291 JOY TRAIL
PARADISE, TX 76073

00000010189553

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: December 03, 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

POSTED
AT 10 32 o'clock A M
NOV 07 2024

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

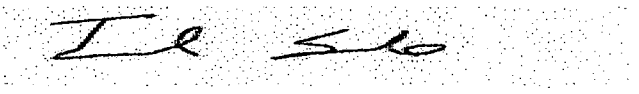
CHRIS SHENKIR

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.

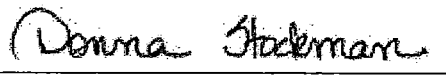
The undersigned as attorney for the mortgagee or mortgage servicer does herby remove the original trustee and all successor substitute trustees and appoints in their steed DAVID STOCKMAN, JAMIE DWORSY, DONNA STOCKMAN, GUY WIGGS, MICHELLE SCHWARTZ, KATHY ARRINGTON, JANET PINDER, BRANDY BACON, JEFF BENTON, 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 11/7/24 I filed at the office of the WISE County Clerk and caused to be posted at the WISE County courthouse this notice of sale.



Declarants Name: Donna Stockman

Date: 11/7/24

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.

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

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated April 21, 2020, executed by **LONNIE EDWARD REED AND WENDY KAY REED A/K/A WENDY REED, A MARRIED COUPLE**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 202004882, Official Public Records of Wise County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesseltine, whose address is listed below, or Donna Stockman, David Stockman, Guy Wiggs, Denise Boerner, Tim Lewis, Michelle Schwartz, Brandy Bacon, Angela Cooper, Jeff Benton or Jamie Dworsky, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, December 3, 2024** (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Wise County Courthouse at the place designated by the Commissioner's Court for such sales in Wise County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 1:00 o'clock p.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 2001 Palm Harbor Manufactured Home, Serial No. PH0515906AB.

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

EXECUTED this 5 day of November, 2024.

POSTED
AT 11:26 o'clock A.M
NOV 06 2024

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

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

THE STATE OF TEXAS §
COUNTY OF NUECES §

Patti Uthmann

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 5 day of November, 2024, to certify which witness my hand and official seal.

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

NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Being a tract of land out of the J.G. Thompson Survey, Abstract No. 1181, Wise County, Texas, being a portion of the tract of land as deeded to Karl Parson in Instrument No. 2015012759, Official Records, Wise County, Texas, said tract of land being more particularly described by metes and bounds as follows, to wit;

BEGINNING at a capped iron stake set in the intersection of County Road No. 1380, Private Road No. 1382 for the Southwest corner of the tract herein described, said stake being located 390.00 feet South 89°40'53" East from the southwest corner of a tract of land as deeded to Karl Parson in Instrument No. 2015012759, Official Records, Wise County, Texas and the southeast corner of a tract of land as deeded to J.W. Clark in Volume 267, Page 93, Deed Records, Wise County, Texas;

THENCE with the line of the tract herein described, North 00°09'26" East 998.37 feet to a capped iron stake set for the northwest corner of the tract herein described;

THENCE with the north line of the tract herein described, North 89°59'30" East 244.88 feet to capped iron stake set for the northeast line of the tract herein described, same being the east line of said Parson tract and the west line of said Clark tract;

THENCE with a fence in the east line of the tract herein described, same being the east line of said Parson tract and the west line of said Clark tract herein described in Private Road No. 1382;

THENCE with Private Road No. 1382 in the south line of the tract herein described and the south line of said Parson tract, North 89°40'53" West 247.77 feet to the POINT OF BEGINNING, containing 5.650 acres of land, more or less.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS LICENSE NUMBER.

STATE OF TEXAS

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 Volume 702, Page 368, Deed Records, Wise 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 December, 2024 at the **Wise County Court Center, Decatur, Texas.** The same being **December 3, 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 November 5, 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 3:16 o'clock P M
NOV 05 2024

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

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.

