Notice of Substitute Trustee Sale

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

Notice to Member(s) of Armed Forces: 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 a as a member of the 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 address of the sender of this notice is set forth below.

Deed of Trust:

Dated: January 25, 2024
Borrower/Grantor: David J Godfrey, Michelle D Lakely, Philip O Murphey, and Creole A Murphey
Original Trustee: Deanne Mullens
Beneficiary: Mulberry Stanas Series LLC - 389 Cedar Dr Protected Series
Recorded in: Recorded under Instrument #202404526 in the Real Property Records of Wise County, Texas

Lender: Mulberry Stanas Series LLC

PROPERTY: The real property described as follows:

LOT 2 BLOCK 5, HILLS OF BRIAR OAKS, PHASE THREE A, AN ADDITION TO WISE COUNTY, TEXAS, AS SHOWN ON PLAT OF RECORD NI CABINET B, SLIDE 182; PLAT RECORDS OF WISE COUNTY, TEXAS.

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts and rights appurtenant to the real property, as described in the Deed of Trust.

Property Address: 389 Cedar Dr Azle, Texas 76020

Substitute Trustee: Cayce Stone, Prisela Campbell, and Deanne Mullens

Substitute Trustee's Address: 3550 N. Lakeline Blvd 170-1126
Leander, TX. 78641

POSTED
AT 3:27 o'clock P.M
JUN 11 2024
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Patti Uthmann Deputy
Patti Uthmann

Date,Time and Place of Sale.

Balance: $200,549.73
Date: 07/02/2024
Time: The sale will begin at 10:00 AM or not later than three hours after that time
Place: Wise County, Texas at the following location: **THE DOORS OF THE WISE COUNTY COURTHOUSE ON THE STEPS ORAS DESIGNATED BY THE COUNTY COMMISSIONERS. 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**

Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, subject to the provisions of the Deed of Trust permitting the Beneficiary 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 the Sale. Pursuant to the Deed of Trust, the Beneficiary 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.

Obligations Secured: Deed of Trust executed by David J Godfrey, Michelle D Lakely, Philip O Murphey, and Creole A Murphey, securing the payment of the indebtedness in the original principal amount of $194,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Mulberry Stanas Series LLC is the current mortgagee of the note and Deed of Trust.

Default: Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that the Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

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

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:

Executed this 21st day of May, 2024.

SUBSTITUTE TRUSTEE:

David C Stone

STATE OF TEXAS §
§
COUNTY OF Galveston §

This instrument was acknowledged before me on this 21st day of May, 2024, by David C Stone.

Notary Public in and for the State of Texas

EVANGELIA HATZIANDREOU NOTARY PUBLIC STATE OF TEXAS ID#134118591-4 EXPIRES 03-30-2027

After recording, please return to:
Mulberry Stanas Series LLC
3550 N. Lakeline Blvd 170-1126
Leander, TX. 78641

NOTICE OF FORECLOSURE SALE

Date: June 11, 2024

POSTED
AT 10:51 o'clock A M
JUN 11 2024
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
CHRIS SHENKIR

Substitute Trustee:

David Spiller, Mason Spiller and/or Reid Spiller

Substitute Trustee's Address:

David Spiller, Esq.
Mason Spiller, Esq.
Reid Spiller, Esq.
SPILLER & SPILLER
Attorneys and Counselors at Law
P. O. Drawer 447
Jacksboro, Texas 76458

Lender: Marcus Dwayne Shanks

Note: Promissory Note (the "Note") dated June 20, 2023, in the original principal amount of $1,300,000.00, by Rocking Double SS Cattle Co., LLC ("Borrower"), payable to the order of Marcus Dwayne Shanks ("Lender")

Deed of Trust:

Deed of Trust and Security Agreement (the "Deed of Trust") dated June 20, 2023, from Rocking Double SS Cattle Co., LLC, a/k/a Rocking Double SS Co, LLC ("Grantor"), to Walt Fair ("Trustee"), filed and recorded in the records of Wise County, Texas on June 27, 2023, by Instrument Number 202308681.

