Notice of Foreclosure Sale

POSTED
AT 2:07 o'clock P M
FEB 10 2023
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Kathy Gyger Deputy
Kathy Gyger

February 10, 2023

Deed of Trust ("Deed of Trust"):

Dated:	April 15, 2020
Grantor:	Johana Burgos and Victor Ruiz
Original Trustee:	Larry W. Green
Substitute Trustee:	H. Berry White, IV or Brad Mumaw
Original Lender:	Robert John Crowell
Current Holder:	Aaron Stanfield
Recorded in:	Instrument Number 202004837 of the real property records of Wise County, Texas as transferred by that certain Transfer of Note and Lien recorded in Instrument Number 202202713 of the real property records of Wise County, Texas

Legal Description:

Being a tract of land situated in the William Watson Survey, Abstract No. 870, Wise County, Texas and being part of a 59.80 acre tract of land conveyed to Robert John Crowell by deed recorded in Instrument No. 201900756, Official Records, Wise County, Texas and being all of Lot 3 and Lot 4 of Robinson Estates, according to the plat thereof recorded in Cabinet B, Slide 246, Plat Records, Wise County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron pin found with yellow cap stamped "HARRIS RPLS 4380" on the east side of County Road No. 1659 and for the southwest corner of said Lot 3, the most westerly southwest corner of said 59.80 acre tract and the northwest corner of Lot 2 of said Robinson Estates;

THENCE North 00° 01' 40" East, along the east line of County Road No. 1659 and the west line of said Lots 3 and 4 and the west line of said 59.80 acre tract, a distance of 514.55 feet to a 1/2" iron pin found for corner;

THENCE North 45° 01' 19" East, a distance of 28.28 feet to a 1/2" iron pin found for corner on the south line of County Road No. 1667;

THENCE South 89° 56' 30" East, along the south line of County Road No. 1667, the north line of said Lot 4 and the north line of said 59.80 acre tract a distance of 420.06 feet to a 1/2" iron pin found with yellow cap stamped "HARRIS RPLS 4380" for the northeast corner of said Lot 4 and the northwest corner of Lot 5, of said Robinson Estates;

THENCE South 00° 00 21" West, along the east line of said Lots 3 and 4 and the west line of said Lot 5, a distance of 534.18 feet to a 1/2" iron pin found with yellow cap stamped "HARRIS RPLS 4380" for the southeast corner of said Lot 4 and the northeast corner of said Lot 2 and re-entrant corner of said 59.80 acre tract;

THENCE North 89° 59' 26" West, along the south line of said Lot 3, a south line of said 59.80 acre tract and the north line of said Lot 2, a distance of 440.26 feet to the Point of Beginning and containing 235,007 square feet or 5.395 acres of land.

Secures:	Promissory Note ("Note") in the original principal amount of $70,000.00, executed by Johana Burgos and Victor A. Ruiz ("Borrower") and payable to the order of Lender
Modifications and Renewals:	Modification and Extension Agreement (as used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as so modified, renewed, and/or extended)
Foreclosure Sale:	
Date:	Tuesday, March 7, 2023
Time:	The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.
Place:	By the flagpole at the south end of the Wise County Court Center, located at 306 W. Main, Decatur, Texas 76234, or if the preceding area is no longer the designated area, at the are most recently designated by the County Commissioner's Court
Terms of Sale:	The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Terry Covington's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Aaron Stanfield, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Aaron Stanfield 's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Estate's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Aaron Stanfield passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by the Estate. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by 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.

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.



H. Berry White, IV, Attorney for Mortgagee
1602 Halsell Street
Bridgeport, Texas 76426
Telephone (940) 647-0000
Telecopier (888) 396-6271

COPY

22-071681

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

Deed of Trust Date: May 24, 2012	**Original Mortgagor/Grantor:** JAMES L. HOLDER
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR ASPIRE FINANCIAL, INC. DBA TEXASLENDING.COM., ITS SUCCESSORS AND ASSIGNS	**Current Beneficiary / Mortgagee:** NATIONSTAR MORTGAGE LLC
Recorded in: **Volume:** N/A **Page:** N/A **Instrument No:** 2012-6622	**Property County:** WISE
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A/ MR. COOPER	**Mortgage Servicer's Address:** 8950 Cypress Waters Blvd, Coppell, TX 75019

* 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.

