NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Notice is hereby given that on Tuesday, the 2nd day of April 2024; the undersigned will conduct a Substitute Trustee's Sale under the terms of the Deed of Trust described below. Such interests in the following described property as are secured by the Deed of Trust herein described will be sold at public auction to the highest bidder for cash. The sale will be conducted with the understanding that the trustee is acting in a representative capacity, and not individually, and that the trustee shall have no personal liability by reason of any matter arising out of such sale. The earliest time the sale will begin is 1:00 o'clock, P.M., but the sale may begin not later than three (3) hours after that time. The sale will take place at the county courthouse of Wise County, Texas, at the area designated by the Commissioner's Court of such county where such sales are to take place. If no such area has been so designated, the area in which the sale will take place are the steps of the building now known as the Wise County Courthouse located at 101 ½ North Trinity Decatur, TX 76234

Date of Deed of Trust: July 29, 2022

Executed by: Alicia Oldham, a married person

Original Trustee named in Deed of Trust: Charles Newman

Substitute Trustee: L. Scott Horne

Original amount of Secured Indebtedness: $50,000.00

Original Beneficiary named in Deed of Trust: New Vision Trust CFBO 05406-18 IRA

Holder of Indebtedness: New Vision Trust CFBO 05406-18 IRA

Property described in Deed of Trust: Situated in Wise County, Texas, and being:
Lot 88, Block 3, of Chisholm Hills, Phase Three, an addition in Wise County, Texas, according to the Map or Plat of recorded in Volume B, Page 440, Plat Records of Wise County, Texas. Also known as 185 Lange Way Rhome, Texas 76078.

Said Deed of Trust is recorded under **No. 202213075** in the Deed of Trust Records, Wise County, Texas

EXECUTED this 12th day of March, 2024

L. Scott Horne
Substitute Trustee
1795 Northwest Highway
Garland, Texas 75041
972/271-1700
scott@hornerealestatelaw.com

POSTED
AT 2:20 o'clock P M
MAR 12 2024
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
CHRIS SHENKIR

ACKNOWLEDGMENT

THE STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 12 day of March, 2024, by L. Scott Horne, known to me personally or by driver's license, in the capacity therein stated.



Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:
Horne & Associates, PC
1795 Northwest Highway
Garland, Texas 75041

PREPARED IN THE LAW OF:
Horne & Associates, PC
1795 Northwest Highway
Garland, Texas 75041

After Recording, Please Return To:

Jackson Walker L.L.P.
2323 Ross Ave., Suite 600
Dallas, Texas 75201
Attn: Kelly S. Hodge

NOTICE OF TRUSTEE'S SALE

DATE: March 11, 2024

LOAN: A loan in the maximum principal amount of up to $8,000,000 from Lender to Borrower pursuant to the Loan Agreement, the Notes and the other Loan Documents (as defined in the Loan Agreement)

LOAN AGREEMENT: Master Loan and Security Agreement dated September 28, 2022, executed by and between Borrower and Lender

NOTES: Those certain Commercial Promissory Notes executed from time to time by Borrower and payable to the order of Lender, evidencing the Loan

DEED OF TRUST: Commercial Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing described as follows:

Date: May 12, 2023

Grantor: JIMENEZ CUSTOM HOMES LLC, a Texas limited liability company

Trustee: Thomas W. Osborne

Beneficiary: BBT SERIES XVI LLC, a Texas limited liability company

Recorded in: Document Number 202306097, of the Real Property Records of Wise County, Texas

LENDER: BBT SERIES XVI LLC, a Texas limited liability company

GRANTOR: JIMENEZ CUSTOM HOMES LLC, a Texas limited liability company

PROPERTY: The real property more particularly described on Exhibit A, attached hereto

TRUSTEE: Thomas W. Osborne

Trustee's Mailing Address:

24 Greenway Plaza, Suite 1025
Houston, Texas 77046

POSTED
AT 10:41 o'clock A M
MAR 12 2024
BIANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
Edualdo Villa

DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:

April 2, 2024, being the first Tuesday of the month, to commence at 10:00 a.m., or within three hours thereafter.

PLACE OF TRUSTEE'S SALE OF PROPERTY:

The door of the first floor in the southeast corner of the Wise County Courthouse, or such other place designated for real property foreclosures pursuant to Section 51.002 of the Texas Property Code by the Commissioners Court of Wise County, Texas, in instrument(s) recorded in the real property records of Wise County, Texas.

Default has occurred in the payment of the Loan and in the performance of the obligations of the Deed of Trust, which secures the Loan. Because of such default, Lender, the owner of the Loan and the holder of the Notes and the Deed of Trust lien securing payment of the Notes, for purposes of Section 51.002 of the Texas Property Code, has requested Trustee to sell the Property in accordance with the terms of the Deed of Trust and applicable law.

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

Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, I, Trustee, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, in accordance with 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 which are superior to the Deed of Trust and to the permitted exceptions to title, if any, described in the Deed of Trust. Trustee has not made and will not make any covenants, representations, or warranties concerning 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 shall be sold "AS IS, WHERE IS", and WITH ALL FAULTS.