Guaranty: The Note is guaranteed by a Guaranty of Payment ("Guaranty") dated June 20, 2023, and executed by Scotty Ray Hanley ("Guarantor") in favor of Lender.

Property: The real property, improvements and personal property described in and mortgaged in the Deed of Trust, including all rights and appurtenances thereto, described as follows:

A tract of land situated in the J. B. Gilliland ad T. B. Gilliland Survey, Abstract No. 1164, and the W. T. Culwell Survey, Abstract No. 1222, Wise County, Texas, and being that same tract of land described in a deed to William Shiro and wife, Annette Shiro, recorded in Volume 2077, Page 580, Official Records of Wise County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 6" steel fence corner post found for the Northwest corner of said Shiro Tract, same being the Northeast corner of a tract of land described in

a deed to SMJ Ranch, Ltd., recorded in Volume 838, Page 672, Official Records of Wise County, Texas, and being in the South line of a tract of land described in a deed to SMJ Ranch, Ltd. (hereinafter referred to as SMJ Ranch Tract II);

THENCE South 88° 55' 59" East at 2974.60 feet passing a ½" capped "Reference Point RPLS 4277" rebar rod set for reference in the West line of Three Skillet Road, in all 2996.11 feet along the common line of said Shiro Tract and said SMJ Ranch Tract II, a tract of land described in a deed to Darrell Williams, recorded in Volume 71, Page 235, Real Property Records of Wise County, Texas, and a tract of land described in a deed to Darren Williams and wife, Lori Williams, recorded in Volume 971, Page 133, Official Records of Wise County, Texas, to a MAG nail set in Three Skillet Road for the Northeast corner of said Shiro Tract;

THENCE South 10° 20' 00" West 587.99 feet along the meanders of Three Skillet Road to a MAG nail set in Three Skillet Road for the Southeast corner of said Shiro Tract, same being the Northeast corner of a tract of land described in a deed to David A. Wells and wife, Charlotte A. Wells, recorded in Volume 503, Page 2061, Real Records of Wise County, Texas, and from which a railroad spike found in Three Skillet Road bears South 07° 09' 18" West, 599.40 feet, and South 11° 22' 19" East, 600.00 feet;

THENCE North 89° 17' 00" West (basis for directional control), at 21.51 feet passing a ½" capped "Reference Point RPLS 4277" rebar rod set (Control Monument) in the West line of Three Skillet Road, in all, 2894.00 feet along the common line of said Shiro Tract and said Wells Tract to a ½" rebar rod found (Control Monument) for the Southwest corner of said Shiro Tract, and being in the East line of said SMJ Ranch Tract;

THENCE North 89° 17' 00" East 598.05 feet along the common line of said Shiro Tract and said SMJ Ranch Tract to the point of beginning and containing a gross of 39.82 acres of land, of which 0.41 of an acre of land is located within the road, leaving a net of 39.41 acres of land, more or less (a/k/a Lot 24 of Three Skillet Ranch, an unrecorded subdivision in Wise County, Texas).

Including all personal property secured by the security agreement included in the Deed of Trust.

County: Wise

Foreclosure Sale:

Date: Tuesday, July 2, 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 a.m. and not later that three hours thereafter.

Place: Wise County Center, located at 306 W. Main Street, Decatur, Texas 76234, for the duration of the historic restoration of the Wise County Courthouse, or as designated by the County Commissioners pursuant to Section 51.002 of the Texas Property

Code. Sales are to be held by the flagpole at the south end of the building so that the public entrance is not affected.

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 Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, 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 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.

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 Lender 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 Lender. 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 unde 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 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.

David Spiller

David Spiller
Mason Spiller
Reid Spiller
SPILLER & SPILLER
P. O. Drawer 447
Jacksboro, Texas 76458
Telephone: (940) 567-6644
Facsimile: (940) 567-3999
Email: lawinfo@spillerlaw.net

CC 7

NOTICE OF 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 duty including active military duty 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."

