POSTED
AT 8:24 o'clock A M
JUL 16 2024

BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Patti Uthmann Deputy

Patti Uthmann

NOTICE OF FORECLOSURE SALE

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

1. **Property to be Sold.** The property to be sold includes all such real property described in the below referenced Deed of Trust and further described to include, but not to limit, as follows:

Lot 148, THE RANCHES AT ROLLING HILLS-Phase 4, an addition to Wise County, Texas, according to the replat thereof recorded in Cabinet F, Slide 16, of the Plat Records of Wise County, Texas.

2. **Deed of Trust.** The document entitled Deed of Trust ("Deed of Trust") pursuant to which this sale will be conducted is described as follows:

Dated: March 18, 2022
Grantor: Christopher Mark Jensen
Beneficiary: Centennial Bank, an Arkansas state bank, d/b/a Happy State Bank, successor-in-interest to Happy State Bank
Recorded: March 25, 2022, under Clerk's File No. 202204878, of the Official Public Records of Wise County, Texas

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

Date: August 6, 2024

Time: The sale shall begin no earlier than 10:00 o'clock, A.M. or no later than three (3) hours thereafter. The sale shall be completed by no later than 1:00 P.M.

Place: at the door of the first floor in the southeast corner of the Wise County Courthouse located at 101 North Trinity Street, Decatur, Texas 76234

The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of

Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

4. **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 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 sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. The property to be sold shall include all real property secured by the Deed of Trust that has not been previously released.

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.

5. **Type of Sale.** The sale is a non-judicial Deed of Trust Lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust.

6. **Obligations Secured.** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "obligations") including but not limited to (1) Promissory Note in the original principal

amount of $68,000.00, executed by Christopher Mark Jensen, and payable to the order of Centennial Bank, an Arkansas state bank, d/b/a Happy State Bank, successor-in-interest to Happy State Bank (the "Note"); (2) all renewals and extensions of the Note; and (3) any and all present and future indebtedness of Christopher Mark Jensen to Centennial Bank, an Arkansas state bank, d/b/a Happy State Bank, successor-in-interest to Happy State Bank. Centennial Bank, an Arkansas state bank, d/b/a Happy State Bank, successor-in-interest to Happy State Bank is the current owner and holder of the obligations and is the Beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to the undersigned or to the Beneficiary, Centennial Bank, an Arkansas state bank, d/b/a Happy State Bank, successor-in-interest to Happy State Bank, 701 South Taylor Street, Amarillo, Texas 79101.

7. **Default and Request to Act.** Default has occurred under the Deed of Trust, and the Beneficiary has requested me, Samuel S. Karr, Bailey Hartman, C. Jared Knight, or Cathy Miller, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the Beneficiary may appoint another person as Substitute Trustee to conduct the sale.

8. **Statutory Notice of Servicemember Rights. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States,**

please send written notice of the active duty military service to the sender of this notice immediately.

DATED this the 9th day of July, 2024.

MORGAN WILLIAMSON LLP
701 South Taylor, Suite 440
Amarillo, Texas 79101
Telephone: (806) 358-8116
Facsimile: (806) 350-7642

By: _____
Bailey Hartman, State Bar No. 24125916

Samuel S. Karr, State Bar No. 24007466

C. Jared Knight, State Bar No. 00794107

Cathy Miller, State Bar No. 00790317

POSTED
AT 3:48 o'clock P M

JUL 15 2024

BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Patti U 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, August 6, 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 8th day of July 2024.

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 15th day of July 2024, by Christina A. Tillett, as Substitute Trustee under the Deed of Trust.

