NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE. 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 on 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 military service to the sender of this notice immediately.

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated April 21, 2020, Lonnie Edward Reed a/k/a Lonnie Reed and Wendy Kay Reed a/k/a Wendy Reed conveyed to Tim Williams, as Trustee, the property situated in Ector County, Texas, to wit:

Property: See Exhibit "A" attached hereto, together with a 2001 Palm Harbor manufactured home; Serial Numbers PH0515906A and PH0515906B, together with all furnishings, equipment, appliances, and accessories included at the time of purchase.

The Deed of Trust was recorded on April 23, 2020, under Document/Instrument Number 202004882 in the Official Public Records of Wise County, Texas (hereinafter "Deed of Trust") and secures that certain Consumer Loan Note, Security Agreement and Disclosure Statement executed on or about April 21, 2020 by Lonnie Edward Reed a/k/a Lonnie Reed (hereinafter the "Note"); and

WHEREAS, the undersigned is the Substitute Trustee as appointed in the aforesaid Deed of Trust by a substitution, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned Substitute Trustee to sell the Property to satisfy same.

POSTED
AT 11:49 o'clock A M
DEC 11 2023

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

NOW, THEREFORE, notice is hereby given that on Tuesday, the 2nd day of January, 2024, the Property will be sold at auction at the earliest of 10:00 a.m. or no later than three (3) hours after that time at the door of the southeast corner of the Wise County Courthouse located in Decatur, Texas, or as designated by the County Commissioners, to the highest bidder for cash. The Trustee's sale will occur between the earliest time to begin the sale as specified above, and 1:00 p.m.

Witness my hand this the 8th day of December 2023.

Shawn K. Brady
Jordyn Brady
Joshua Brady
Shelly Godwin
Stacy Rogers, any to act,
Substitute Trustee

BRADY LAW FIRM, PLLC
6136 Frisco Square Blvd., Suite 400
Frisco, Texas 75034
(469) 287-5484 Telephone

GRANTEE'S MAILING ADDRESS:
21st Mortgage Corporation
620 Market Street
One Centre Square
Knoxville, Tennessee 37902

Escrow File No.: 20-10975-291

EXHIBIT "A"

Being a tract of land out of the J.G. Thompson Survey, Abstract No. 1181, Wise County, Texas, being a portion of the tract of land as deeded to Karl Parson in Instrument No. 2015012759, Official Records, Wise County, Texas, said tract of land being more particularly described by metes and bounds as follows, to wit;

BEGINNING at a capped iron stake set in the intersection of County Road No. 1380, Private Road No. 1382 for the Southwest corner of the tract herein described, said stake being located 390.00 feet South 89°40'53" East from the southwest corner of a tract of land as deeded to Karl Parson in Instrument No. 2015012759, Official Records, Wise County, Texas and the southeast corner of a tract of land as deeded to J.W. Clark in Volume 267, Page 93, Deed Records, Wise County, Texas;

THENCE with the line of the tract herein described, North 00°09'26" East 998.37 feet to a capped iron stake set for the northwest corner of the tract herein described;

THENCE with the north line of the tract herein described, North 89°59'30" East 244.88 feet to capped iron stake set for the northeast line of the tract herein described, same being the east line of said Parson tract and the west line of said Clark tract;

THENCE with a fence in the east line of the tract herein described, same being the east line of said Parson tract and the west line of said Clark tract herein described in Private Road No. 1382;

THENCE with Private Road No. 1382 in the south line of the tract herein described and the south line of said Parson tract, North 89°40'53" West 247.77 feet to the POINT OF BEGINNING, containing 5.650 acres of land, more or less.

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.