COPY

POSTED
AT 2:03 o'clock P M
NOV 04 2024

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

Notice of Foreclosure Sale

November 4, 2024

Deed of Trust ("Deed of Trust"):

Dated: April 11, 2023

Grantor: Gregory Shupe, Kyle Wooldridge, and Kalei Wooldridge

Trustee: H. Berry White, IV

Lender: ROCK ISLAND PIZZA PLACE, LLC

Recorded in: Instrument Number 202304436 of the real property records of Wise County, Texas

Legal Description: Being Lot 6 and parts of Lots 4 and 5 of "Original Town of Boyd" as recorded in Volume 26, Page 228, Deed Records of Wise County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a point, said point being the intersection of the South line of State Highway 114 and the West line of FM 730;

THENCE S 90°00'00" W along the South line of SH 114 for a distance of 92.71' to an "X" cut in concrete (fnd) with a drill hole (set), for the POINT OF BEGINNING;

THENCE S 90°00'00"W, along the South line of SH 114 for a distance of 57.29 feet to a point at the intersection of building walls;

THENCE S 00°00'00" E, along the West line of Lot 6 and the East line of Lot 7, GFSHG, Inc. 200948189, ORWCT, for a distance of 139.54 feet to a 1/2" IR (fnd) in the North line of a 20' alley;

THENCE N 90°00'00" E, along the North line of a 20' alley for a distance of 40.29 feet to a RR Spike (set), from which a 1/2" IR (fnd. bent) bears N 90°00'00" E 109.71' in the West line of FM 730;

THENCE N 00°00'00" E, along the West line of land of Landmark Ventures, LLC., 201320701, ORWCT, for a distance of 72.01 feet to a 1/2" IR (fnd);

THENCE N 90°00'00" E, by a North line of land of said Landmark Ventures, LLC., for a distance of 17.00 feet to an "X" cut in conc. (fnd) and a DH (set);

THENE N 00°00'00" E, by the West line of land of said Landmark Ventures, LLC for a distance of 67.53 feet to the "X" cut in concrete at he POINT OF BEGINNING, said parcel being 6770 sq ft or 0.155 acres.

The Grantor TOGETHER WITH the conveyance of the Property also conveys:

1. All buildings, improvements and fixtures;

2. All rights, privileges, and appurtenances pertaining to the Property, including Grantor's right, title, and interest in any minerals, utilities, adjacent streets, alleys, strips, gores, and rights-of-way;

3. Grantor's interest in all leases, rents, and security deposits for all or part of the Property;

4. Grantor's interest in all licenses and permits related to the Property;

5. Grantor's interest in all third party warranties or guaranties, if transferable, relating to the Property or any fixtures;

6. Grantor's interest in any trade names, if transferable, used in connection with the Property: and

7. All Grantor's tangible personal property located on the Property that is used in connection with the Property's operations except: all items in office, square pos, any personal items, budweiser light, green outdoor sink, personal property of Tammy or Shannon.

Secures: REAL ESTATE LIEN NOTE ("Note") in the original principal amount of $490,000.00, executed by Gregory Shupe and Kyle Wooldridge ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, December 3, 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 AM 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, or if the preceding area is no longer the designated area, at the most recently designated b 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 ROCK ISLAND PIZZA PLACE, 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, ROCK ISLAND PIZZA PLACE, 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 ROCK ISLAND PIZZA PLACE, 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 ROCK ISLAND PIZZA PLACE, 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 ROCK ISLAND PIZZA PLACE, 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 ROCK ISLAND PIZZA PLACE, 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

POSTED
AT 9:31 o'clock A M
OCT 24 2024
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Katja Stovall Deputy

NOTICE OF FORECLOSURE SALE

Katja Stovall

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: TRACT ONE:

