POSTED
AT 10:23 o'clock A M
OCT 15 2024

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

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, November 5, 2024 (the "Foreclosure Date"), no earlier than 10:00 A.M., or no later than three (3) hours after that time, the Substitute Trustees, or any one of them, acting alone without the necessity of the joinder of the other Substitute Trustees, will commence the sale of all or a portion of the Property, in parcels or as a whole, at public auction to the highest bidder for cash, pursuant to the Security Instrument and applicable law; such sale will be held at: 306 W. Main St., Decatur, TX 76234, in that area designated for such sales by order or Resolutions of the Commissioners' Court of Wise County, Texas or in such other area as subsequently designated by Resolution of the Commissioners' Court of Wise County, Texas; SUBJECT, HOWEVER, to all liens, exceptions to title, easements, restrictions, and encumbrances affecting any of the Property or title thereto which have equal or superior priority to the lien and security interest created by the Security Instrument. The Substitute Trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m. on the Foreclosure Date.

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

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

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

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

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

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

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

SUBSTITUTE TRUSTEE/ AUTHORIZED AGENT:

Name: MICHAEL BAILEY

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was ACKNOWLEDGED before me on October 15, 2024, by MICHAEL BAILEY, in the capacities therein stated.

Notary Public in and for the State of Texas

[SEAL]

GAY NICCUM
Notary Public, State of Texas
Notary ID 1099226-9
My Commission Exp. 08-26-2025

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.

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

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

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: OCTOBER 11, 2024

NOTE: Fixed Rate Note (Home Equity Conversion) Closed-End described as follows:

Date:	DECEMBER 21, 2010
Maker:	JAMES E. HOGAN and MAXINE F. HOGAN
Payee:	GREENSPRING CAPITAL MANAGEMENT LLC, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS ADMINISTRATOR OF THE RMH 2023-3 TRUST, ITS SUCCESSOR AND ASSIGNS successor to the original lender.
Original Principal Amount:	Up to a maximum principal amount of $187,500.00

DEED OF TRUST: Deed of Trust described as follows:

Date:	DECEMBER 21, 2010
Grantor:	JAMES E. HOGAN and wife, MAXINE F. HOGAN
Trustee:	G. TOMMY BASTIAN
Beneficiary:	GREENSPRING CAPITAL MANAGEMENT LLC, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS ADMINISTRATOR OF THE RMH 2023-3 TRUST, ITS SUCCESSOR AND ASSIGNS, successor to the original beneficiary.
Recorded:	Instrument No. 2011-51, BK-OR, VL-2212, PG-845 Real Property Records of WISE COUNTY, TEXAS on January 3, 2011

POSTED
AT 3:47 o'clock P M
OCT 14 2024

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

LENDER: GREENSPRING CAPITAL MANAGEMENT LLC, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS ADMINISTRATOR OF THE RMH 2023-3 TRUST, ITS SUCCESSOR AND ASSIGNS

BORROWER: JAMES E. HOGAN and MAXINE F. HOGAN

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN WISE COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST*** (street address: 434 County Road 4853, Newark, Texas 76071)

SUBSTITUTE TRUSTEE: DAVID STOCKMAN, JAMIE DWORSKY, DONNA STOCKMAN, GUY WIGGS, MICHELLE SCHWARTZ, JANET PINDER, JEFF BENTON, BRADY BACON, ANGELA COOPER, DAVID GARVIN

Substitute Trustee's Mailing Address:

c/o SettlePou
3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

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

NOVEMBER 5, 2024, the first Tuesday of the month, to commence at 1:00 P.M., or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

THE WISE COUNTY COURTHOUSE, 101 N TRINITY ST, DECATUR, TX 76234, AT THE SOUTHEAST PORCH AT THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

RECITALS

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

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

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

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

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date:	DECEMBER 21, 2010
Grantor:	JAMES E. HOGAN and wife, MAXINE F. HOGAN
Trustee:	G. TOMMY BASTIAN
Beneficiary:	GREENSPRING CAPITAL MANAGEMENT LLC, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS ADMINISTRATOR OF THE RMH 2023-3 TRUST, ITS SUCCESSOR AND ASSIGNS, successor to the original beneficiary.
Recorded:	Instrument No. 2011-51, BK-OR, VL-2212, PG-845 Real Property Records of WISE COUNTY, TEXAS on January 3, 2011

