153 SKY WAY
RHOME, TX 76078

00000009829532

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. **Date, Time, and Place of Sale.**
   Date: October 03, 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 October 23, 2012 and recorded in Document CLERK'S FILE NO. 2012-13068 real property records of WISE County, Texas, with CURTIS KENT AND SPOUSE, DANNA KENT, grantor(s) and WELLS FARGO BANK, NATIONAL ASSOCIATION, mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by CURTIS KENT AND SPOUSE, DANNA KENT, securing the payment of the indebtednesses in the original principal amount of $135,279.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715

POSTED
AT 11:09 o'clock A M
JUL 20 2023
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
WALTER HARVEY

153 SKY WAY
RHOME, TX 76078

00000009829532

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:_____

153 SKY WAY
RHOME, TX 76078

00000009829532

00000009829532

WISE

EXHIBIT "A"

LOT 9, BLOCK 1, OF SKY VIEW RANCH ESTATES, PHASE 1, AN ADDITION TO THE CITY OF NEW FAIRVIEW, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 491, OF THE PLAT RECORDS OF WISE COUNTY, TEXAS.

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
TS#: 23-29205

POSTED
AT 11:09 o'clock A M
JUL 20 2023
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Walter Harvey Deputy

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WALTER HARVEY

WHEREAS, on 11/13/2020, Debbie L. Chapman, a single woman, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Allan B. Polunsky, as Trustee, Mortgage Electronic Registration Systems, Inc., solely as nominee for Guaranteed Rate, Inc.,, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of $146,520.00, payable to the order of Mortgage Electronic Registration Systems, Inc., solely as nominee for Guaranteed Rate, Inc.,, which Deed of Trust is Recorded on 11/17/2020 as Volume 202015917, Book , Page , in Wise County, Texas, Deed of Trust 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;

See attached exhibit "A" attached hereto and made a part hereof

Commonly known as: **503 E KENTUCKY ST CHICO, TX 76431**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **David Stockman, Brenda Wiggs, Donna Stockman, Guy Wiggs, Kathy Arrington, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington, Michelle Schwartz, Brandy Bacon or Jamie Dworsky , Dustin George** 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: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, which is the mortgagee of the Note and Deed of Trust or mortgage and 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. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **10/3/2023** at **1:00 PM**, or no later than three (3) hours after such time, in **Wise** County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE SOUTEAST PORCH AT THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**

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, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

4791274

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

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

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

WITNESS, my hand this 7/19/2023

Monica Sandoval

By: Monica Sandoval, Trustee Sale Specialist, Team Lead
Carrington Foreclosure Services, LLC as authorized agent for Mortgagee or Mortgage Servicer
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

WITNESS, my hand this JUL 20 2023

By: Substitute Trustee(s)
David Stockman, Brenda Wiggs, Donna Stockman, Guy Wiggs, Kathy Arrington, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington, Michelle Schwartz, Brandy Bacon or Jamie Dworsky

C/O Carrington Foreclosure Services, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

File #: 20-46506-SRM

Exhibit "A"

All that certain tract of land situated in the City of Chico, Wise County, Texas and being a part of Lot 6 in Block 2 of Finnell Addition, an addition in said City according to the Plat thereof now recorded in Cabinet A Page 146 of the Plat Records of Wise County, Texas and being all of the called 0.22 acre tract described in the deed from W.B. Properties Inc., to Sarah Beigel, et vir, recorded in Volume 1333 Page 173 Official Records Wise County, Texas; as recognized and occupied on the ground, the subject tract being more particularly described as follows;

BEGINNING for the Southwest corner of the tract being described herein at a capped iron rod found for the Southwest corner of said Beigel tract and being by call North 89 degrees 26 minutes 56 seconds East 70.0 feet, North 00 degrees 33 minutes 04 seconds West 90.0 feet and North 89 degrees 30 minutes 45 seconds East a distance of 90.0 feet from the Southwest corner of said Lot 6;
THENCE North 00 degrees 33 minutes 24 seeonds West with the West line of said Beigel tract and the East line of the called 0.22 acre tract described in the Deed to Tony Wells recorded in Volume 1378 Page 171 Official Records a distance of 105.92 feet to a capped iron rod found for the Northeast corner thereof and Northwest corner of said Beigel tract on the South side of East Kentucky Street;
THENCE South 89 degrees45 minutes 19 seconds East along said Street with the North line of said Beigel tract a distance of 89.79 feet to a capped iron rod found for the Northeast corner of said Beigel tract;
THENCE South 00 degrees 33 minutes 56 seconds East with the East line thereof a distance of
104.71 feet to a capped iron rod found for the Southeast corner of said Beigel tract in the North line of the called 0.671 acre tract described in the Deed to Annette McWhorter recorded in Volume 1795 Page 134 Official Records;
THENCE South 89 degrees 28 minutes 08 seconds West with the North line thereof and South line of said Beigel tract a distance of 89.80 feet to the PLACE OF BEGINNING and enclosing 0.22 of an acre of land more or less.

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
TS#: 23-28369

POSTED
AT 11:09 o'clock A M
JUL 20 2023
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Walter Harvey Deputy
WALTER HARVEY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 1/15/2016, Pedro Hernandez Contreras and Heather Contreras husband and wife, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Gregory Graham, as Trustee, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Origin Bank, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of $146,074.00, payable to the order of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Origin Bank, which Deed of Trust is Recorded on 1/19/2016 as Volume 201600549, Book , Page , in Wise County, Texas, Deed of Trust 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 56 of Meadow Park an addition to the City of Boyd, Wise County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 263, Plat records, Wise County, Texas.