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

Notary Public, State of Texas

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 1:31 o'clock P M

JUL 15 2024

BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Patti Uthmann Deputy
Patti Uthmann

121 Kristina Blvd
Decatur, Texas 76234

NOTICE OF FORECLOSURE SALE

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

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

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

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

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

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

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, August 6, 2024 (the "Foreclosure Date"), no earlier than 10:00 A.M., or no later than three (3) hours after that time, the Substitute Trustees, or any one of them, acting alone without the necessity of the joinder of the other Substitute Trustees, will commence the sale of all or a portion of the Property, in parcels or as a whole, at public auction to the highest bidder for cash, pursuant to the Security Instrument and applicable law; such sale will be held at: 306 W. Main St., Decatur, TX 76234, in that area designated for such sales by order or Resolutions of the Commissioners' Court of Wise County, Texas or in such other area as subsequently designated by Resolution of the Commissioners' Court of Wise County, Texas; SUBJECT, HOWEVER, to all liens, exceptions to title, easements, restrictions, and encumbrances affecting any of the Property or title thereto which have equal or superior priority to the lien and security interest created by the Security Instrument. The Substitute Trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m. on the Foreclosure Date.

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

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

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

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

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING, OR WITHIN THE LAST NINE (9) MONTHS HAVE SERVED, ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

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

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

SUBSTITUTE TRUSTEE/ AUTHORIZED AGENT:

Name: JOSE ANGEL GUTIERREZ

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was ACKNOWLEDGED before me on July 12, 2024, by JOSE ANGEL GUTIERREZ, in the capacities therein stated.

Notary Public in and for the State of Texas

[SEAL]

Sara Liz Patterson
Notary Public, State of Texas
Notary ID 13171957-7
My Commission Exp. 09-12-2026

EXHIBIT A

LAND

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

POSTED
AT 1246 o'clock PM
JUL 15 2024
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
CHRIS SHENKIR

Notice of Foreclosure Sale

July 13, 2024

Deed of Trust ("Deed of Trust"):

Dated:	February 27, 2012
Grantor:	Jeremy E. Howard and Kristy L. Howard
Trustee:	Berry White, IV
Lender:	Bonnie L. Jones
Recorded in:	Instrument No. 2012-3627 of the real property records of Wise County, Texas
Legal Description:	Being Lots 14 and 15, Block 17, of NEWARK BEACH ESTATES, an Addition to Wise County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 330, of the Plat Records of Wise County, Texas
Secures:	Promissory Note ("Note") in the original principal amount of $75,000.00, executed by Jeremy E. Howard and Kristy L. Howard ("Borrower") and payable to the order of Lender
Assignment:	The Note and the liens and security interests of the Deed of Trust were transferred and assigned to Owlia Properties, LLC ("Beneficiary") by an instrument dated February 26, 2024, recorded in Instrument No. 202403293 of the real property records of Wise County, Texas
Substitute Trustees:	Craig C. Lesok and Anthony Callins
Substitute Trustees' Address:	226 Bailey Ave, Ste 101, Fort Worth, TX, 76107

Foreclosure Sale:

Date:	Tuesday, August 6, 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 1:00 P.M. and not later than three hours thereafter.

Place:	Wise Court Center, located at 306 W Main, Decatur, TX 76234, for the duration of the historic restoration of the Wise County Courthouse. Sales are to be held by the flagpole at the south end of the building so that the public entrance is not affected OR at any other location designated by the County
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 Owlia Properties, LLC'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, Owlia Properties, LLC, 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 Owlia Properties, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Owlia Properties, LLC'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 Owlia Properties, LLC 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 Owlia Properties, LLC. 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.

Craig C. Lesok
Attorney for Mortgagee
SBOT NO. 24027446

Craig C. Lesok and Anthony Callins
226 Bailey Ave, Ste 101
Fort Worth, TX 76107
Telephone (817) 882-9991
Telecopier (817) 882-9993
E-mail: craig@lesoklaw

ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, BRANDI PEEBLES AND HUSBAND, RUSSELL PEEBLES delivered that one certain Deed of Trust dated DECEMBER 22, 2008, which is recorded in INSTRUMENT NO. 200800035901 of the real property records of WISE County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of $133,324.00 payable to the order of AMERICAN HOMESTAR MORTGAGE, LLC, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, the undersigned has been appointed Substitute Trustee in place of the original Trustee, upon the contingency and the manner authorized by the Deed of Trust; and

WHEREAS, WESTSTAR MORTGAGE CORPORATION, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

NOTICE IS HEREBY GIVEN that on AUGUST 6, 2024, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

The sale will occur at that area designated by the Commissioners Court of WISE County, Texas, for such sales (OR AT AT THE FLAT POLES OUTSIDE THE WISE COUNTY COURT CENTER AT 306 W. MAIN ST., DECATUR, TEXAS).