POSTED
AT 8:14 o'clock A M
JUN 11 2024
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
CHRIS SHENKIR

Date: JUNE 10, 2024

DEED OF TRUST

DATE:	November 18, 2016
GRANTOR:	Elroy Rivera
GRANTOR'S ADDRESS:	125 Ridge Trail Rhome, Texas 76078
BENEFICIARY:	Johnson Oaks, LP
COUNTY WHERE PROPERTY IS LOCATED:	Wise
PROPERTY:	Covering Lot 43, Coyote Ridge Addition, an addition in Wise County, Rhome, Texas, according to the plat thereof recorded in Plat Records, Wise County, Texas.

NOTE

AMOUNT OF NOTE:	$36,000.00
HOLDER:	Cacharel Companies, Inc. 112 NW 24TH ST STE 407 FORT WORTH, TX, 76164
TRUSTEE:	Ron G. Crabtree
SUBSTITUTE TRUSTEE:	Robert J. Rockett or Cathyrine Claire Rockett
SENDER OF NOTICE:	Robert J. Rockett 307 W. 7th Street #1719 Fort Worth, Texas 76102

DATE of PROPERTY SALE: (First Tuesday of the Month): July 2, 2024

EARLIEST TIME OF SALE OF PROPERTY: **10:00 AM**

PLACE OF PROPERTY SALE: 306 W. Main at the Court Center next to the flagpole in Decatur, Wise County, Texas. If the preceding area is no longer the designated area, then the sale shall take place at the area most recently designated by the Wise County Commissioners.

Default has occurred in the Note and Deed of Trust. Buyer has failed to cure the default after notice, and the period to cure has expired. Seller, the owner, and holder of the Note and Deed of Trust, has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by section 51.002 of the Texas Property Code.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the Note. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.

Robert J. Rockett, Substitute Trustee

Robert J. Rockett
307 West 7th St Ste. 1719
Fort Worth, Texas 76102
817-332-2434

POSTED
AT 3:25 o'clock P. M
JUN 10 2024
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Patti Uthmann Deputy

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
§ **KNOW ALL MEN BY THESE PRESENTS:** Patti Uthmann
COUNTY OF WISE §

WHEREAS, by Deed of Trust dated October 6, 2017, recorded in the Official Public Records of Wise County, Texas under Instrument No. 201711319 (the "Deed of Trust"), Monty R. Fitzgerald and Melissa J. Fitzgerald (the "Borrower") conveyed to Lloyd Reiter as Trustee (the "Trustee"), the property situated in Wise County, Texas, more particularly described as follows, to wit:

See Exhibit A

together with all existing or subsequently erected or affixed buildings, improvements and fixtures; and all easements, rights of way, and appurtenances; all water and water rights; and all other rights, royalties, and profits relating to the real property, including without limitation such rights as Grantor may in all minerals, oil, gas, geothermal and similar matters, (collectively, the " Property").

WHEREAS, the Property secures that one certain Promissory Note therein described in the original principal amount of $150,000.00 (the "Indebtedness"), executed by Monty R. Fitzgerald and Melissa J. Fitzgerald and made payable to First State Bank (the "Lender"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and instead of Lloyd Reiter, Trustee in the Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Indebtedness secured by the Deed of Trust, the Indebtedness is now wholly due, and the owner and holder of the Indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, July 2, 2024 (that being the first Tuesday of said month), at 12:00 p.m. (or not later than three (3) hours thereafter), I will sell the Property at public auction to the highest bidder, or bidders, at the southeast corner of the Wise County Courthouse located at 101 North Trinity Street, Decatur, Texas 76234, said location having been designated by the County Commissioners (the "Commissioners") of Wise County, Texas (or such other location as may be designated by the Commissioners after the sending of this Notice and before the time of the sale). I will make due conveyance of the Property to the purchaser or purchasers by general warranty deed binding mortgagor, its successors and assigns. The Lender may cause the sale to be canceled or adjourned from time to time without further notice.