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN WISE COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN***

RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST (street address: 434 County Road 4853, Newark, Texas 76071)

SUBSTITUTE TRUSTEE: DAVID STOCKMAN, JAMIE DWORSKY, DONNA STOCKMAN, GUY WIGGS, MICHELLE SCHWARTZ, JANET PINDER, JEFF BENTON, BRADY BACON, ANGELA COOPER, DAVID GARVIN

Substitute Trustee's Mailing Address:

c/o SettlePou
3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

Each Substitute Trustee is appointed **effective as of October 11, 2024,** pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

By: _____

Name: William Jennings, Attorney for GREENSPRING CAPITAL MANAGEMENT LLC, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS ADMINISTRATOR OF THE RMH 2023-3 TRUST, ITS SUCCESSOR AND ASSIGNS AND SERVIS ONE, INC. D/B/A BSI FINANCIAL SERVICES

THE STATE OF TEXAS §
§
COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on October 11, 2024

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

_____
Notary Public, State of Texas

Notice of Sale executed by:

Donna Stockman

Name: Donna Stockman Substitute Trustee

EXHIBIT A

ALL THAT TRACT OF LAND SITUATED IN THE CAIN T. BRUSH SURVEY, ABSTRACT NUMBER 29, WISE COUNTY, TEXAS, AND BEING LOT 61 IN THE ESTES ADDITION, AN UNRECORDED ADDITION IN WISE COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND REFERENCED IN AN UNRECORDED DEED FROM EDMOND A. SCHIFFERS AND MARILYN LOUISE SCHIFFERS MCGEE TO JAMES E. HOGAN, AND WIFE MAXINE F. HOGAN, DATED DECEMBER 1ST, 1977, AND BEING THE SAME TRACT DESCRIBED IN THE DEED RECORDED IN VOLUME 355, PAGE 418, DEED RECORDS OF WISE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AT A POINT IN COUNTY ROAD NO. 4853 AT THE NORTHEAST CORNER OF SAID HOGAN TRACT, AND AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO DEBRA JEAN BARROWS, AS RECORDED IN VOLUME 708, PAGE 853, REAL RECORDS OF WISE COUNTY, TEXAS AND BEARS SOUTH 89° 40' 00" EAST 237.52 FEET AND SOUTH 199.08 FEET FROM A 5/8 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID BARROWS TRACT, AND BEARS NORTH 1292 FEET NORTH AND 965.48FEET EAST FROM THE SOUTHWEST CORNER OF SAID BRUSH SURVEY PER PRIOR DEED REFERENCE;

THENCE SOUTH WITH THE EAST LINE OF SAID HOGAN TRACT AND IN COUNTY ROAD NO. 4853 A DISTANCE OF 200.00 FEET TO A POINT FOR CORNER AT THE SOUTHEAST CORNER OF SAID HOGAN TRACT AND AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO DORA CHAZARETTA, AS RECORDED IN VOLUME 1692, PAGE 220, OFFICIAL RECORDS OF WISE COUNTY, TEXAS;

THENCE NORTH 89° 40' 01" WEST WITH THE SOUTH LINE OF SAID HOGAN TRACT AND WITH THE NORTH LINE OF SAID CHAZARETTA TRACT, PASSING EN ROUTE AT A DISTANCE OF 27.55 FEET A CROSS TIE FENCE CORNER POST FOUND FOR WITNESS, AND CONTINUING ON SAID COURSE AND ALONG OR NEAR A FENCE A TOTAL DISTANCE OF 300.00 FEET TO A IRON ROD SET FOR A CORNER IN THE EAST LINE OF TRACT OF LAND DESCRIBED IN THE DEED TO TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE, AS RECORDED IN VOLUME 123, PAGE 592, SAID DEED RECORDS;

THENCE NORTH 19° 59' 00" EAST WITH SAID TARRANT COUNTY TRACT A DISTANCE OF 57.47 FEET TO A POINT FOR CORNER;

