POSTED
AT 10:17 o'clock A M
JUL 10 2023
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
Deputy
Katja Stovall

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")

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, August 1, 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;

POSTED
AT 12:41 o'clock P M
JUL 11 2023

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

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
§
COUNTY OF WISE §

WHEREAS, on or about September 25, 2019, a Notice of Lien was filed in the Deed Records of Wise County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Matthew Calderon and Diana Renee Calderon, the present owners of said real property, to Highland Hills Estates HOA, Inc. (the "Association"); and

WHEREAS, the said Matthew Calderon and Diana Renee Calderon have continued to default in the payment of their indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association;

NOW, THEREFORE, notice is hereby given that on Tuesday, August 1, 2023, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate At the steps of the South East Corner of the Wise County Court House, 101-1/2 N. Trinity, Decatur, Wise County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 1:00 o'clock p.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Lot 37, Block 5, of Highland Hills Phase Two, a subdivision in Wise County, Texas, according to the plat thereof recorded in Cabinet C, Slide 363, Plat Records, Wise County, Texas (136 Heather Lane)

WITNESS my hand this 11th day of July, 2023

HIGHLAND HILLS ESTATES HOA, INC.

By: _____
Jason R. Reed, Substitute Trustee
Riddle & Williams, P.C.
3811 Turtle Creek Blvd, Suite 500
Dallas, Texas 75219

The within notice was posted by me on the 11th day of July, 2023, at the Wise County Courthouse in Wise, Texas.

_____

1792-71394

POSTED
AT 1136 o'clock A M
JUL 07 2023
BLANCA TIJMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy

CHRIS SHENKIR

Notice of Foreclosure Sale

July 7, 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 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 1

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.

SAVE AND EXCEPT 2

All that certain 10.41 acres tract or parcel of land being situated in Block 20 of the Hunt County School Land Survey, Abstract 359, in Wise County, Texas and being in and a part of a called 160.13 acres tract described in a Warranty Deed With Vendor's Lien to

Vista Homes LLC, as recorded in Doc. No. 202203318 of the Official Public Records of said county and said 10.41 acres tract being described by metes and bounds, as follows:

BEGINNING at an iron pipe with an aluminum cap stamped "SURVEY 12741977, 1 142, 2 249", found on the northeast line of the F. W. Brewer Survey, Abstract 89 and a called 123.242 acres tract recorded in Vol. 144, Pg. 548 of the Real Records of said county, for the south corner of said Block 20, the west corner of Block 25 of said survey, the west corner of a called 73.333 acres tract recorded in Vol. 144, Pg. 1, of said Real Records, the south corner of said 160.13 acres tract and the south corner described herein;

THENCE North 43°42'35" West, along the line dividing said Block 20 and said Abstract 89 and said northeast line, a distance of 865.00 feet to a 1/2 inch iron rebar, with an aluminum cap stamped "RPLS 5210", set for the north corner of said 123.242 acres tract, the east corner of a called 206.390 acres tract recorded in Vol. 147, Pg. 519 of said Real Records and the west corner described herein;

THENCE North 44°43'27" East, leaving said northeast line, a distance of 512.60 feet to a ½ inch iron rebar, with an aluminum cap stamped "RPLS 5210", set for the north corner described herein;

THENCE South 45° 16'33" East, a distance of 864.68 feet to a Mag-Nail, with a washer stamped "FRN: 100465-00", set in Parker Road / County Road 2675, on the northwest line of said Block 25 and the northwest line of said 73.333 acres tract;

THENCE South 44°43'27" West, along said northwest line, a distance of 536.24 feet to the POINT OF BEGINNING and containing 10.41 acres of land, of which approximately 0.33 acre lies within said road.