COPY

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF Wise

WHEREAS, on **December 3, 2014, Martha Esparza,** as grantor(s) executed a Deed of Trust conveying to Kristi K. Frazier Special Needs Trust, transferred by Assignment of Lien to KKF Supplemental Trust, filed in **Deed Records, Wise County, Texas,** certain real property located in the County of **Wise,** State of Texas, and being more particularly described as **Lot 8, Block 1, Sage Brush Estates, Phase One, an Addition to Wise County, Texas according to the plat recorded in Plat Cabinet B, Slide 121, and corrected plat filed in Plat Cabinet B, Slide 139, Plat Records, Wise County, Texas,** to secure payment of one certain Real Estate Note in the amount of, **$55,500.00** (the note), the Deed of Trust being recorded in Deed Records, **Wise County**, Texas, in **Instrument Number 201412509.** WHEREAS, (I) default has occurred in the payment of the Note secured by the Deed of Trust and/or in the performance of the covenants, agreements, and conditions set forth in the Deed of Trust, and (ii) the sums due and payable under the Note and the Deed of Trust are now wholly due and payable, and (iii) owner and holder of the Note, pursuant to the Deed of Trust has requested the undersigned to sell the property and satisfy the note, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust; and

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

NOW, THEREFORE, the undersigned, the **Substitute Trustee** as aforesaid, does hereby give notice that after due publication of this notice as required by law and the Deed of Trust, will sell the Property at Public Venue to the highest bidder, or bidders, for cash, at a time no earlier than **10:00 a.m.** and not later than **1:00 p.m.** on the first Tuesday in January, 2024 at the **Wise County Court Center, Decatur, Texas.** The same being **January 2, 2024, At the Wise County Court Center, 306 W. Main Street, Decatur, TX 76234.**

Substitute Trustee does give testimony under oath that to his knowledge, all 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 December 5, 2023.

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

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

POSTED
AT 9:56 o'clock A M
DEC 05 2023
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
BY Deputy
Edualdo Villa

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 8/2/2021	**Grantor(s)/Mortgagor(s):** KATELYN N. HATHAWAY A/K/A KATELYN HATHAWAY, UNMARRIED WOMAN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR SFMC LP DBA SERVICE FIRST MORTAGE COMPANY, ITS SUCCESSORS AND ASSIGNS	**Current Beneficiary/Mortgagee:** Wells Fargo Bank, N.A.
Recorded in: **Volume:** N/A **Page:** N/A **Instrument No:** 202115312	**Property County:** WISE
Mortgage Servicer: Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	**Mortgage Servicer's Address:** 1 Home Campus, MAC 2301-04C, West Des Moines, IA 50328
Date of Sale: 1/2/2024	**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.	

Legal Description: LOT 1, HONEYSUCKLE RANCH, PHASE 1, ACCORDING TO THE PLAT RECORDED IN CABINET E, SLIDE 133 OF THE PLAT RECORDS, WISE COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, 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, Angela Cooper or Jamie Dworsky, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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

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.

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 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.

Dated: 11/27/2023

Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Wells Fargo Bank, N.A.

Dated: 11/30/23

Donna Stockman

Printed Name: Donna Stockman

Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075

POSTED
AT 8:09 o'clock A M
NOV 30 2023
BLANCA TIJMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
CHRIS SHENKIR

MH File Number: TX-23-100317-POS
Loan Type: Conventional Residential

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 6/30/2017	**Grantor(s)/Mortgagor(s):** JUAN BOLANOS AND ROSA PINA, HUSBAND AND WIFE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR PHH HOME LOANS, LLC DBA SUNBELT LENDING SERVICES, ITS SUCCESSORS AND ASSIGNS	**Current Beneficiary/Mortgagee:** U.S. BANK NATIONAL ASSOCIATION
Recorded in: **Volume:** N/A **Page:** N/A **Instrument No:** 201707396	**Property County:** WISE
Mortgage Servicer: U.S. Bank National Association is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	**Mortgage Servicer's Address:** 2800 Tamarack Road, Owensboro, KY 42301
Date of Sale: 1/2/2024	**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.	

Legal Description: LOT 27, BLOCK 8, LAWDWIN ADDITION TO THE CITY OF BRIDGEPORT, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 202, PAGE 21, DEED RECORDS, WISE COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, 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, Angela Cooper or Jamie Dworsky, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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

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.

