POSTED
AT 3:57 o'clock P M
APR 12 2024
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
CHRIS SHENKIR

Notice of Trustee's Sale

Date: April 10, 2024

Substitute Trustee: Keval Patel or Jason A. LeBoeuf

Substitute Trustees' Addresses: 19855 Southwest Freeway, Suite 330
Sugar Land Texas 77479

Lenders: Snap Alpha Lending, LLC, a Texas limited liability company

Debt: $2, 500,000.00 debt obligation to Lenders as specified below:

Deed of Trust to Secure Performance ("Deed of Trust"):

Dated: March 24, 2023

Grantor: OM Time Real Estate, Inc.

Trustee: Keval Patel, 19855 Southwest Freeway, Suite 330, Sugar Land, Texas 77479

Lenders: Snap Alpha Lending, LLC a Texas limited liability company

Property Address: See Attached Exhibit "A"

Property: See Attached Exhibit "A"

Recorded in: Recorded Document Number 202303610 in the Real Property records of Wise County, Texas

Secures: Promissory Note dated March 24, 2023

County: Wise County Texas

Date of Sale (first Tuesday of month): May 7, 2024

Time of Sale: 10:00 am

Place of Sale: Wise County Court, 306 W. Main Decatur, Texas 76234 or as designated by the county commissioners

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.

The Lenders have appointed Keval Patel as Substitute Trustee under the Deed of Trust. The Lenders have instructed Trustees to offer the Property for sale toward the satisfaction of the debt obligations.

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 is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

Keval Patel

$2,500,000.00 Alvord, Texas March 24, 2023

EXHIBIT A

Legal Description of Real Property:

TRACT 1:
Being a 14.24 acre tract in Block 24, Grayson County School Land Survey, Abstract Number 329, Wise County, Texas, also being a certain called 5.6 acre tract (First Tract) and a certain called 8.63 acre tract (Second Tract) recorded in Volume 886, Page 157, Official Public Records, Wise County, Texas and being described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found in the West line of a certain called 148.608 acre tract recorded in Volume 147, Page 536, Deed Records, Wise County, Texas, for the Northeast corner of said Second Tract and the Southeast corner of a certain called 20.00 acre tract recorded in Volume 1638, Page 512, Official Public Records, Wise County Texas;

THENCE South 01 deg. 14' 50" East with said West line a distance of 1361.22 feet to a 3' monument found in the Northeast right-of-way of U.S. Highway Number 81/ 287 for the most Southerly corner of said First Tract and a corner of said 148.608 acre tract;

THENCE North 35 deg. 02' 50" West with said right-of-way and passing an X-tie found at a distance of 1616.60 feet, in all a distance of 1639.03 feet to a point in a ditch for the Northwest corner of said Second Tract and the Southwest corner of said 20.00 acre tract, and from which a 3' steel fence post bears 63.18 feet North 88 deg. 05' 02" East;

THENCE North 88 deg. 48' 10" East a distance of 911.26 feet to the POINT OF BEGINNING and containing 14.24 acres of land.

NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF LAND DESCRIBED HEREIN. ANY STATEMENT IN THE ABOVE LEGAL DESCRIPTION(S) IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT, BUT IS MADE ONLY FOR INFORMATIONAL AND/OR IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE OR ALTER THE INSURING PROVISIONS OF ITEM TWO (2) OF SCHEDULE "B" HEREOF

TRACT 2:
Being a 164.150 acre tract in the Jesse B. Atkinson Survey, Abstract No. 2, the M.E.P. & P. R.R. Co. Survey No. 5, Abstract No. 633 and the A.J. Walker Survey, Abstract No. 861, situated in Wise County, Texas, and being a portion of that certain 563.029 acre tract described in deed to KMBS Joint Venture, recorded in Volume 182, Page 749, Real Records, Wise County, Texas, and more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found at the southeast corner of said KMBS Joint Venture 563.029 acre tract, said iron rod being by deed call in the north line of Block 56, Smith County School Land Survey, Abstract No. 744, from said iron rod a "T" bar with cap found at the southwest corner of a 350.006 acre tract described in deed to JCEF Limited, recorded in Volume 538, Page 738, Real Records, Wise County, Texas, bears North 00 deg. 58' 01" East, 1.7 feet;