Commonly known as: **425 GREEN MEADOW DRIVE BOYD, TX 76023**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **David Stockman, Brenda Wiggs, Donna Stockman, Guy Wiggs, Kathy Arrington, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Dustin George** 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: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, which is the mortgagee of the Note and Deed of Trust or mortgage and 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. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **10/3/2023** at **1:00 PM**, or no later than three (3) hours after such time, in **Wise** County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **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**

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, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

4791194

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

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

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

WITNESS, my hand this 7/18/2023

Monica Sandoval

By: Monica Sandoval, Trustee Sale Specialist, Team Lead
Carrington Foreclosure Services, LLC as authorized agent for Mortgagee or Mortgage Servicer
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

WITNESS, my hand this JUL 20 2023

By: Substitute Trustee(s)
David Stockman, Brenda Wiggs, Donna Stockman, Guy Wiggs, Kathy Arrington, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky
C/O Carrington Foreclosure Services, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
8/19/2020

Grantor(s)/Mortgagor(s):
WILLIAM G GOAR AND JENNIFER KAY DUPUY, A MARRIED COUPLE

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

Current Beneficiary/Mortgagee:
Guild Mortgage Company LLC

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 202010946

Property County:
WISE

Mortgage Servicer:
Guild Mortgage Company LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
5887 Copley Drive,
San Diego, CA 92111

Legal Description: LOT 11, BLOCK 4, SUNSHINE MEADOWS, AN ADDITION IN WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN PLAT CABINET B, SECTION 496, PLAT RECORDS OF WISE COUNTY, TEXAS.

Date of Sale: 10/3/2023 **Earliest Time Sale Will Begin:** 1:00 pm

Place of Sale of Property: Wise County Court Center - 306 W Main, Decatur, TX, 76234 – South end of the building, by the flagpole (Temporary Location) 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.

Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, David Ray, Ashlee Luna, David Stockman, Donna Stockman, Guy Wiggs, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jamie Dworsky, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington
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 8:19 o'clock A M
JUL 27 2023

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

CHRIS SHENKIR

MH File Number: TX-23-98613-POS
Loan Type: FHA

TS No.: 2023-00740-TX
22-000675-673

Notice of [Substitute] Trustee 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: 10/03/2023

Time: The sale will begin at 01:00 PM or not later than three hours after that time

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 PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 604 CR 3655, PARADISE, TX 76073

2. 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. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 11/17/2005 and recorded 11/28/2005 in Book OR1622 Page 279 Document 379076, real property records of Wise County, Texas, with **STEVEN DWAYNE YORK, A SINGLE PERSON** grantor(s) and VISTA MORTGAGE CORPORATION as Lender, U.S. Bank National Association, as Trustee for Asset Backed Securities Corporation Home Equity Loan Trust, Series OOMC 2006-HE3, Asset Backed Pass-Through Certificates, Series OOMC 2006-HE3 as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent 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.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **STEVEN DWAYNE YORK, A SINGLE PERSON,** securing the payment of the indebtedness in the original principal amount of **$193,600.00,** and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **U.S. Bank National Association, as Trustee for Asset Backed Securities Corporation Home Equity Loan Trust, Series OOMC 2006-HE3, Asset Backed Pass-Through Certificates, Series OOMC 2006-HE3** is the current mortgagee of the note and deed of trust or contract lien.

POSTED
AT 10:05 o'clock A M
AUG 03 2023
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Katja Stovall Deputy
Katja Stovall

Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

Being a 24.38 acre tract in Block 54 and Block 58, Matagorda County School Land Survey, Abstract Number 534, Wise County, Texas, being a certain called 25.00 acre tract described in instrument recorded in Volume 274, Page 207, Real Records, Wise County, Texas, said tract also being a called 24.403 acre tract described in Deed of Trust recorded in Volume 836, Page 318, Official Public Records, Wise County, Texas, being described by metes and bounds as follows: BEGINNING at a 1/2 inch iron rod found in the West R.O.W. of County Road Number 3855 for the Southeast corner of said 24.403 acre tract, said point being by previous description 627.34 feet South and 2006.51 feet East from the Southwest corner of the H. Dribble Survey, Abstract Number 250, Wise County, Texas; THENCE South 86 degrees 18 minutes 08 seconds West with the South line of said 24.403 acre tract a distance of 1608.24 feet to a 12 inch wood fence post found for the Southwest corner of said 24.403 acre tract; THENCE North 00 degrees 06 minutes 43 seconds East with the West line of said 24.403 acre tract a distance of 791.94 feet to a 1/2 inch iron rod found for the Northwest corner of said 24.403 acre tract; THENCE South 83 degrees 54 minutes 36 seconds East with a North line of said 24.403 acre tract a distance of 256.18 feet to a 1/2 inch pipe found for a corner; THENCE South 80 degrees 55 minutes 39 seconds East with a North line of said 24.403 acre tract a distance of 807.32 feet to a 2 inch pipe found for a corner; THENCE North 89 degrees 11 minutes 00 seconds East with a North line of said 24.403 acre tract a distance of 350.01 feet to a 1/2 inch iron rod found for a corner; THENCE South 72 degrees 39 minutes 44 seconds East with a North line of said 24.403 acre tract a distance of 428.95 feet to a 1/2 inch iron rod found in said West R.O.W. for the Northeast corner of said 24.403 acre tract; THENCE South 37 degrees 37 minutes 37 seconds West with said R.O.W. and East line of said 24.403 acre tract a distance of 150.50 feet to a 1/2 inch iron rod found for a corner; THENCE South 25 degrees 09 minutes 34 seconds West with said R.O.W and a East line of said 24.403 acre tract a distance of 223.74 feet to a 1/2 inch iron rod found for a corner; THENCE South 16 degrees 27 minutes 30 seconds West with said R.O.W. and a East line of said 24.403 acre tract a distance of 67.10 feet to a 1/2 inch iron rod found for a corner; THENCE South 04 degrees 41 minutes 00 seconds West with said R.O.W and a East line of said 24.403 acre tract a distance of 24.92 feet to the POINT OF BEGINNING, and containing 24.38 acres of land.

