David Stockman, Michelle Schwartz, Aurora Campos, Ramiro Cuevas, Jonathan Harrison, Patrick Zwiers, Irene Lindsay, Kathy Arrington, Angie Uselton, Dana Kamin, Darla Boettcher, Monica Henderson, Shawn Schiller, Tonya Washington, Janet Pinder, Brandy Bacon, 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

Executed on 09/09/2022.

/s/ Nicole M. Bartee SBOT No. 24001674, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by:_____

Printed Name: _____

C&M No. 44-22-1991

POSTED
AT 8:43 o'clock A M
SEP 12 2022
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Meagan Reneau Deputy
Meagan Reneau

EXHIBIT "A"

GF No.: 0412598-DCAR

Being a 0.5391 acre tract of land situated in the B.B. HANEY SURVEY, Abstract No. 380, located in the town of Aurora, Wise County, Texas, described in a deed of record to Steven Smith in Volume 922 Page 707 of the Real Records, Wise County, Texas along with a portion of a called 6.29 acre tract as previously described in a deed of record in Volume 69, Page 386, of the Real Records, Wise County, Texas, said portion being more particularly described by metes and bounds as follows:

BEGINNING at a 1" pipe in the West line of Madison Street, said point being the southeast corner of a tract conveyed to Steven A. Smith of record in Volume 922, Page 707, of the Real Records, Wise County, Texas, and being the most easterly northeast corner of the above referenced 6.29 acre tract;

THENCE S 00°16'41" E 22.00 feet along said Madison Street to a 1/2" (AW) capped iron rod set in same for a corner;

THENCE S 89°24'07" W 108.16 feet departing said road to a 1/2" (AW) capped iron rod set for a corner of the herein described tract;

THENCE N 43°42'54" W 6.83 feet to most westerly southwest corner of the herein described tract;

THENCE N 03°33'07" E 228.52 feet to a 1/2" (AW) capped iron rod set in the south right of way line of State Highway 114, for the northwest corner of the herein described tract, and being the northwest corner of the above reference Steven A. Smith tract, intersecting a curve convex to the south and having a radius of 2919.82 feet;

THENCE Southeasterly with said right of way a distance of 99.71 feet whose long chord bears S 78°28'00" E 99.70 feet to a 1/2" (AW) capped iron rod set at the intersection of said highway right of way with the west line of Madison Street;

THENCE S 00°16'41" E 211.96 feet to the POINT OF BEGINNING and containing 23,484 square feet or 0.5391 of an acre of land, more or less.

The Company is prohibited from insuring the area or quantity of the land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct. References to quantity are for informational purposes only.

A

RTS 1614

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date:	**November 13, 2020**
Grantor(s):	**Marvin Lee Brown and Susan Renee Brown, Husband and Wife**
Original Mortgagee:	**Mortgage Electronic Registration Systems, Inc., as nominee for DAS Acquisition Company, LLC**
Original Principal:	**$147,000.00**
Recording Information:	**202015924**
Property County:	**Wise**
Property:	**Being a tract of land situated in the P.P Harding Survey, Abstract No. 373, Denton County, Texas, being all of a called 2.000 acres tract of land described in Deed to Manuel Andrade as recorded in Instrument No. 2020-10007, Official Records, Wise County, Texas, being Tract 139, The Hills of Oliver Creek, an unrecorded subdivision, and being more particularly described herein as follows:** **BEGINNING at a 1/2 inch iron rod found in the South line of Private Road 4435 (a public road) for the Northwest corner of said Andrade tract and the Northeast corner of a called 2.001 acre tract of land described in Deed to Nathan D. Chrisawn as recorded in Instrument No. 2015-09687, said Official Records;** **THENCE South 88 degrees 12 minutes 29 seconds East, with the North line of said Andrade tract, along the South line of said Private Road 4435, a distance of 202.92 feet to a 1/2 inch iron rod found for the Northeast corner of said Andrade tract and the Northwest corner of a called 2.000 acre tract of land (Tract 1) described in Deed to Joseph Yohon recorded in Instrument No. 2015-01250, said Official Records;** **THENCE South 01 degrees 55 minutes 14 seconds West, with the East line of said Andrade tract and the West line of said Yohon tract, a distance of 430.28 feet to a 5/8 inch iron rod with plastic cap stamped `?LS, INC"(typical) set in the North line of a called 2.011 acre tract of land described In Deed to Stephen Stokes and Samantha Nichols as described in Volume 1752, Page 582, said Official Records, for the Southeast corner of said Andrade tract and the Southwest corner of said Yohon tract;**