Secures: Note in the original principal amount of $58,100.00, executed by JAMES HOLDER and payable to the order of Lender.

Property Address/Mailing Address: 812 FM 2048, BOYD, TX 76023

Legal Description of Property to be Sold: BEING A 2.98 ACRE TRACT IN THE J.M. POWERS SURVEY, ABSTRACT NUMBER 673, WISE COUNTY, TEXAS AND ALSO BEING A CERTAIN CALLED 2.97 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 267, PAGE 615, DEED RECORDS, WISE COUNTY, TEXAS, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET FOR THE NORTHWEST CORNER OF SAID 2.97 ACRE TRACT, SAID POINT BEING BY PREVIOUS DESCRIPTION 3595 FEET SOUTH FROM THE NORTH LINE OF SAID POWERS SURVEY AND 1368 FEET EAST FROM THE WEST LINE OF SAID POWERS SURVEY;

THENCE NORTH 88 DEGREES 54 MMINUTES 38 SECONDS EAST A DISTANCE OF 235.39 FEET TO A 1/2" IRON PIPE FOUND FOR THE NORTHEAST CORNER OF SAID 2.97 ACRE TRACT;

THENCE SOUTH 00 DEGREES 14 MINUTES 07 SECONDS EAST A DISTANCE OF 164.49 FEET TO A 2" STEEL FENCE POST FOUND FOR A ELL CORNER OF SAID 2.97 ACRE TRACT;

THENCE NORTH 84 DEGREES 04 MINUTES 13 SECONDS EAST A DISTANCE OF 292.54 FEET TO A 2" STEEL FENCE POST FOUND IN THE WESTERLY R.O.W. OF COUNTY ROAD #4679 FOR THE NORTHEAST CORNER OF SAID 2.97 ACRE TRACT;

THENCE SOUTH 44 DEGREES 06MINUTES 06 SECONDS WEST A DISTANCE OF 80.99 FEET TO A 6" WOOD FENCE POST FOUND IN SAID COUNTY ROAD R.O.W. AND IN THE NORTH R.O.W. OF F.M.

#2048, SAID POINT ALSO BEING IN THE CURVE HAVING A RADIUS OF 2341.83 FEET;

THENCE WITH SAID CURVE AND SAID R.O.W. TO THE LEFT AN ARC DISTANCE OF 234.68 FEET (LONG CHORD SOUTH 57 DEGREES 15 MINUTES 57 SECONDS WEST 234.58 FEET) TO A 3/4" IRON ROD FOUND FOR A CORNER;

THENCE SOUTH 53 DEGREES 45 MINUTES 00 SECONDS WEST WITH SAID R.O.W. A DISTANCE OF 338.91 FEET TO A 1/2" IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF SAID 2.97 ACRE TRACT;

THENCE NORTH 00 DEGREE 00 MINUTES 00 SECONDS EAST A DISTANCE OF 515.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.98 ACRES OF LAND. .

Date of Sale: March 07, 2023	**Earliest time Sale will begin: 1:00 PM**

Place of sale of Property: THE SOUTHEAST PORCH AT THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *NATIONSTAR MORTGAGE LLC* , the owner and holder of the Note, has requested Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington, Michelle Schwartz, Brandy Bacon or Jamie Dworsky whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *NATIONSTAR MORTGAGE LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington, Michelle Schwartz, Brandy Bacon or Jamie Dworsky whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington, Michelle Schwartz, Brandy Bacon or Jamie Dworsky whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.

POSTED
AT 10:25 o'clock PM
FEB 09 2023
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Kathy Gyger Deputy
Kathy Gyger

Donna Stockman

SUBSTITUTE TRUSTEE

Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington, Michelle Schwartz, Brandy Bacon or Jamie Dworsky, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC, 10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia 30097; PH: (470)321-7112

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS LICENSE NUMBER.