8. 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. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O PHH Mortgage Corporation
PO BOX 24605 West Palm Beach, FL 33416-4605
Phone: 877-744-2506

Notice of [Substitute] Trustee Sale

9. Limitation of Damages: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against 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.

Date: July 31, 2023

Rebecca Browne, Trustee Sale Assistant

Rebecca Browne, Camisha Scott, Iman Walcott, Tanesha Humphrey, Claire Buxton, Glenda Hamilton – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
2300 Lakeview Parkway, Suite 756
Alpharetta, GA 30009
Telephone: 855-427-2204
Fax: 866-960-8298

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, 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 FORECLOSURE SALE

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

August 14, 2023

Deed of Trust: Deed of Trust (The term "Deed of Trust" herein shall mean the Deed of Trust as so modified, renewed, and/or extended.)

Dated: November 20, 2019
Trustee: Marilyn Tucker
Substitute Trustee: Michael S. Newman
Address: 8813 N Tarrant Parkway, #252, North Richland Hills, TX, 76182
Grantor: Chad Hassell
Mortgagee: Marilyn S. Tucker (hereafter "Lender")
Recording Information: Instrument Number 202309483 of the real property records of Wise County, Texas.
Legal Description: See Exhibit A

Note Secured by Deed of Trust: Promissory Note (The term "Note" herein shall mean the Note as so modified, renewed, and/or extended.)

Date: November 20, 2019
Original Principal Amount: $300,000.00
Maker: Chad Hassell
Lender: Marilyn S. Tucker

Property: All property and improvements as described in the Deed of Trust, with the exception of any Released Property.

Sale Location: 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., at the steps of the Wise County Courthouse.

Sale Time: The public auction of the Foreclosure Sale will take place between the hours of 10:00 AM and 4:00 PM. The sale will begin at 1:00 p.m. or within three hours from that time.

Sale Date: October 3, 2023

Terms of the Sale: This public Foreclosure Sale will sell all property "AS IS" to the highest cash bidder, with the exception of the Lender, who will be allowed to bid credit against the amount owed under the obligation secured in the Deed of Trust.

POSTED
AT 2:29 o'clock P M
AUG 14 2023

WALTER HARVEY

BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Walter Harvey Deputy

Due to the default under the terms of the Deed of Trust, the Lender directed the Substitute Trustee to administer the trust provisions.

The above described Deed of Trust encumbers real property. This document constitutes formal notice by the Lender to foreclose and sell the property as described in the Deed of Trust in accordance with the terms of the Texas Business and Commerce Code and the Deed of Trust.

The Foreclosure Sale will commence on October 3, 2023 between the hours of 10:00 AM and 4:00 PM and in accordance with the details as further set forth above. At that time, the Substitute Trustee will direct the sale of the property described in the Deed of Trust in manner as allowed by the Deed of Trust and applicable Texas law.

If there is any postponement or rescheduling of the Foreclosure Sale, additional notice will be posted and filed in accordance with the terms of the Deed of Trust and applicable Texas law.

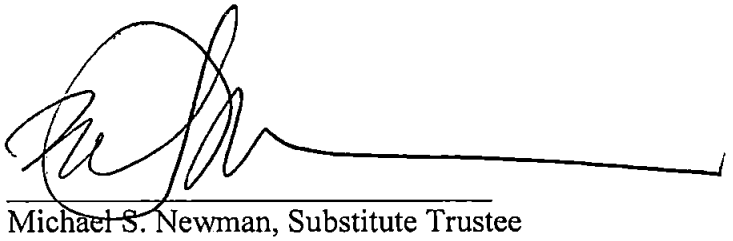
Potential purchasers are reminded that this sale of property is made subject to the exceptions to conveyance and warranties of the Deed of Trust, all prior liens and defects to title, and any rights of recession as set forth in the Texas Property Code. Potential purchasers should examine the property records describing the property within the Deed of Trust for further assurances.

This property will be sold "AS IS" to the highest cash bidder. Please be aware that the sale of this property will not include any possession warranties, title warranties, warranties of quiet enjoyment or other warranties, except as expressly provided by the Deed of Trust. All potential purchasers should conduct examinations of the property records for further assurances.

The Substitute Trustee will establish conditions for the Foreclosure Sale as are deemed reasonable and in accordance with the Texas Property Code. Any conditions beyond what are listed in this document will be disclosed prior to the opening of bidding on the day of the 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 of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

THIS DOCUMENT ASSIGNS MICHAEL S. NEWMAN AS THE SUBSTITUTE TRUSTEE IDENTIFIED TO CARRY OUT THE SALE OF PROPERTY IDENTIFIED IN THE SECURITY INSTRUMENT AS SET FORTH IN THIS NOTICE OF FORECLOSURE SALE. THE SIGNER OF THIS DOCUMENT IS THE DULY AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Michael S. Newman, Substitute Trustee

EXHIBIT A

Property (including any improvements):

74.96 Acres of land situated in the W.R. Gose Survey Abstract No. 997 and the A.W. Watson Survey, Abstract 1043 about 4 miles east of the Town of Alvord, Wise County, Texas said 74.96 acres of land also being a portion of that certain tract of parcel of land conveyed to John Bradley Davis and wife, Natalie Jill Davis as recorded in Volume 457, Page 313 Deed Records Wise County, Texas said 74.96 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a metal disk on a 2-inch pipe found at the Southeast corner of a tract of land conveyed to United States of America as recorded in Volume 147, Page 485, DRWCT said capped pipe also being previously called by deed to be in the East line of said Watson Survey and the West line of the of E.L. Hodges Survey Abstract No. 934.