SAVE AND EXCEPT 3

All that certain 10.04 acres tract or parcel of land being situated in Block 20 of the Hunt County School Land Survey, Abstract 359, in Wise County, Texas and being in and a part of a called 160.13 acres tract described in a Warranty Deed With Vendor's Lien to Vista Homes LLC, as recorded in Doc. No. 202203318 of the Official Public Records of said county and said 10.02 acres tract being described by metes and bounds, as follows:

BEGINNING at a 1/2 inch iron rebar, with an aluminum cap stamped "RPLS 5210", set on the line dividing said Block 20 and Block 21 of said survey and the line dividing said 160.13 acres tract and a called 160.852 acres tract recorded in Vol. 147, Pg. 400 of the Real Records of said county, for the north corner described herein, from which an iron pipe with an aluminum cap stamped "SURVEY 19", found for the north corner of said Block 20 and said 160.13 acres tract bears North 45°59'42" West, a distance of 2,006.61 feet;

THENCE South 45°59'42" East, along said dividing lines, a distance of 620.00 feet to a Mag-Nail, with a washer stamped "FRN: 100465-00", set in Parker Road / County Road

2675, for the common corner of said Block 20, said Block 21 and Block 24 and Block 25 of said survey, for the north corner of a called 73.333 acres tract recorded in Vol. 144, Pg. 1, of said Real Records and the east corner described herein;

THENCE South 44°43'27" West, along said road and the line dividing said Block 20 and Block 25 and the line dividing said 160.13 acres tract and said 73.333 acres tract, a distance of 714.63 feet to a Mag-Nail, with a washer stamped "FRN: 100465-00", set for the south corner described herein;

THENCE North 45°16'33" West, leaving said road and said dividing lines, a distance of 611.08 feet to a 1/2 inch iron rebar, with an aluminum cap stamped "RPLS 5210", set for the west corner described herein;

THENCE North 44°00'18" East, a distance of 706.91 feet to the POINT OF BEGINNING and containing 10.04 acres of land of which approximately 0.43 acre lies within said road.

SAVE AND EXCEPT 4

All that certain 10.02 acres tract or parcel of land being situated in Block 20 of the Hunt County School Land Survey, Abstract 359, in Wise County, Texas and being in and a part of a called 160.13 acres tract described in a Warranty Deed With Vendor's Lien to Vista Homes LLC, as recorded in Doc. No. 202203318 of the Official Public Records of said county and said 10.02 acres tract being described by metes and bounds, as follows:

BEGINNING at a Mag-Nail, with a washer stamped "FRN: 100465-00", set in Parker Road/ County Road 2675, on the northwest line of Block 25 of said survey, the northeast line of a called 73.333 acres tract recorded in Vol. 144, Pg. I, of the Real Records of said county, the southeast line of said Block 20 and said 160.13 acres tract, for the south corner described herein, from which an iron pipe with an aluminum cap stamped "SURVEY 12741977, I 142, 2 249", found on the northeast line of the F. W. Brewer Survey, Abstract 89, for the south corner of said Block 20, the west corner of said Block 25 and the west corner of said 73.333 acres tract and the south corner of said 160.13 acres tract bears South 44°43'27" West, a distance of 536.24 feet;

THENCE North 45°16'33" West, leaving said road and said northwest lines, a distance of 864.68 feet to a 1/2 inch iron rebar, with an aluminum cap stamped "RPLS 5210", set for the west corner described herein;

THENCE North 44°43'27" East, a distance of 505.00 feet to a 1/2 inch iron rebar, with an aluminum cap stamped "RPLS 5210", set for the north corner described herein;

THENCE South 45°16'33" East, a distance of 864.68 feet to a Mag-Nail, with a washer stamped "FRN: 100465-00", set in said road, on said northwest lines, for the east corner described herein;

THENCE South 44°43'27" West, along said road and said northwest lines, a distance of 505.00 feet to the POINT OF BEGINNING and containing 10.02 acres of land of which approximately 0.30 acre lies within said road.

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, August 1, 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

COPY

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

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated July 29, 2022, executed by **JUDITH LYNN KNAPP, A SINGLE PERSON**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 202212701, Official Public Records of Wise County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesseltine, whose address is listed below, Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington, Michelle Schwartz, Brandy Bacon or Jamie Dworsky, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, August 1, 2023**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Wise County Courthouse at the place designated by the Commissioner's Court for such sales in Wise County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 1:00 o'clock p.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 2022 Oak Creek Manufactured Home, Serial No. OC012236022.

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

EXECUTED this 15 day of June, 2023.

POSTED
AT 9:57 o'clock A M
JUN 23 2023

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

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

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 15 day of June, 2023, to certify which witness my hand and official seal.

NORMA JEAN HESSELTINE
My Notary ID # 3623671
Expires December 11, 2025

NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Being Lot 2, Block 1, of APP ADDITION, an Addition to the Wise County, Texas, according to the Plat thereof recorded in Cabinet F, Slide 140, Plat Records of Wise County, Texas.