Thomas W. Osborne, Trustee

EXHIBIT A

Legal Description of the Property

SURFACE ESTATE ONLY AND SUBJECT TO ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING TO INTEREST NOT CONSTITUTING PART OF THE SURFACE TO THE FOLLOWING DESCRIBED PROPERTY:

LOTS 19-21, BLOCK 23; LOTS 8-12, BLOCK 24; LOTS 1 AND 2, BLOCK 25; AND LOT 20, BLOCK 26, ALL IN UNIT 5 OF RUNAWAY BAY, A SUBDIVISION IN WISE COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD, FILED IN PLAT CABINET A, SLIDE 423, PLAT RECORDS OF WISE COUNTY, TEXAS.

POSTED
AT 10:50 o'clock A M
MAR 12 2024
BIANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
Edualdo Villa

121 Kristina Blvd
Decatur, Texas 76234

NOTICE OF FORECLOSURE SALE

STATE OF TEXAS §
§ KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF WISE §

WHEREAS, ERASMO MOLINA, JR., an individual, and LACY LYNN MOLINA (joining to perfect the security interest but not otherwise to be liable) (individually or collectively, as the context may require, "Borrower"), executed that certain Deed of Trust (Security Agreement, Financing Statement) (as same may have been heretofore amended, modified, extended, renewed, restated and/or assigned, the "Security Instrument") (as same may have been heretofore amended, modified, extended, renewed, restated and/or assigned, the "Security Instrument"), dated as of July 14, 2022, recorded as Document No. 202211570, Official Public Records of Wise County, Texas (the "Records"), to Greg Garland, Trustee (the "Original Trustee") for the benefit of FIRST BANK & TRUST ("Lender"), covering (i) certain real property ("Land") located in Wise County, Texas, more particularly described in Exhibit A attached hereto and incorporated herein by reference, (ii) the buildings and improvements situated thereon, and (iii) any and all other real and personal property interests described in the Security Instrument (collectively, the "Property"), and securing that certain Promissory Note dated July 14, 2022 in the stated principal amount of $647,200.00 (as same may have been amended, modified, extended, renewed, restated, replaced and/or assigned, the "Note") (the Note, together with all other indebtedness, liabilities, and obligations described in the Note, Security Instrument and all other documents evidencing, securing, governing or otherwise pertaining to the loan evidenced by the Note hereinafter referred to as the "Indebtedness"); and

WHEREAS, default has occurred under the Note (as defined in the Security Instrument) and the payment of the Indebtedness has been accelerated and is now wholly due and payable; and

WHEREAS, Lender has made demand upon Borrower to pay to Lender the Indebtedness now due, but such Indebtedness has not been paid; and

WHEREAS, pursuant to and in accordance with the authority of Section 51.0075(c) of the Texas Property Code and the Security Instrument, Lender has appointed MICHAEL BAILEY, an individual with an address of c/o Winstead PC, 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201, ANGEL GUTIERREZ, an individual with an address of c/o Winstead PC, 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201, BROOKE YARBOROUGH, an individual with an address of c/o Winstead PC, 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201and JASON ENRIGHT, an individual with an address of c/o Winstead PC, 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201, individually and severally, and not jointly (collectively, the "Substitute Trustees" or, severally, a "Substitute Trustee"), each of whom may act alone, without the necessity of the joinder of the other Substitute Trustees, as the substitute

trustee, in the place and stead of and to succeed to all of the rights, titles, estates, powers, privileges and authorities granted in the Security Instrument to the Original Trustee, and any previously appointed substitute trustee(s); and

WHEREAS, Lender, as the beneficiary under the Security Instrument, has instructed the Substitute Trustees, or any one of them, acting alone without the necessity of the joinder of the other Substitute Trustees, to post, file, and mail, or cause to be posted, filed, and mailed, appropriate notice and to sell all or a portion of the Property, in parcels or in whole, to satisfy, in whole or in part, the unpaid Indebtedness; and

WHEREAS, the Property will be sold "as-is" without any expressed or implied warranties, except as to warranties of title, and at the purchaser's own risk (and not as a consumer) pursuant to Section 51.009 of the Texas Property Code.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, April 2, 2024 (the "Foreclosure Date"), no earlier than 10:00 A.M., or no later than three (3) hours after that time, the Substitute Trustees, or any one of them, acting alone without the necessity of the joinder of the other Substitute Trustees, will commence the sale of all or a portion of the Property, in parcels or as a whole, at public auction to the highest bidder for cash, pursuant to the Security Instrument and applicable law; such sale will be held at: 306 W. Main St., Decatur, TX 76234, in that area designated for such sales by order or Resolutions of the Commissioners' Court of Wise County, Texas or in such other area as subsequently designated by Resolution of the Commissioners' Court of Wise County, Texas; SUBJECT, HOWEVER, to all liens, exceptions to title, easements, restrictions, and encumbrances affecting any of the Property or title thereto which have equal or superior priority to the lien and security interest created by the Security Instrument. The Substitute Trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m. on the Foreclosure Date.