THENCE NORTH 02° 48' 05" WEST WITH SAID TARRANT COUNTY TRACT A DISTANCE OF 146.09 FEET TO AN IRON ROD SET FOR CORNER AT THE NORTHWEST CORNER OF SAID HOGAN TRACT AND AT THE SOUTHWEST CORNER OF SAID BARROWS TRACT;

THENCE SOUTH 89° 40' 01" EAST WITH THE NORTH LINE OF SAID HOGAN TRACT AND WITH THE SOUTH LINE OF SAID BARROWS TRACT AND ALONG OR NEAR A FENCE, PASSING EN ROUTE AT A DISTANCE OF 259.94 FEET A CROSS TIE FENCE CORNER POST FOUND FOR WITNESS, AND CONTINUING ON SAID COURSE A DISTANCE OF 287.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.311 ACRES OF LAND, MORE OR LESS.

POSTED
AT 3 47 o'clock P M
OCT 14 2024

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

Matter No.: 127004-TX

Date: September 4, 2024

County where Real Property is Located: Wise

ORIGINAL MORTGAGOR:	KARL PEREZ JR AND SHANNON L. MONTGOMERY, HUSBAND AND WIFE
ORIGINAL MORTGAGEE:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS
CURRENT MORTGAGEE:	LAKEVIEW LOAN SERVICING, LLC
MORTGAGE SERVICER:	Flagstar Bank, N.A

DEED OF TRUST DATED 11/15/2021, RECORDING INFORMATION: Recorded on 11/16/2021, as Instrument No. 202118716

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LOT HR -2, JAMBERLY HILLS, PHASE I, A SUBDIVISION IN WISE COUNTY, TEXAS, ACCORDING TO THE RE-PLAT THEREOF, RECORDED IN CABINET E, SLIDE 340, PLAT RECORDS, WISE COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **11/5/2024,** the foreclosure sale will be conducted in **Wise** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **1:00 PM,** or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

Flagstar Bank, N.A is acting as the Mortgage Servicer for LAKEVIEW LOAN SERVICING, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Flagstar Bank, N.A, as Mortgage Servicer, is representing the Mortgagee, whose address is:

LAKEVIEW LOAN SERVICING, LLC
c/o Flagstar Bank, N.A
5151 Corporate Drive
Troy, Michigan 48098-2639

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

AP NOS/SOT 08212019

4825628

Matter No.: 127004-TX

authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, CONRAD WALLACE, TONYA WASHINGTON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, TIONNA HADNOT, AUCTION.COM, DAVID RAY, ASHLEE LUNA, DAVID STOCKMAN, DONNA STOCKMAN, GUY WIGGS, MICHELLE SCHWARTZ, JANET PINDER, BRANDY BACON, JAMIE DWORSKY, BRENDA WIGGS, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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.

By: Hollis Hamilton
Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
3333 Camino Del Rio South, Suite 225
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

POSTED
AT 2:19 o'clock P M
OCT 14 2024
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
CHRIS SHENKIR

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
§ **KNOW ALL MEN BY THESE PRESENTS:**
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, November 5,~~ **2024** (that being the first Tuesday of said month), at **1:00 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 flagpole at the south end of the Wise Court Center located at 306 W. Main Street, Decatur, Texas 76234, said location having been designated by the County Commissioners (the "Commissioners") of Wise County, Texas for the duration of the historic restoration of the Wise County Courthouse (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 11th day of October 2024.

Christina A. Tillett

CHRISTINA A. TILLETT
WILLIAM B. MUNSON
WILLIAM STEVENS
TRESSIE MCKEON
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 11th day of October 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 10:15 o'clock A M
OCT 10 2024
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
00000010189553
Edualdo Villa

291 JOY TRAIL
PARADISE, TX 76073

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: November 05, 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 August 30, 2023 and recorded in Document CLERK'S FILE NO. 202312475 real property records of WISE County, Texas, with SHAWN MEADOR, SOLE OWNERSHIP, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by SHAWN MEADOR, SOLE OWNERSHIP, securing the payment of the indebtednesses in the original principal amount of $483,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Citibank, N.A., not in its individual capacity but solely as Owner Trustee of BRAVO Residential Funding Trust 2023-NQM8 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. SERVICEMAC LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SERVICEMAC LLC
9726 OLD BAILES RD., SUITE 200
FORT MILL, SC 29707-7882

291 JOY TRAIL
PARADISE, TX 76073

00000010189553

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

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

Israel Saucedo

Certificate of Posting

My name is Donna Stockman, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 10-10-24 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: 10-10-24

EXHIBIT "A"

LOT 14, JAMBERLY HILLS, PHASE III, A SUBDIVISION IN WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDE 16, OF THE PLAT RECORDS OF WISE COUNTY, TEXAS.