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 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.

Dated: 11/14/2023

Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for U.S. Bank National Association

Dated: 11-16-23

Donna Stockman
Printed Name:

Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075

POSTED
AT 1:02 o'clock P M
NOV 16 2023
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
CHRIS SHENKIR

MH File Number: TX-23-97697-POS
Loan Type: Conventional Residential

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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEES

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 SUBSTITUTE TRUSTEE'S SALE

DATE: OCTOBER 31, 2023

NOTE: Note described as follows:

Date:	APRIL 11, 2022
Maker:	DIEGO HERNANDEZ and MARIA HERNANDEZ
Payee:	SERVIS ONE, INC. D/B/A BSI FINANCIAL SERVICES successor to original lender
Original Principal Amount:	$216,015.00

DEED OF TRUST: Deed of Trust described as follows:

Date:	APRIL 11, 2022
Grantor:	DIEGO HERNANDEZ and MARIA HERNANDEZ, HUSBAND AND WIFE
Trustee:	ROBERT H. WAGNON
Beneficiary:	SERVIS ONE, INC. D/B/A BSI FINANCIAL SERVICES successor to original beneficiary
Recorded:	INSTRUMENT NO. 202206366, WHICH WAS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WISE COUNTY, TEXAS ON APRIL 18, 2022.

LENDER: SERVIS ONE, INC. D/B/A BSI FINANCIAL SERVICES

BORROWERS: DIEGO HERNANDEZ and MARIA HERNANDEZ

POSTED
AT 2:44 o'clock P M
NOV 02 2023
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy

CHRIS SHENKIR

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN WISE COUNTY, TEXAS, INCLUDING AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST*** **(street address 328 W N Woody Rd., Azle, Texas 76020)**

SUBSTITUTE TRUSTEE: DAVID STOCKMAN, BRENDA WIGGS, DONNA STOCKMAN, GUY WIGGS, KATHY ARRINGTON, JANET PINDER, BRANDY BACON, MICHELLE SCHWARTZ, JAMIE DWORSKY, DAVID GARVIN

Substitute Trustee's Mailing Address:

c/o SettlePou
3333 Lee Parkway, Eighth Floor
Dallas, TX 75219

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

January 2, 2024, to commence at **1:00 P.M.**, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

WISE COURT CENTER, LOCATED AT 306.W MAIN, DECATUR, TX 76234, FOR THE DURATION OF THE HISTORIC RESTORATION OF THE WISE COUNTY COURTHOUSE. SALES ARE TO BE HELD BY THE FLAGPOLE AT THE SOUTH END OF THE BUILDING SO THAT THE PUBLIC ENTRANCE IS NOT AFFECTED OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONER'S COURT

RECITALS

Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law due to a default in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other

substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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.

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date:	APRIL 11, 2022
Grantor:	DIEGO HERNANDEZ and MARIA HERNANDEZ, HUSBAND AND WIFE
Trustee:	ROBERT H. WAGNON
Beneficiary:	SERVIS ONE, INC. D/B/A BSI FINANCIAL SERVICES successor to original beneficiary
Recorded:	INSTRUMENT NO. 202206366, WHICH WAS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WISE COUNTY, TEXAS ON APRIL 18, 2022.

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN WISE COUNTY, TEXAS, INCLUDING AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST*** **(street address 328 W N Woody Rd., Azle, Texas 76020)**

SUBSTITUTE TRUSTEE: DAVID STOCKMAN, BRENDA WIGGS, DONNA STOCKMAN, GUY WIGGS, KATHY ARRINGTON, JANET PINDER, BRANDY BACON, MICHELLE SCHWARTZ, JAMIE DWORSKY, DAVID GARVIN

Substitute Trustee's Mailing Address:

c/o SettlePou
3333 Lee Parkway, Eighth Floor
Dallas, TX 75219

Each Substitute Trustee is appointed **effective as of October 31, 2023**, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

By: _____

Name: William Jennings, Attorney for SERVIS ONE, INC. D/B/A BSI FINANCIAL SERVICES

THE STATE OF TEXAS §
§
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day appeared WILLIAM JENNINGS, and after being by me duly sworn, stated that he executed the foregoing instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on October 31, 2023.