To the extent that any of the Property has been released from the lien of the Security Instrument, by written instrument signed by Lender or its predecessor and filed for record in the Official Public Records of the aforesaid county in which the Security Instrument is recorded, or has been released from the security interest created in the Security Instrument by an appropriate financing statement amendment filed by Lender or its predecessor in the applicable filing office, this notice is not intended to and does not cover such property, and such property will not be part of the Property conveyed to the purchaser by reason of such sale.

If such sale or sales do not result in full satisfaction of all of the Indebtedness, the lien and security interest of the Security Instrument shall remain in full force and effect in respect of any of the Property not so sold and any and all other types of real and personal property covered by the Security Instrument and not described herein.

This Notice of Foreclosure Sale is being sent by MICHAEL BAILEY, an individual, with an address of Winstead PC, 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201.

The following language is set forth per requirement under Section 51.002(i) of the Texas Property Code, and applicable if debtor qualifies under such Section:

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING, OR WITHIN THE LAST NINE (9) MONTHS HAVE SERVED, 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.

[The remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF, Substitute Trustee/Authorized Agent has executed this notice as of the date of the acknowledgment below.

SUBSTITUTE TRUSTEE/ AUTHORIZED AGENT:

Name: Michael Bailey

STATE OF TEXAS §
§
COUNTY OF Dallas §

This instrument was ACKNOWLEDGED before me on March 8, 2024, by MICHAEL BAILEY, in the capacities therein stated.

Notary Public in and for the State of Texas

[SEAL]



EXHIBIT A

LAND

Lot 22, Block 2, of ESTATE OF BISON CREEK, PHASE II, an Addition to Wise County, Texas, according to the Plat thereof recorded in Cabinet F, Slide 21, Plat Records of Wise County, Texas.

POSTED
AT 10:41 o'clock A M
MAR 07 2024
BIANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Edualdo Villa Deputy

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: 04/02/2024 **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, 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 03/04/2024.

/s/ Will Morphis SBOT No. 24131905, 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.

POSTED
AT 2:43 o'clock P M
MAR 07 2024
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Katja Stovall Deputy
Katja Stovall

After Recording, Please Return To:

Jackson Walker L.L.P.
2323 Ross Ave., Suite 600
Dallas, Texas 75201
Attn: Kelly S. Hodge

NOTICE OF TRUSTEE'S SALE

DATE: March 7, 2024

LOAN: A loan in the maximum principal amount of up to $8,000,000 from Lender to Borrower pursuant to the Loan Agreement, the Notes and the other Loan Documents (as defined in the Loan Agreement)

LOAN AGREEMENT: Master Loan and Security Agreement dated September 28, 2022, executed by and between Borrower and Lender

NOTES: Those certain Commercial Promissory Notes executed from time to time by Borrower and payable to the order of Lender, evidencing the Loan

DEED OF TRUST: Commercial Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing described as follows:

Date: July 13, 2023

Grantor: JIMENEZ CUSTOM HOMES LLC, a Texas limited liability company

Trustee: Thomas W. Osborne

Beneficiary: BBT SERIES XVI LLC, a Texas limited liability company

Recorded in: Document Number 202309574, of the Real Property Records of Wise County, Texas

LENDER: BBT SERIES XVI LLC, a Texas limited liability company

GRANTOR: JIMENEZ CUSTOM HOMES LLC, a Texas limited liability company

PROPERTY: The real property more particularly described on Exhibit A, attached hereto

TRUSTEE: Thomas W. Osborne

Trustee's Mailing Address:

24 Greenway Plaza, Suite 1025
Houston, Texas 77046

DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:

April 2, 2024, being the first Tuesday of the month, to commence at 10:00 a.m., or within three hours thereafter.

PLACE OF TRUSTEE'S SALE OF PROPERTY:

The door of the first floor in the southeast corner of the Wise County Courthouse, or such other place designated for real property foreclosures pursuant to Section 51.002 of the Texas Property Code by the Commissioners Court of Wise County, Texas, in instrument(s) recorded in the real property records of Wise County, Texas.

Default has occurred in the payment of the Loan and in the performance of the obligations of the Deed of Trust, which secures the Loan. Because of such default, Lender, the owner of the Loan and the holder of the Notes and the Deed of Trust lien securing payment of the Notes, for purposes of Section 51.002 of the Texas Property Code, has requested Trustee to sell the Property in accordance with the terms of the Deed of Trust and applicable law.

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

Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, I, Trustee, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, in accordance with 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 which are superior to the Deed of Trust and to the permitted exceptions to title, if any, described in the Deed of Trust. Trustee has not made and will not make any covenants, representations, or warranties concerning 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 shall be sold "AS IS, WHERE IS", and WITH ALL FAULTS.

