NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS §

COUNTY OF WISE §

Borrower: Weontop LLC, A Texas limited liability company (herein the "Borrower")

Noteholder: First United Bank and Trust Company (herein the "Noteholder")

Note: Note No. 402894117 evidencing Commercial Promissory Note dated August 17, 2018, executed by Borrower, in the original principal amount of $259,000.00, payable to the order of Noteholder (herein the "Note")

Deed of Trust: Commercial Deed of Trust, Security Agreement, Financing Statement and Assignment of Rents dated August 17, 2018, executed by Brian Cole, to Greg Massey, Trustee, for the benefit of Noteholder, of record under Instrument Number 201810096, Official Public Records of Wise County, Texas (herein "Deed of Trust")

Guaranties: 1) Commercial Guaranty Agreement executed by Brian Cole, dated the _____ day of August, 2018, wherein the Guarantor unconditionally and irrevocably guarantees the prompt payment and /or performance when due of all Indebtedness, as that term is defined therein; herein referred to as the "Cole Guaranty"

2) Commercial Guaranty Agreement executed by Pro-Tech Contracting Inc., dated the 17 day of August, 2018, wherein the Guarantor unconditionally and irrevocably guarantees the prompt payment and /or performance when due of all Indebtedness, as that term is defined therein; herein referred to as the "Pro-Tech Guaranty" (collectively herein referred to as the "Guaranties")

Property: Lot 19, in Block 2, Lexington Addition, Phase Two, an Addition to the City of Rhome, Wise County, Texas, according to the Plat thereof record in Plat Cabinet B, Section 181, of the Plat Records of Wise County, Texas (herein the "Property")

POSTED
AT 2:40 o'clock P M
MAY 16 2023

BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
WALTER HARVEY

Substitute Trustee: William Riley Nix, Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Janet Pinder, Kathy Arrington and Michelle Schwartz (herein the "Substitute Trustee")

Substitute Trustee's Mailing Address: 717 North Crockett Street
Sherman, Grayson County, Texas 75090

WHEREAS, pursuant to the Deed of Trust, Borrower conveyed to Greg Massey, Trustee for the benefit of Noteholder, the Property as herein described together with the improvements, personal property, fixtures, appurtenances, and other rights, titles, and interests more particularly described in the Deed of Trust (hereinafter collectively referred to as the "Property"), to secure the payment of, among other things, the Note;

WHEREAS, the undersigned has been appointed Substitute Trustee (herein so called) in the place of the original Trustee pursuant to the terms of the Deed of Trust;

WHEREAS, an event of default has occurred under the terms of the Note and the Deed of Trust, and pursuant to its rights under the Note and the Deed of Trust, Noteholder accelerated the maturity of the Note, causing the entire unpaid principal balance of and all accrued and unpaid interest thereon to become due and payable, and written notice of default and Noteholder's intent to accelerate, and written notice of acceleration have been given to Borrower;

WHEREAS, the Note has remained unpaid from the date that it was accelerated and declared due and payable; and

WHEREAS, Noteholder has requested William Riley Nix, Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Janet Pinder, Kathy Arrington and Michelle Schwartz, as Substitute Trustee, and either one of them acting alone, is duly empowered to serve as Substitute Trustee to sell the Property, in the manner provided for in the Deed of Trust (the "Foreclosure Sale"), to satisfy the indebtedness secured by the lien of the Deed of Trust (the "Indebtedness").

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that the Property will be sold at the Foreclosure Sale pursuant to the Texas Property Code, as follows:

1. The Foreclosure Sale will be on **Tuesday, June 6, 2023;**

2. The earliest time at which the Foreclosure Sale will occur is **1:00 p.m.** and will begin at that time or not later than three hours after that time;

3. The Foreclosure Sale will take place at the Southeast porch at the Wise County

Courthouse, Decatur, Texas, or as designated by the County Commissioner's office for such sales; and

4. The Property will be sold to the highest bidder for cash, except that Noteholder's bid may be by credit against the Indebtedness.