STATE OF TEXAS

ORIGINAL

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF Wise

WHEREAS, on **April 29, 2010, Garry Reagan,** as grantor(s) executed a Deed of Trust, conveying to Kristi K. Frazier Special Needs Trust, transferred by Assignment of Lien to **KKF Supplemental Trust**, filed in **Deed Records, Wise County, Texas,** certain real property located in the County of **Wise,** State of Texas, and being more particularly described as **Lots 26 & 27, Cottondale Estates, more specifically described in Exhibit A attached hereto and made a part hereof for all intents and purposes.,** to secure payment of one certain Real Estate Note in the amount of, **$60,000.00** (the note), the Deed of Trust being recorded in Deed Records, **Wise County**, Texas, in **Document Number 2010-57156, Volume 2151, Page 784.** WHEREAS, (I) default has occurred in the payment of the Note secured by the Deed of Trust and/or in the performance of the covenants, agreements, and conditions set forth in the Deed of Trust, and (ii) the sums due and payable under the Note and the Deed of Trust are now wholly due and payable, and (iii) owner and holder of the Note, pursuant to the Deed of Trust has requested the undersigned to sell the property and satisfy the note, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust; and

WHEREAS, the undersigned **Substitute Trustee**, acting upon the request of **KKF Supplemental Trust**, by these presents is hereby posting, filing, and giving notice of the foreclosure of the Deed of Trust and lien thereof in accordance with §51.002 of the Texas Property Code and the terms and provisions of the Deed of Trust.

NOW, THEREFORE, the undersigned, the **Substitute Trustee** as aforesaid, does hereby give notice that after due publication of this notice as required by law and the Deed of Trust, will sell the Property at Public Venue to the highest bidder, or bidders, for cash, at a time no earlier than **10:00 a.m.** and not later than **1:00 p.m.** on the first Tuesday in March, 2023 at the **Wise County Court Center, Decatur, Texas.** The same being **March 7, 2023, At the Wise County Court Center, outside the building at the flag poles located at 306 W. Main Street, Decatur, Texas 76234.**

Substitute Trustee does give testimony under oath that to his knowledge, all of the debtors to whom notice was given were living on the date notice of sale was posted.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVIING 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.

In Witness Whereof, this notice of **Substitute Trustee's Sale** has been executed on February 7, 2023.

Richard Russell

Richard Russell, Substitute Trustee
8659 White Settlement Rd., Fort Worth, TX 76108

After Filing Return To:
KKF Supplemental Trust
8659 White Settlement Rd.
Fort Worth, Texas 76108

POSTED
AT 10:27 o'clock a M
FEB 07 2023

BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Kathy Gyger Deputy
Kathy Gyger

EXHIBIT "A"

Tract 26, Cottondale

Property Description

Being a 5.048 acre tract of land out of Block 73, Lower Matagorda County School Land Survey, Abstract 534, situated in Wise County, Texas, and being a portion of that certain 156.267 acre tract of land in said survey, as conveyed to Audra Frazier, Trustee, in Volume 566, Page 08, Real Records, Wise County, Texas, and being described by metes and bounds as follows:
BEGINNING at a 1/2" iron pin set, for the southeast corner of the herein described tract, and being South 00°35'08" West, 1570.04 feet and North 89°42'18" West, 296.73 feet, from the northeast corner of said Frazier tract;
THENCE North 89°42'18" West, a distance of 279.99 feet, to a 1/2" iron pin set for the southwest corner of the herein described tract;
THENCE North 00°35'08" East, a distance of 785.36 feet, to a 1/2" iron pin set in the south right-of-way line of a proposed 60 foot private road, for the northwest corner of the herein described tract;
THENCE South 89°42'18" East, along the said south right-of-way line, a distance of 279.99 feet, to a 1/2" iron pin set for the northeast corner of the herein described tract;
THENCE South 00°35'08" West, a distance of 785.36 feet, to the POINT OF BEGINNING and containing 5.048 acres of land.

The bearings for this survey are based on the bearings as they appear in Volume 566, Page 08, Real Records, Wise County, Texas.