THENCE North 89 deg. 41' 00" West, along the south line of said 563.029 acre tract and the called north line of said Block 56, Smith County School Land Survey, a distance of 750.36 feet to a concrete monument found for corner, said monument being by deed call, the southwest corner of said M.E.P. & P. R.R. Co. Survey, and the southeast corner of said Jesse B. Atkinson Survey;

THENCE North 89 deg. 48' 14" West, continuing along the south line of said 563.029 acre tract and the called north line of said Block 56, Smith County School Land Survey, a distance of 1802.28 feet to a 1/2" iron rod found for the southeast corner of the Oliver Creek Ranch Addition, the plat thereof recorded in Plat Cabinet A, Page 567, Plat Records, Wise County, Texas;
THENCE North 02 deg. 38' 26" East, along the east line of said Oliver Creek Ranch Addition, a distance of 5150.51 feet to a 1" iron rod found in the northerly edge of a soil and water conservation lake;

THENCE along the edge of said lake as follows:

North 73 deg. 21' 33" East, a distance of 32.70 feet;

North 27 deg. 08' 39" East, a distance of 106.29 feet;

North 70 deg. 44' 55" East, a distance of 105.49 feet;

South 52 deg. 54' 18" East, a distance of 34.52 feet;

North 73 deg. 25' 01" East, a distance of 158.24 feet;

South 89 deg. 46' 21" East, a distance of 47.89 feet;

North 62 deg. 17' 38" East, a distance of 39.29 feet;

North 78 deg. 20' 40" East, a distance of 56.53 feet;

North 85 deg. 48' 53" East, a distance of 98.27 feet;

South 83 deg. 42' 25" East, a distance of 64.25 feet;

South 55 deg. 22' 54" East, a distance of 78.08 feet;

South 21 deg. 04' 12" East, a distance of 62.32 feet;

South 22 deg. 46' 29" East, a distance of 97.88 feet;

South 51 deg. 10 '41" East, a distance of 28.20 feet;

South 20 deg. 18' 56" East, a distance of 39.44 feet;

South 11 deg. 50' 24" West, a distance of 35.33 feet;

South 18 deg. 43' 59" East, a distance of 180.53 feet;

South 18 deg. 59'16" East, a distance of 216.70 feet;

South 18 deg. 37' 47" East, a distance of 176.38 feet;

South 18 deg. 54' 12" East, a distance of 170.21 feet;

South 17 deg. 59' 14" West, a distance of 51.02 feet;

South 35 deg. 53' 09" West, a distance of 26.77 feet;

THENCE South 55 deg. 55' 39" East, at a distance of 42.99 feet passing a 1/2" iron rod found for corner in the southwesterly line of a 6.049 acre tract described in deed to Anthony J. Pointier, recorded in Volume 327, Page 800, Real Records, Wise County, Texas, in all a total distance of 211.88 feet to a 2" pipe corner post found for corner;
THENCE North 71 deg. 19' 51" East, along the southerly line of said 6.049 acre tract, a distance of 56.89 feet to a 2" pipe corner post found for corner;

THENCE along the easterly line of said 6.049 acre tract, North 09 deg. 52' 03" West, 332.96 feet to a 2" pipe corner post found for corner and North 19 deg. 27' 30" West, 168.77 feet to a 1/2" iron rod found for the southwesterly corner of a 100.25 acre tract described in deed to Russell J. Starr, recorded in Volume 560, Page 584, Real Records, Wise County, Texas;
THENCE South 89 deg. 02' 20" East, along the southerly line of said 100.25 acre tract, a distance of 1316.41 feet to a 1/2" iron rod found for the southeasterly corner thereof, said iron rod being in the east line of said KMBS Joint Venture 563.029 acre tract and in the west line of said JCEF Limited 350.006 acre tract;

THENCE South 00 deg. 58' 01" West, along the common line between said 563.029 acre tract and said 350.006 acre tract, a distance of 2658.88 feet to the POINT OF BEGINNING and containing 164.150 acres of land.