The sale noticed herein shall include the interest of the Borrower in any fixtures and personal property covered by the Deed of Trust and any other documents executed in connection with or as security for the Note, Noteholder having directed the undersigned to sell, and the undersigned hereby noticing the sale of, any such fixtures and personalty pursuant to rights granted to the Noteholder under the Texas Business and Commerce Code.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. EXCEPT AS EXPRESSLY PROVIDED HEREIN, THE SUBSTITUTE TRUSTEE MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

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

WITNESS MY HAND this 15th day of May, 2023.

WILLIAM RILEY NIX, Substitute Trustee

THE STATE OF TEXAS §

COUNTY OF GRAYSON §

This instrument was acknowledged before me on the 15th day of May, 2023, by WILLIAM RILEY NIX, Substitute Trustee.

JOYCE Y BUTLER
Notary Public, State of Texas
My Commission Expires
March 04, 2025
NOTARY ID 409495-5

Joyce Y Butler
Notary Public, State of Texas

A

23-01512
745 COUNTY ROAD 4699, BOYD, TX 76023

NOTICE OF FORECLOSURE SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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

EXHIBIT A

Security Instrument: Deed of Trust dated March 15, 2021 and recorded on March 17, 2021 at Instrument Number 202104039 in the real property records of WISE County, Texas, which contains a power of sale.

Sale Information: August 1, 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 MICHAEL ANGELO RIVERA II AND CHERYL LYNN RIVERA secures the repayment of a Note dated March 15, 2021 in the amount of $251,363.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o LoanCare, LLC, 3637 Sentara Way, 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 1:45 o'clock P M
MAY 15 2023
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Walter Harvey Deputy
WALTER HARVEY

4785425

Kirk Schwartz

De Cubas, Lewis & Schwartz, P.C.
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, and Janet Pinder, Tionna Hadnot, Janet Pinder, Brandy Bacon, Jamie Dworsky, Stockman Foreclosure Services Inc. and Xome 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).

Escrow File No.: 200972

EXHIBIT "A"

Being 1.00 acre of land, more or less, out of the A. S. MAGNUM SURVEY, ABSTRACT NO. 600, Wise County, Texas, and being part of a 5.00 acre tract of land described in deed to David Mark Autry and wife, Julie Ann Autry, recorded in Volume 411, Page 663, Deed Records, Wise County, Texas, of said 5.00 acre tract being more particularly described as follows:

BEGINNING at a set ½" inch iron rod in the East right-of-way line of County Road No 4699, and said iron rod being 8.30 feet North of the Southwest corner of said 5.00 acre tract;

THENCE North along the East line of said Autry tract, and along the East line of said Country Road No. 4699, a distance of 124.11 feet to a set ½ inch iron rod;

THENCE North 89 degrees 03 minutes 27 seconds East, departing the East line of said County Road No. 4699, and the West line of said Autry tract, a distance of 352.09 feet to a set ½ inch iron rod;

THENCE South 07 degrees 46 minutes 56 seconds West, along a fence line, a distance of 131.11 feet to a set ½ inch iron rod;

THENCE East, a distance of 334.28 feet to the POINT OF BEGINNING and containing 43,558 square feet, or 1.000 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.

Notice of Foreclosure Sale

May 15, 2022

Deed of Trust ("Deed of Trust"):

Dated:	March 1, 2022
Grantor:	Vista Homes, LLC
Trustee:	H. Berry White, IV
Lender:	Robert B. Baylis and Joe Michael Pirtle
Recorded in:	Instrument Number 202203319 of the real property records of Wise County, Texas

Legal Description:

Being a 160.13 acre tract in Block 20 of League 1, Hunt County School Land Survey, Abstract Number 359, Wise County, Texas, being described by metes and bounds as follows:

BEGINNING at an aluminum capped monument found for the North Corner of said Block 20, the East corner of Block 19, the South corner of Block 18, and the West corner of Block 21, said point being the West corner of a certain called 160.852 acre tract described in instrument recorded in Volume 147, page 400, Deed Records, Wise County, Texas, said point also being the East corner of a certain called 160 acre tract described in instrument recorded in Volume 152, Page 413, Deed Records, Wise County, Texas;

THENCE South 45°57'38" East with the Southwest line of said 160.852 acre tract a distance of 2628.52 feet to a point in County road #2675 for the East corner of the tract herein described, said point also being the South corner of said 160.852 acre tract and the North corner of a certain called 73.333 acre tract described in instrument recorded in Volume 144, Page 1, Deed Records, Wise County, Texas, from which a USFS bearing tree found bears 73.30 feet North 13°22'46" West and a USFS bearing tree found bears 28.00 feet North 34°59'45" West;

THENCE South 44°45'00" West with said County Road and the Northwest line of said 73.333 acre tract a distance of 2664.01 feet to an aluminum capped monument found for the South corner of the tract herein described, said point also being the West corner of said 73.333 acre tract and said point also being in the Northeast line of a certain called 206.390 acre tract described in instrument recorded in Volume 144, Page 548, Deed Records, Wise County, Texas;

THENCE North 43°42'00" West with a Northeast line of said 206.390 acre tract a distance of 864.76 feet to an aluminum capped monument found for a corner of the tract herein described and the North corner of said 206.390 acre tract, said point also being the East corner of a certain called 12.242 acre tract described in

FILED
AT 10:51 o'clock A M
MAY 15 2023
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Deputy
Katja Stovall

instrument recorded in Volume 141, Page 519, Deed Records, Wise County, Texas;

THENCE North 46°34'46" West with a Northeast line of said 123.242 acre tract a distance of 1795.58 feet to a ½ inch iron rod with a yellow plastic cap stamped STEADHAM R.P.L.S. 4281 set for the West corner of the tract herein described and an ell corner of said 123.242 acre tract, said point also being in a Southeast line of said 160 acre tract and an aluminum capped monument found for the South corner of said 160 acre tract bears 10.99 feet South 45°25'31" West;

THENCE North 45°25'31" East with the Southeast line of said 160 acre tract a distance of 2638.88 feet to the POINT OF BEGINNING and containing 160.13 acres of land.

SAVE AND EXCEPT

Being a 0.040 acre Access Easement in Block 20 of League 1, Hunt County School Land Survey, Abstract No. 359, Wise County, Texas and being a portion of the 160 acre tract in deed recorded in Volume 936, Page 851, Official Public Records, Wise County, Texas and being more particularly described as follows:

BEGINNING at an aluminum monument found for the North corner of said Block 20 of League 1, Hunt County School Land Survey, Abstract No. 359, Wise County, Texas, being the east corner of Block 19 of League 1, Hunt County School Land Survey, Abstract No. 359, Wise County, Texas, the south corner of Block 18 of League 1, Hunt County School Land Survey, Abstract No. 359, Wise County, Texas and the West corner of Block 21 of League 1, Hunt County School Land Survey, Abstract No. 359, Wise County, Texas and being the west corner of called 160.852 acre tract described in Volume 147, Page 400, Deed Records, Wise County, Texas and the East corner of a called 160 acre tract as described in Volume 152, Page 413, Deed Records, Wise County, Texas;

THENCE South 45°57'38" East with the Southwest line of said Block 21 and said 160.852 acre tract and the Northeast line of said Block 20 and said 160 acre tract a distance of 39.00 feet to a point from which a steel fence post bears South 24°48' West at 0.4'

THENCE South 68°51'40" West, leaving said line, at 82.35 feet passing a steel fence post for refrence, in all a distance of 98.03 feet to a point on the Northwest line of said Block 20 and said 160 acre tract and in the Southeast line of said Block 19 and called 160 acre tract as recorded in Volume 152, Page 413, Deed Records, Wise County, Texas;

THENCE North 45°25'31" East, with said line, a distance of 89.00 feet to the POINT OF BEGINNING and containing 0.040 acres of land, more or less.