Thomas W. Osborne, Trustee

EXHIBIT A

Legal Description of the Property

LOT 8, BLOCK 3, UNIT NUMBER FOUR, RUNAWAY BAY, A SUBDIVISION IN WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET A, SLIDE 410-415, OF THE MAP AND/OR PLAT RECORDS, WISE COUNTY, TEXAS

Information below not part of legal description

Address: 402 Koppes Ct. Runaway Bay, Texas, 76426

POSTED
AT 2:44 o'clock P M
MAR 07 2024
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Katja Stovall Deputy
Katja Stovall

After Recording, Please Return To:

Jackson Walker L.L.P.
2323 Ross Ave., Suite 600
Dallas, Texas 75201
Attn: Kelly S. Hodge

NOTICE OF TRUSTEE'S SALE

DATE: March 7, 2024

LOAN: A loan in the maximum principal amount of up to $8,000,000 from Lender to Borrower pursuant to the Loan Agreement, the Notes and the other Loan Documents (as defined in the Loan Agreement)

LOAN AGREEMENT: Master Loan and Security Agreement dated September 28, 2022, executed by and between Borrower and Lender

NOTES: Those certain Commercial Promissory Notes executed from time to time by Borrower and payable to the order of Lender, evidencing the Loan

DEED OF TRUST: Commercial Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing described as follows:

Date: September 28, 2022

Grantor: JIMENEZ CUSTOM HOMES LLC, a Texas limited liability company

Trustee: Thomas W. Osborne

Beneficiary: BBT SERIES XVI LLC, a Texas limited liability company

Recorded in: Document Number 202215669, of the Real Property Records of Wise County, Texas

LENDER: BBT SERIES XVI LLC, a Texas limited liability company

GRANTOR: JIMENEZ CUSTOM HOMES LLC, a Texas limited liability company

PROPERTY: The real property more particularly described on Exhibit A, attached hereto

TRUSTEE: Thomas W. Osborne

Trustee's Mailing Address:

24 Greenway Plaza, Suite 1025
Houston, Texas 77046

DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:

April 2, 2024, being the first Tuesday of the month, to commence at 10:00 a.m., or within three hours thereafter.

PLACE OF TRUSTEE'S SALE OF PROPERTY:

The door of the first floor in the southeast corner of the Wise County Courthouse, or such other place designated for real property foreclosures pursuant to Section 51.002 of the Texas Property Code by the Commissioners Court of Wise County, Texas, in instrument(s) recorded in the real property records of Wise County, Texas.

Default has occurred in the payment of the Loan and in the performance of the obligations of the Deed of Trust, which secures the Loan. Because of such default, Lender, the owner of the Loan and the holder of the Notes and the Deed of Trust lien securing payment of the Notes, for purposes of Section 51.002 of the Texas Property Code, has requested Trustee to sell the Property in accordance with the terms of the Deed of Trust and applicable law.

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

Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, I, Trustee, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, in accordance with 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 which are superior to the Deed of Trust and to the permitted exceptions to title, if any, described in the Deed of Trust. Trustee has not made and will not make any covenants, representations, or warranties concerning 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 shall be sold "AS IS, WHERE IS", and WITH ALL FAULTS.

Thomas W. Osborne, Trustee

EXHIBIT A

Legal Description of the Property

LOT 100, BLOCK NO. 2, UNIT 1, RUNAWAY BAY, A SUBDIVISION TO THE CITY OF RUNAWAY BAY, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN PLAT CABINET A, SECTION 417, PLAT RECORDS, WISE COUNTY, TEXAS

Information below not part of legal description

Address: 100 Sugar Terrace, Runaway Bay, Texas, 76426

POSTED
AT 2:45 o'clock P M
MAR 07 2024
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Katja Stovall Deputy
Katja Stovall

After Recording, Please Return To:

Jackson Walker L.L.P.
2323 Ross Ave., Suite 600
Dallas, Texas 75201
Attn: Kelly S. Hodge

NOTICE OF TRUSTEE'S SALE

DATE: March 7, 2024

LOAN: A loan in the maximum principal amount of up to $8,000,000 from Lender to Borrower pursuant to the Loan Agreement, the Notes and the other Loan Documents (as defined in the Loan Agreement)

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DEED OF TRUST: Commercial Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing described as follows:

Date: July 13, 2023

Grantor: JIMENEZ CUSTOM HOMES LLC, a Texas limited liability company

Trustee: Thomas W. Osborne

Beneficiary: BBT SERIES XVI LLC, a Texas limited liability company

Recorded in: Document Number 202309572, of the Real Property Records of Wise County, Texas

LENDER: BBT SERIES XVI LLC, a Texas limited liability company

GRANTOR: JIMENEZ CUSTOM HOMES LLC, a Texas limited liability company

PROPERTY: The real property more particularly described on Exhibit A, attached hereto

TRUSTEE: Thomas W. Osborne

Trustee's Mailing Address:

24 Greenway Plaza, Suite 1025
Houston, Texas 77046

DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:

April 2, 2024, being the first Tuesday of the month, to commence at 10:00 a.m., or within three hours thereafter.

PLACE OF TRUSTEE'S SALE OF PROPERTY:

The door of the first floor in the southeast corner of the Wise County Courthouse, or such other place designated for real property foreclosures pursuant to Section 51.002 of the Texas Property Code by the Commissioners Court of Wise County, Texas, in instrument(s) recorded in the real property records of Wise County, Texas.