POSTED
AT 10:15 o'clock A M
OCT 10 2024
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Eduardo Villa Deputy

C&M No. 44-24-02090/ FILE NOS

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated November 16, 2020 and recorded under Clerk's File No. 202016136, in the real property records of WISE County Texas, with John Howard Somsen a married man and Barbara Ann Somsen signing proforma to perfect lien only as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for CalCon Mutual Mortgage LLC d/ba OneTrust Home Loans, its successors and assigns as Original Mortgagee.

Deed of Trust executed by John Howard Somsen a married man and Barbara Ann Somsen signing proforma to perfect lien only securing payment of the indebtedness in the original principal amount of $382,050.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by John Howard Somsen. PNC Bank, National Association is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. PNC Bank, N.A. is acting as the Mortgage Servicer for the Mortgagee. PNC Bank, N.A., is representing the Mortgagee, whose address is: 3232 Newmark Drive, Miamisburg, OH 45342.

Legal Description:
BEING LOT 22, BLOCK 2, BROOKHOLLOW ESTATES, AN ADDITION TO THE CITY DECATUR, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SECTION 480, PLAT RECORDS WISE COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 11/05/2024 **Earliest Time Sale Will Begin: 1:00 PM**

Location of Sale: **The place of the sale shall be: WISE** County Courthouse, Texas at the following location: On the southeast porch of the Wise County Courthouse steps, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. **Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.**

C&M No. 44-24-02090/ FILE NOS

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated November 16, 2020 and recorded under Clerk's File No. 202016136, in the real property records of WISE County Texas, with John Howard Somsen a married man and Barbara Ann Somsen signing proforma to perfect lien only as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for CalCon Mutual Mortgage LLC d/ba OneTrust Home Loans, its successors and assigns as Original Mortgagee.

Deed of Trust executed by John Howard Somsen a married man and Barbara Ann Somsen signing proforma to perfect lien only securing payment of the indebtedness in the original principal amount of $382,050.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by John Howard Somsen. PNC Bank, National Association is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. PNC Bank, N.A. is acting as the Mortgage Servicer for the Mortgagee. PNC Bank, N.A., is representing the Mortgagee, whose address is: 3232 Newmark Drive, Miamisburg, OH 45342.

Legal Description:
BEING LOT 22, BLOCK 2, BROOKHOLLOW ESTATES, AN ADDITION TO THE CITY DECATUR, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SECTION 480, PLAT RECORDS WISE COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 11/05/2024 **Earliest Time Sale Will Begin: 1:00 PM**

Location of Sale: **The place of the sale shall be: WISE** County Courthouse, Texas at the following location: On the southeast porch of the Wise County Courthouse steps, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. **Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.**

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE David Stockman, Brenda Wiggs, Donna Stockman, Guy Wiggs, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper , Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, David Ray, Ashlee Luna, David Stockman, Donna Stockman, Guy Wiggs, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jamie Dworsky, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.**

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

Executed on October 4, 2024.

/s/ Sarah A. Trad SBOT No. 24140355, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: Donna Stockman