POSTED
AT 3:58 o'clock P M
APR 12 2024

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

NOTICE OF FORECLOSURE SALE

Lots 66 and 67, The Ranches at Rolling Hills-Phase 3

Deed of Trust ("Deed of Trust"):

Dated:	February 1, 2021
Grantor:	Michael Bernard Brown and Wendy Pham
Trustee:	Robert E. Hemsath
Lender:	MCBank
Recorded in:	Instrument Number 202101808 of the Official Public Records of Wise County, Texas
Legal Description:	Lots 66 and 67, The Ranches at Rolling Hills-Phase 3, an addition to Wise County, Texas, according to the plat thereof recorded in Cabinet E. Slide 263 of the Plat Records of Wise County, Texas.
Secures:	Promissory Note ("Note") in the original principal amount of $113,616.00, executed by Michael Bernard Brown and Wendy Pham ("Borrower") and payable to the order of Lender.
Property:	The real property and improvements described in and mortgaged in the Deed of Trust, including the real property described herein and all rights and appurtenances thereto.
Substitute Trustee:	Christopher D. Brown

Foreclosure Sale:

Date:	Tuesday, May 7, 2024
Time:	The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 and not later than three hours thereafter.
Place:	Front steps of the Wise County Courthouse located at 200 North Trinity Street, Decatur, Wise County, Texas.
Terms of Sale:	The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Mills County State Bank (now known as MCBank) bid may be by

credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Mills County State Bank (now known as MCBank), the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Mills County State Bank (now known as MCBank) election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Mills County State Bank (now known as MCBank) rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Mills County State Bank (now known as MCBank) passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Mills County State Bank (now known as MCBank). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by 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.

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.

Christopher D. Brown
Attorney for MC Bank
Haynes Law Firm, P.C.
309 N. Fisk
Brownwood, Texas 76801
Telephone (325) 646-2821
Facsimile: (325) 643-3105
Email: cbrown@haynesfirm.com

1318 CR 1667
CHICO, TX 76431

00000010076354

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: May 07, 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 March 18, 2019 and recorded in Document INSTRUMENT NO. 201902968 real property records of WISE County, Texas, with RANDY BRACKNELL AND WIFE KIMBERLEY BRACKNELL, grantor(s) and ROBERT JOHN CROWELL, mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by RANDY BRACKNELL AND WIFE KIMBERLEY BRACKNELL, securing the payment of the indebtednesses in the original principal amount of $120,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ROBERT J CROWELL 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. ROBERT J CROWELL, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o ROBERT J CROWELL
213 SOVEREIGN COURT
ROCKWALL, TX 75032

POSTED
AT 10:15 o'clock A M
APR 11 2024
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy

CHRIS SHENKIR

1318 CR 1667
CHICO, TX 76431

00000010076354

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, JAMIE DWORSY, DONNA STOCKMAN, GUY WIGGS, MICHELLE SCHWARTZ, KATHY ARRINGTON, KATHY ARRINGTON, JANET PINDER, BRANDY BACON, ANGELA COOPER OR STOCKMAN FORECLOSURE SERVICES INC. whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

Israel Saucedo

Certificate of Posting

My name is Donna Stockman, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 04/11/2024 I filed at the office of the WISE County Clerk and caused to be posted at the WISE County courthouse this notice of sale.