Default has occurred in the payment of the Loan and in the performance of the obligations of the Deed of Trust, which secures the Loan. Because of such default, Lender, the owner of the Loan and the holder of the Notes and the Deed of Trust lien securing payment of the Notes, for purposes of Section 51.002 of the Texas Property Code, has requested Trustee to sell the Property in accordance with the terms of the Deed of Trust and applicable law.

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

Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, I, Trustee, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, in accordance with 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 which are superior to the Deed of Trust and to the permitted exceptions to title, if any, described in the Deed of Trust. Trustee has not made and will not make any covenants, representations, or warranties concerning 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 shall be sold "AS IS, WHERE IS", and WITH ALL FAULTS.

Thomas W. Osborne, Trustee

EXHIBIT A

Legal Description of the Property

LOT 39, BLOCK 1, UNIT NUMBER ONE RUNAWAY BAY OF LAKE BRIDGEPORT PROPERTIES, AN ADDITION IN WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGES 269-276, OF THE PLAT RECORDS OF WISE COUNTY, TEXAS

After Recording, Please Return To:

Jackson Walker L.L.P.
2323 Ross Ave., Suite 600
Dallas, Texas 75201
Attn: Kelly S. Hodge

POSTED
AT 2:46 o'clock P M
MAR 07 2024
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Katja Stovall Deputy
Katja Stovall

NOTICE OF TRUSTEE'S SALE

DATE: March 7, 2024

LOAN: A loan in the maximum principal amount of up to $8,000,000 from Lender to Borrower pursuant to the Loan Agreement, the Notes and the other Loan Documents (as defined in the Loan Agreement)

LOAN AGREEMENT: Master Loan and Security Agreement dated September 28, 2022, executed by and between Borrower and Lender

NOTES: Those certain Commercial Promissory Notes executed from time to time by Borrower and payable to the order of Lender, evidencing the Loan

DEED OF TRUST: Commercial Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing described as follows:

Date: July 13, 2023

Grantor: JIMENEZ CUSTOM HOMES LLC, a Texas limited liability company

Trustee: Thomas W. Osborne

Beneficiary: BBT SERIES XVI LLC, a Texas limited liability company

Recorded in: Document Number 202309580, of the Real Property Records of Wise County, Texas

LENDER: BBT SERIES XVI LLC, a Texas limited liability company

GRANTOR: JIMENEZ CUSTOM HOMES LLC, a Texas limited liability company

PROPERTY: The real property more particularly described on Exhibit A, attached hereto

TRUSTEE: Thomas W. Osborne

Trustee's Mailing Address:

24 Greenway Plaza, Suite 1025
Houston, Texas 77046

DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:

April 2, 2024, being the first Tuesday of the month, to commence at 10:00 a.m., or within three hours thereafter.

PLACE OF TRUSTEE'S SALE OF PROPERTY:

The door of the first floor in the southeast corner of the Wise County Courthouse, or such other place designated for real property foreclosures pursuant to Section 51.002 of the Texas Property Code by the Commissioners Court of Wise County, Texas, in instrument(s) recorded in the real property records of Wise County, Texas.

Default has occurred in the payment of the Loan and in the performance of the obligations of the Deed of Trust, which secures the Loan. Because of such default, Lender, the owner of the Loan and the holder of the Notes and the Deed of Trust lien securing payment of the Notes, for purposes of Section 51.002 of the Texas Property Code, has requested Trustee to sell the Property in accordance with the terms of the Deed of Trust and applicable law.

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

Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, I, Trustee, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, in accordance with 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 which are superior to the Deed of Trust and to the permitted exceptions to title, if any, described in the Deed of Trust. Trustee has not made and will not make any covenants, representations, or warranties concerning 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 shall be sold "AS IS, WHERE IS", and WITH ALL FAULTS.

Thomas W. Osborne, Trustee

EXHIBIT A

Legal Description of the Property

LOT 28, BLOCK 8, RUNAWAY BAY OF LAKE BRIDGEPORT PROPERTIES, UNIT NUMBER ONE, AN ADDITION IN WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET A, SLIDE 122, MAP AND/OR PLAT RECORDS, WISE COUNTY, TEXAS.

Information below not part of legal description

Address: 154 Lakeshore Dr, Runaway Bay, Texas, 76426

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

COPY

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF Wise

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, Deed Records, Johnson County Texas.** 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 April, 2024 at the **Wise County Court Center, Decatur, Texas.** The same being **April 2, 2024, 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 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 March 5, 2024.

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 9:00 o'clock A M
MAR 05 2024
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
Edualdo Villa

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.