POSTED
AT 8:43 o'clock A M
SEP 12 2022
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Meagan Renteau Deputy
Meagan Renteau

PLG File Number: 21-008990-1

THENCE North 88 degrees 13 minutes 06 seconds West, with the South line of said Andrade tract and the North line of said Stokes tract, passing at a distance of 4.23 feet a 1/2 inch iron rod capped "Edwards Surveying" found for the Northeast corner of a called 2.009 acre tract of land described in Deed to Jay P. Booth, Marsha L. Howes-Booth, and Rose Marie Lagueux as recorded in Volume 193, Page 558, said Official Records, and continuing along said course for a total distance of 202.65 feet to a 1/2 inch iron rod found for the Southwest corner of said Andrade tract and the Southeast corner of said Chrisawn tract;

THENCE North 01 degrees 54 minutes 06 seconds East, with the West line of said Andrade tract and the East line of said Chrisawn tract, a distance of 430.31 feet to the POINT OF BEGINNING and containing, within the metes and bounds herein recited, 2.003 acres of land, more or less.

Property Address:	**204 Private Road 4435 Rhome, TX 76078**

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

Current Mortgagee:	**Village Capital & Investment, LLC**
Mortgage Servicer:	**Village Capital & Investment, LLC**
Mortgage Servicer Address:	**2550 Paseo Verde Parkway, Ste 100 Henderson, NV 89074**

SALE INFORMATION:

Date of Sale:	**October 4, 2022**
Time of Sale:	**1:00 PM or within three hours thereafter.**
Place of Sale:	**THE SOUTHEAST PORCH AT THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**
Substitute Trustee:	**David Stockman, Brenda Wiggs, Donna Stockman, Guy Wiggs, Michelle Schwartz, Kathy Arrington, Janet Pinder, Brandy Bacon, Michael J. Burns, Vrutti Patel, or Jonathan Smith, any to act**
Substitute Trustee Address:	**5501 LBJ Freeway, Suite 925 Dallas, TX 75240 TXAttorney@PadgettLawGroup.com**

APPOINTMENT OF 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.

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place David Stockman, Brenda Wiggs, Donna Stockman, Guy Wiggs, Michelle Schwartz, Kathy Arrington, Janet Pinder, Brandy Bacon, Michael J. Burns, Vrutti Patel, or Jonathan Smith, any to act, whose address is c/o Padgett Law Group, 5501 LBJ Freeway, Suite 925, Dallas, TX 75240 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) 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 are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; 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 is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, 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 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 imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the 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 sold "AS-IS", purchaser's 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 interest 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.
5. 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, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

Michael J. Burns / ~~Vrutti Patel / Jonathan Smith~~

CERTIFICATE OF POSTING

My name is Donna Stockman, and my address is c/o Padgett Law Group, 5501 LBJ Freeway, Suite 925, Dallas, TX 75240. I declare under penalty of perjury that on 9/12/22, I filed at the office of the Wise County Clerk to be posted at the Wise County courthouse this notice of sale.

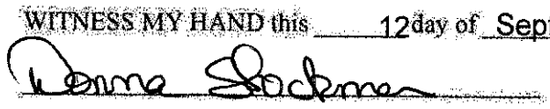
Donna Stockman

Declarant's Name: Donna Stockman

Date: 9/12/22

Padgett Law Group
5501 LBJ Freeway, Suite 925
Dallas, TX 75240
TXAttorney@PadgettLawGroup.com
(850) 422-2520

WITNESS MY HAND this 12 day of September, 2022.



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the Unites 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.