Donna Stockman

Declarants Name: Donna Stockman

Date: 04/11/2024

EXHIBIT "A"

BEING A TRACT OF LAND SITUATED IN THE WILLIAM WATSON SURVEY, ABSTRACT NO. 870, WISE COUNTY, TEXAS AND BEING PART OF A 59.80 ACRE TRACT OF LAND CONVEYED TO ROBERT JOHN CROWELL BY DEED RECORDED IN INSTRUMENT NO. 201900756, DEED RECORDS, WISE COUNTY, TEXAS AND BEING PART OF LOT 5 OF ROBINSON ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 246, PLAT RECORDS, WISE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND WITH YELLOW CAP STAMPED "HARRIS RPLS 4380" ON THE SOUTH LINE OF COUNTY ROAD NO. 1667, ON THE NORTH LINE OF SAID 59.80 ACRE TRACT AND FOR THE NORTHWEST CORNER OF SAID LOT 5 AND THE NORTHEAST CORNER OF LOT 4 OF SAID ROBINSON ESTATES; THENCE, NORTH 89°52'08" EAST, ALONG THE SOUTH LINE OF COUNTY ROAD NO. 1667, THE NORTH LINE OF SAID LOT 5 AND THE NORTH LINE OF SAID 59.80 ACRE TRACT, A DISTANCE OF 277.31 FEET TO A 1/2" IRON PIN SET WITH YELLOW CAP STAMPED "CCG INC RPLS 5129" FOR CORNER; THENCE, SOUTH 13°56'31" EAST, A DISTANCE OF 1350.43 FEET TO A 14" WOOD FENCE CORNER POST FOUND FOR A RE-ENTRANT CORNER OF SAID 59.80 ACRE TRACT AND THE NORTHEAST CORNER OF A 36.206 ACRE TRACT OF LAND CONVEYED TO STEVEN E. LAUGHLIN BY DEED RECORDED IN INSTRUMENT NO. 201708712, DEED RECORDS, WISE COUNTY, TEXAS; THENCE, NORTH 86°36'39" WEST, ALONG A SOUTH LINE OF SAID 59.80 ACRE TRACT AND A NORTH LINE OF SAID 36.206 ACRE TRACT, A DISTANCE OF 372.20 FEET TO A 2" METAL FENCE CORNER POST FOUND FOR CORNER; THENCE, NORTH 41°44'16" WEST, ALONG A SOUTHWEST LINE OF SAID 59.80 ACRE TRACT AND A NORTHEAST LINE OF SAID 36.206 ACRE TRACT, A DISTANCE OF 347.80 FEET TO A 1/2" IRON PIN FOUND WITH YELLOW CAP STAMPED "HARRIS RPLS 4380" FOR A SOUTHWEST CORNER OF SAID 59.80 ACRE TRACT, A NORTHEAST CORNER OF SAID 36.206 ACRE TRACT AND THE SOUTHEAST CORNER OF LOT 1 OF SAID ROBINSON ESTATES;

THENCE, NORTH 00°03'41" EAST, ALONG A WEST LINE OF SAID 59.80 ACRE TRACT AND THE EAST OF SAID LOT 1, A DISTANCE OF 246.88 FEET TO A 1/2" IRON PINFOUND WITH YELLOW CAP STAMPED "HARRIS RPLS 4380" FOR THE NORTHEAST CORNER OF SAID LOT 1 AND THE SOUTHEAST CORNER OF SAID LOT 2; THENCE, NORTH 00°01'08" EAST, ALONG THE WEST LINE OF SAID 59.80 ACRE TRACT AND THE EAST LINE OF SAID LOT 2, A DISTANCE OF 247.42 FEET TO A 1/2" IRON PIN FOUND WITH YELLOW CAP STAMPED "HARRIS RPLS 4380" FOR THE NORTHEAST CORNER OF SAID LOT 2 AND THE SOUTHEAST CORNER OF LOT 3 OF SAID ROBINSON ESTATES; THENCE, NORTH 00°00'21" EAST, ALONG THE EAST LINE OF SAID LOTS 3 AND 4 AND THE WEST LINE OF SAID LOT 5, A DISTANCE OF 534.18 FEET TO THE POINT OF BEGINNING AND CONTAINING 537,582 SQUARE FEET OR 12.341 ACRES OF LAND.