NOTICE IS FURTHER GIVEN that the address of WESTSTAR MORTGAGE CORPORATION, the Mortgagee or Mortgage Servicer, is P.O. BOX 25400, ALBUQUERQUE, NM 87125. Pursuant to the Texas Property Code, the Mortgagee or Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale. If the sale is set aside, the Purchaser will be entitled only to a return of the purchase price, less any applicable fees and costs, and shall have no other recourse against the mortgagor, the mortgagee, or the substitute trustee.

Dated: JULY 15, 2024.

SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR DAVID STOCKMAN OR DONNA STOCKMAN OR GUY WIGGS OR MICHELLE SCHWARTZ OR JANET PINDER OR BRANDY BACON OR JAMIE DWORSKY OR ANGELA COOPER

FILE NO.: WMC-3590
PROPERTY: 1060 COUNTY ROAD 4781
BOYD, TEXAS 76023

RUSSELL PEEBLES

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tele: (972) 394-3086
Fax: (972) 394-1263

POSTED
AT 8:33 o'clock A M
JUL 15 2024

CHRIS SHENKIR

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

EXHIBIT "A"

BEING a 2.00 acre tract in Section 25, T.&P. RR Survey, Abstract Number 844, Wise County, Texas, being part of a certain called 73 acres (First Tract) described in instrument recorded in Volume 890, Page 175, Official Public Records, Wise County, Texas and being described by metes and bounds as follows:

COMMENCING at an X-tie found in the South line of the N. McClennan Survey, Abstract Number 571, Wise County, Texas for the most Southerly Northeast corner of said 73 acre tract and said T.&P. RR Survey;

THENCE South 00 degrees 00 minutes 00 seconds East with the East line of said 73 acre tact and said T.&P. RR Survey, a distance of 168.07 feet to a 1/2" iron rod with a yellow plastic cap stamped STEADHAM R.P.L.S. 4281 set in the West line of County Road Number 4781 for the POINT OF BEGINNING and Northeast corner of the tract herein described;

THENCE South 00 degrees 00 minutes 00 seconds East with the East line of said 73 acre tract and said T.&P. RR Survey and said County Road a distance of 295.16 feet to a 1/2" iron rod with a yellow plastic cap stamped STEADHAM R.P.L.S. 4281 set for the Southeast corner of the tract herein described;

THENCE North 90 degrees 00 minutes 00 seconds West a distance of 295.16 feet to a 1/2" iron rod with yellow plastic cap stamped STEADHAM R.P.L.S. 4281 set for the Southwest corner of the tract herein described;

THENCE North 00 degrees 00 minutes 07 seconds West a distance of 295.16 feet to a 1/2" iron rod with a yellow plastic cap stamped STEADHAM R.P.L.S. 4281 set for the Northwest corner of the tract herein described;

THENCE South 90 degrees 00 minutes 00 seconds East a distance of 295.17 feet to the POINT OF BEGINNING and containing 2.00 acres of land.

FILE NO.: WMC-3590
RUSSELL PEEBLES

COPY

NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR 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. ***Property to Be Sold.*** The property to be sold is described as follows: BEING A 12.05 ACRE TRACT OR LAND SITUATED IN THE G. CARUTHERS SURVEY, ABSTRACT NO. 174 IN WISE COUNTY, TEXAS AND BEING PART OF A CALLED 23.07 ACRE TRACT AS CONVEYED BY DEED IN VOLUME 378, PAGE 431 OF THE D.R.W.C.T., SAID 12.05 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND FENCE CORNER AT THE NORTHEAST CORNER OF SAID 2307 ACRE TRACT THAT IS BY DEED CALL SOUTH 503.75 VARAS AND WEST 2267.7 VARAS FROM THE NORTHEAST CORNER OF SAID CARUTHERS SURVEY;