POSTED
AT 2:26 o'clock P M
SEP 09 2022
Meagan Reneau
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Meagan Reneau Deputy

Date of Security Instrument:	August 1, 2007
Grantor(s):	David L. Piazza
Original Mortgagee:	Bank of America, N.A.
Current Mortgagee:	Fortune Finance, LLC
Recording Information:	Instrument #2007-11377, Official Public Records, Wise County, Texas.
Date of Sale:	October 4, 2022
Time of Sale:	10:00 AM or not later than three hours after that time.
Place of Sale:	On the southeast porch of the Wise County Courthouse steps, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

Legal Description of property to be sold:

Being a 2.032 acre tract of land out of R. M. Thompson Survey, Abstract #1248, situated in Wise County, Texas, and being a portion of that certain 590.334 acre tract of land out of the M.E.P. & P.R.R. Co. Survey, Abstract #633, B.G. Brock Survey, Abstract #131, P.P. Harding Survey, Abstract #373, E.M. Thomasson Survey, Abstract #801, and the R.M. Thompson Survey, Abstract #1248, as conveyed to AP Land Investments Limited Partnership, Dee Ring, Inc., Sandra Sue Faust, The George and Jean Kaelber Trust, the Pepper Family Limited Partnership, and Jack Doege, in Volume 664, Page 238, Real Records, Wise County, Texas, and this tract being described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin set for the Northeast corner of the herein described tract and being South 00° 57' 58" West, 30.03 feet, North 86° 25' 39" West, 1130.31 feet and South 03° 26' 53" East, 166.40 feet, from the most Northerly Northeast corner of said 590.334 acre tract;

THENCE South 03° 26' 53" East, a distance of 168.75 feet, to a 1/2" iron pin set for the Southeast comer of the herein described tract;

THENCE North 88° 03' 35" West, a distance of 534.75 feet, to a 1/2" iron pin set in the Fast right-of-way line of a proposed 60' road, for the Southwest corner of the herein described tract;

THENCE North 01° 56' 25" East, along the said East right-of-way line, a distance of 168.00 feet to a 1/2" iron pin set for the Northwest corner of the herein described tract;

THENCE South 88° 03' 35" East, a distance of 518.90 feet, to the POINT OF BEGINNING and containing 2.032 acres of land.

Terms of sale: Cash

Maureen S. Kersey, Trustee
c/o KARLSENG, LEBLANC & RICH, LLC
19111 N. Dallas Parkway, Suite 120
Dallas, TX 75287
(972) 733-3800

COPY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

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

Date: October 4, 2022

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 1:00 p.m.

Place: **The courtyard area of the southwest corner of the Denton County Courts Building, or at the area most recently designated by the Denton County Commissioners Court, pursuant to Section 51.002 of the Texas Property Code.**

Terms of Sale: Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS," subject to any conditions or requirements set forth at the outset of the sale. THERE IS NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PROPERTY IN THIS DISPOSITION.

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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of any such matters.

Promissory Note (the "Note"):

Date:	November 2, 2016
Principal:	$33,056.00
Maker:	ROSELYN NYAMBURA COLEMAN and KENNETH GEORGE COLEMAN
Holder:	FROST BANK

Deed of Trust:

Date:	November 2, 2016
Grantor:	ROSELYN N. COLEMAN and KENNETH G. COLEMAN
Mortgagee:	FROST BANK
Recording information:	Recorded as Instrument Number 201611580 on November 7, 2016 in the Official Public Records of Wise County, Texas;
	Recorded as Instrument 139981 on November 3, 2016 in the Official Public Records of Denton County, Texas.

POSTED
AT 3:51 o'clock P M
SEP 07 2022
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Kathy Gyger Deputy
Kathy Gyger

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

LOT 60, HIGH MESA ESTATES, AN ADDITION IN DENTON AND WISE COUNTIES, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN CABINET E, PAGE(S) 350, OF MAP AND/OR PLAT RECORDS OF DENTON COUNTY, TEXAS AND CABINET A, SECTION 358, MAP AND/OR PLAT RECORDS OF WISE COUNTY, TEXAS.