THENCE South 00° 27'19'West at 96.33 feet passing a 1/2-inch iron rod found at the Northeast corner of a tract of land conveyed to Barry G. Shaw and wife, Rhonda J. Shaw as recorded in Volume 529, page 57, DRWCT said iron rod being in a county road and continuing along the West line of said Shaw tract at 1527.00 fee passing a 1/2-inch iron rod set with plastic cap stamped "Landes & Assoc" and continuing in all 1818.31 feet to the approximate centerline of Watson Branch.

THENCE along Watson Branch and along the West line of said Shaw tract the following courses and distances

S 34° 17' 46" W, 14.13 feet.
S 11° 27' 14" E. '38.16 feet.
S 00° 26' 56" W. 22.91 feet.
S 33°14' 46" W. 75.78 feet.
S 45° 30' 14" E. 26.00 feet.
S 05° 11'45" W. 103.00 feet.
S 62° 29' 46" W. 65.50 feet.
S 22° 51' 46" W. 68.30 feet.
S 07° 14' 14" E. 49.80 feet.
S 08° 08' 45" W. 131.10 feet.
S 29° 54' 46" W. 110.30 feet.
S 08° 03' 46" W. 29.80 feet.
S. 39° 01' 46" W. 63.10 feet.
S 28° 46' 14" E. 33.60 feet.
S 55° 53' 46" W. 33.40 feet.
S 23° 11' 46" W. 223 20 feet.
S 49° 35' 14" E. 45.80 feet.
S 34° 19' 46" W. 135.80 feet
S 66° 27' 46" W. 38.90 feet.
S 39° 27' 14" E. 89.60 feet.
S 24° 08' 46" W 19.94 feet to the Southeast corner of this tract.

THENCE North 87° 07' 24" West along the South line of said Davis tract and along the North line of a tract of land conveyed to O.L. Barclay as recorded in Volume 163, Page 409, DRWCT at 200.0 feet pass a 1/2-inch iron rod set near a fence line (marked as before) and continuing in a 1064.39 feet to a metal cap on a 2 inch pipe found near a fence corner at the Southwest corner of said Davis tract and at an angle point in the East line of a tract of land conveyed to United States of America as recorded in volume 149, Page 580 DRWCT.
THENCE North 01° 53' 36" West 1645.17 feet along the common line of said Davis tract and said US of A tract to a metal disk on a 2 inch pipe found at a northeasterly corner of said US of A tract and an all corner of said Davis tract.
THENCE South 89° 20' 00" East 676.38 feet crossing said Davis tract in part to a 1/2 -inch iron rod set (marked as before).
THENCE North 00° 40' 00" East at 1296.53 feet passing a 1/2 -inch iron rod set (marked as before) in the south ROW line of the aforementioned county road and containing in all 1338.53 feet to a 1/2 -inch iron rod set (marked as before) in the North line of said Davis tract and the South line of said US of A tract recorded in Vo.Together with the following personal property:

All fixtures, supplies, building materials, and other goods of every nature now or hereafter located, used, or intended to be located or used on the Property;

All plans and specifications for development of or construction of improvements on the Property;

All contracts and subcontracts relating to the construction of improvements on the Property;

All accounts, contract rights, instruments, documents, general intangibles, and chattel paper arising from or by virtue of any transactions relating to the Property;

All permits, licenses, franchises, certificates, and other rights and privileges obtained in connection with the Property;

All proceeds payable or to be payable under each policy of insurance relating to the Property; and

All products and proceeds of the foregoing.

Notwithstanding any other provision in this deed of trust, the term "Property" does not include personal effects used primarily for personal, family, or household purposes.

In addition to creating a deed-of-trust lien on all the real and other property described above, Grantor also grants to Lender a security interest in all of the above-described personal property pursuant to and to the extent permitted by the Texas Uniform Commercial Code.

NOTICE OF FORECLOSURE SALE

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

August 14, 2023

Deed of Trust: Deed of Trust (The term "Deed of Trust" herein shall mean the Deed of Trust as so modified, renewed, and/or extended.)

Dated: June 19, 2019
Trustee: Jordan R. Hesse
Substitute Trustee: Michael S. Newman
Address: 8813 N Tarrant Parkway, #252, North Richland Hills, TX, 76182
Grantor: Chad Hassell
Mortgagee: Marilyn S. Tucker (hereafter "Lender")
Recording Information: Instrument Number 201909907 of the real property records of Wise County, Texas.
Legal Description: See Exhibit A

Note Secured by Deed of Trust: Promissory Note (The term "Note" herein shall mean the Note as so modified, renewed, and/or extended.)

Date: June 19, 2019
Original Principal Amount: $470,000.00
Maker: Chad Hassell
Lender: Marilyn S. Tucker

Property: All property and improvements as described in the Deed of Trust, with the exception of any Released Property.

Sale Location: 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., at the steps of the Wise County Courthouse.

Sale Time: The public auction of the Foreclosure Sale will take place between the hours of 10:00 AM and 4:00 PM. The sale will begin at 1:00 p.m. or within three hours from that time.

Sale Date: October 3, 2023

Terms of the Sale: This public Foreclosure Sale will sell all property "AS IS" to the highest cash bidder, with the exception of the Lender, who will be allowed to bid credit against the amount owed under the obligation secured in the Deed of Trust.

POSTED
At 2:30 o'clock P M
AUG 14 2023
WALTER HARVEY BLANCA TUMA, COUNTY CLERK WISE COUNTY, TEXAS
By Walter Harvey Deputy

Due to the default under the terms of the Deed of Trust, the Lender directed the Substitute Trustee to administer the trust provisions.