Printed Name: Donna Stockman

C&M No. 44-24-02090

R 1529

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:	**November 10, 2014**
Grantor(s):	**Matthew Brian Hand and wife, Lana R. Hand, with her joining herein to perfect the security interest but not to otherwise be liable**
Original Mortgagee:	**Mortgage Electronic Registration Systems, Inc, as nominee for Primewest Mortgage Corporation**
Original Principal:	**$240,000.00**
Recording Information:	**201411779**
Property County:	**Wise**
Property:	**BEING 1.00 ACRES OF LAND IN THE HOWARD ETHERIDGE SURVEY, ABSTRACT NO. 278, WISE COUNTY, TEXAS, AND BEING PART OF A 7.71 ACRE TRACT OF LAND DESCRIBED IN DEED TO MATTHEW BRIAN HAND RECORDED IN VOLUME 1966, PAGE 312, OFFICIAL PUBLIC RECORDS, WISE COUNTY, TEXAS, SAID 1.00 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:** **BEGINNING AT A NAIL SET FOR CORNER IN COUNTY ROAD 1560 ON THE SOUTH LINE OF SAID 7.71 ACRE TRACT AND THE ETHERIDGE SURVEY AND THE NORTH LINE OF A 18.84 ACRE TRACT (RE: 907/271 O.R.W.C.T) AND THE G.W. CASH SURVEY, ABSTRACT NO. 1424, SAID POINT BEING NORTH 87 DEGREES 55 MINUTES 38 SECONDS WEST 145.00 FEET FROM THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID 7.71 ACRE TRACT, AND BEING NORTH 89 DEGREES 03 MINUTES 14 SECONDS WEST 1030.91 FEET AND NORTH 87 DEGREES 55 MINUTES 38 SECONDS WEST 1037.10 FEET FROM THE SOUTHEAST CORNER OF SAID ETHERIDGE SURVEY;** **THENCE WITH SAID C.R. 1560, NORTH 87 DEGREES 55 MINUTES 38 SECONDS WEST 10.00 FEET TO A POINT FOR CORNER;** **THENCE LEAVING SAID C.R. 1560, NORTH 06 DEGREES 10 MINUTES 14 SECONDS EAST 697.71 FEET TO AN IRON STAKE SET FOR CORNER;** **THENCE NORTH 43 DEGREES 42 MINUTES 51 SECONDS WEST 143.27 FEET TO AN IRON STAKE SET FOR CORNER;** **THENCE NORTH 88 DEGREES 50 MINUTES 16 SECONDS WEST 20.00 FEET TO AN IRON STAKE SET FOR CORNER;**

POSTED
AT 11:22 o'clock A M
OCT 03 2024

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

PLG File Number: 23-009367-1

THENCE NORTH 01 DEGREES 09 MINUTES 44 SECONDS EAST 200.00 FEET TO AN IRON STAKE SET FOR CORNER ON THE NORTH LINE OF SAID 7.71 ACRE TRACT;

THENCE WITH SAID LINE, SOUTH 88 DEGREES 50 MINUTES 16 SECONDS EAST 150.00 FEET TO AN IRON STAKE SET FOR CORNER;

THENCE SOUTH 01 DEGREES 09 MINUTES 44 SECONDS WEST 200.00 FEET TO AN IRON STAKE SET FOR CORNER;

THENCE NORTH 88 DEGREES 50 MINUTES 16 SECONDS WEST 10.00 FEET TO AN IRON STAKE SET FOR CORNER;

THENCE SOUTH 06 DEGREES 10 MINUTES 14 SECONDS WEST 799.79 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.00 ACRES OF LAND.

Property Address: **2316 County Road 1560**
Chico, TX 76431

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

Current Mortgagee: **Allied First Bank, SB DBA Servbank**
Mortgage Servicer: **Servbank, SB**
Mortgage Servicer Address: **3138 E. Elwood Street**
Phoenix, AZ 85034

SALE INFORMATION:

Date of Sale: **December 3, 2024**
Time of Sale: **1:00 PM 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 (Temporary Location) or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**
Substitute Trustee: **Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, David Ray, Ashlee Luna, David Stockman, Donna Stockman, Guy Wiggs, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jamie Dworsky, 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

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 10/3/24, 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: 10/3/24

Padgett Law Group
546 Silicon Dr., Suite 103

Southlake, TX 76092

TXAttorney@PadgettLawGroup.com
(850) 422-2520

WITNESS MY HAND this 3rd day of October, 2024.