The Property will be sold to the highest bidder, subject to the reservations hereinafter stated. Unless the Lender is the highest bidder and thus the purchaser at the sale, the purchase price must be paid in cash or other immediately available funds satisfactory to the undersigned at

the conclusion of the sale. The undersigned will not be liable for any finder's fees or commissions in connection with the sale.

The Lender shall have the right to bid for and purchase the Property at the sale. If the Lender is the highest bidder and thus the purchaser of the Property, it will credit the net proceeds of the sale (after deduction of all sale expenses and other sums properly charged against the sale proceeds) against the unpaid balance of the Indebtedness.

The Property shall be sold for cash, except that Lender's bid may be by credit against the Indebtedness.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. EXCEPT AS EXPRESSLY PROVIDED HEREIN, NEITHER THE LENDER NOR THE SUBSTITUTE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

ACTIVE MILITARY SERVICE NOTICE

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

EXECUTED on the 10th day of June 2024.

Christina A Tillett

CHRISTINA A. TILLETT
WILLIAM B. MUNSON
WILLIAM STEVENS
MEGAN E. ANDRUS
PRINCESS D. BROWN
Substitute Trustees under the Deed of Trust
123 South Travis Street
Sherman, Texas 75090
Tel. (903) 893-8161

STATE OF TEXAS §
§
COUNTY OF GRAYSON §

This instrument was acknowledged before me this the 10th day of June 2024, by Christina A. Tillett, as Substitute Trustee under the Deed of Trust.

Notary Public, State of Texas

Melanie Diann Mutchler
Notary ID # 13204157-4
My Commission Expires
June 06, 2027

EXHIBIT "A"

A 1.29 acre tract of land in the J.B. Floyd Survey A-311, City of Bridgeport, Wise County, Texas and being the same tract of land described in deed to Monty Fitzgerald recorded in Volume 2414, Page 367, Official Public Records, Wise County, Texas and being more particularly described as follows:

BEGINNING at an iron rod found in the south line of Adrian Drive and in the west line of Woodville Drive for the northeast corner of said Fitzgerald tract;

THENCE South 00°47'44" West with the west line of said Woodville Drive 168.98 feet to an iron rod found for the northeast corner of a tract of land described in deed to Mark Buckner recorded in Volume 1530, Page 718, Official Public Records, Wise County, Texas and for the southeast corner of said Fitzgerald tract;

THENCE North 87°46'42" West 250.63 feet to an iron rod found for the northwest corner of said Buckner tract and for an inner corner of said Fitzgerald tract;

THENCE South 01°03'28" West 114.45 feet to an iron rod found in the northeast line of a tract of land described as tract three in deed to Shelly Bailey recorded in Volume 1551, Page 715, Official Public Records, Wise County, Texas and for the south corner of said Fitzgerald tract;

THENCE North 22°57'02" West 113.29 feet to a "Y" cut on concrete for an inner corner of said Fitzgerald tract;

THENCE South 89°02'38" West 19.00 feet to an iron rod found in the east line of said Bailey tract three for the most westerly southwest corner of said Fitzgerald tract;

THENCE North 01°02'40" East 181.95 feet to an iron rod found in the south line of said Adrian Drive for the northeast corner of tract one in said Bailey deed for the northwest corner of said Fitzgerald tract;

THENCE South 87°41'27" East with the south line of said Adrian Drive 64.46 feet to an iron rod found for corner;

THENCE South 87°47'35" East with the south line of said Adrian Drive 250.54 feet to the POINT OF BEGINNING.

The Company is prohibited from insuring the area or quantity of land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct. References to quantity are for informational purposes only.

POSTED
AT 11:27 o'clock A M
JUN 10 2024
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
CHRIS SHENKIR

Notice of Trustee's Sale

Date: June 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): July 2, 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 3150.51 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.