The above described Deed of Trust encumbers real property. This document constitutes formal notice by the Lender to foreclose and sell the property as described in the Deed of Trust in accordance with the terms of the Texas Business and Commerce Code and the Deed of Trust.

The Foreclosure Sale will commence on October 3, 2023 between the hours of 10:00 AM and 4:00 PM and in accordance with the details as further set forth above. At that time, the Substitute Trustee will direct the sale of the property described in the Deed of Trust in manner as allowed by the Deed of Trust and applicable Texas law.

If there is any postponement or rescheduling of the Foreclosure Sale, additional notice will be posted and filed in accordance with the terms of the Deed of Trust and applicable Texas law.

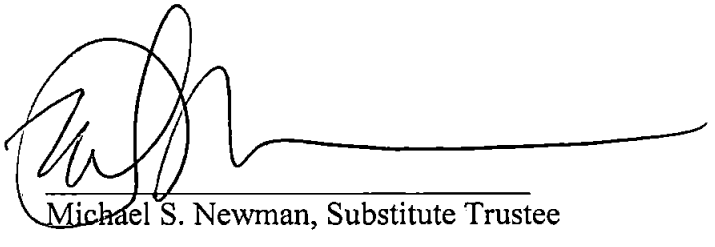
Potential purchasers are reminded that this sale of property is made subject to the exceptions to conveyance and warranties of the Deed of Trust, all prior liens and defects to title, and any rights of recession as set forth in the Texas Property Code. Potential purchasers should examine the property records describing the property within the Deed of Trust for further assurances.

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The Substitute Trustee will establish conditions for the Foreclosure Sale as are deemed reasonable and in accordance with the Texas Property Code. Any conditions beyond what are listed in this document will be disclosed prior to the opening of bidding on the day of the 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 of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

THIS DOCUMENT ASSIGNS MICHAEL S. NEWMAN AS THE SUBSTITUTE TRUSTEE IDENTIFIED TO CARRY OUT THE SALE OF PROPERTY IDENTIFIED IN THE SECURITY INSTRUMENT AS SET FORTH IN THIS NOTICE OF FORECLOSURE SALE. THE SIGNER OF THIS DOCUMENT IS THE DULY AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Michael S. Newman, Substitute Trustee

EXHIBIT A

Property (including any improvements):

74.96 Acres of land situated in the W.R. Gose Survey Abstract No. 997 and the A.W. Watson Survey, Abstract 1043 about 4 miles east of the Town of Alvord, Wise County, Texas said 74.96 acres of land also being a portion of that certain tract of parcel of land conveyed to John Bradley Davis and wife, Natalie Jill Davis as recorded in Volume 457, Page 313 Deed Records Wise County, Texas said 74.96 acres of land being more particularly described by metes and bounds as follows:

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S 45° 30' 14" E. 26.00 feet.
S 05° 11'45" W. 103.00 feet.
S 62° 29' 46" W. 65.50 feet.
S 22° 51' 46" W. 68.30 feet.
S 07° 14' 14" E. 49.80 feet.
S 08° 08' 45" W. 131.10 feet.
S 29° 54' 46" W. 110.30 feet.
S 08° 03' 46" W. 29.80 feet.
S. 39° 01' 46" W. 63.10 feet.
S 28° 46' 14" E. 33.60 feet.
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S 49° 35' 14" E. 45.80 feet.
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All fixtures, supplies, building materials, and other goods of every nature now or hereafter located, used, or intended to be located or used on the Property;

All plans and specifications for development of or construction of improvements on the Property;

All contracts and subcontracts relating to the construction of improvements on the Property;

All accounts, contract rights, instruments, documents, general intangibles, and chattel paper arising from or by virtue of any transactions relating to the Property;

All permits, licenses, franchises, certificates, and other rights and privileges obtained in connection with the Property;

All proceeds payable or to be payable under each policy of insurance relating to the Property; and

All products and proceeds of the foregoing.

Notwithstanding any other provision in this deed of trust, the term "Property" does not include personal effects used primarily for personal, family, or household purposes.

In addition to creating a deed-of-trust lien on all the real and other property described above, Grantor also grants to Lender a security interest in all of the above-described personal property pursuant to and to the extent permitted by the Texas Uniform Commercial Code.

C&M No. 44-23-2093/ 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., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated April 23, 2004 and recorded under Vol. 1415, Page 499, or Clerk's File No. 347736, in the real property records of WISE County Texas, with Robert N. Ponder and Latecia Kay Ponder, Husband and Wife as Grantor(s) and New Century Mortgage Corporation as Original Mortgagee.

Deed of Trust executed by Robert N. Ponder and Latecia Kay Ponder, Husband and Wife securing payment of the indebtedness in the original principal amount of $89,100.00 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 Robert N. Ponder and Latecia Kay Ponder. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST 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. Selene Finance is acting as the Mortgage Servicer for the Mortgagee. Selene Finance, is representing the Mortgagee, whose address is: 3501 Olympus Blvd. 5th Fl. Ste. 500, Dallas, TX 75019.

Legal Description:
BEING LOT ONE (1), BLOCK ONE (1), TRIO ADDITION, TO THE CITY OF ALVORD, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET "A", SECTION 48, MAP RECORDS, WISE COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 10/03/2023 **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 David Stockman, Brenda Wiggs, Donna Stockman, Guy Wiggs, Kathy Arrington, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ASAP, 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.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on 08/11/2023.