Donna Stockman

POSTED
AT 1:29 o'clock P M
SEP 17 2024

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

Notice of Foreclosure Sale

September 17, 2024

Deed of Trust ("Deed of Trust"):

Dated: July 21, 2023

Grantor: Gregory Shupe, Kyle Wooldridge, Kalei Wooldridge

Trustee: H. Berry White, IV

Lender: Valkenaar Holdings, LLC

Recorded in: Instrument Number 202310278 of the real property records of Wise County, Texas

Legal Description: Lot 21, Block 50, Original Town of Bridgeport, Wise County, Texas, according to the plat recorded in Volume 24, Page 232, Deed Records of Wise County, Texas.

SAVE AND EXCEPT THE FOLLOWING TRACT:

Being 453 square feet or 0.010 acre of land out of Lot 21, Block 50, Original Town of Bridgeport, Wise County, Texas, according to the plat recorded in Volume 26, Page 232, Deed Records, Wise County, Texas, being part of the same tract as deeded to Davy Donnell, Independent Executor of the Estate of Cleo M. Donnell, Deceased, Emelia Hoefle; Suzanna Moody; and Jamie Thompkins, Trustee for Freddie Thompkins in Volume 1514, Page 369, Official Records, Wise County, Texas, said 453 square feet or 0.010 acre of land being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a capped iron stake set in the south line of a 20-foot alley for the northeast corner of the tract herein described, same being the northeast corner of Lot 21 and the northwest corner of Lot 20, said stake being 75.0 feet South 89°31'31" East from the northeast corner of Lot 18, Block 50, Original Town of Bridgeport, Wise County, Texas;

THENCE with the east line of the tract herein described, same being the east line of Lot 21 and the west line of Lot 20, South 00°28'29" West 18.10 feet to a pk nail set with shiner for the southeast corner of the tract herein described;

THENCE with the south line of the tract herein described, North 89°31'31"West 25.00 feet to a pk nail set with shiner for the southwest corner of the tract herein described, being in the west line of Lot 21 an the east line of Lot 22;

THENCE with the west line of Lot 21 and the east line of Lot 22, North 00°28'29" East 18.10 feet to a nail set with shiner in the south line of said 20-foot alley for the northwest corner of the tract herein described, same being the northwest corner of Lot 21 and the northeast corner of Lot 20;

THENCE with the south line of said 20-foot alley in the north line of the tract herein described and the north line of Lot 21, South 89°31'31" East 25.00 feet to the POINT OF BEGINNING, containing 453 square feet or 0.010 acre of land, more or less.

Secures: Real Estate Lien Note ("Note") in the original principal amount of $225,000.00, executed by Gregory Shupe and Kyle Wooldridge ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, November 5, 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: By the flagpole at the south end of the Wise County Court Center, located at 306 W. Main, Decatur, Texas 76234, or if the preceding area is no longer the designated area, at the are most recently designated by the County Commissioner's Court.

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 Valkenaar Holdings, 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, Valkenaar Holdings, LLC , the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Valkenaar Holdings, 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 Valkenaar Holdings, 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, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Valkenaar Holdings, 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 Valkenaar Holdings, 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, 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 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.

H. Berry White, IV
1602 Halsell Street
Bridgeport, Texas 76426
Telephone (940) 647-0000
Telecopier (888) 396-6271

Our Case No. 23-04534-FC-2

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS
COUNTY OF WISE

POSTED
AT 1041 o'clock A M
AUG 15 2024
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
CHRIS SHENKIR

Deed of Trust Date:
August 18, 2017

Property address:
509 W DUNLAP AVE
BOYD, TX 76023

Grantor(s)/Mortgagor(s):
STEVEN WAYNE HOOD AND STEPHANIE RENEE JACKSON, HUSBAND AND WIFE