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

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated April 13, 2020, executed by **MICHAEL RAY GREGORY AND KELLY JEAN GREGORY, A MARRIED COUPLE**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 202004663, Official Public Records of Wise County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesseltine, whose address is listed below, or Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington, Michelle Schwartz, Brandy Bacon, Angela Cooper or Jamie Dworsky, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, May 7, 2024**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Wise County Courthouse at the place designated by the Commissioner's Court for such sales in Wise County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 1:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 2015 Legacy Manufactured Home, Serial No. LH14TX9799AB.

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

EXECUTED this 25 day of March, 2024.

POSTED
AT 11:38 o'clock AM
APR 01 2024
CHRIS SHENKIR
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy

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

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 25 day of March, 2024, to certify which witness my hand and official seal.

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

NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Being Lots 42 and 43, Block 19, UNIT 4, SATELLITE CITY, an Addition to Wise County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 560, Plat Records, Wise County, Texas.

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

23TX477-0020
293 COUNTY ROAD 3470, PARADISE, TX 76073

NOTICE OF FORECLOSURE SALE

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

SEE EXHIBIT A

Security Instrument: Deed of Trust dated February 26, 2007 and recorded on March 5, 2007 as Instrument Number 2007-3064 in the real property records of WISE County, Texas, which contains a power of sale.

Sale Information: May 07, 2024, at 1:00 PM, or not later than three hours thereafter, at the southeast porch of the Wise County Courthouse steps, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by MELANIE S. TITTOR AND MICHAEL TITTOR secures the repayment of a Note dated February 26, 2007 in the amount of $151,200.00. FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR FREDDIE MAC SLST 2022-1 PARTICIPATION INTEREST TRUST, whose address is c/o Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, is the current mortgagee of the Deed of Trust and Note and Select Portfolio Servicing, Inc. is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

POSTED
AT 11:22 o'clock AM
MAR 28 2024
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy

CHRIS SHENKIR

4812919

Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, David Ray, Ashlee Luna, David Stockman, Donna Stockman, Guy Wiggs, Michelle Schwartz, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Brenda Wiggs, Angela Cooper, Denise Boerner, Tim Lewis, Dustin George

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

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

Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Donna Stockman

Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, David Ray, Ashlee Luna, David Stockman, Donna Stockman, Guy Wiggs, Michelle Schwartz, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Brenda Wiggs, Angela Cooper, Denise Boerner, Tim Lewis, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Donna Stockman, declare under penalty of perjury that on the 28 day of March, 2024 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of WISE County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

GF#07-30313

EXHIBIT "A"

All that certain lot, parcel, or tract of land situated in the Matagorda County School Land Survey, Abstract No. 534, Wise County, Texas, and being a resurvey of the called 2.947 acre tract described in the deed from Kevin A. Micali conveyed unto Gary Sylvester as recorded in Volume 1020, Page 701, Official Records, Wise County, Texas; the subject property being more particularly described as follows:

BEGINNING for the Northeast corner of the herein described tract at a 1/2 inch iron rod found in the South line of County Road No. 3470 for the Northwest corner of a called 3.172 acre tract described in the deed to Richard J. Bailey, et ux as recorded in Volume 976, page 249, Official Deed Records, Wise County, Texas;

THENCE South 00 degrees 00 minutes 18 seconds East with the West line thereof, a distance of 479.49 feet to a 1/2 inch iron rod found for the Southwest corner of said 3.172 acre tract, from which a 1/2 inch iron rod found for the Southeast corner thereof bears South 89 degrees 36 minutes 37 seconds East a distance of 278.05 feet;

THENCE North 89 degrees 36 minutes 49 seconds West along and near a fence, a distance of 278.00 feet to a 1/2 inch iron rod found for the southwest corner of the herein described tract;

THENCE North 00 degrees 00 minutes 59 seconds West along and near a fence, a distance of 441.21 feet to a 1/2 inch iron capped iron rod set in the South line of said County Road for the Northwest corner of the herein described tract;

THENCE North 83 degrees 08 minutes 54 seconds East with South line of said County Road and the North line of the herein described tract, a distance of 280.08 feet to the POINT OF BEGINNING, enclosing 2.95 acres of land, more or less, and being Lot 2, Block 1, of the unrecorded Windmill Trails Addition.