/s/ Danya F. Gladney SBOT No. 24059786, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by:_____

Printed Name: _____

C&M No. 44-23-2093

POSTED
AT 8:53 o'clock A M
AUG 15 2023
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy

CHRIS SHENKIR

POSTED
AT 2:24 o'clock P M
AUG 31 2023

790 County Rd 3336, PARADISE, TX, 76073

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

APPOINTMENT OF SUBSTITUTE TRUSTEE AND NOTICE OF SUBSTITUTE TRUSTEE SALE

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

CHRIS SHENKIR

APPOINTMENT OF SUBSTITUTE TRUSTEE: WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate Jack O'Boyle, Chris Ferguson, Travis Gray, David Stockman, Brenda Wiggs, Donna Stockman, Guy Wiggs, Kathy Arrington, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper , Travis Gray, Chris Ferguson, or Jack O'Boyle, each as Substitute Trustee, to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of the Note.

SUBSTITUTE TRUSTEE'S ADDRESS: c/o JACK O'BOYLE & ASSOCIATES, PLLC, Mailing Address: P.O. Box 815369, Dallas, TX 75381; Physical Address: 12300 Ford Road, Suite 212, Dallas, TX 75234.

NOTICE OF SUBSTITUTE TRUSTEE SALE: WHEREAS, 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.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on October 03, 2023 between the hours of 1pm-4pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

LOCATION OF SALE: The place of the sale shall be: Wise County Court Center - 306 W Main, Decatur, TX, 76234 – South end of the building, by the flagpole or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court in WISE County, Texas or as designated by the County Commissioners.

INSTRUMENT TO BE FORECLOSED: Deed of Trust or Contract Lien dated 10/24/2003 and recorded under Volume, Page or Clerk's File No. INSTRUMENT NUMBER 339665 in the real property records of Wise County Texas, with GARY MCDANIEL as Grantor(s) and Ameriquest Mortgage Company as Original Mortgagee.

OBLIGATIONS SECURED: Deed of Trust or Contract Lien executed by GARY MCDANIEL securing the payment of the indebtedness in the original principal amount of $276,000.00 and

obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by GARY MCDANIEL. BLUE CASTLE (CAYMAN) LTD is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

MORTGAGE SERVICING 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 property securing the above referenced loan. FCI Lender Services Inc is acting as the Mortgage Servicer for BLUE CASTLE (CAYMAN) LTD who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. FCI Lender Services Inc, as Mortgage Servicer, is representing the Mortgagee, whose address is:

BLUE CASTLE (CAYMAN) LTD
c/o FCI Lender Services Inc
8180 E. Kaiser Blvd
Anaheim Hills, CA 92809

LEGAL DESCRIPTION OF PROPERTY TO BE SOLD: BEING A 4.99 TRACT IN BLOCK 16, MATAGORDA COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 535, WISE COUNTY, TEXAS, AND ALSO BEING ALL OF A CERTAIN CALLED 4.994 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 729, PAGE 888, REAL RECORDS, WISE COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS;
BEGINNING AT A 1/2" IRON ROD FOUND IN THE NORTH ROW OF COUNTY ROAD # 3336 FOR THE SOUTHWEST CORNER
OF SAID 4.994 ACRE TRACT; THENCE NORTH 00° 04' 21" EAST WITH THE WEST LINE OF SAID 4.994 ACRE TRACT 8
DISTANCE OF 512.29 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 4.994 ACRE TRACT;
THENCE SOUTH 69° 57' 31" EAST WITH THE NORTH LINE OF SAID 4.994 ACRE TRACT A DISTANCE OF 283.30 FEET TO A
1/2" IRON ROD FOUND FOR CORNER;
THENCE SOUTH 000 07' 01" WEST A DISTANCE OF 28.62 FEET TO A 1/2" ROD FOUND FOR AN ELL CORNER OF SAID 4.994
ACRE TRACT;
THENCE SOUTH 89° 55' 30" EAST WITH A NORTH LINE OF SAID 4.994 ACRE TRACT A DISTANCE OF 105.29 FEET TO PK
NAIL SET FOR A COMER IN COUNTY ROAD #3331;
THENCE SOUTH 00° 04' 33" WEST WITH THE EAST LINE OF SAID 4.994 ACRE TRACT A DISTANCE OF 482.67 FEET TO A PK
NAIL SET IN SAID COUNTY ROAD #3331;
THENCE SOUTH 69° 58' 23" WEST WITH THE SOUTH LINE OF SAID 4.994 ACRE TRACT AND THE SAID NORTH ROW A
DISTANCE OF 433.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.99 ACRES OF LAND, MORE OR LESS (the "Property")

REPORTED PROPERTY ADDRESS: 790 County Rd 3336, PARADISE, TX 76073

TERMS OF SALE: The Substitute Trustee will sell the Property by public auction at the place and date specified herein.

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 and the priority of the lien being foreclosed.

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 and/or Mortgage Servicer 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 their bid immediately in cash if their bid is accepted.

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

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagee and/or Mortgage Servicer, or its attorney(s).

The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this 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.

Signed on the 29 day of August, 2023.

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC

Jack O'Boyle | SBN: 15165300
jack@jackoboyle.com
Travis H. Gray | SBN: 24044965
travis@jackoboyle.com
Chris Ferguson | SBN: 24069714
chris@jackoboyle.com
P.O. Box 815369
Dallas, Texas 75381
P: 972.247.0653 | F: 972.247.0642
ATTORNEYS FOR MORTGAGEE AND/OR ITS MORTGAGE SERVICER

CERTIFICATE OF POSTING

My name is _____, and my address is c/o 12300 Ford Rd, Ste. 212, Dallas, TX 75234. I declare under the 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 (or other designated place) this notice of sale.