Secures:	Real Estate Lien Note ("Note") in the original principal amount of $1,420,000.00, executed by Vista Homes, LLC ("Borrower") and payable to the order of Lender
Property:	The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described hereinabove, and all rights and appurtenances thereto
Trustee:	H. Berry White, IV
Trustee's Address:	1602 Halsell Street, Bridgeport, Texas, 76426
Foreclosure Sale:	
Date:	Tuesday, June 6, 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 1:00 P.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 Robert B. Baylis and Joe Michael Pirtle'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, Robert B. Baylis and Joe Michael Pirtle, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Robert B. Baylis and Joe Michael Pirtle's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Robert B. Baylis and Joe Michael Pirtle'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, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Robert B. Baylis and Joe Michael Pirtle 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 Robert B. Baylis and Joe Michael Pirtle. 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, 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 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.

BERRY WHITE LAW FIRM, PLLC

By: _____

Berry White
Texas Bar No. 24060820
white@hbwhitelaw.com
1602 Halsell Street
Bridgeport, Texas 76426
Attorney for Robert B. Baylis and Joe Michael Pirtle

[FILING REQUESTED BY
AND WHEN FILED MAIL TO:]

Entra Default Solutions, LLC
1355 Willow Way, Suite 115
Concord, California 94520
For Sale Information: (925)272-4993
For Reinstatement / Pay Off Requests: (925)272-4993

POSTED
AT 11:05 4 M
MAY 15 2023
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
WALTER HARVEY

T.S. Number: 2023-05641
Loan Number: 1849022291

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 5/24/2022, Global Home Sales Solutions LLC, a Texas Limited Liability Company, as Grantor/Borrower, executed and delivered that certain Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Financing Statement, in favor of Matthew Williams, as Trustee, Easy Street Capital Investments, LLC, as Beneficiary which Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Financing Statement secures the payment of that certain promissory note of even date therewith in the original amount of $210,000.00, payable to the order of Easy Street Capital Investments, LLC, which Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Financing Statement is Recorded on 6/7/2022 as Instrument No: 202209498, Official Public Records of Wise County, Texas, Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Financing Statement covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

Lot 26, Block 10, Unit No. 1 of Runaway Bay, a Subdivision in Wise County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 111, Plat Records, Wise County, Texas.

Commonly known as: **109 BAY ROC LANE, RUNAWAY BAY, TX 76426**

WHEREAS, the Trustee named in the Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Financing Statement having been removed, the legal holder of the indebtedness described in the Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Financing Statement appointed **Kelly Goddard, David Garvin and/or Michelle Schwartz** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Financing Statement: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Financing Statement, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Financing Statement is now wholly due, and **EF MORTGAGE LLC**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Financing Statement.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on TUESDAY, **6/6/2023** at **1:00 PM,** or no later than three (3) hours after such time, being the first Tuesday of such month, of **Wise** County, Texas, the Substitute Trustee will sell the property "At Public Auction to the highest bidder for cash, in **Decatur, Wise County,** Texas, in the area designated by the Commissioners court of such County, pursuant to 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

NOTICE IS FURTHER GIVEN that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Financing Statement, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

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

WITNESS, my hand this 5/15/2023

Substituted Trustee David Garvin

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Address for Trustee or Substitute Trustee
c/o Entra Default Solutions, LLC
1355 Willow Way Suite 115
Concord, CA 94520
925 272-4993

NOTICE OF FORECLOSURE SALE

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

1. ***Property to Be Sold.*** The property to be sold is described as follows: TRACT 1: BEING LOT 32R1, BLOCK F, OF CI SHOLM SPRINGS, AN ADDITION TO WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECOR ED IN CABINET C, SLIDE 271, OF THE PLAT RECORDS, WISE COUNTY, TEXAS.