Tract 27, Cottondale

Property Description

Being a 5.007 acre tract of land out of Block 73, Lower Matagorda County School Land Survey, Abstract 534, situated in Wise County, Texas, and being a portion of that certain 156.267 acre tract of land in said survey, as conveyed to Audra Frazier, Trustee, in Volume 566, Page 08, Real Records, Wise County, Texas, and being described by metes and bounds as follows:
BEGINNING at a 1/2" iron pin set, for the southeast corner of the herein described tract, and being South 00°35'08" West, 1570.04 feet and North 89°42'18" West, 576.73 feet, from the northeast corner of said Frazier tract;
THENCE North 89°42'18" West, a distance of 191.05 feet, to a 1/2" iron pin set, in the east right-of-way line of a proposed 60 foot private road, for the southwest corner of the herein described tract;
THENCE along said east right-of-way line, North 07°24'40" West, a distance of 8.12 feet, to a 1/2" iron pin set for the beginning of a curve to the left, having a radius of 569.02 feet, along said curve to the left, an arc distance of 208.75 feet, to a 1/2" iron pin set for end of said curve and the beginning of a curve to the right, having a radius of 363.25 feet, along said curve to the right, an arc distance of 183.32 feet, to a 1/2" iron pin set for end of said curve and then North 00°35'08" East, a distance of 403.81 feet, to a 1/2" iron pin set in the south right-of-way line of a proposed 60 foot private road, for the northwest corner of the herein described tract;
THENCE South 89°42'18" East, along said south right-of-way line, a distance of 303.56 feet, to a 1/2" iron pin set for the northeast corner of the herein described tract;
THENCE South 00°35'08" West, a distance of 785.36 feet, to the POINT OF BEGINNING and containing 5.007 acres of land.

The bearings for this survey are based on the bearings as they appear in Volume 566, Page 08, Real Records, Wise County, Texas.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS LICENSE NUMBER.

STATE OF TEXAS

ORIGINAL

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF Wise

WHEREAS, on **September 1, 2018, Mayra Rivera and David Miranda,** as grantor(s) executed a Deed of Trust, conveying to **Debbie Clay**, filed in **Deed Records, Wise County, Texas,** certain real property located in the County of **Wise,** State of Texas, and being more particularly described as **Lot 13, Coyote Ridge, Phase II, more specifically described in Exhibit A attached hereto and made a part hereof for all intents and purposes,** to secure payment of one certain Real Estate Note in the amount of, **$56,400.00** (the note), the Deed of Trust being recorded in Deed Records, **Wise County**, Texas, in **Instrument Number 201810722.** WHEREAS, (I) default has occurred in the payment of the Note secured by the Deed of Trust and/or in the performance of the covenants, agreements, and conditions set forth in the Deed of Trust, and (ii) the sums due and payable under the Note and the Deed of Trust are now wholly due and payable, and (iii) owner and holder of the Note, pursuant to the Deed of Trust has requested the undersigned to sell the property and satisfy the note, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust; and

WHEREAS, the undersigned **Substitute Trustee**, acting upon the request of **Debbie Clay**, by these presents is hereby posting, filing, and giving notice of the foreclosure of the Deed of Trust and lien thereof in accordance with §51.002 of the Texas Property Code and the terms and provisions of the Deed of Trust.

NOW, THEREFORE, the undersigned, the **Substitute Trustee** as aforesaid, does hereby give notice that after due publication of this notice as required by law and the Deed of Trust, will sell the Property at Public Venue to the highest bidder, or bidders, for cash, at a time no earlier than **10:00 a.m.** and not later than **1:00 p.m.** on the first Tuesday in March, 2023 at the **Wise County Court Center, Decatur, Texas.** The same being **March 7, 2023, At the Wise County Court Center, outside the building at the flagpoles, located at 306 W. Main St., Decatur, Texas 76234.**

Substitute Trustee does give testimony under oath that to his knowledge, all of the debtors to whom notice was given were living on the date notice of sale was posted.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVIING 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.

In Witness Whereof, this notice of **Substitute Trustee's Sale** has been executed on February 7, 2023.

Richard Russell

Richard Russell, Substitute Trustee
8659 White Settlement Rd., Fort Worth, TX 76108

After Filing Return To:
Debbie Clay
8659 White Settlement Rd.
Fort Worth, Texas 76108

POSTED
AT 10:27 o'clock a M
FEB 07 2023

BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Kathy Gyger Deputy
Kathy Gyger

EXHIBIT "A"

Being a 2.000 acre tract of land out of the M.E.P. & P.R.R. Co. Survey, Abstract #633, situated in Wise County, Texas, and being a portion of that certain 350.066 acre in the A.J. Walker Survey, Abstract #861 and the M.E.P. & P.R.R. Co. Survey, Abstract #633, as conveyed to JCEF LIMITED, in Volume538, Page 738, Real Records, Wise County, Texas, and being described by metes and bounds as follows:

BEGINNING at a ½" iron pin set in the east line of said 350.066 acre tract and in the west line of a 590.334 acre tract, as recorded in Volume 664, Page 238, Real Records, Wise County, Texas, for the southeast corner of the herein described tract and being North 00° 49' 41" East, 1274.49 feet, from the most easterly southeast corner of said 350.066 acre tract;

THENCE North 89° 10' 19" West, a distance of 573.25 feet, to a ½" iron pin set in the east right-of-way line of a 60' private road, for the southwest corner of the herein described tract;

THENCE North 00° 49' 41" East, along the said east right-of-way line, a distance of 151.98 feet, to a ½"iron pin set for the northwest corner of the herein described tract;

THENCE South 89° 10' 19" East, a distance of 573.25 feet to a ½" iron pin set, in the common line of said 350.066 and 590.334 acre tracts, for the northeast corner of the herein described tract;

THENCE South 00° 49' 41" West, along the said common line, a distance of 151.98 feet to the POINT OF BEGINNING and containing 2.000 acres of land.

SAID 2.000 ACRE TRACT ALSO BEING KNOWN AS
TRACT 13, COYOTE RIDGE, PHASE II,
AN UNRECORDED SUBDIVISION IN WISE COUNTY, TEXAS.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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.

POSTED
AT 1:49 o'clock P M
FEB 03 2023

Matter No.: 109011-TX

Date: January 26, 2023

County where Real Property is Located: Wise

BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Kathy Gyger Deputy

Kathy Gyger

ORIGINAL MORTGAGOR: ALEX VELLMURE, UNMARRIED MAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC., ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 9/23/2021, RECORDING INFORMATION: Recorded on 9/29/2021, as Instrument No. 202115827

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **BEING LOT 106, BLOCK 4, OF CROWN POINT-PHASE TWO, AN ADDITION TO THE CITY OF RHOME, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 482, PLAT RECORDS, WISE COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **3/7/2023,** the foreclosure sale will be conducted in **Wise** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **1:00 PM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

PennyMac Loan Services, LLC is acting as the Mortgage Servicer for PennyMac Loan Services, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. PennyMac Loan Services, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

PennyMac Loan Services, LLC
3043 Townsgate Rd, Suite 200
Westlake Village, CA 91361

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.

AP NOS/SOT 08212019

4773133

Matter No.: 109011-TX

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 STOCKMAN, BRENDA WIGGS, DONNA STOCKMAN, GUY WIGGS, KATHY ARRINGTON, JANET PINDER, BRANDY BACON, MICHELLE SCHWARTZ, JAMIE DWORSKY, PAUL A. HOEFKER, ROBERT L. NEGRIN** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 701 N. Post Oak Road, Suite 205, Houston, TX 77024, Phone: (713) 293-3618.

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.

By: _____

Paul A. Hoefker, Attorney
Robert L. Negrin, Attorney
Aldridge Pite, LLP
701 N. Post Oak Road, Suite 205
Houston, TX 77024

Return to:
ALDRIDGE PITE, LLP
8880 RIO SAN DIEGO DRIVE, SUITE 725
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
866-931-0036

Notice of Foreclosure Sale

February 3, 2023

POSTED
AT 12:22 o'clock PM
FEB 03 2023
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Kathy Gyger Deputy
Kathy Gyger

Deed of Trust ("Deed of Trust"):

Dated: August 1, 2020

Grantor: Katherine Thomas

Original Trustee: W. Faye Murphree

Substitute Trustee: H. Berry White, IV or Brad Mumaw

Lender: Lynn W. Covington

Recorded in: Instrument Number 202014235 of the real property records of Wise County, Texas, being in renewal and extension of the Deed of Trust recorded in 202014235 of the real property records of Wise County, Texas

Legal Description:

Being 1.00 acre out of the Andrew Dunlap Survey, Abstract No. 261, Wise County, Texas, being further described as follows:

BEGINNING at a ½" iron found in the West line of a County Road, said iron being by deed call 15.00 feet South 89 degrees 09 minutes 00 seconds West, and 287.78 feet South 00 degrees 14 minutes 00 seconds East, from the Northwest corner of the Thomas Clark Survey, Abstract No. 229;