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

Notice of [Substitute] Trustee Sale

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

1. Date, Time and Place of Sale.

Date: 05/07/2024

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

Place: Wise County, Texas at the following location: **THE AREA BY THE FLAGPOLE AT THE SOUTH END OF THE WISE COUNTY COURT CENTER LOCATED AT 306 W. MAIN, DECATUR, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 604 CR 3655, PARADISE, TX 76073

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property.

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

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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

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

Notice of [Substitute] Trustee Sale

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

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

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

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

C/O PHH Mortgage Corporation

PO BOX 24605 West Palm Beach, FL 33416-4605

Phone: 877-744-2506

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

Notice of [Substitute] Trustee Sale

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

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

Date: March 27, 2024

Karita Robinson

Karita Robinson, Trustee Sale Assistant

C/O Power Default Services, Inc.
7730 Market Center Ave, Suite 100
El Paso, TX 79912
Telephone: 855-427-2204
Fax: 866-960-8298

For additional sale information visit: www.realtybid.com/texas or (877) 518-5700

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

Certificate of Posting

I am Donna Stockman whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 03-28-2024 I filed this Notice of Foreclosure Sale at the office of the Wise County Clerk and caused it to be posted at the location directed by the Wise County Commissioners Court.

POSTED
AT 11 42 o'clock A M
MAR 21 2024
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

CHRIS SHENKIR

R489
T.S. #: 2024-08801-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:	**5/7/2024**
Time:	**The earliest time the sale will begin is 1:00 PM** , or within three (3) hours after that time.
Place:	Wise County Courthouse, Texas, at the following location: 101 North Trinity Street , Decatur, TX 76234 THE SOUTHEAST PORCH AT THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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:

SEE ATTACHED EXHIBIT 'A'

Commonly known as: 234 PRIVATE ROAD 4011 DECATUR, TX 76234

Instrument to be Foreclosed -- The instrument to be foreclosed is the Deed of Trust dated **1/22/2020** and recorded in the office of the County Clerk of Wise County, Texas, recorded on **2/3/2020** under County Clerk's File No **202001320**, in Book -- and Page -- of the Real Property Records of Wise County, Texas.

Grantor(s):	**Kelly J Gamble and Jacob R Gamble, wife and husband**
Original Trustee:	**Allan B. Polunsky**
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 Summit Funding, Inc., 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 $339,444.00, executed by Kelly J Gamble and Jacob R Gamble, wife and husband, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Summit Funding, Inc., 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.

Dated: March 18, 2024

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

T.S. #: 2024-08801-TX

Donna Hockman

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

T.S. #: 2024-08801-TX

Exhibit "A"

BEING a part of the John Allison Survey Abstract No. 6, Wise County, Texas, and being part of that same land described by deed to K. Wayne Lee and recorded in Volume 121, Page 71, of the Real Records of Wise County, Texas.

COMMENCING at the most Northerly Northwest corner of said tract mentioned above.

THENCE S 00° 36' 30" E, and with the West line of said tract, 749.62' to an Ell corner;

THENCE S 89° 09' 21" W, 244.59 to the most Westerly Northwest corner of said Lee tract;

THENCE S 00° 39' 08" E, 816.73 to a set 5/8" iron, said point being the POINT OF BEGINNING.

THENCE N 89° 54' 38" E, a distance of 562.12' to the point of curvature of a non-tangent curve, concave to the west, having a radius of 520.00' a central angle of 46° 14' 40", and a chord of 408.40' bearing S 18° 51' 18" W;

THENCE southerly along said curve, a distance of 419.70' to a found 1/2" iron with plastic cap marked Steadham R.P.L.S. # 4281 at the P. T. of said curve;

THENCE S 41° 59' 30" W, a distance of 103.65' to a point for corner in a creek;

THENCE N 48° 00' 38" W, and leaving said Creek a distance of 483.27' to a 5/8" iron rod set for corner;

THENCE N 00° 39' 08" W, a distance of 139.35' to the POINT OF BEGINNING; said described tract containing 4.01 acres, more or less.