Substitute Trustee: Lorenzo Palacios, J. Todd Weber, Gary Thornton, Alan McCabe, John R. Resendez, Marci K. Liggett, or Teresa L.Woods

Substitute Trustee's Address:

111 W. Houston St.
San Antonio, Texas 78205
Bexar County

Beneficiary: FROST BANK

Beneficiary's Address:

111 W. Houston St.
San Antonio, Texas 78205
Bexar County

Questions concerning the sale may be directed to the undersigned or to the Beneficiary at:

Dywane W. Shirley
Frost Bank
111 W. Houston St.
San Antonio, Texas 78205
Telephone: (210) 220-5352

Default and Request To Act: Default has occurred under the Deed of Trust, and the Beneficiary has requested the Substitute Trustee to conduct this sale.

DATED August 30, 2022.

John R. Resendez, Substitute Trustee

STATE OF TEXAS §
§
COUNTY OF BEXAR §

This instrument was acknowledged before me on this day, August 30, 2022, by John R. Resendez, Substitute Trustee.

LORETTA VEGA-OTTO
Notary Public, State of Texas
Comm. Expires 03-12-2025
Notary ID 6813219

Notary Public, State of Texas

A

22-01192
437 LONE TRL, RHOME, TX 76078

NOTICE OF FORECLOSURE SALE

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

EXHIBIT A

Security Instrument: Deed of Trust dated September 11, 2015 and recorded on September 17, 2015 at Instrument Number 201509180 in the real property records of WISE County, Texas, which contains a power of sale.

Sale Information: October 4, 2022, at 1:00 PM, or not later than three hours thereafter, at the southeast porch of the Wise County Courthouse steps, 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 WILLIAM ALLEN secures the repayment of a Note dated September 11, 2015 in the amount of $132,554.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o LoanCare, LLC, 3637 SENTARA WAY, STE 303, VIRGINIA BEACH, VA 23452, is the current mortgagee of the Deed of Trust and Note and LoanCare, 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.

POSTED
AT 4:52 o'clock P M

SEP 01 2022

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Meagan Renau Deputy
Meagan Renau

EXHIBIT "A"

BEING A 1.901 ACRE TRACT OF LAND SITUATED IN THE M.E.P.& P.R.R. CO. SURVEY, ABSTRACT NUMBER 633, WISE COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 590.334 ACRE TRACT OF LAND AS CONVEYED TO AP LAND INVESTMENTS LIMITED PARTNERSHIP, DEE RING, INC., SANDRA SUE FAUST, THE GEORGE AND JEAN KAELBER TRUST, THE PEPPER FAMILY LIMITED PARTNERSHIP AND JACK DOEGE, IN VOLUME 664, PAGE 238, REAL RECORDS, WISE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN OLIVER CREEK, SAME BEING NORTH 00 DEGREES 46 MINUETS 36 SECONDS EAST 3310.16 FEET, SOUTH 82 DEGREES 38 MINUTES 13 SECONDS WEST, 844.45 FEET AND SOUTH 82 DEGREES 37 MINUTES 01 SECONDS WEST, 50.72 FEET FROM THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID 590.334 ACRE TRACT;

THENCE SOUTH 05 DEGREES 03 MINUTES 32 SECONDS EAST, PASSING A 1/2 INCH IRON ROD FOUND AT 113.76 FEET, IN ALL A TOTAL DISTANCE OF 396.32 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE NORTH LINE OF LONE TRAIL;

THENCE SOUTH 84 DEGREES 56 MINUTES 28 SECONDS WEST, WITH SAID NORTH LINE, 209.50 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 05 DEGREES 03 MINUTES 32 SECONDS WEST, AT 345.07 FEET PASSING A 1/2 INCH IRON ROD FOUND FOR REFERENCE, IN ALL 400.52 FEET TO A POINT IN SAID OLIVER CREEK;

THENCE NORTH 89 DEGREES 32 MINUTES 44 SECONDS EAST, ALONG SAID CREEK, 105.24 FEET TO A POINT FOR CORNER;

THENCE NORTH 82 DEGREES 37 MINUTES 01 SECONDS EAST, 104.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.901 ACRES OF LAND, MORE OR LESS.