THENCE SOUTH 00 DEGREES 45 MINUTES 51 SECONDS EAST ALONG AN EXISTING FENCE LINE FOR 951.91 TO A FOUND 1/2 INCH IRON ROD IN THE NORTH LINE OF SUNFLOWER ROAD;

THENCE SOUTH 89 DEGREES 33 MINUTES 49 SECONDS WEST ALONG SAID NORTH LINE FOR 154.00 TO A SET 1/2 INCH IRON ROD;

THENCE SOUTH 77 DEGREES 45 MINUTES 13 SECONDS WEST CONTINUING ALONG SAID NORTH LINE FOR 396.74 TO A FOUND 3/4 INCH IRON ROD;

THENCE NORTH 00 DEGREES 13 MINUTES 23 SECONDS EAST LEAVING SAID NORTH LINE OF SUNFLOWER ROAD AND ALONG AN EXISTING FENCE LINE FOR 1,039.45 TO A FOUND 5/8 INCH IRON ROD;

THENCE SOUTH 89 DEGREES 44 MINUTES 28 SECONDS EAST ALONG AN EXISTING FENCE LINE FOR 524.97 TO THE POINT OF BEGINNING AND CONTAINING 524,962 SQUARE FEET OR 12.05 ACRES OF LAND.

2. ***Instrument to be Foreclosed.*** The instrument to be foreclosed is the Deed of Trust dated 08/07/2008 and recorded in Book 1974 Page 545 Document 2008-30116 real property records of Wise County, Texas.

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

Date:	08/06/2024
Time:	01:00 PM
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 or as designated by the County Commissioners Court.

4. ***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.

5. ***Obligations Secured.*** The Deed of Trust executed by SANDRA L. ZEBLIN, provides that it secures the payment of the indebtedness in the original principal amount of $225,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. PHH MORTGAGE CORPORATION is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is PHH MORTGAGE CORPORATION c/o PHH MORTGAGE CORPORATION, 14405 Walters Road, Suite 200, Houston, TX 77014 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. ***Substitute Trustee(s) Appointed to Conduct Sale.*** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney 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.

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.

Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: www.mwzmlaw.com/tx-investors

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 7-9-24 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 10:33 o'clock A M
JUL 09 2024
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Kadija Stovall Deputy

24-000111-126-1 // 1334 SUNFLOWER ROAD, PARADISE, TX 76073

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

POSTED
AT 9:53 o'clock A.M
JUL 03 2024
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
Deputy
Patti Uthmann

NOTICE OF FORECLOSURE SALE
Notice Date: July 1, 2024

Deed of Trust ("Deed of Trust"):

Dated:	March 29, 2024
Effective Date:	May 5, 2023
Grantor:	Taylor & Norvell, LLC, a Texas limited liability company
Trustee:	J.C. Johnson, Esq.
Lender:	Richard Norvell and Stacie Norvell, a married couple
Recorded in:	Document #202405302 of the real property records of Wise County, Texas
Legal Description:	As described on Exhibit A attached hereto and incorporated herein by reference.
Secures:	Promissory Note ("Note") in the original principal amount of $860,531.18, executed by Taylor & Norvell, LLC ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date:	Tuesday, August 6, 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 10:00a.m. and not later than three hours thereafter.
Place:	The door of the first floor in the southeast corner of the Wise County Courthouse located at 101 ½ North Trinity, Decatur, Texas 76234.
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 Richard Norvell and Stacie Norvell's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.
Substitute Trustee:	J.C. Johnson, Kasey Rachel, S. Joseph Modric, Kimberly Sikes, and Chelsea Milam, 407 Throckmorton Street, Suite 500, Fort Worth, Tarrant County, Texas 76102.

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, Richard Norvell and Stacie Norvell, 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 Richard Norvell and Stacie Norvell's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Richard Norvell and Stacie Norvell'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 Richard Norvell and Stacie Norvell 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 Richard Norvell and Stacie Norvell 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 LENDER.