164 SPRING CREEK CIR
PARADISE, TX 76073

00000009998584

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: April 02, 2024
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 December 16, 2020 and recorded in Document INSTRUMENT NO. 202018114 real property records of WISE County, Texas, with KINDSIE ANDREASON AND PAUL ANDREASON JR WIFE AND HUSBAND, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (''MERS'') AS NOMINEE, mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by KINDSIE ANDREASON AND PAUL ANDREASON JR WIFE AND HUSBAND, securing the payment of the indebtednesses in the original principal amount of $315,730.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. FIRST UNITED BANK & TRUST COMPANY 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. FIRST UNITED BANK AND TRUST, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FIRST UNITED BANK AND TRUST
3930 DALLAS PARKWAY
PLANO, TX 75093

POSTED
AT 11:11 o'clock A M
FEB 13 2024
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
CHRIS SHENKIR

154 SPRING CREEK CIR
PARADISE, TX 76073

00000009998584

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

The undersigned as attorney for the mortgagee or mortgage servicer does herby remove the original trustee and all successor substitute trustees and appoints in their steed DAVID STOCKMAN, BRENDA WIGGS, DONNA STOCKMAN, GUY WIGGS, JANET PINDER, BRANDY BACON, MICHELLE SCHWARTZ, JAMIE DWORSKY, DENISE BOERNER, TIM LEWIS, KATHY ARRINGTON OR ANGELA COOPER whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the WISE County Clerk and caused to be posted at the WISE County courthouse this notice of sale.

_____

Declarants Name:_____

Date:_____

EXHIBIT "A"

LOT 20, BLOCK 1, SPRING CREEK FARMS, PHASE 2, AN ADDITION IN WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET D, SLIDE 387, PLAT RECORDS, WISE COUNTY, TEXAS.

111 LOREN RYAN DRIVE
AURORA, TX 76078

00000010043537

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: April 02, 2024

   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 April 27, 2012 and recorded in Document INSTRUMENT NO. 2012-5874 real property records of WISE County, Texas, with CLINTON A SNYDER, A MARRIED MAN, CANDACE SNYDER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (''MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by CLINTON A SNYDER, A MARRIED MAN, CANDACE SNYDER, securing the payment of the indebtednesses in the original principal amount of $45,808.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information**. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. LOANCARE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452

POSTED
AT 11:11 o'clock A M
FEB 13 2024
BLANCA TIJMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
CHRIS SHENKIR

NTSS00000010043537

111 LORENRYAN DRIVE
AURORA, TX 76078

00000010043537

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

The undersigned as attorney for the mortgagee or mortgage servicer does herby remove the original trustee and all successor substitute trustees and appoints in their steed DAVID STOCKMAN, BRENDA WIGGS, DONNA STOCKMAN, GUY WIGGS, JANET PINDER, BRANDY BACON, MICHELLE SCHWARTZ, JAMIE DWORSKY, DENISE BOERNER, TIM LEWIS, KATHY ARRINGTON OR ANGELA COOPER whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the WISE County Clerk and caused to be posted at the WISE County courthouse this notice of sale.

_____

Declarants Name:_____

Date:_____

EXHIBIT "A"

BEING A TRACT OF LAND OUT OF THE W.C. HALLMARK SURVEY, ABSTRACT NO. 361, WISE COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 1498, PAGE 398, DEED RECORDS, WISE COUNTY, TEXAS, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED IRON PIN (STEADHAM) FOUND IN THE EAST LINE OF A 60' INGRESS AND EGRESS EASEMENT AS DESCRIBED IN DEED RECORDED IN VOLUME 410, PAGE 284, DEED RECORDS, WISE COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF TRACT BEING DESCRIBED, SAID POINT BY DEED BEING LOCATED 1048.70 FEET SOUTH 00 DEGREES 26 MINUTES 00 SECONDS WEST, 456.05 FEET SOUTH 89 DEGREES 39 MINUTES 10 SECONDS EAST AND 155.64 FEET NORTH 00 DEGREES 26 MINUTES 00 SECONDS EAST FROM THE NORTHWEST CORNER OF A 15 ACRE TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 287, PAGE 619, DEED RECORDS, WISE COUNTY, TEXAS; THENCE NORTH 00 DEGREES 26 MINUTES 00 SECONDS EAST 157.63 FEET (DEED CALL 155.64 FEET) ALONG THE EAST LINE OF SAID 60' INGRESS AND EGRESS EASEMENT TO A CAPPED IRON PIN (STEADHAM) FOUND FOR THE NORTHWEST CORNER OF TRACT BEING DESCRIBED:

THENCE SOUTH 88 DEGREES 08 MINUTES 24 SECONDS EAST 159.85 FEET (DEED CALL SOUTH 89 DEGREES 39 MINUTES 10 SECONDS EAST 159.71 FEET) TO A CAPPED IRON PIN FOUND FOR IN THE WEST LINE OF A TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 469, PAGE 689, DEED RECORDS, WISE COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF TRACT BEING DESCRIBED;

THENCE SOUTH 00 DEGREES 22 MINUTES 46 SECONDS WEST 155.64 FEET ALONG THE WEST LINE OF SAID TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 469, PAGE 689 TO A CAPPED IRON PIN (STEADHAM) FOUND FOR THE SOUTHEAST CORNER OF TRACT BEING DESCRIBED;

THENCE NORTH 88 DEGREES 50 MINUTES 39 SECONDS WEST 159.96 FEET (DEED CALL NORTH 89 DEGREES 39 MINUTES 10 SECONDS WEST 159.85 FEET) TO THE POINT OR BEGINNING AND CONTAINING 0.575 ACRES OF LAND, MORE OR LESS

NOTICE OF ACCELERATION AND NOTICE OF 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.