TRACT 2 (EASEMENT ESTATE): A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND A(ROSS LOT 1R, BLOCK A, OF CHISHOLM SPRINGS, AN ADDITION TO WISE COUNTY, TEXAS, ACCORDING TO THE MAP O PLAT THEREOF RECORDED IN CABINET C, SLIDE 271, OF THE PLAT RECORDS, WISE COUNTY, TEXAS.

2. ***Instrument to be Foreclosed.*** The instrument to be foreclosed is the Deed of Trust dated 10/13/2020 and recorded in D cument 202013993 real property records of Wise County, Texas.

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

Date:	06/06/2023
Time:	01:00 PM
Place:	Wise County, Texas at the following location: THE AREA BY THE FLAGPOLE AT THE SOL H END OF THE WISE COUNTY COURT CENTER LOCATED AT 306 W. MAIN, DECATUR, TX OR AS DI IGNATED BY THE COUNTY COMMISSIONER`S OFFICE or as designated by the County Commissioners ourt.

4. ***Terms of Sale.*** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of tr 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. I rsuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or impl d warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. ***Obligations Secured.*** The Deed of Trust executed by DALE TIMMS III, provides that it secures the payment of the in btedness in the original principal amount of $240,302.00, and obligations therein described including but not limited to (a) the promissor note; and (b) all renewals and extensions of the note. MIDFIRST BANK is the current mortgagee of the note and deed of trust and MIDFI ST BANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is MIDFIRST BANK c/o MIDFIRST E NK, 999 N.W. Grand Blvd, Oklahoma City, OK 73118 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mo gage servicer to collect the debt.

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

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

/s/ Karla Balli

Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenu , Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Wise County Clerk and caused it to be posted at the location directed by the Wise County Commissioners Court.

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
5/4/2018

Grantor(s)/Mortgagor(s):
JIM M. GORDY, A MARRIED MAN, AND WIFE, DESIREE GORDY

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
Lakeview Loan Servicing, LLC

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 201805021

Property County:
WISE

Mortgage Servicer:
Nationstar Mortgage LLC d/b/a Mr. Cooper is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
8950 Cypress Waters Blvd., Coppell, TX 75019

Legal Description: LOT 6-RA, BLOCK 9 OF RUNAWAY BAY, AN ADDITION TO WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF, RECORDED IN CABINET C, SLIDE 90, PLAT RECORDS OF WISE COUNTY, TEXAS.

Date of Sale: 6/6/2023 **Earliest Time Sale Will Begin:** 1pm

Place of Sale of Property: Wise Court Center, Located at 306.W Main, Decatur, TX 76234, for the duration of the historic restoration of the Wise County Courthouse. Sales are to be held by the flagpole at the south end of the building so that the public entrance is not affected. 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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Donna Stockman

David Stockman, Brenda Wiggs, Donna Stockman, Guy Wiggs, Kathy Arrington, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Denise Boerner, Tim Lewis or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

Notice Pursuant to Tex. Prop. Code § 51.002(i):

Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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 2:51 o'clock P M
MAR 30 2023
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Chris Shenkir Deputy
CHRIS SHENKIR

MH File Number: TX-23-96641-POS
Loan Type: FHA

459 PRIVATE RD 2698
ALVORD, TX 76225

00000009741505

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: June 06, 2023

   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 09, 2018 and recorded in Document CLERK'S FILE NO. 201808749 real property records of WISE County, Texas, with TIFFANY MAJOR, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by TIFFANY MAJOR, securing the payment of the indebtednesses in the original principal amount of $152,192.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK 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. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD
STE 110
OKLAHOMA CITY, OK 73118-6077

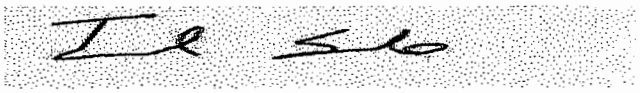
POSTED
AT 2:51 o'clock P M
MAR 30 2023
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
CHRIS SHENKIR

459 PRIVATE RD 2698
ALVORD, TX 76225

00000009741505

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 RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, TIONNA HADNOT, AUCTION.COM, DAVID RAY, ASHLEE LUNA, DAVID STOCKMAN, JAMIE DWORSY, DONNA STOCKMAN, GUY WIGGS, MICHELLE SCHWARTZ, KATHY ARRINGTON, JANET PINDER, BRANDY BACON OR STOCKMAN FORECLOSURE SERVICES INC 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.