Kasey Rachel, Substitute Trustee and
Attorney for Lender, Richard Norvell and Stacie Norvell
Dorsett Johnson, LLP
407 Throckmorton Street, Suite 500
Fort Worth, Texas 76102
Telephone (817) 900-8202

Exhibit A – Legal Description

Being 72.593 acres situated in the J.F. Williamson Survey Abst. No. 1151 and the M.E.P. & P.R.R. Co. Survey, by Abst. No. 631, Wise County, Texas being that certain tract of land, conveyed to Catalina Bureos, by deed recorded in Volume 926, Page 66, Official Records, Wise County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron found at the northeast corner of said Bureos Tract and the Northwest corner of that certain tract of land conveyed to Associates Financial Services Company, Inc. by deed recorded in Volume 974, Page 874, Official Records, Wise County, Texas, in the South line of that certain tract of land conveyed to Gertrude N. Prater and Truman W. Prater, by deed recorded in Volume 208, Page 618, Real Records, Wise County, Texas, said point being N 84°25'29" W, 761.02 feet from the called Northeast corner of said Williamson Survey;

THENCE S 00°05'19" W, along the common line of said Bureos Tract and said Associates Financial Services Company Inc. Tract, 324.13 feet to a 1/2" iron found at the Southwest corner of said Associates Financial Services Company, Inc. tract and the Northwest corner of that certain tract of land conveyed to said Associates Financial Services Company, Inc., by deed recorded in Volume 974, Page 884, Official Records, Wise County, Texas;

THENCE S 00°04'03" W, along the common line of said Bureos Tract and said Associates Financial Services Company, Inc. (recorded in Volume 974, Page 884) Tract, 288.33 feet to a 1/2" iron found at the Southwest corner of said Associates Financial Services Company, Inc. (recorded in Volume 974, Page 884) Tract and the Northwest corner of that certain tract of land conveyed to said Associates Financial Services Company, Inc. by deed recorded in Volume 974, Page 894, Official Records, Wise County, Texas;

THENCE S 00°01'51" W, along the common line of said Bureos Tract and said Associates Fin alcial Services Company, Inc. (recorded in Volume 974, Page 894) Tract, 296.58 feet to a 1/2" iron found at the Southwest corner of said Associates Financial Service Company, Inc. (recorded in Volume 974, Page 894) Tract in the North line of that certain tract of land conveyed to Kenneth R. and Louise Grady by deed recorded in Volume 867, Page 132, Official Records, Wise County, Texas;

THENCE along the common line of said Bureos and Grady Tracts, as follows:

N 89°44'56" W, 176.98 feet to a 1/2" iron found;
S 00°11'22" W, 572.68 feet to a 1/2" iron found;
S 89°46'50" E, 177.19 feet to a 1/2" iron found at the Northwest corner of that certain tract of land conveyed to said
Associates Financial Service Company, Inc. by deed recorded in Volume 975, Page 8, Official Records, Wise County, Texas;

THENCE S 00°14'44" W, along the common line of said Bureos Tract and said Associates Financial Service Company, Inc. (recorded in Volume 975, Page 8) Tract, 438.21 feet to a 1/2"

iron found at the Southwest corner of said Associates Financial Service Company, Inc., (recorded in Volume 975, Page 8) Tract;

THENCE S 89°49'24" E, continuing along the common line of said Bureos Tract and said Associates Financial Service Company, Inc. (recorded in Volume 975, Page 8) Tract, 755.72 feet to a 60D nail found in the west line of County Road No. 3677 (R.O.W varies);

THENCE S 00°13'23" W, along the West line of said County Road No. 3677, a distance of 247.62 feet to a 1/2" iron found at the most Easterly Southeast corner of said Bureos Tract and the Northeast corner of that certain tract of land conveyed to John Raymond Chaplin and wife, Ann. Chaplin, described by deed as third tract, recorded in Volume 416, Page 509, Deed Records, Wise County, Texas;

THENCE S 89°07'04" W, along the common line of said Bureos Tract and said Chaplin Third Tract passing the Northwest corner of said Chaplin third Tract and the Northeast corner of that certain tract of land conveyed to said John Raymond Chaplin and wife, Ann Chaplin, described by deed as second tract, recorded in Volume 416, Page 519, Deed Records, Wise County, Texas and continuing, along the common line of said Bureos Tract and said Chaplin Second Tract, in all, 2511.60 feet to the most Southerly Southwest corner of said Bureos Tract in the approximate centerline of Gonzollos Creek;