Notice of Foreclosure Sale

June 4, 2024

DEED OF TRUST ("DEED OF TRUST"):

DATED:	July 31, 2018
GRANTOR:	Jason Ray Wilkins 1568 CR 4764 Boyd, Texas 76023 Wise County
TRUSTEE:	Jay Bearden 101 W. Tarrant Bowie, Texas 76230 Montague County
LENDER:	Legend Bank, N.A. 101 W. Tarrant Bowie, Texas 76230 Montague County
RECORDED IN:	Instrument No. 201809176 of the real property records of Wise County, Texas
PROPERTY:	As set out on Exhibit A, attached hereto and incorporated herein by reference
SECURES:	Promissory Note ("Note") in the original principal amount of $247,445.00, executed by Jason Ray Wilkins ("Borrower") and payable to the order of Lender
MODIFICATIONS AND RENEWALS:	Modification of Deed of Trust, dated January 26, 2018, and recorded as Instrument No. 201801241 in the Official Public Records of Wise County (as used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as so modified, renewed, and/or extended)
SUBSTITUTE TRUSTEE(S):	Matthew D. Anderson, Anthony W. Bates, D. Todd Davenport, Peyton W. Cannedy, and/or Eliot Hardee 3711 Maplewood Ave., Suite 200 Wichita Falls, Texas 76308 Wichita County -and/or- Brandon Hill 101 W. Tarrant Bowie, Texas 76230 Montague County

POSTED
AT 11:22 o'clock A M
JUN 05 2024
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
CHRIS SHENKIR

FORECLOSURE SALE:

DATE:	July 2, 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 a.m. and not later than three hours thereafter**
PLACE:	Wise County Court Center, 306 W. Main Street, Decatur, Texas, for the duration of the

historic restoration of the Wise County Courthouse. Sales are to be held by the flagpole at the south encl of the building so that the public entrance is not affected 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.

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 Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, 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 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.

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 Lender 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 Lender. 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.

Brandon Hill
Vice-President Legend Bank, N.A.

STATE OF TEXAS
COUNTY OF MONTAGUE

This instrument was acknowledged before me on June 5th, 2024 by Brandon Hill

Notary Public, State of Texas
My commission expires:

LOIS G HARRIS
Notary Public, State of Texas
My Commission Expires
September 21, 2024
NOTARY ID 669652-5

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:	09/23/2013
Grantor(s):	BARNEY JAMES SHOTTON, A SINGLE MAN
Original Mortgagee:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS
Original Principal:	$144,000.00
Recording Information:	Instrument 201328273
Property County:	Wise
Property:	(See Attached Exhibit "A")
Reported Address:	2016 F.M. HIGHWAY 2264, DECATUR, TX 76234

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee:	Newrez LLC dba Shellpoint Mortgage Servicing (fka Specialized Loan Servicing LLC)
Mortgage Servicer:	Specialized Loan Servicing LLC
Current Beneficiary:	Newrez LLC dba Shellpoint Mortgage Servicing (fka Specialized Loan Servicing LLC)
Mortgage Servicer Address:	6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111

SALE INFORMATION:

Date of Sale:	Tuesday, the 2nd day of July, 2024
Time of Sale:	1:00PM or within three hours thereafter.
Place of Sale:	Wise County Court Center - 306 W Main, Decatur, TX, 76234 - South end of the building, by the flagpole at the Southeast porch or as designated by the county commissioner's office in Wise County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Wise County Commissioner's Court, at the area most recently designated by the Wise County Commissioner's Court.

WHEREAS, the above-named Grantor 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 were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Monica Henderson, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Auction.com, Doak Lambert, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; 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 has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Monica Henderson, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Auction.com, Doak Lambert, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, 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 and 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 of the Deed of Trust.

POSTED
AT 11:38 o'clock A M
MAY 30 2024
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Patti Uthm Deputy
Patti Uthmann

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a 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 offered "AS-IS", purchasers 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 interests 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.

Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Monica Henderson, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Auction.com, Doak Lambert, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 350, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Donna Stockman whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 05-30-2024 I filed and / or recorded 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.

By: Donna Stockman

Exhibit "A"

LOTS 9, 10, 11, 12, 13, 14, 15, 16, 81, 82, 83, AND 84 BLOCK 2, UNIT 1 OF SATELLITE CITY, A SUBDIVISION IN WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SECTION 198, PLAT RECORDS, WISE COUNTY, TEXAS.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

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

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated July 27, 2020, executed by **RANDALL ALEXANDER KRAUSE AND BRYLIE BREANN KRAUSE, A MARRIED COUPLE**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 202009750, 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, July 2, 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 p.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 2015 Palm Harbor Manufactured Home, Serial No. PHH330TX1419184AB.

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 14 day of May, 2024.

POSTED
AT 9:50 o'clock A M
MAY 17 2024

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

K. Littlefield

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 14 day of May, 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 Lot 8, Block 9 of SATELLITE CITY UNIT NO. 2, an Addition to Wise County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 213, 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

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:	**August 31, 2022**
Grantor(s):	**Uphill Realty, LLC**
Original Mortgagee:	**Lima One Capital, LLC**
Original Principal:	**$231,000.00**
Recording Information:	**202214467**
Property County:	**Wise**
Property:	**BEING A 1.500 ACRE TRACT OF LAND IN THE CAIN T. BRUSH SURVEY, ABSTRACT NO. 93, WISE COUNTY, TEXAS, AND BEING A PART OF LOT 26 AND LOT 27, BLOCK 25, NEWARK BEACH ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 397, PLAT RECORDS, WISE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:** **BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE EAST CORNER OF SAID LOT 26, BLOCK 25, NEWARK BEACH ESTATES, AND BEING IN THE NORTHWEST RIGHT-OF-WAY LINE OF COUNTY ROAD 4856;** **THENCE SOUTH 22 DEGREES 17 MINUTES 09 SECONDS WEST, WITH THE SOUTHEAST LINE OF SAID LOT 26 AND 27 AND THE NORTHWEST RIGHT-OF-WAY LINE SAID COUNTY ROAD 4856, 167.58 FEET TO A 4 INCH IRON PIPE POST FOUND IN PLACE FOR CORNER;** **THENCE NORTH 65 DEGREES 16 MINUTES 55 SECONDS WEST, LEAVING THE SOUTHEAST LINE OF SAID LOT 27 AND THE NORTHWEST LINE OF SAID COUNTY ROAD 4856, 349.12 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;** **THENCE NORTH 22 DEGREES 17 MINUTES 09 SECONDS EAST 207.8 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER IN THE NORTHEAST LINE OF SAID LOT 26 AND THE SOUTHWEST LINE OF LOT 25, BLOCK 25, OF SAID NEWARK BEACH ESTATES;** **THENCE SOUTH 58 DEGREES 51 MINUTES 50 SECONDS EAST, WITH THE COMMON LINE OF SAID LOTS 25 AND 26, 353.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.500 ACRES OF LAND, MORE OR LESS.**

POSTED
AT 9:16 o'clock A M
MAY 16 2024
BLANCA TAMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
Edualdo Villa

PLG File Number: 24-003783-1

PROPERTY CONVEYED BY QUIT CLAIM DEED FROM THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT TO OCWEN LOAN SERVICING, LLC, RECORDED APRIL 25, 2022, IN, WISE COUNTY, TEXAS.