NYJER U. REESE
Notary Public, State of Texas
Comm. Expires 01-21-2026
Notary ID 12261571

_____
Notary Public, State of Texas

Notice of Sale executed by:

Name: Donna Stockman

Donna Stockman

Substitute Trustee

EXHIBIT A

Being Lot 2, PIETILLA THREE ADDITION, an addition to Wise County, Texas, according to the plat recorded in Cabinet D, Slide 426, Plat Records, Wise County, Texas.
APN #: R2297710210

POSTED
AT 10:05 o'clock A M
OCT 26 2023

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

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington, Michelle Schwartz, Brandy Bacon, Jamie Dworsky or Angela Cooper
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX07000280-23-1 APN 775813 | R0447-0492-00 TO No DEF-576174

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on February 11, 2021, BRIAN SCOTT LAUGHLIN AND MARTHA ELIZABETH LAUGHLIN, HUSBAND AND WIFE as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of ALLAN B. POLUNSKY as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for HIGHLANDS RESIDENTIAL MORTGAGE, LTD., its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of $191,958.00, payable to the order of Lakeview Loan Servicing, LLC as current Beneficiary, which Deed of Trust recorded on February 22, 2021 as Document No. 202102449 in Wise County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 775813 | R0447-0492-00

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 **Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington, Michelle Schwartz, Brandy Bacon, Jamie Dworsky or Angela Cooper** 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 **Lakeview Loan Servicing, LLC**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday**, **January 2, 2024** at **01:00 PM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Wise County, Texas, 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 SOUTHEAST PORCH AT THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER`S OFFICE.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and Lakeview Loan Servicing, LLC's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and Lakeview Loan Servicing, LLC's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

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. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 26 day of Oct, 2023

Donna Stockman

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

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.

SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Xome.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: Xome at 800-758-8052

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

EXHIBIT "A"

BEING LOT 92, BLOCK 4, OF CROWN POINT ADDITION, PHASE TWO, A SUBDIVISION IN THE CITY OF RHOME, WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT CABINET B, SECTION 482, OF THE PLAT RECORDS, WISE COUNTY, TEXAS.

POSTED
AT 1:22 o'clock P M
OCT 16 2023
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Kathy Deputy

Our Case No. 23-03644-FC

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS
COUNTY OF WISE

Deed of Trust Date:
August 8, 2022

Property address:
603 W BRADY ST
DECATUR, TX 76234

Grantor(s)/Mortgagor(s):
BRITTNEY MOBLEY, AN UNMARRIED WOMAN

LEGAL DESCRIPTION: Being a tract of land situated in the James Tarlton Survey, Abstract No. 805, Wise County, Texas, same being that tract of land conveyed to Matthew Nelson, by Deed recorded in County Clerk File No. 201810098, Real Property Records of Wise County, Texas, and being more particularly described by metes and bounds as follows: beginning at a point for corner, said corner being the Northwest corner of that tract of land conveyed to Maria Luevano, a single woman, by Deed recorded in Volume 697, Page 823, Deed Records of Wise County, Texas and lying along the South line of W. Brady Street (Public right-of-way), from which a 1/2 inch iron pipe found bears online at a distance of 0.71 feet for reference; thence East, along the South line of said W. Brady Street, a distance of 111.40 feet to a fence post found for corner, said corner being the Northwest corner of a tract of land conveyed to Elias Mares, by Deed recorded in Volume 1247, Page 470, Deed Records of Wise County, Texas; thence South 00 degrees 20 minutes 45 seconds East, along the West line of said Mares tract, a distance of 144.24 feet to a fence post found for corner, said corner being an "Ell" corner of a tract of land conveyed to Ashley Sell, by Deed recorded in County Clerk File No. 20180488, Real Property Records of Wise County, Texas; thence South 89 degrees 48 minutes 16 seconds West, along the North line of said Self tract, passing at a distance of 29.08 feet to a fence post found for corner, said corner being a Northwest corner of said Self tract and being the Northeast corner of a tract of land conveyed to Roman Martinez, a single person, by Deed recorded in Volume 1453, Page 780, Deed Records of Wise County, Texas, continuing a total distance of 107.78 feet to a fence post found for corner, said corner being the Northwest corner of said Martinez tract, the Northeast corner of a tract of land conveyed to Santos Luevano, a single person, by Deed recorded in Volume 697, Page 821, Deed Records of Wise County, Texas, and being the Southeast corner of said Luevano tract (697/823); thence North 01 degrees 46 minutes 40 seconds West, along the East line of said Luevano tract (697/823), a distance of 144.67 feet to the point of beginning and containing 15,828 square feet or 0.36 acres of land.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR GUILD MORTGAGE COMPANY LLC ITS SUCCESSORS AND ASSIGNS