Return to:
K. Clifford Littlefield
Upton, Mickits & Heymann, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401

POSTED
AT 11:51 o'clock A M
JUN 15 2023
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Chris Shenkir Deputy
CHRIS SHENKIR

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

RTS 1309
T.S. #: 2022-01710

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

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

Date:	**8/1/2023**
Time:	**The earliest time the sale will begin is 1:00 PM**
Place:	Wise County Courthouse, Texas, at the following location: 101 North Trinity Street, Decatur, TX 76234 THE SOUTHEAST PORCH AT THE COURTHOUSE Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

Property To Be Sold - The property to be sold is described as follows:

BEING LOT 14 HEMBREE ADDITION, AN ADDITION TO THE TOWN OF BRIDGEPORT, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 184, PAGE 111, DEED RECORDS, WISE COUNTY, TEXAS.

Commonly known as: 1501 VINE ST BRIDGEPORT, TX 76426

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust dated **4/12/2019** and recorded in the office of the County Clerk of Wise County, Texas, recorded on **4/16/2019** under County Clerk's File No **201904116**, in Book -- and Page -- The subject Deed of Trust was modified by Loan Modification recorded as Instrument 202118676 and recorded on 11/16/2021 of the Real Property Records of Wise County, Texas.

Grantor(s):	**DANIEL CORTEZ AND ALIZA CORTEZ, HUSBAND AND WIFE**
Original Trustee:	**Loretta J. Pike, An Individual**
Substitute Trustee:	**Auction.com, Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington, Michelle Schwartz, Janet Pinder, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Brandy Bacon, Jamie Dworsky, Nestor Solutions, LLC**
Original Mortgagee:	**Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for DAS Acquisition Company, LLC, its successors and assigns**
Current Mortgagee:	**Freedom Mortgage Corporation**
Mortgage Servicer:	**Freedom Mortgage Corporation**

T.S. #: 2022-01710

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 referenced property securing the above referenced loan.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the mortgagee thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of $198,341.00, executed by DANIEL CORTEZ AND ALIZA CORTEZ, HUSBAND AND WIFE, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for DAS Acquisition Company, LLC, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the Mortgagee:

Freedom Mortgage Corporation
10500 Kincaid Drive
Fishers, IN 46037
Phone: 855-690-5900

Default and Request to Act - Default has occurred under the deed of trust, and the mortgagee has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

T.S. #: 2022-01710

Dated: 6-15-23

Auction.com, Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington, Michelle Schwartz, Janet Pinder, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Brandy Bacon, Jamie Dworsky, Nestor Solutions, LLC

c/o Nestor Solutions, LLC
2850 Redhill Avenue, Suite 240
Santa Ana, California 92705
Phone: (888) 403-4115
Fax: (888) 345-5501

For sale information visit: https://www.xome.com or Contact (800) 758-8052.

SENDER OF THIS NOTICE:
AFTER FILING, PLEASE RETURN TO:

Nestor Solutions, LLC
2850 Redhill Avenue, Suite 240
Santa Ana, California 92705

12725 KINGSGATE DR
RHOME, TX 76078

00000009818857

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: August 01, 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 January 31, 2017 and recorded in Document CLERK'S FILE NO. 201701305; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 202120742 real property records of WISE County, Texas, with PHILIP W. MOSS, A SINGLE MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., (MERS) AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by PHILIP W. MOSS, A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of $175,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC 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. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019

POSTED
AT 9:54 o'clock A M
JUN 12 2023
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Chris Shenkir Deputy
CHRIS SHENKIR

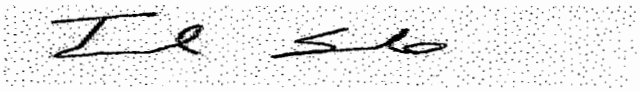
NTSS00000009818857

12725 KINGSGATE DR
RHOME, TX 76078

00000009818857

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

The undersigned as attorney for the mortgagee or mortgage servicer does herby remove the original trustee and all successor substitute trustees and appoints in their steed DAVID STOCKMAN, BRENDA WIGGS, DONNA STOCKMAN, GUY WIGGS, MICHELLE SCHWARTZ, KATHY ARRINGTON, JANET PINDER, BRANDY BACON OR JAMIE DWORSKY 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"

LOT 8, BLOCK 21, SHALE CREEK, AN ADDITION TO DENTON AND WISE, COUNTIES, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDES 336 & 337, PLAT RECORDS, WISE COUNTY, TEXAS.