Property Address: **408 County Road 4856**
Newark, TX 76071

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

Current Mortgagee:	**Wilmington Trust, N.A., not in its individual capacity, but solely as trustee of MFRA Trust 2021-1**
Mortgage Servicer:	**Lima One Capital, LLC**
Mortgage Servicer Address:	**201 E McBee Avenue** **Suite 300** **Greenville, SC 29601**

SALE INFORMATION:

Date of Sale:	**July 2, 2024**
Time of Sale:	**1:00 PM or within three hours thereafter.**
Place of Sale:	**THE FLAGPOLE AT THE SOUTH END OF THE WISE COUNTY COURT CENTER, LOCATED AT 306 W. MAIN, DECATUR, TX 76234; 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, Jonathan Smith, Gabrielle A. Davis, or Paige Jones, 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

Michael J. Burns / Jonathan Smith/ Gabrielle A. Davis/ 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 05/16/2024, 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: 05/16/2024

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

135 MOSSY CREEK TRL
RHOME, TX 76078

00000010142743

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: July 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 September 24, 2021 and recorded in Document CLERK'S FILE NO. 202115817 real property records of WISE County, Texas, with KRISTOPHER LAW, A MARRIED MAN AND MADELYN HERBST, HIS WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (''MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by KRISTOPHER LAW, A MARRIED MAN AND MADELYN HERBST, HIS WIFE, securing the payment of the indebtednesses in the original principal amount of $372,159.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, 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. ROCKET MORTGAGE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o ROCKET MORTGAGE, LLC
635 WOODWARD AVE.
DETROIT, MI 48226

POSTED
AT 1242 o'clock P M
MAY 09 2024

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

CHRIS SHENKIR

135 MOSSY CREEK TRL
RHOME, TX 76078

00000010142743

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

The undersigned as attorney for the mortgagee or mortgage servicer does herby remove the original trustee and all successor substitute trustees and appoints in their steed RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, TIONNA HADNOT, AUCTION.COM, DAVID RAY, ASHLEE LUNA, ANGELA COOPER, DAVID STOCKMAN, JAMIE DWORSY, DONNA STOCKMAN, GUY WIGGS, MICHELLE SCHWARTZ, KATHY ARRINGTON, JANET PINDER, BRANDY BACON OR STOCKMAN FORECLOSURE SERVICES INC whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

Israel Saucedo

Certificate of Posting

My name is 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 05/09/2024 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: 05/09/2024

135 MOSSY CREEK TRL
RHOME, TX 76078

00000010142743

00000010142743

WISE

EXHIBIT "A"

LOT 14, BLOCK D, FAIRVIEW MEADOWS, PHASE 1, AN ADDITION TO THE CITY OF NEW FAIRVIEW, ETJ, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET E, SLIDE 307, PLAT RECORDS, WISE COUNTY TEXAS

459 PRIVATE ROAD 2698
ALVORD, TX 76225

00000009969528

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: July 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 July 09, 2018 and recorded in Document CLERK'S FILE NO. 201808749; AS AFFECTED BY INSTRUMENT NO. 202303665 real property records of WISE County, Texas, with TIFFANY MAJOR, A SINGLE WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by TIFFANY MAJOR, A SINGLE WOMAN, securing the payment of the indebtednesses in the original principal amount of $152,192.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK 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. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD
STE 110
OKLAHOMA CITY, OK 73118-6077

POSTED
AT 11:49 o'clock A M
APR 18 2024

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

CHRIS SHENKIR

NTSS00000009969528

459 PRIVATE ROAD 2698
ALVORD, TX 76225

00000009969528

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

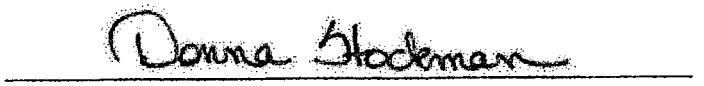
The undersigned as attorney for the mortgagee or mortgage servicer does herby remove the original trustee and all successor substitute trustees and appoints in their steed RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, TIONNA HADNOT, AUCTION.COM, DAVID RAY, ASHLEE LUNA, ANGELA COOPER, DAVID STOCKMAN, JAMIE DWORSY, DONNA STOCKMAN, GUY WIGGS, MICHELLE SCHWARTZ, KATHY ARRINGTON, JANET PINDER, BRANDY BACON OR STOCKMAN FORECLOSURE SERVICES INC whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is 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 04/18/2024 I filed at the office of the WISE County Clerk and caused to be posted at the WISE County courthouse this notice of sale.