LEGAL DESCRIPTION: Being a 3.78 acre tract in the C.L. Nichols Survey, Abstract Number 661, Wise County, Texas, being a certain called 3.780 acre tract described in Clerk's File Number 201612405, Official Records of Wise County, Texas and being described by metes and bounds as follows: Beginning at a 2" steel fence post found in the East line of the Boyd Community Park recorded in Volume 1842, Page 881, Official Public Records, Wise County, Texas, for the Southwest corner of said 3.780 acre tract and the Northwest corner of Lot 1, Splawn Subdivision, according to the plat recorded in Plat Cabinet C, Slide 81, Plat Records, Wise County, Texas; Thence North 00°00`14" West with the East line of said Boyd Community Park a distance of 260.77 feet to a 2" steel fence post found for the Northwest corner of said 3.780 acre tract and the Southwest corner of a certain called 1.05 acre tract described in Clerk's File Number 201501198, Official Records, Wise County, Texas; Thence North 89°39`16" East a distance of 542.99 feet to a 3/8" iron rod found for a corner of said 3.780 acre tract and said 1.05 acre tract; Thence South 00°42`50" West a distance of 24.96 feet to a 1/2" iron rod found for a corner of said 3.780 acre tract and said 1.05 acre tract; Thence South 89°33`36" East a distance of 153.94 feet to a 1/2" iron rod found in Blackwood Street for the Northeast corner of said 3.780 acre tract and the Southeast corner of said 1.05 acre tract; Thence South 00°06`55" East with said Blackwood Street a distance of 201.71 feet to a 3/8" iron rod found in West Dunlap Avenue for the Southeast corner of said 3.780 acre tract; Thence South 89°42`05" West a distance of 404.93 feet to a 2" steel fence post found for a corner of said 3.780 acre tract; Thence South 01°39`43" West a distance of 32.69 feet to a 2" steel fence post found for a corner of said 3.780 acre tract and the Northeast corner of Lot 2 of said Splawn Subdivision; Thence South 89°43`27" West a distance of 291.12 feet to the POINT OF BEGINNING and containing 3.78 acres of land.

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

Earliest Time Sale Will Begin: 01:00 PM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: NOVEMBER 5, 2024

Property County: WISE

Original Trustee: BARRY H. ORR

Recorded on: August 23, 2017
As Clerk's File No.: 201709433
Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC

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

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

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON

SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Donna Stockman, David Stockman, Guy Wiggs, Denise Boerner, Tim Lewis, Michelle Schwartz, Brandy Bacon, Angela Cooper, Jeff Benton, Jamie Dworsky, Brenda Wiggs, Janet Pinder, Kathy Arrington, Marinosci Law Group PC, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, NOVEMBER 5, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than **01:00 PM** or not later than three hours thereafter. The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the Wise County Court Center - 306 W Main, Decatur, TX, 76234 as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

PENNYMAC LOAN SERVICES, LLC, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the debt.

ACTIVE MILITARY SERVICE NOTICE

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

WITNESS MY HAND, 8/13/24

MARINOSCI LAW GROUP, PC

By: _____
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, ADAM MURPHY, the undersigned officer, on this, the 13 day of AUGUST 2024, personally appeared SAMMY HOODA, ☐ known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal.

(SEAL)

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

_____
Notary Public for the State of TEXAS

My Commission Expires: 10-19-24

ADAM MURPHY
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD, #200
WESTLAKE VILLAGE, CA 91361
Our File No. 23-04534

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

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 6/30/2017	**Grantor(s)/Mortgagor(s):** JUAN BOLANOS AND ROSA PINA, HUSBAND AND WIFE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR PHH HOME LOANS, LLC DBA SUNBELT LENDING SERVICES, ITS SUCCESSORS AND ASSIGNS	**Current Beneficiary/Mortgagee:** U.S. BANK NATIONAL ASSOCIATION
Recorded in: **Volume:** N/A **Page:** N/A **Instrument No:** 201707396	**Property County:** WISE
Mortgage Servicer: U.S. Bank National Association is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	**Mortgage Servicer's Address:** 2800 Tamarack Road, Owensboro, KY 42301
Date of Sale: 11/5/2024	**Earliest Time Sale Will Begin:** 1:00 PM
Place of Sale of Property: Wise County Court Center - 306 W Main, Decatur, TX, 76234 – South end of the building, by the flagpole (Temporary Location) OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

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

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, David Ray, Ashlee Luna, David Stockman, Donna Stockman, Guy Wiggs, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jamie Dworsky, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington, Angela Cooper or Jamie Dworsky, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Dated: 8/5/2024

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

Dated: 08/08/2024

Donna Stockman

Printed Name: Donna Stockman

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

POSTED
AT 10:25 o'clock A M
AUG 08 2024
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
CHRIS SHENKIR

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