Signed: _____

Declarant's Name: _____

Date: _____

DT: zNOS AND APPT (SVC) 230715



AL: 790 County Rd 3336

FILED
AM 1:06 PM
AUG 04 2023
LOUCRECIA BIGGERSTAFF
DISTRICT CLERK-WISE COUNTY, TX
BY _____ DEPUTY

CASE NO.: CV22-10-743

IN RE: Order for Foreclosure Concerning: **790 County Rd 3336** **PARADISE, TX 76073** **Under Tex. R. Civ. P. 736** **PETITIONER:** **BLUE CASTLE (CAYMAN) LTD** **RESPONDENT(S):** **GARY MCDANIEL**	§	**IN THE 271ST** **DISTRICT COURT** **WISE COUNTY, TEXAS**

DEFAULT ORDER

1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited foreclosure order. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.

2. The name and last known address for each Respondent subject to this order is:

GARY MCDANIEL
790 COUNTY RD 3336
PARADISE TX 76073

3. *Each Respondent was properly served with the citation, but none filed* a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.

4. The property that is the subject of this foreclosure proceeding is commonly known as 790 County Rd 3336 PARADISE TX 76073 with the following legal description:

BEING A 4.99 TRACT IN BLOCK 16, MATAGORDA COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 535, WISE COUNTY, TEXAS, AND ALSO BEING ALL OF A CERTAIN CALLED 4.994 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 729, PAGE 888, REAL RECORDS, WISE COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 1/2" IRON ROD FOUND IN THE NORTH ROW OF COUNTY ROAD # 3336 FOR THE SOUTHWEST CORNER

OF SAID 4.994 ACRE TRACT; THENCE NORTH 00° 04' 21" EAST WITH THE WEST LINE OF SAID 4.994 ACRE TRACT 8

DISTANCE OF 512.29 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 4.994 ACRE TRACT;

THENCE SOUTH 69° 57' 31" EAST WITH THE NORTH LINE OF SAID 4.994 ACRE TRACT A DISTANCE OF 283.30 FEET TO A

1/2" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 000 07' 01" WEST A DISTANCE OF 28.62 FEET TO A 1/2" ROD FOUND FOR AN ELL CORNER OF SAID 4.994

ACRE TRACT;

THENCE SOUTH 89° 55' 30" EAST WITH A NORTH LINE OF SAID 4.994

ACRE TRACT A DISTANCE OF 105.29 FEET TO PK

NAIL SET FOR A COMER IN COUNTY ROAD #3331;

THENCE SOUTH 00° 04' 33" WEST WITH THE EAST LINE OF SAID 4.994

ACRE TRACT A DISTANCE OF 482.67 FEET TO A PK

NAIL SET IN SAID COUNTY ROAD #3331;

THENCE SOUTH 69° 58' 23" WEST WITH THE SOUTH LINE OF SAID 4.994

ACRE TRACT AND THE SAID NORTH ROW A

DISTANCE OF 433.54 FEET TO THE POINT OF BEGINNING AND

CONTAINING 4.99 ACRES OF LAND, MORE OR LESS

5. The lien to be foreclosed is indexed or recorded at Number INSTRUMENT NUMBER 339665, and recorded in the real property records of Wise County, Texas.

6. The material facts establishing Respondent(s)'s default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the Court and incorporated by reference in this order.

7. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 et seq.

8. Therefore, the Court grants Petitioner's motion for a default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner, its successors and assigns, may foreclose on the lien described above in accordance with applicable law and the loan agreement, contract, or lien sought to be foreclosed.

9. This order is not subject to a motion for rehearing, new trial, bill of review, or appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 3 day of December, 2023

HONORABLE JUDGE PRESIDING

SUBMITTED BY:
JACK O'BOYLE & ASSOCIATES, PLLC

Travis H Gray
SBN: 24044965
travis@jackoboyle.com
P.O. Box 815369
Dallas, Texas 75381
P: 972.247.0653| F: 972.247.0642
ATTORNEYS FOR PETITIONER
BLUE CASTLE (CAYMAN) LTD

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

STATE OF TEXAS

COUNTY OF Wise

COPY

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, on **January 30, 1997, Janie Grisham and Jim Grisham,** as grantor(s) executed a Deed of Trust conveying to JCEF Limited, A Limited Liability Company, transferred by Assignment of Lien to Advantage Opportunities, LP , filed in **Deed Records, Wise County, Texas,** certain real property located in the County of **Wise,** State of Texas, and being more particularly described as **Lot 55, Hills of Oliver Creek, more specifically described in Exhibit A attached hereto and made a part hereof for all intents and purposes,** to secure payment of one certain Real Estate Note in the amount of, **$25,000.00** (the note), the Deed of Trust being recorded in Deed Records, **Wise County**, Texas, in **Volume 702, Page 368.** WHEREAS, (I) default has occurred in the payment of the Note secured by the Deed of Trust and/or in the performance of the covenants, agreements, and conditions set forth in the Deed of Trust, and (ii) the sums due and payable under the Note and the Deed of Trust are now wholly due and payable, and (iii) owner and holder of the Note, pursuant to the Deed of Trust has requested the undersigned to sell the property and satisfy the note, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust; and

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

NOW, THEREFORE, the undersigned, the **Substitute Trustee** as aforesaid, does hereby give notice that after due publication of this notice as required by law and the Deed of Trust, will sell the Property at Public Venue to the highest bidder, or bidders, for cash, at a time no earlier than **10:00 a.m.** and not later than **1:00 p.m.** on the first Tuesday in October, 2023 at the **Wise County Court Center, Decatur, Texas.** The same being **October 3, 2023, At the Wise County Court Center, 306 W. Main St., Decatur, TX 76234.**

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

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

In Witness Whereof, this notice of **Substitute Trustee's Sale** has been executed on September 5, 2023.