THENCE along the approximate centerline of said Gonzollos Creek, as follows:

N 18°37'00" W, 235.62 feet;
N 71°12'00" E, 187.30 feet;
N 27°16'00" E, 35.00 feet;
N 52°37'00" E, 367.50 feet;
N 03°11'00" W, 590.80 feet;
N 25°54'00" E, 506.50 feet;
N 06°02'30" W, 749.56 feet to a fence corner found at the most Northerly Northwest corner of said Bureos Tract in the South line of that certain tract of land conveyed to Harold L. Judd and Lillian N. Judd, and Cathleen Judd by Deed recorded in Volume 8, Page 511, Real Records of Wise County, Texas;

THENCE S 84°17'40" E, along the common line of said Bureos and Judd Tract, passing the Southeast corner of said Judd Tract and the Southwest corner of said Prater Tract, and continuing, along the common line of said Bureos Tract and Prater Tract, in all, 1246.74 feet to the POINT OF BEGINNING and containing 72.593 acres of land.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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STATE OF TEXAS

COPY

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF Wise

WHEREAS, on **December 8, 2009, Angela Bennet,** as grantor(s) executed a Deed of Trust conveying to Kristi K. Frazier Special Needs Trust, transferred by Assignment of Lien to KKF Supplemental Trust filed in **Deed Records, Wise County, Texas,** certain real property located in the County of **Wise,** State of Texas, and being more particularly described as **Lot 14, Cottondale, more specifically described in Exhibit A attached hereto and made a part hereof for all intents and purposes,** to secure payment of one certain Real Estate Note in the amount of, **$26,942.40** (the note), the **Deed of Trust being recorded in Deed Records, Wise County, Texas, in Volume 2114, Page 845, Deed Records, Johnson County Texas.** WHEREAS, (I) default has occurred in the payment of the Note secured by the Deed of Trust and/or in the performance of the covenants, agreements, and conditions set forth in the Deed of Trust, and (ii) the sums due and payable under the Note and the Deed of Trust are now wholly due and payable, and (iii) owner and holder of the Note, pursuant to the Deed of Trust has requested the undersigned to sell the property and satisfy the note, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust; and

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

NOW, THEREFORE, the undersigned, the **Substitute Trustee** as aforesaid, does hereby give notice that after due publication of this notice as required by law and the Deed of Trust, will sell the Property at Public Venue to the highest bidder, or bidders, for cash, at a time no earlier than **10:00 a.m.** and not later than **1:00 p.m.** on the first Tuesday in August, 2024 at the **Wise County Court Center, Decatur, Texas.** The same being **August 6, 2024, Wise County Court Center, 306 W. Main St., Decatur, Texas 76234.**

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

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

In Witness Whereof, this notice of **Substitute Trustee's Sale** has been executed on July 2, 2024.

Jeffrey Watts

Jeffrey Watts, Substitute Trustee
8659 White Settlement Rd., Fort Worth, TX 76108

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

POSTED
AT 10:51 o'clock A M
JUL 02 2024
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy

CHRIS SHENKIR

EXHIBIT "A"

BEING a 5.000 acre tract of land out of Block 73, LOWER MATAGORDA SCHOOL LAND SURVEY, ABSTRACT NO. 534, situated in Wise County, Texas, and being a portion of that certain 156.267 acre tract of land in said survey, as conveyed to Audra Frazier, Trustee, in Volume 566, Page 8, Real Records, Wise County, Texas, and this tract being described by metes and bounds as follows:

BEGINNING at a ½" iron pin set in the occupied East right of way line of a North-South county road for the Northwest corner of the herein described tract, and said iron pin being South 89°42'18" East, 30.00 feet and South 00°35'08" West, 897.16 feet from the Northwest corner of said Frazier tract;

THENCE South 89°42'18" East a distance of 971.07 feet to a ½" iron pin set for the Northeast corner of the herein described tract;

THENCE South 00°35'08" West a distance of 224.29 feet to a ½" iron pin set for the Southeast corner of the herein described tract;

THENCE North 89°42'18" West a distance of 971.07 feet to a ½" iron pin set in the East right of way line of said county road for the Southwest corner of the herein described tract;

THENCE North 00°35'08" East along the East right of way line of said county road, a distance of 224.29 feet to the POINT OF BEGINNING, and containing 5.000 acres of land.