A

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: 5/7/2024	**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: 3/20/2024

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

Dated: 03-21-2024

Donna Stockman

Printed Name: Donna Stockman

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

POSTED
AT 11:42 o'clock A M
MAR 21 2024

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

CHRIS SHENKIR

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

POSTED
AT 10 23 o'clock A M
MAR 14 2024

23-167125

Notice of Substitute Trustee's Sale

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

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

Deed of Trust Date: January 13, 2023	**Original Mortgagor/Grantor**: SUSAN JOHNSON
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR HOMEPATH MORTGAGE LLC., ITS SUCCESSORS AND ASSIGNS	**Current Beneficiary / Mortgagee**: PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC.
Recorded in: **Volume**: N/A **Page**: N/A **Instrument No**: 202300818	**Property County**: WISE
Mortgage Servicer: CENLAR FEDERAL SAVINGS BANK	**Mortgage Servicer's Address**: 425 Phillips Blvd. Ewing, New Jersey 08618-1430

* 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.

Secures: Note in the original principal amount of $181,818.00, executed by SUSAN JOHNSON and payable to the order of Lender.

Property Address/Mailing Address: 430 VALLEY RIDGE DR, BRIDGEPORT, TX 76426

Legal Description of Property to be Sold: BEING LOT 16, BLOCK 18, UNIT 5 OF RUNAWAY BAY, A SUBDIVISION IN WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 420, PLAT RECORDS, WISE COUNTY, TEXAS..

Date of Sale: May 07, 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 AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC.*, the owner and holder of the Note, has requested 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 whose address is 1 Mauchly Irvine, CA 92618 OR Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington, Michelle Schwartz, Brandy Bacon, Angela Cooper or

Jamie Dworsky whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC.* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, 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 whose address is 1 Mauchly Irvine, CA 92618 OR Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington, Michelle Schwartz, Brandy Bacon, Angela Cooper or Jamie Dworsky whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by 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 whose address is 1 Mauchly Irvine, CA 92618 OR Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington, Michelle Schwartz, Brandy Bacon, Angela Cooper or Jamie Dworsky whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

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

/s/William Attmore
William Attmore
Attorney for Cenlar Federal Savings Bank
State Bar No.:24064844
wattmore@rascrane.com
Robertson, Anschutz, Schneid, Crane & Partners, PLLC / Attorney for Mortgagee
5601 Executive Dr, Suite 400
Irving, TX 75038
Telephone: 817-873-3080
Facsimile: (817)796-6079

POSTED
AT 10 23 o'clock A M
MAR 14 2024
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy

CHRIS SHENKIR

A

POSTED
AT 1023 o'clock A M
MAR 14 2024

24-183163

Notice of Substitute Trustee's Sale

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

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

Deed of Trust Date: October 2, 2019	**Original Mortgagor/Grantor**: TIMOTHY ROSS GOGNIAT AND KELSEY ELIZABETH GOGNIAT
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR SOUTHWEST FUNDING, LP., ITS SUCCESSORS AND ASSIGNS	**Current Beneficiary / Mortgagee**: LAKEVIEW LOAN SERVICING, LLC
Recorded in: **Volume**: N/A. **Page**: N/A. **Instrument No**: 201911907	**Property County**: WISE
Mortgage Servicer: LOANCARE LLC	**Mortgage Servicer's Address**: 3637 SENTARA WAY, VIRGINIA BEACH, VIRGINIA 23452

* 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.

Secures: Note in the original principal amount of $147,250.00, executed by KELSEY GOGNIAT and TIMOTHY GOGNIAT and payable to the order of Lender.

Property Address/Mailing Address: 1801 N COLORADO STREET, DECATUR, TX 76234

Legal Description of Property to be Sold: LOT 6, BLOCK 8, NORTH HILLS ADDITION, AN ADDITION TO THE CITY OF DECATUR, WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET B, PAGE 574, PLAT RECORDS OF WISE COUNTY, TEXAS.