DEED OF TRUST INFORMATION:

Date:	December 13, 2021
Grantor(s):	Bryan Hall, an unmarried man
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc., as nominee for Cardinal Financial Company, Limited Partnership
Original Principal:	$407,483.00
Recording Information:	202120560
Property County:	Wise
Property:	BEING 5.99 ACRES OUT OF THE M. E. P. & P. RR. CO. SURVEY, ABSTRACT NO. 630, WISE COUNTY, TEXAS AND BEING THOSE CERTAIN TRACTS CONVEYED TO HEINRICH AND JOANNE DOWNES BY DEEDS RECORDED IN VOLUME 1332, PAGE 646 AND VOLUME 1481, PAGE 801 OF THE OFFICIAL PUBLIC RECORDS WISE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2 INCH IRON ROD WITH CAP, FOUND IN PLACE, ON THE EAST LINE OF AGNES NORTH, SAID POINT BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO GARY ALLEN COLEMAN BY DEED RECORDED IN VOLUME 2443, PAGE 202 OF THE OFFICIAL PUBLIC RECORDS OF WISE COUNTY, TEXAS, AND BEING BY DEED CALL - N OOD 55` 00" E, A DISTANCE OF 1545.90 FEET FROM THE SOUTHWEST CORNER OF SAID ABSTRACT NO. 630, FOR THE SOUTHWEST CORNER OF THIS TRACT;  THENCE N 00D 55` 00" E, ALONG AND WITH THE EAST LINE OF SAID AGNES NORTH, A DISTANCE OF 199.58 FEET TO A 1/2 INCH IRON ROD, SET, SAID POINT BEING THE MOST NORTHERLY SOUTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO PATTYE J. HILL BY DEED RECORDED IN VOLUME 2350, PAGE 264 OF THE OFFICIAL PUBLIC RECORDS OF WISE COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THIS TRACT; THENCE S 88D 23` 00" E, GENERALLY ALONG AN EXISTING FENCE AND ALONG AND WITH THE SOUTH LINE OF SAID HILL TRACT, A DISTANCE OF 1016.41 FEET TO A 1/2 INCH IRON ROD, FOUND IN PLACE, SAID POINT BEING AN ELL CORNER OF SAID HILL TRACT, FOR THE NORTHEAST CORNER OF THIS TRACT;

POSTED
AT 11:11 o'clock A M
FEB 13 2024
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy CHRIS SHENKIR

THENCE S 00D 55` 00" W, GENERALLY ALONG AN EXISTING FENCE AND ALONG AND WITH THE WEST LINE OF SAID HILL TRACT, A DISTANCE OF 299.58 FEET TO A 1/2 INCH ROD, FOUND IN PLACE, ON THE NORTH LINE OF THAT CERTAIN TRACT CONVEYED TO REI ELECTRIC, INC. BY DEED RECORDED IN CLERK FILE NUMBER 202011893, SAID POINT BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID HILL TRACT, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N 88D 23` 00" W, GENERALLY ALONG AN EXISTING FENCE AND ALONG AND WITH THE NORTH LINE OF SAID REI ELECTRIC, INC. TRACT, A DISTANCE OF 580.80 FEET TO A 1/2 INCH IRON ROD WITH CAP, FOUND IN PLACE, SAID POINT BEING THE SOUTHEAST CORNER OF SAID COLEMAN TRACT, FOR AN ELL CORNER OF THIS TRACT;

THENCE N 00D 55` 00" E, ALONG AND WITH THE EAST LINE OF SAID COLEMAN TRACT, AT 98.21 FEET A 1/2 INCH IRON ROD WITH CAP, FOUND IN PLACE, A TOTAL DISTANCE OF 100.00 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID COLEMAN TRACT, FOR AN ELL CORNER OF THIS TRACT;

THENCE N 88D 23` 00" W, ALONG AND WITH THE NORTH LINE OF SAID COLEMAN TRACT, A DISTANCE OF 435.60 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5.99 ACRES, MORE OR LESS.

Property Address: **1618 Agnes North**
Springtown, TX 76082

MORTGAGE SERVICING INFORMATION:
The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: **Lakeview Loan Servicing, LLC**
Mortgage Servicer: **Flagstar Bank**
Mortgage Servicer Address: **5151 Corporate Drive**
Troy, MI 48098

SALE INFORMATION:

Date of Sale: **April 2, 2024**
Time of Sale: **1:00 PM or within three hours thereafter.**
Place of Sale: **THE SOUTHEAST PORCH AT THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**
Substitute Trustee: **Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington, Michelle Schwartz, Brandy Bacon, Angela Cooper or Jamie Dworsky, Padgett Law Group, Michael J. Burns, or Jonathan Smith, any to act**
Substitute Trustee Address: **546 Silicon Dr., Suite 103**
Southlake, TX 76092
TXAttorney@PadgettLawGroup.com

APPOINTMENT OF 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.

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place, any to act, those substitute trustees identified in the SALE INFORMATION section of this notice, whose address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. 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, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

PJones

Paige Jones

CERTIFICATE OF POSTING

My name is Donna Stockman, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on 02-12-2024, I filed at the office of the Wise County Clerk to be posted at the Wise County courthouse this notice of sale.