(AKA LOT 14, COTTONDALE ESTATES, an unrecorded subdivision situated in Wise County, Texas.)

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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STATE OF TEXAS

COUNTY OF Wise

COPY

KNOW ALL MEN BY THESE PRESENTS

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

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

NOW, THEREFORE, the undersigned, the **Substitute Trustee** as aforesaid, does hereby give notice that after due publication of this notice as required by law and the Deed of Trust, will sell the Property at Public Venue to the highest bidder, or bidders, for cash, at a time no earlier than **10:00 a.m.** and not later than **1:00 p.m.** on the first Tuesday in August, 2024 at the **Wise County Court Center, Decatur, Texas.** The same being **August 6, 2024, At the Wise County Court Center, 306 W. Main St., Decatur, TX 76234.**

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

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

In Witness Whereof, this notice of **Substitute Trustee's Sale** has been executed on July 2, 2024.

Jeffrey Watts

Jeffrey Watts, Substitute Trustee
8659 White Settlement Rd., Fort Worth, TX 76108

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

POSTED
AT 10:51 o'clock A M
JUL 02 2024

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

CHRIS SHENKIR

EXHIBIT A

Tract 55, Hills of Oliver Creek

Legal description of land:

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

BEGINNING at a 1/2" iron pin found in the West right-of-way line of F.M. Hwy. #2264 and the West line of a 2.19 acre tract as conveyed to the State of Texas for right-of-way in Volume 264, Page 340, Deed Records, Wise County, Texas, and also being in the East line of said 590.334 acre tract, and being South 00° 58' 00" West, 478.30 feet, South 00° 22' 30" East, 270.67 feet (Long Chord), and South 01° 43' 00" East, 697.40 feet from the most Easterly Northeast corner of said 590.334 acre tract and being the beginning of a curve to the right having a radius of 5679.58 feet;

THENCE along the West line of said F.M. Hwy. and 2.19 acre tract of land, and the East line of said 590.334 acre tract, along said curve to the right an arc distance of 165.13 feet, to a 1/2" iron pin found for the end of said curve and then South 00° 03' 00" East, a distance of 69.92 feet, to a 1/2" iron pin set for the Southeast corner of the herein described tract;

THENCE South 88° 17' 00" West, a distance of 372.02 feet, to a 1/2" iron pin set for the Southwest corner of the herein described tract;

THENCE North 01° 43' 00" West, a distance of 235.00 feet, to a 1/2" iron pin set for the Northeast corner of the herein described tract;

THENCE North 88° 17' 00" East, a distance of 376.45 feet, to the POINT OF BEGINNING and containing 2.022 acres of land.

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

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

POSTED
AT 3:57 o'clock P M
JUN 13 2024
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
CHRIS SHENKIR

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

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

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

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

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

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

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

SALE INFORMATION:

Date of Sale: **August 6, 2024**
Time of Sale: **1:00 PM or within three hours thereafter.**
Place of Sale: **THE SOUTHEAST PORCH AT THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**
Substitute Trustee: **Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington, Michelle Schwartz, Brandy Bacon 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.

Michael J. Burns / Jonathan Smith/ Gabrielle A. Davis/ Paige Jones

23-167125

Notice of Substitute Trustee's Sale

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**: 3425 PHILLIPS BLVD. EWING, NEW JERSEY 08618-1430

POSTED
AT 11:23 o'clock A. M
JUN 20 2024
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
Deputy
Patti Uthmann

* 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: August 6, 2024	**Earliest time Sale will begin**: 1:00 PM

Place of sale of Property: 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 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 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, 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 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