Israel Saucedo

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"

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE F. ROZALES SURVEY, ABSTRACT NO. 708, WISE COUNTY, TEXAS, AND BEING ALL OF A CALLED 4.00 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO JOE MCCORMICK AND WIFE, KELLY MCCORMICK, RECORDED IN VOLUME 1309, PAGE 196, DEED RECORDS OF WISE COUNTY, TEXAS, SAME BEING ALSO KNOWN AS TRACT 23 OF SHADOW WOOD, AN UNRECORDED SUBDIVISION TO WISE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD FOUND IN THE SOUTHERLY LINE OF PRIVATE ROAD 2698 FOR THE WESTERLY CORNER OF SAID 4.00 TRACT, COMMON TO THE NORTHERLY CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO LOUIS S. STACHOWIAK AND WIFE, PEGGY STACHOWIAK, RECORDED IN VOLUME 892, PAGE 847, SAID DEED RECORDS;

THENCE NORTH 44°34'17" EAST, WITH THE SOUTHERLY LINE OF SAID PRIVATE ROAD 2698, AND WITH THE NORTHWESTERLY LINE OF SAID 4.00 TRACT, A DISTANCE OF 203.29 FEET TO A 5/8-INCH IRON ROD WITH A PLASTIC CAP STAMPED "MLS #5799" SET FOR THE NORTHERLY CORNER OF SAID 4.00 TRACT, COMMON TO THE WESTERLY CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO JOHN ROBERTS, RECORDED IN VOLUME 1397, PAGE 676, SAID DEED RECORDS;

THENCE SOUTH 45°25'43" EAST, WITH THE NORTHEASTERLY LINE OF SAID 4.00 TRACT, AND WITH THE SOUTHWESTERLY LINE OF SAID ROBERTS TRACT, A DISTANCE OF 855.75 FEET TO APPOINT IN THE NORTHWESTERLY LINE OF A CALLED 30.25 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO KELLY ROBERTS AND KATHERINE C. ROBERTS, RECORDED IN INSTRUMENT NO. 201601647, OFFICIAL RECORDS OF WISE COUNTY, TEXAS, FOR THE EASTERLY CORNER OF SAID 4.00 TRACT, COMMON TO THE SOUTHERLY CORNER OF SAID JOHN ROBERTS TRACT, AND FROM WHICH AN IRON ROD WITH A PLASTIC CAP STAMPED "WALTERS RPLS 4614" FOUND BEARS NORTH 17°07' EAST, A DISTANCE OF 2.9 FEET, AND FROM WHICH A IRON ROD WITH A PLASTIC CAP STAMPED "WALTERS RPLS 4614" FOUND FOR THE EASTERLY CORNER OF SAID JOHN ROBERTS TRACT BEARS NORTH 44°06'52" EAST, A DISTANCE OF 205.40 FEET;

THENCE SOUTH 44°06'52" WEST, WITH THE SOUTHEASTERLY LINE OF SAID 4.00 TRACT, AND WITH THE NORTHWESTERLY LINE OF SAID 30.25 ACRE TRACT, A DISTANCE OF 203.30 FEET TO A 1/2 -INCH IRON ROD FOUND FOR THE SOUTHERLY CORNER OF SAID 4.00 TRACT, COMMON TO THE EASTERLY CORNER OF AFORESAID STACHOWIAK TRACT;

THENCE NORTH 45°25'43" WEST, WITH THE SOUTHWESTERLY LINE OF SAID 4.00 TRACT, AND WITH THE NORTHEASTERLY LINE OF SAID STACHOWIAK TRACT, A DISTANCE OF 857.37 FEET TO THE POINT OF BEGINNING AND ENCLOSING 4.00 ACRES OF LAND, MORE OR LESS.