Richard Russell

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

After Filing Return To:
Advantage Opportunities, LP
8659 White Settlement Rd.
Fort Worth, Texas 76108

POSTED
AT 10:15 o'clock A M
SEP 05 2023

BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Katja Stovall Deputy
Katja Stovall

EXHIBIT A

Tract 55, Hills of Oliver Creek

Legal description of land:

Being a 2.022 acre tract of land out of the P.P. Harding Survey, Abstract #373, situated in Wise County, Texas, and being a portion of that certain 590.334 acre tract of land out of the M.E.P. & P.R.R. Co. Survey, Abstract #638, B.G. Brock Survey, Abstract #131 P.P. Harding Survey, Abstract #373, E.M. Thomasson, Abstract #801, and the R.M. Thompson Survey, Abstract #1248, as conveyed to AP Land Investments Limited Partnership, Dee Ring, Inc., Sandra Sue Faust, The George and Jean Kaelber Trust, the Pepper Family Limited Partnership and Jack Doege, in Volume 664, Page 238, Real Records, Wise County, Texas, and this tract being described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin found in the West right-of-way line of F.M. Hwy. #2264 and the West line of a 2.19 acre tract as conveyed to the State of Texas for right-of-way in Volume 264, Page 340, Deed Records, Wise County, Texas, and also being in the East line of said 590.334 acre tract, and being South 00° 58' 00" West, 478.30 feet, South 00° 22' 30" East, 270.67 feet (Long Chord), and South 01° 43' 00" East, 697.40 feet from the most Easterly Northeast corner of said 590.334 acre tract and being the beginning of a curve to the right having a radius of 5679.58 feet;
THENCE along the West line of said F.M. Hwy. and 2.19 acre tract of land, and the East line of said 590.334 acre tract, along said curve to the right an arc distance of 165.13 feet, to a 1/2" iron pin found for the end of said curve and then South 00° 03' 00" East, a distance of 69.92 feet, to a 1/2" iron pin set for the Southeast corner of the herein described tract;
THENCE South 88° 17' 00" West, a distance of 372.02 feet, to a 1/2" iron pin set for the Southwest corner of the herein described tract;
THENCE North 01° 43' 00" West, a distance of 235.00 feet, to a 1/2" iron pin set for the Northeast corner of the herein described tract;
THENCE North 88° 17' 00" East, a distance of 376.45 feet, to the POINT OF BEGINNING and containing 2.022 acres of land.

COPY

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public non-judicial foreclosure sale.

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

All property (real, personal or otherwise) described in the deed of trust (as hereinafter defined as the "Deed of Trust"), together with the rights, appurtenances and improvements thereto, including, but not limited to, the real property described on **Exhibit A** attached hereto and made a part hereof. In the event any property encumbered by the Deed of Trust has been released by Lender (or its predecessor in interest, as applicable), then said released property shall be excluded from the property sold at foreclosure.

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

Date: **Tuesday, October 3, 2023.**

Time: The sale shall begin no earlier than **1:00 p.m.** or no later than three hours thereafter. The sale shall be completed by no later than **4:00 p.m.**

Place: **The sale will take place at the Wise County Courthouse at the place designated by the Wise County Commissioner's Court.**

The Deed of Trust permits the Lender (as hereinafter defined) to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code and/or Texas Business and Commerce Code. Such reposting or refiling may be after the date originally scheduled for this sale.

3. 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 Lender to have the bid credited 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.

POSTED
AT 11:02 o'clock A M
SEP 11 2023
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
Katia Stovall

FS

4. Type of Sale. The sale is a non-judicial foreclosure sale being conducted pursuant to the power of sale granted by that certain Deed of Trust (the "Deed of Trust") recorded under Instrument No. 201906490 in the Real Property Records of Wise County, Texas, and executed by Mark Roberts Pearson and Shirley Ann Pearson (whether one or more, the "Grantor"), for the benefit of 21st Mortgage Corporation ("Lender"), covering the property described above.

5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Indebtedness") including but not limited to the unpaid principal and interest owing on: that certain Consumer Loan Note, Security Agreement and Disclosure Statement (the "Note") dated on or about June 3, 2019, executed by the Grantor and payable to the order of Lender, and all renewals, modifications and extensions of the Note. Lender is the current owner and/or holder of the Note and the Indebtedness and is the beneficiary under the Deed of Trust.

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

21st Mortgage Corporation
620 Market Street One Center Square
Knoxville, TN 37902
Phone: 800-955-0021
Fax: 866-231-4851

6. Default and Request To Act. Default has occurred under the Deed of Trust, and Lender has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale Lender may appoint another person as substitute trustee to conduct the sale.

7. Armed Forces Notice. **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.**

DATED: September 6, 2023.



Richard A. McKinney, Substitute Trustee
Higier Allen & Lautin, P.C.
The Tower at Cityplace
2711 N. Haskell Ave., Suite 2400
Dallas, Texas 75204
Telephone: (972) 716-1888
Fax: (972) 716-1899

*****PLEASE FAX ALL COMMUNICATIONS REGARDING THIS MATTER TO THE SUBSTITUTE TRUSTEE AT 972-716-1899 (FAX), NOTE THE SUBSTITUTE TRUSTEE'S NAME ON YOUR COVER SHEET AND CONTACT THE SUBSTITUTE TRUSTEE AT 972-716-1888 (PHONE) TO CONFIRM RECEIPT. PLEASE ASSUME YOUR FAX HAS NOT BEEN RECEIVED UNTIL YOU VERBALLY CONFIRM RECEIPT THEREOF WITH OUR OFFICE. THANKS IN ADVANCE FOR YOUR COOPERATION.*****

EXHIBIT A

PROPERTY DESCRIPTION

[FOLLOWS THIS COVER PAGE]

EXHIBIT "A"

Lots 5, 6, 7, 8 and 9, Block 23, Unit 5 Satellite City, an addition to Wise County, Texas according to the Plat recorded in Cabinet B, Slide 559-563, Plat Records of Wise County, Texas.