NOTICE OF FORECLOSURE 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 OR 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. ***Property to Be Sold.*** The property to be sold is described as follows: BEING 30.677 ACRES IN THE J.M. LOVING SURVEY, ABSTRACT 525 BEING THAT LAND AS DESCRIBED IN INSTRUMENT 2014-0657, OFFICIAL RECORDS OF WISE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING A 1/2 INCH CAPPED IR (FND) FOR THE MOST WESTERLY NORTHWEST CORNER OF THIS TRACT, BEING THE SOUTHWEST CORNER OF LAND OF DAVID CARLTON, 201800823, ORWCT, BEING IN THE NORTH LINE OF PR 1652 AND IN THE EAST LINE OF HWY 101;

THENCE SOUTH 88 DEGREES 05 MINUTES 45 SECONDS EAST, ALONG THE SOUTH LINE OF LAND OF SAID DAVID CARLTON AND THE NORTH LINE OF PR 1652, A DISTANCE OF 267.61 FEET TO A 1/2 INCH CAPPED IR (FND);

THENCE NORTH 1 DEGREES 58 MINUTES 19 SECONDS EAST, ALONG THE CENTER LINE OF PR 1652, A DISTANCE OF 83.84 FEET TO A 1/2 INCH CAPPED IR (FND);

THENCE SOUTH 88 DEGREES 08 MINUTES 13 SECONDS EAST, BY THE SOUTH LINE OF LAND OF DAVID CARLTON, 201412126, ORWCT, AND GENERALLY ALONG THE LINE OF A WIRE FENCE, A DISTANCE OF 2044.13 FEET TO A RR TIE (FND);

THENCE SOUTH 1 DEGREES 29 MINUTES 31 SECONDS WEST, BY THE WEST LINE OF LAND OF PATRICK JOHNSON, VOL 1385/ PG 621, ORWCT, AND GENERALLY ALONG A WIRE FENCE, A DISTANCE OF 598.37 FEET TO A 2 INCHES METAL POST (FND);

THENCE NORTH 88 DEGREES 45 MINUTES 00 SECONDS WEST, BY THE NORTH LINE OF LAND OF LINDA LANTZ, VOL 2327 / PG 58, ORWCT, BY THE NORTH LINE OF LAND OF JOEL AND MARIA NAJERA, VOL 1601 / PG 825, ORWCT, AND GENERALLY ALONG THE LINE OF A WIRE FENCE, A DISTANCE OF 2113.87 FEET TO A 2 INCHES METAL POST (FND) IN THE EAST LINE OF HWY 101;

THENCE NORTH 18 DEGREES 44 MINUTES 30 SECONDS WEST, BY THE EAST LINE OF HWY 101, A DISTANCE OF 574.05 FEET TO THE 1/2 INCH CAPPED IR AT THE POINT OF BEGINNING, SAID PARCEL BEING 1336268, SQ FEET OR 30.677 ACRES

2. ***Instrument to be Foreclosed.*** The instrument to be foreclosed is the Deed of Trust dated 04/08/2019 and recorded in Document 201904004 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:	08/01/2023
Time:	01:00 PM
Place:	Wise County, Texas at the following location: THE AREA BY THE FLAGPOLE AT THE SOUTH END OF THE WISE COUNTY COURT CENTER LOCATED AT 306 W. MAIN, DECATUR, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. ***Terms of Sale.*** The sale will be conducted as a public auction to the highest bidder for cash. 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.

5. ***Obligations Secured.*** The Deed of Trust executed by JOHN FREEMAN AND JENNIFER ELAINE FREEMAN, provides that it secures the payment of the indebtedness in the original principal amount of $375,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. MIDFIRST BANK is the current mortgagee of the note and deed of trust and MIDFIRST BANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is MIDFIRST BANK c/o MIDFIRST BANK, 999 N.W. Grand Blvd, Oklahoma City, OK 73118 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. ***Substitute Trustee(s) Appointed to Conduct Sale.*** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located 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 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.

Mackie Wolf Zientz & Mann, P.C.