Donna Stockman

Declarant's Name: Donna Stockman

Date: 02-12-2024

Padgett Law Group
546 Silicon Dr., Suite 103
Southlake, TX 76092
TXAttorney@PadgettLawGroup.com
(850) 422-2520

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WISE County
Deed of Trust Dated: October 30, 2020
Amount: $279,837.00
Grantor(s): FRANCIS GALBAN and ZUNEY MIRANDA
Original Mortgagee: PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC., A CALIFORNIA CORPORATION
Current Mortgagee: LAKEVIEW LOAN SERVICING, LLC
Mortgagee Servicer and Address: c/o FLAGSTAR BANK, NATIONAL ASSOCIATION, 5151 Corporate Drive, Troy, MI 48098
Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property
Recording Information: Document No. 202015301
Legal Description: LOT 7, DEATS FARM ADDITION, PHASE 1, A SUBDIVISION TO WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET E, SLIDE 141, PLAT RECORDS, WISE COUNTY, TEXAS.

Date of Sale: April 2, 2024 between the hours of 1:00 PM and 4:00 PM.
Earliest Time Sale Will Begin: 1:00 PM
Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the WISE County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

AURORA CAMPOS OR JONATHAN HARRISON, RAMIRO CUEVAS, PATRICK ZWIERS, DONNA STOCKMAN, DAVID STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, JAMIE OSBORNE, TIM LEWIS, TERRY BROWDER, LAURA BROWDER, MICHELLE SCHWARTZ, DANA KAMIN, LISA BRUNO, ANGIE USELTON, CONRAD WALLACE, TONYA WASHINGTON, MERYL OLSEN, MISTY MCMILLIAN, TIFFINEY BRUTON, TIONNA MCMILLAN, DAVID RAY, JANET PINDER, BRANDY BACON, JAMIE DWORSKY OR KATHY ARRINGTON, ANGELA COOPER, MARSHA MONROE have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. 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.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. **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.**

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.

Anthony Adan Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2024-000099

Donna Stockman

Printed Name: Donna Stockman

c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618

POSTED
AT 8 23 o'clock A M
FEB 15 2024

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

POSTED
AT 338 o'clock P M
FEB 01 2024

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WISE County
Deed of Trust Dated: April 28, 2023
Amount: $359,370.00
Grantor(s): WADE JONES
Original Mortgagee: DHI MORTGAGE COMPANY, LTD.
Current Mortgagee: CARRINGTON MORTGAGE SERVICES, LLC
Mortgagee Address: CARRINGTON MORTGAGE SERVICES, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806
Recording Information: Document No. 202305364
Legal Description: LOT 39, BLOCK 10, OF BLUESTEM, PHASE 1, AN ADDITION TO THE CITY OF RHOME, WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET F, SLEEVE 149, DOCUMENT NO. 202211550, PLAT RECORDS OF WISE COUNTY, TEXAS

Date of Sale: April 2, 2024 between the hours of 1:00 PM and 4:00 PM.
Earliest Time Sale Will Begin: 1:00 PM
Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the WISE County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

AURORA CAMPOS OR JONATHAN HARRISON, RAMIRO CUEVAS, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, CONRAD WALLACE, TONYA WASHINGTON, MONICA HENDERSON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, TIONNA HADNOT, DAVID RAY, ASHLEE LUNA, DONNA TROUT, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, BRENDA WIGGS, DENISE BOERNER, TIM LEWIS, MICHELLE SCHWARTZ, BRANDY BACON, JANET PINDER, JAMIE DWORSKY OR ANGELA COOPER have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. 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.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. **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.**

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.

Anthony Adan Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2023-005513

Printed Name: David Stockman
c/o XOME
750 TX-121 #100
Lewisville, TX 75067

A

POSTED
AT 338 o'clock P M
FEB 01 2024

RECORDING REQUESTED BY:

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

CHRIS SHENKIR

WHEN RECORDED MAIL TO:

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
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

I 99655

TS No TX07000280-23-2S | 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 **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** 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, April 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: **Wise County Courthouse, 306 W Main, Decatur, TX, 76234 - South end of the building, by the flagpole, or in the area designated by the Commissioner`s Court.**

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 26th day of January, 2024.

By: Ramiro Cuevas
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.Auction.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832

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.

TS No TX07000280-23-2S APN 775813 | R0447-0492-00 TO No DEF-576174

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.

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: JANUARY 24, 2024

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 338 o'clock P M
FEB 01 2024
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, JANET PINDER, BRANDY BACON, MICHELLE SCHWARTZ, JAMIE DWORSKY, ANGELA COOPER, OR 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:

APRIL 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, JANET PINDER, BRANDY BACON, MICHELLE SCHWARTZ, JAMIE DWORSKY, ANGELA COOPER, OR 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 January 24, 2024**, 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 January 24, 2024.

NYJER U. REESE
Notary Public, State of Texas
Comm. Expires 01-21-2025
Notary ID 12261571

_____
Notary Public, State of Texas

Notice of Sale executed by:

Name: _____

_____

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