(ALSO KNOWN AS LOT 178, HILLS OF OLIVER CREEK, PHASE TWO, AN UNRECORDED SUBDIVISION)

A

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date:	08/26/2016
Grantor(s):	BRANDY GUNELS JOHNSON AND SPOUSE, HERMAN JOHNSON
Original Mortgagee:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR NORTHSTAR BANK OF TEXAS, ITS SUCCESSORS AND ASSIGNS
Original Principal:	$174,591.00
Recording Information:	Instrument 201608843
Property County:	Wise
Property:	(See Attached Exhibit "A")
Reported Address:	12449 WORTHINGTON LANE, RHOME, TX 76078

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee:	NewRez LLC d/b/a Shellpoint Mortgage Servicing
Mortgage Servicer:	Shellpoint Mortgage Servicing
Current Beneficiary:	NewRez LLC d/b/a Shellpoint Mortgage Servicing
Mortgage Servicer Address:	55 Beattie Place, Suite 110, Greenville, SC 29601

SALE INFORMATION:

Date of Sale:	Tuesday, the 4th day of October, 2022
Time of Sale:	1:00PM or within three hours thereafter.
Place of Sale:	AT THE SOUTHEAST PORCH OF THE COURTHOUSE STEPS in Wise County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Wise County Commissioner's Court, at the area most recently designated by the Wise 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 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, Auction.com, Doak Lambert, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. 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, Auction.com, Doak Lambert, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

POSTED
AT 4:52 o'clock P M
SEP 01 2022
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
BY Meagan Renpau Deputy
Meagan Renpau

Kirk Schwartz

De Cubas & Lewis, Schwartz, P.A.
Kirk Schwartz , Attorney at Law
1999 N University Drive, Suite 204
Coral Springs, FL 33071

Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Angie Uselton, Jami Hutton, Tonya Washington, Monica Henderson, Terry Waters, Logan Thomas, David Stockman, Denise Boerner, Brenda Wiggs, Donna Stockman, Guy Wiggs, Tim Lewis, Michelle Schwartz, Kathy Arrington, Janet Pinder Auction.com employees, including but not limited to those listed herein
c/o De Cubas & Lewis, Schwartz, P.A.
1999 N University Drive, Suite 204
Coral Springs, FL 33071

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20___, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of WISE County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

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): 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, Auction.com, Doak Lambert, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, 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 Wise County Clerk and caused it to be posted at the location directed by the Wise County Commissioners Court.

By: _____

Exhibit "A"

BEING LOT 1, BLOCK 9, OF SHALE CREEK PHASE 2B, AN ADDITION TO WISE COUNTY, TEXAS, ACCORDING TO THE REPLAT THEREOF RECORDED IN CABINET C, PAGE 555, PLAT RECORDS, WISE COUNTY, TEXAS.

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

231 OLDE TOWNE ROAD
PARADISE, TX 76073

00000009514969

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. **Date, Time, and Place of Sale.**

   Date: October 04, 2022

   Time: The sale will begin at 1:00 PM or not later than three hours after that time.

   Place: THE DOOR OF THE FIRST FLOOR IN THE SOUTHEAST CORNER OF THE WISE COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 03, 2018 and recorded in Document CLERK'S FILE NO. 201808061 real property records of WISE County, Texas, with SUSAN MCCONLEY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by SUSAN MCCONLEY, securing the payment of the indebtednesses in the original principal amount of $181,115.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. FIRST UNITED BANK AND TRUST COMPANY is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. FIRST UNITED BANK & TRUST, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FIRST UNITED BANK & TRUST
1400 WEST MAIN
DURANT, OK 74701

POSTED
AT 8:04 o'clock a/ M
JUL 21 2022
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Vicky Gaona Deputy
Vicky Gaona

NTSS00000009514969

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

The undersigned as attorney for the mortgagee or mortgage servicer does herby remove the original trustee and all successor substitute trustees and appoints in their steed DAVID STOCKMAN, BRENDA WIGGS, DONNA STOCKMAN, GUY WIGGS, MICHELLE SCHWARTZ, KATHY ARRINGTON, OR JANET PINDER whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Ryan Bourgeois

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the WISE County Clerk and caused to be posted at the WISE County courthouse this notice of sale.

_____

Declarants Name:_____

Date:_____

EXHIBIT "A"

LOT 4, BLOCK 1, PHASE 1, OLDE TOWNE ESTATES, AN ADDITION TO THE CITY OF PARADISE, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET D, SLIDE 225, PLAT RECORDS OF WISE COUNTY, TEXAS.