Declarants Name: Donna Stockman

Date: 04/18/2024

EXHIBIT "A"

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE F. ROZALES SURVEY, ABSTRACT NO. 708, WISE COUNTY, TEXAS, AND BEING ALL OF A CALLED 4.00 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO JOE MCCORMICK AND WIFE, KELLY MCCORMICK, RECORDED IN VOLUME 1309, PAGE 196, DEED RECORDS OF WISE COUNTY, TEXAS, SAME BEING ALSO KNOWN AS TRACT 23 OF SHADOW WOOD, AN UNRECORDED SUBDIVISION TO WISE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD FOUND IN THE SOUTHERLY LINE OF PRIVATE ROAD 2698 FOR THE WESTERLY CORNER OF SAID 4.00 TRACT, COMMON TO THE NORTHERLY CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO LOUIS S. STACHOWIAK AND WIFE, PEGGY STACHOWIAK, RECORDED IN VOLUME 892, PAGE 847, SAID DEED RECORDS;

THENCE NORTH 44°34'17" EAST, WITH THE SOUTHERLY LINE OF SAID PRIVATE ROAD 2698, AND WITH THE NORTHWESTERLY LINE OF SAID 4.00 TRACT, A DISTANCE OF 203.29 FEET TO A 5/8-INCH IRON ROD WITH A PLASTIC CAP STAMPED "MLS #5799" SET FOR THE NORTHERLY CORNER OF SAID 4.00 TRACT, COMMON TO THE WESTERLY CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO JOHN ROBERTS, RECORDED IN VOLUME 1397, PAGE 676, SAID DEED RECORDS;

THENCE SOUTH 45°25'43" EAST, WITH THE NORTHEASTERLY LINE OF SAID 4.00 TRACT, AND WITH THE SOUTHWESTERLY LINE OF SAID ROBERTS TRACT, A DISTANCE OF 855.75 FEET TO APPOINT IN THE NORTHWESTERLY LINE OF A CALLED 30.25 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO KELLY ROBERTS AND KATHERINE C. ROBERTS, RECORDED IN INSTRUMENT NO. 201601647, OFFICIAL RECORDS OF WISE COUNTY, TEXAS, FOR THE EASTERLY CORNER OF SAID 4.00 TRACT, COMMON TO THE SOUTHERLY CORNER OF SAID JOHN ROBERTS TRACT, AND FROM WHICH AN IRON ROD WITH A PLASTIC CAP STAMPED "WALTERS RPLS 4614" FOUND BEARS NORTH 17°07' EAST, A DISTANCE OF 2.9 FEET, AND FROM WHICH A IRON ROD WITH A PLASTIC CAP STAMPED "WALTERS RPLS 4614" FOUND FOR THE EASTERLY CORNER OF SAID JOHN ROBERTS TRACT BEARS NORTH 44°06'52" EAST, A DISTANCE OF 205.40 FEET;

THENCE SOUTH 44°06'52" WEST, WITH THE SOUTHEASTERLY LINE OF SAID 4.00 TRACT, AND WITH THE NORTHWESTERLY LINE OF SAID 30.25 ACRE TRACT, A DISTANCE OF 203.30 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHERLY CORNER OF SAID 4.00 TRACT, COMMON TO THE EASTERLY CORNER OF AFORESAID STACHOWIAK TRACT;

THENCE NORTH 45°25'43" WEST, WITH THE SOUTHWESTERLY LINE OF SAID 4.00 TRACT, AND WITH THE NORTHEASTERLY LINE OF SAID STACHOWIAK TRACT, A DISTANCE OF 857.37 FEET TO THE POINT OF BEGINNING AND ENCLOSING 4.00 ACRES OF LAND, MORE OR LESS.