C&M No. 44-23-0588/ 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 September 08, 2021 and recorded under in the real property records of WISE County Texas, with James Eric Curry and Krisiti Curry, husband and wife. as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for First Bank & Trust D/B/A PrimeWest Mortgage, its successors and assigns as Original Mortgagee.

Deed of Trust executed by James Eric Curry and Krisiti Curry, husband and wife. securing payment of the indebtedness in the original principal amount of $363,298.00 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 James Eric Curry. CITIZENS BANK NA f/k/a RBS CITIZENS NA 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. Citizens Bank, N.A. a/k/a Citizens One Home Loans is acting as the Mortgage Servicer for the Mortgagee. Citizens Bank, N.A. a/k/a Citizens One Home Loans, is representing the Mortgagee, whose address is: PO BOX 2800, Glen Allen, VA 23058.

Legal Description:
ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND IN THE F.S. SEPULVEDO SURVEY, ABSTRACT NUMBER 737, WISE COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN CALLED 43.73 ACRE TRACT OF LAND DESCRIBED IN THE DEED RECORDED IN VOLUME 1786, PAGE 723, OF THE OFFICIAL PUBLIC RECORDS, WISE COUNTY, TEXAS, THE SUBJECT TRACT AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:

SALE INFORMATION

Date of Sale: 06/06/2023 **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, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Denise Boerner, Tim Lewis, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ServiceLink Agency Sales And Posting, 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 The 20th day of March, 2023.

/s/ Olufunmilola Oyekan, SBOT 24084552, 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. 44-23-0588

POSTED
AT 4:08 o'clock P M.
MAR 23 2023
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
Kathy Gyger

Exhibit "A"

TRACT ONE:

All that certain lot, tract or parcel of land in the F.S. Sepulvedo Survey, Abstract Number 737, Wise County, Texas and being a portion of that certain called 43.73 acre tract of land described in the deed recorded in Volume 1786, Page 723, of the Official Public Records, Wise County, Texas, the subject tract being particularly described as follows:

BEGINNING at a point for corner in the West line of said 43.73 acre tract of land in or near the centerline of an asphalt road under apparent public use posted as County Road Number 3341, from which a railroad spike found for the Northwest corner of said 43.73 acre tract of land bears North 00 Degrees 36 Minutes 08 Seconds East of 20.00 feet;

THENCE North 88 Degrees 40 Minutes 13 Seconds East a distance of 577.75 feet to a 1/2 inch capped iron rod (stamped HOLAWAY TX 5479) set for the Northeast corner of the herein described tract of land;

THENCE South 00 Degrees 36 Minutes 08 Seconds West a distance of 339.43 feet to a 1/2 inch capped iron rod (stamped HOLAWAY TX 5479) set for the Southeast corner of the herein described tract of land in the North line of that certain called 20.00 acre tract of land described in the deed recorded in Volume 1998, Page 511, of the Official Public Records, Wise County, Texas.

THENCE South 88 Degrees 40 Minutes 07 Seconds West with the North line of said 20.00 acre tract of land along or near a fence a distance of 577.75 feet to a point for the Southwest corner of the herein described tract of land, and the Northwest corner of said 20.00 acre tract of land, same being the West line of said 43.73 acre tract of land in or near the centerline of said Road, from which a 4-inch metal fence post bears South 88 Degrees 12 Minutes 34 Seconds East a distance 25.77 feet;

THENCE North 00 Degrees 36 Minutes 08 Seconds East with the West line of said 43.73 acres tract of land along or near said centerline a distance of 339.45 feet to the **POINT OF BEGINNING** and enclosing 4.500 acres of land, more or less.