THENCE South 00 degrees 14 minutes 00 seconds East, with the West line of the County Road, 174.35 feet to a ½" iron found;
THENCE South 89 degrees 15 minutes 45 seconds West, 249.90 feet to a ½" iron found;
THENCE North 00 degrees 11 minutes 29 seconds West, 174.68 feet to a ½" iron found;
THENCE North 89 degrees 20 minutes 20 seconds East, 249.77 feet to the POINT OF BEGINNING and containing 1.00 acre of land, more or less;
being the same land described in deed to Lynn W. Covington recorded in Volume 1546, Page 320, Official Records of Wise County, Texas, and being further described as Newby Property 2, Lot: Pt 9, commonly known as 214 County Road 3799, Paradise, Wise County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of $29,000.00, executed by Katherine Thomas ("Borrower") and payable to the order of Lender

Modifications and Renewals: Modification and Extension Agreement (as used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as so modified, renewed, and/or extended)

Foreclosure Sale:

Date:	Tuesday, March 7, 2023
Time:	The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.
Place:	On the Southeast porch of the Wise County Court House steps, or if the preceding area is no longer the designated area, at the are most recently designated by the County Commissioner's Court
Terms of Sale:	The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Terry Covington's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Terry Covington, Independent Executor of the Estate of Lynn W. Covington, Deceased, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Terry Covington's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Estate's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Terry Covington passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by the Estate. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by 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.

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.



H. Berry White, IV, Attorney for Mortgagee
1602 Halsell Street
Bridgeport, Texas 76426
Telephone (940) 647-0000
Telecopier (888) 396-6271

12913 Azure Heights Place, Rhome, TX 76078 22-014380

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: 03/07/2023

Time: Between 1:00 PM – 4:00 PM and beginning not earlier than 1:00 PM – 4:00 PM or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Wise County, pursuant to §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.

2. **Terms of Sale.** Highest bidder for cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 3, 2013 and recorded in the real property records of Wise County, TX and is recorded under Clerk's File/Instrument Number, 2449, Page 415, with Amy Gaston (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Universal American Mortgage Company, LLC mortgagee to which reference is herein made for all purposes.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by Amy Gaston, securing the payment of the indebtedness in the original amount of $121,994.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to be Sold.** LOT 25, BLOCK 5, SHALE CREEK, PHASE 2B, AN ADDITION TO WISE AND DENTON COUNTIES, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDES 336-337, MAP/PLAT RECORDS, WISE COUNTY, TEXAS.

POSTED
AT 11:13 o'clock a M
JAN 19 2023
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Kathy Gyger Deputy
Kathy Gyger

4771693

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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Bank, N.A.
3476 Stateview Blvd.
Fort Mill, SC 29715

Jamie Dworsky

SUBSTITUTE TRUSTEE
David Stockman, Brenda Wiggs, Donna Stockman, Guy Wiggs, Michelle Schwartz, Kathy Arrington, Janet Pinder Jamie Dworsky
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF Texas
COUNTY OF Wise

Before me, the undersigned authority, on this day personally appeared Jamie Dworsky, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 19th day of January, 2023.

Tadem Brown

NOTARY PUBLIC in and for
Wise COUNTY
My commission expires: 08-19-2026
Print Name of Notary: Tadem Brown

CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. 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: _____

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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.

Matter No.: 109169-TX

Date: January 5, 2023

County where Real Property is Located: Wise

ORIGINAL MORTGAGOR:	SAMUEL EDWARD ALANIZ, AN UNMARRIED MAN
ORIGINAL MORTGAGEE:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR CARRINGTON MORTGAGE SERVICES, LLC., ITS SUCCESSORS AND ASSIGNS
CURRENT MORTGAGEE:	CARRINGTON MORTGAGE SERVICES, LLC
MORTGAGE SERVICER:	Carrington Mortgage Services, LLC

DEED OF TRUST DATED 1/25/2021, RECORDING INFORMATION: Recorded on 2/2/2021, as Instrument No. 202101692

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LOT 15, BLOCK 6, CROWN POINT ADDITION, PHASE TWO, A SUBDIVISION IN WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN PLAT CABINET B, SLIDE 482, PLAT RECORDS, WISE COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **3/7/2023**, the foreclosure sale will be conducted in **Wise** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **1:00 PM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

Carrington Mortgage Services, LLC is acting as the Mortgage Servicer for CARRINGTON MORTGAGE SERVICES, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Carrington Mortgage Services, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

CARRINGTON MORTGAGE SERVICES, LLC
1600 South Douglass Road, Suite 200-A
Anaheim, California 92806

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.