Earliest Time Sale Will Begin: 01:00 PM

Current Mortgagee:
LAKEVIEW LOAN SERVICING, LLC

Date of Sale: JANUARY 2, 2024

Property County: WISE

Original Trustee: CHRIS PEIRSON

Recorded on: August 10, 2022
As Clerk's File No.: 202213049
Mortgage Servicer:
LAKEVIEW LOAN SERVICING, LLC

Substitute Trustee:
David Stockman, Brenda Wiggs, Donna Stockman, Guy Wiggs, Kathy Arrington, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Marinosci Law Group PC

Substitute Trustee Address:
c/o Marinosci Law Group, PC
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

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.

2193

The current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead David Stockman, Brenda Wiggs, Donna Stockman, Guy Wiggs, Kathy Arrington, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Marinosci Law Group PC, 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 Mortgagee therein.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due and the owner and holder has requested to sell said property to satisfy said indebtedness

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JANUARY 2, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than **01:00 PM** or not later than three hours thereafter. 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 be conducted at the 306 W Main, Decatur, TX 76234 as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

LAKEVIEW LOAN SERVICING, LLC, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. 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 debt.

ACTIVE MILITARY SERVICE NOTICE

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

WITNESS MY HAND, 10/12/23

MARINOSCI LAW GROUP, PC

By: _____
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Adam Murphy, the undersigned officer, on this, the 12 day of Oct 2023, personally appeared SAMMY HOODA, ☐ known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal

(SEAL)

ADAM MURPHY
ID # 126481378
Notary Public, State of Texas
My Commission Expires
10/19/2024

_____
Notary Public for the State of TEXAS

My Commission Expires: 10-19-24

Adam Murphy
Printed Name and Notary Public

Grantor: LAKEVIEW LOAN SERVICING, LLC
3637 SENTARA WAY
SUITE 303
VIRGINIA BEACH, VA 23452
Our File No. 23-03644

Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
16415 Addison Road, Suite 725
Addison, TX 75001

POSTED
AT 1:22 o'clock P M
OCT 16 2023
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Deputy

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2023-07188-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:	1/2/2024
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 7, BLOCK 4, STAGECOACH SUBDIVISION, PHASE 3, AN ADDITION TO THE CITY OF BRIDGEPORT, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN PLAT CABINET C, SECTION 473, PLAT RECORDS, WISE COUNTY, TEXAS.

Commonly known as: 1206 STONEGATE CT BRIDGEPORT, TX 76426

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust dated **8/27/2015** and recorded in the office of the County Clerk of Wise County, Texas, recorded on **9/1/2015** under County Clerk's File No **201508599**, in Book -- and Page -- of the Real Property Records of Wise County, Texas.

Grantor(s):	**VERONICA CERVANTES, SINGLE WOMAN**
Original Trustee:	**Scott Everett**
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, Angela Cooper, Nestor Solutions, LLC**
Original Mortgagee:	**Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING, 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

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 $157,003.00, executed by VERONICA CERVANTES, SINGLE WOMAN, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING, 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. #: 2023-07188-TX

Dated: 10-16-23

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, Angela Cooper, Nestor Solutions, LLC

Donna Stockman

c/o Nestor Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648
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
214 5th Street, Suite 205
Huntington Beach, California 92648

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.