Date of Sale: May 07, 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 AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *LAKEVIEW LOAN SERVICING, LLC*, the owner and holder of the Note, has requested 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 whose address is 1 Manchly Irvine, CA 92618 OR David Stockman, Brenda Wiggs, Donna Stockman, Guy Wiggs, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington, Michelle Schwartz, Brandy Bacon, Angela Cooper or Jamie Dworsky whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s)

has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *LAKEVIEW LOAN SERVICING, LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, 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 whose address is 1 Mauchly Irvine, CA 92618 OR David Stockman, Brenda Wiggs, Donna Stockman, Guy Wiggs, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington, Michelle Schwartz, Brandy Bacon, Angela Cooper or Jamie Dworsky whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by 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 whose address is 1 Mauchly Irvine, CA 92618 OR David Stockman, Brenda Wiggs, Donna Stockman, Guy Wiggs, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington, Michelle Schwartz, Brandy Bacon, Angela Cooper or Jamie Dworsky whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.

Donna Stockman

SUBSTITUTE TRUSTEE

Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, David Ray, Ashlee Luna, David Stockman, Donna Stockman, Guy Wiggs, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jamie Dworsky OR David Stockman, Brenda Wiggs, Donna Stockman, Guy Wiggs, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper OR Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington, Michelle Schwartz, Brandy Bacon, Angela Cooper or Jamie Dworsky, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC, 13010 Morris Rd, Suite 450, Alpharetta, Georgia 30004
PH: (470)321-7112

POSTED
AT 10 23 o'clock A M
MAR 14 2024
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
CHRIS SHENKIR

POSTED
AT 11:39 o'clock A M

FEB 29 2024

C&M No. 44-24-00382/ FILE NOS

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

DEBRA FUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
Edualdo Villa

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated April 12, 2023 and recorded under Clerk's File No. 202304563, in the real property records of WISE County Texas, with Sarah Kelley and James Kelley, wife and husband as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Plains Commerce Bank, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Sarah Kelley and James Kelley, wife and husband securing payment of the indebtedness in the original principal amount of $249,693.00 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 Sarah Kelley, James Kelley. PLAINS COMMERCE BANK 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. Allied First Bank, SB dba Servbank is acting as the Mortgage Servicer for the Mortgagee. Allied First Bank, SB dba Servbank, is representing the Mortgagee, whose address is: 500 South Broad Street, Suite #100A, Meriden, CT 06450.

Legal Description:
LOT 50, BLOCK 4 OF CROWN POINT, PHASE ONE, AN ADDITION IN WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLOT 472, PLAT RECORDS, WISE, TEXAS.

SALE INFORMATION

Date of Sale: 05/07/2024 **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 February 23, 2024.

/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. 44-24-00382

C&M No. 44-24-00341/ 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 04, 2019 and recorded under Clerk's File No. 201900575, in the real property records of WISE County Texas, with Jesse Dan Boren and Deanna Kay Boren, a married couple, as Grantor(s) and Compass Bank as Original Mortgagee.

Deed of Trust executed by Jesse Dan Boren and Deanna Kay Boren, a married couple, securing payment of the indebtedness in the original principal amount of $283,765.00 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 Jesse Dan Boren. PNC Bank, National Association 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. PNC Bank, N.A. is acting as the Mortgage Servicer for the Mortgagee. PNC Bank, N.A., is representing the Mortgagee, whose address is: 3232 Newmark Drive, Miamisburg, OH 45342.

Legal Description:
BEING LOT OR TRACT 3, GRIFFIN ACRES, AN ADDITION TO THE CITY OF BRIAR, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 303, PLAT RECORDS, WISE COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 05/07/2024 **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.**

POSTED
AT 11:11 o'clock A M
FEB 13 2024

44-24-00341
WISE

4809453

BLANCA TIJMA, COUNTY CLERK
WISE COUNTY, TEXAS

CHRIS SHENKIR By _____ Deputy

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, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ServiceLink Auction, 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 February 8, 2024.

/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. 44-24-00341