POSTED

C&M No. 44-21-0350/ 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 August 27, 2007 and recorded under Vol. 1860, Page 559, or Clerk's File No. 2007-13652, in the real property records of WISE County Texas, with PATRICIA A. MORAN as Grantor(s) and COUNTRYWIDE BANK, FSB as Original Mortgagee.

Deed of Trust executed by PATRICIA A. MORAN securing payment of the indebtedness in the original principal amount of $67,500.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by PATRICIA A. MORAN . Mortgage Assets Management, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. PHH Mortgage Corporation is acting as the Mortgage Servicer for the Mortgagee. PHH Mortgage Corporation, is representing the Mortgagee, whose address is: 1 Mortgage Way, Mt. Laurel, NJ 08054.

Legal Description:
LOT 11, BLOCK 1, OF NEWARK BEACH ESTATES, AN ADDITION TO THE CITY OF NEWARK, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET B, PAGE 28, PLAT RECORDS, WISE COUNTY, TEXAS

SALE INFORMATION

Date of Sale: 08/01/2023 **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 06/01/2023.

/s/ Olufunmilola Oyekan SBOT No. 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. 44-21-0350

POSTED
AT 10:29 o'clock A M
JUN 08 2023

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

CHRIS SHENKIR

POSTED
AT 1044 o'clock A M
JUN 07 2023
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Chris Shenkir Deputy

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

CHRIS SHENKIR

RTS 1235
T.S. #: 2023-05661-TX

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

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

Date:	**8/1/2023**
Time:	**The earliest time the sale will begin is 1:00 PM**
Place:	Wise County Courthouse, Texas, at the following location: 101 North Trinity Street, Decatur, TX 76234 THE SOUTHEAST PORCH AT THE COURTHOUSE Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

Property To Be Sold - The property to be sold is described as follows:

LOT 14R, WYATT ACRES, A SUBDIVISION SITUATED IN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF BRIDGEPORT, WISE COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET E, SLIDE 77, PLAT RECORDS, WISE COUNTY, TEXAS.

Commonly known as: 122 COUNTY ROAD 3225 BRIDGEPORT, TX 76426

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust dated **5/5/2020** and recorded in the office of the County Clerk of Wise County, Texas, recorded on **6/29/2020** under County Clerk's File No **202007992**, in Book -- and Page -- of the Real Property Records of Wise County, Texas.

Grantor(s):	**Mark A. Friddle Jr. a married person, joined by non titled spouse Chanda Friddle to waive marital homestead rights only**
Original Trustee:	**Black, Mann & Graham**
Substitute Trustee:	**Auction.com, Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington, Michelle Schwartz, Janet Pinder, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Brandy Bacon, Jamie Dworsky, Nestor Solutions, LLC**
Original Mortgagee:	**Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Freedom Mortgage Corporation, its successors and assigns**
Current Mortgagee:	**Freedom Mortgage Corporation**
Mortgage Servicer:	**Freedom Mortgage Corporation**

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

T.S. #: 2023-05661-TX

authorized to collect the debt and to administer any resulting foreclosure of the referenced property securing the above referenced loan.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the mortgagee thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of $120,755.00, executed by Mark A. Friddle Jr. a married person, joined by non titled spouse Chanda Friddle to waive marital homestead rights only, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Freedom Mortgage Corporation, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the Mortgagee:

Freedom Mortgage Corporation
10500 Kincaid Drive
Fishers, IN 46037
Phone: 855-690-5900

Default and Request to Act - Default has occurred under the deed of trust, and the mortgagee has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

T.S. #: 2023-05661-TX

Dated: June 7, 2023

Auction.com, Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise ~~Boerner, Tim~~ Lewis, Kathy Arrington, Michelle Schwartz, Janet Pinder, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Brandy Bacon, Jamie Dworsky, Nestor Solutions, LLC

Donna Stock

c/o Nestor Solutions, LLC
2850 Redhill Avenue, Suite 240
Santa Ana, California 92705
Phone: (888) 403-4115
Fax: (888) 345-5501

For sale information visit: https://www.xome.com or Contact (800) 758-8052.

SENDER OF THIS NOTICE:
AFTER FILING, PLEASE RETURN TO:

Nestor Solutions, LLC
2850 Redhill Avenue, Suite 240
Santa Ana, California 92705

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.