TRACT TWO:

FIELD NOTES to all that certain lot, tract or parcel of land situated in **F.S. SEPULVEDO SURVEY, ABSTRACT NUMBER 737,** Wise County, Texas and being all of a called 5.485 acre tract of land described in the deed to George Lavigne and wife Patricia Ann Lavigne recorded in Instrument Number 2011-44, Official Public Records, Wise County, Texas the subject tract being more particularly described as follows:

BEGINNING at a Mag Nail found in an asphalt road under apparent public use posted as County Road 3341 for the Northwest corner of said 5.485 acre tract of land;

THENCE North 88 Degrees 15 Minutes 44 Seconds East with the North line of said 5.485 acre tract of land, passing a capped iron rod stamped "5509" found for the Southwest corner of Lot 1, Honeysuckle Ranch according to the Plat recorded in Cabinet E, Slide 133, Plat Records, Wise County, Texas at a distance of 33.84 feet, continuing on said course, along or near a fence most of the way, passing the Southeast corner of said Lot 1 and the a Southwest corner of the remainder of a called 74.291 acre tract of land described in the deed to FX5 Real Estate, LP recorded in Instrument Number 201813735, Official Public Records, Wise County, Texas, continuing on said course, along or near a fence, with the South line of said 74.291 acre tract of land passing a capped iron rod stamped "TEXAS SURVEYING INC." found for reference at a distance of 969.68 feet, continuing on said course a total distance of 1,211.75 feet to a 2 inch metal fence corner post found for the Northeast corner of said 5.485 acre tract of land and the most Southerly Northwest corner of a called 100.35 acre tract of land described in the deed to Barbara S. McDougald, Florence M. Armstrong, and Ralph D. Musgrove recorded in Instrument Number 201913445, Official Public Records, Wise County, Texas

THENCE South 00 Degrees 51 Minutes 25 Seconds West with the East line of said 5.485 acre tract of land, and the most Southerly West line of said 100.35 acre tract of land, along or near a fence, a distance of 356.04 feet to a 2 inch metal fence corner post found for corner;

THENCE South 05 Degrees 30 Minutes 54 Seconds West with the East line of said 5.485 acre tract of land, and the most Southerly West line of said 100.35 acre tract of land, along or near a fence, a distance of 3.96 feet a 4 inch metal fence corner post found for the Southeast corner of said 5.485 acre tract of land and the Northeast corner of a called 13.749 acre tract of land described in the deed to Will Frerck and Jerri Frerck recorded in Instrument Number 202007586, Official Public Records, Wise County, Texas;

THENCE South 88 Degrees 11 Minutes 46 Seconds West with the most Easterly South line of said 5.485 acre tract of land, and the North line of said 13.749 acre tract of land, along or near a fence, a distance of 629.64 feet to a capped iron rod stamped "CASTLEROCK SURVEYING RPLS 6357" set for the most Southerly Southwest corner of said 5.485 acre tract of land and the Southeast corner of a called 4.500 acre tract of land described in the deed to George Lavigne recorded in Instrument Number 20106198, Official Public Records, Wise County, Texas;

THENCE North 00 Degrees 11 Minutes 39 Seconds East with the most Southerly West line of said 5.485 acre tract of land and the East line of said 4.500 acre tract of land, a distance of 340.54 feet to capped iron rod stamped "CASTLEROCK SURVEYING RPLS 6357" set for an interior ell corner of said 5.485 acre tract of land and the Northeast corner of said 4.500 acre tract of land;

THENCE South 88 Degrees 15 Minutes 44 Seconds West with the most Westerly South line of said 5.485 acre tract of land and the North line of said 4.500 acre tract of land a distance of 577.65 feet to a Mag Nail set in said County Road 3341 for the most Northerly Southwest corner of said 5.485 acre tract of land and the Northwest corner of said 4.500 acre tract of land;

THENCE North 00 Degrees 11 Minutes 39 Seconds East with the Northerly West line of said 5.485 acre tract of land and along said County Road 3341 a distance of 20.00 feet to the **POINT OF BEGINNING** and enclosing 5.49 acres of land, more or less.