Matter No.: 109169-TX

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 AUCTION.COM, DAVID STOCKMAN, GUY WIGGS, BRENDA WIGGS, DONNA STOCKMAN, MICHELLE SCHWARTZ, KATHY ARRINGTON, JANET PINDER, PAUL A. HOEFKER, ROBERT L. NEGRIN** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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.

By:_____
Paul A. Hoefker, Attorney
Robert L. Negrin, Attorney
Aldridge Pite, LLP
701 N. Post Oak Road, Suite 205
Houston, TX 77024

Return to:
ALDRIDGE PITE, LLP
8880 RIO SAN DIEGO DRIVE, SUITE 725
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
866-931-0036

POSTED
AT 2:32 o'clock P M
JAN 12 2023
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Kathy Gyger Deputy
Kathy Gyger

22-02385
120 COUNTY ROAD 4657, RHOME, TX 76078

NOTICE OF FORECLOSURE SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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

SEE ATTACHED EXHIBIT A

Security Instrument: Deed of Trust dated June 28, 2019 and recorded on July 29, 2019 at Instrument Number 201908621 in the real property records of WISE County, Texas, which contains a power of sale.

Sale Information: March 7, 2023, 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 DANA RHODES AND SARAH RHODES AND DIANE FRAGOSO AND JAMIE RHODES secures the repayment of a Note dated June 28, 2019 in the amount of $293,584.00. 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.

Sally Sherman

De Cubas & Lewis, Schwartz, P.C.
Sally Sherman, 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, and Janet Pinder and employees included but not limited to those listed herein.

c/o De Cubas & Lewis, Schwartz, P.C.
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).

POSTED
AT 4:52 o'clock P M
DEC 21 2022
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Meagan Rengau Deputy
Meagan Rengau

EXHIBIT "A"

BEING a 6.90 acre tract of lane in the C. Hallmark Survey, Abstract No. 361, Wise County, Texas and being a portion of Parcel One and Parcel Two as described in deed to Mona Bullard Hankins as recorded in Volume 2398, Page 439 Official Records of Wise County, Texas and being more particularly described as follows:

BEGINNING at a steal fence post for the northeast corner of said Parcel Two and being the southeast corner of that certain tract of land as described in deed to Linda Hawkins as recorded in Instrument No. 201810847 O.R.W.C.T. and also being in the west line of that certain tract of land as described in deed to Bill Norman as recorded in Volume 315, Page 559 O.R.W.C.T.;

THENCE S 00°30'53" E along said Norman tract a distance of 284.30 feet to a wood fence post for a corner and said point being the northeast corner of said Parcel One and of that certain tract of land as described in deed to John Spears as recorded in Volume 1686, Page 881, O.R.W.C.T. and also being the southeast corner of said Parcel Two;

THENCE S 89°40'42" W along the south line of said Parcel Two a distance of 446.88 feet to a 1/2" iron rod set with a "TQ Burks #5509" cap at the northwest corner of that certain tract of land as described in deed to Christopher Farkas as recorded in Instrument No. 201810864;

THENCE S 03°22'26" E along the west line of said Farkas tract a distance of 286.78 feet to a 1/2" iron rod set with a "TQ Burks #5509" cap in the south line of said Parcel One and being in the north line of County Road 4659;

THENCE N 89°42'44" W along said north right-of-way line a distance of 319.91 feet to a mag nail set in the centerline of asphalt of County Road 4657;

THENCE N 00°40'21" E along said County Road 4657 a distance of 570.05 feet to a mag nail set in the centerline of asphalt and being by deed call the northwest corner of said Parcel Two and the southwest corner of said Hawkins tract;

THENCE N 89°53'13" E leaving said County Road 4657 and along the south line of said Hawkins tract a distance of 740.66 feet to the Point of Beginning and containing in all 300,600 square feet or 6.90 acres of land.