November 20, 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, at the steps of the Wise County 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.

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: January 2, 2024

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 11:06 o'clock A M
NOV 20 2023
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
Edualdo Villa

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 January 2, 2024 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.

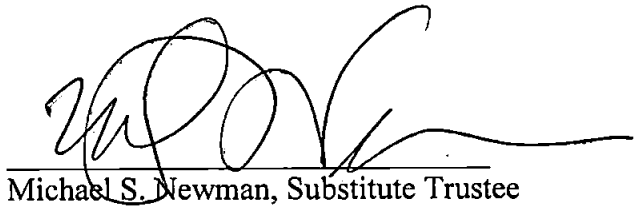
Potential purchasers are reminded that this sale of property is made subject to the exceptions to conveyance and warranties of the Deed of Trust, all prior liens and defects to title, and any rights of recession as set forth in the Texas Property Code. Potential purchasers should examine the property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

C&M No. 44-23-3117/ 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 January 12, 2018 and recorded under Clerk's File No. 201800701, in the real property records of WISE County Texas, with Angela Doles, a single woman as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Guild Mortgage Company, A California Corporation, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Angela Doles, a single woman securing payment of the indebtedness in the original principal amount of $91,200.00 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 Angela Doles. Lakeview Loan Servicing, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. LoanCare, LLC is acting as the Mortgage Servicer for the Mortgagee. LoanCare, LLC, is representing the Mortgagee, whose address is: 3637 Sentara Way, Virginia Beach, VA 23452.

Legal Description:
BEING A 1.73 ACRE TRACT IN THE J-A. BEARDEN SURVEY, ABSTRACT NO. 1218, WISE COUNTY, TEXAS, ALSO BEING A CERTAIN CALLED 1.73 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 1061, PAGE 65, OFFICIAL PUBLIC RECORDS, WISE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

SALE INFORMATION

Date of Sale: 01/02/2024 **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, Angela Cooper , 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, David Ray, Ashlee Luna, David Stockman, Donna Stockman, Guy Wiggs, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jamie Dworsky, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on November 22, 2023.

/s/ Juanita Deaver SBOT No. 24126385, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: Donna Stockman

Printed Name: Donna Stockman

C&M No. 44-23-3117

EXHIBIT "A"

Being a 1.73 acre tract in the J-A. BEARDEN SURVEY, Abstract No. 1218, Wise County, Texas, also being a certain called 1.73 acre tract described in instrument recorded in Volume 1061, Page 65, Official Public records, Wise County, Texas and being described by metes and bounds as follows:

Begining at a point in County Road Number 1653 for the Southeast corner of said 1.73 acre tract and the Northeast corner of a certain called 4.940 acre tract described in instrument recorded in Volume 100, Page 351. Real Records, Wise County, Texas:

THENCE South 87"25' 03" West passing a 2" pipe found at a distance of 16.99 feet, in all a distance of 503.35 feet to a 1/2" iron set for the Southwest corner of said 1.73 acre tract and the Northwest corner of said 4.940 acre tract:

THENCE North 00"05'19' East a distance of 149.50 feet to a 1/2" iron found for the Northwest corner of said 1.73 acre tract and the Southwest corner of a certain called 1.73 acre tract described in instrument recorded in Volume 1238, Page 695, official public record, Wise County, Texas.

THENCE North 87 degrees 25' 03" East passing a 8" steel post found at a distanceof 487.16 feet, in all a distance of 503.35 feet to a point in said County Road for thee Northeast Corner of said 1.73 acre tract; (re-1061-65) and thee Southeast corner of said 1.73 acre tract (re:1238/595);

THENCE South 00"08'19" West with said County Road a distance of 149.50 feet to the POINT OF BEGINNING and containing 1.73 acres of land.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.