DESCRIPTION FOR A 20.95 ACRE TRACT OF LAND SITUATED IN THE A. DUNLAP SURVEY, ABSTRACT NO. 261, THE T AND P R.R. CO SURVEY, ABSTRACT NO. 1499 AND THE U. BROWNSON SURVEY, ABSTRACT NO. 97, WISE COUNTY, TEXAS, SAID TRACT BEING THE SAME TRACT OF LAND DESCRIBED IN DEED TO MIKEL WILLIAMS AND WIFE, PAMELA WILLIAMS, RECORDED IN VOLUME 1032, PAGE 108, O.R.W.C.T. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING BY DEED CALL FROM A 1/2 INCH IRON FOUND IN COUNTY ROAD NO. 3799, SAID IRON BEING FOR THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND RECORDED IN VOLUME 655, PAGE 838, R.R.W.C.T., AND BEING BY DEED CALL, NORTH 00 DEGREES 04 MINUTES 30 SECONDS EAST, 3108.89 FEET FROM THE SOUTHEAST CORNER OF SAID A. DUNLAP SURVEY, THENCE SOUTH 89 DEGREES 36 MINUTES 55 SECONDS WEST, 15.00 FEET, THENCE SOUTH 01 DEGREES 34 MINUTES 31 SECONDS WEST, 268.02 FEET, THENCE NORTH 88 DEGREES 11 MINUTES 05 SECONDS WEST, 403.66 FEET, THENCE SOUTH 00 DEGREES 00 MINUTES 55 SECONDS WEST 211.00 FEET, THENCE NORTH 88 DEGREES 11 MINUTES 05 INCHES WEST, 124.20 FEET, THENCE SOUTH 00 DEGREES 00 MINUTES 55 SECONDS WEST, 399.52 FEET TO A 1/2 INCH IRON FOUND AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO BRIAN BURTNETT, RECORDED IN VOLUME 1784, PAGE 116, O.R.W.C.T., AND BEING FOR THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO KENNETH NORTH MELLENBRUCH AND WIFE, PAULA MELLENBRUCH RECORDED IN VOLUME 2194, PAGE 365, O.R.W.C.T. AND BEING FOR THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 00 MINUTES 55 SECONDS WEST, WITH THE WEST LINE OF SAID VOLUME 2194, PAGE 365, 150.01 FEET TO A METAL FENCE POST AT THE SOUTHWEST CORNER OF SAID VOLUME 2194, PAGE 365;

THENCE SOUTH 88 DEGREES 12 MINUTES 24 SECONDS EAST, WITH THE SOUTH LINE OF SAID VOLUME 2194, PAGE 365, 350.10 FEET TO A METAL FENCE POST;

THENCE SOUTH 50 DEGREES 56 MINUTES 37 SECONDS EAST, WITH THE SOUTH LINE OF SAID VOLUME 2194, PAGE 365, 205.47 FEET TO A 1/2 INCH IRON FOUND AT THE SOUTHEAST CORNER OF SAID VOLUME 2194, PAGE 365 AND BEING IN THE WEST LINE OF COUNTY ROAD NO. 3799;

THENCE WITH THE WEST LINE OF SAID COUNTY ROAD NO. 3799, THE FOLLOWING CALLS:

SOUTH 09 DEGREES 06 MINUTES 29 SECONDS EAST, 142.38 FEET TO A CAPPED IRON FOUND;

SOUTH 00 DEGREES 32 MINUTES 46 SECONDS EAST, 23.13 FEET TO A 1/2 INCH IRON FOUND AT THE NORTHEAST CORNER OF LOT 5, OF PHASE 1, STONE VALLEY, RECORDED IN CABINET B, SLIDE 153, PLAT RECORDS, WISE COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 53 MINUTES 35 SECONDS WEST, WITH THE NORTH LINE OF SAID LOT 5, 417.21 FEET TO A 1/2 INCH IRON FOUND AT THE NORTHWEST CORNER OF SAID LOT 5;

THENCE SOUTH 00 DEGREES 51 MINUTES 03 SECONDS EAST, WITH THE WEST LINE OF SAID LOT 5 AND LOTS 6 AND 7 OF SAID STONE VALLEY, 500.77 FEET TO A 1/2 INCH IRON FOUND AT THE SOUTHEAST CORNER OF SAID VOLUME 1032, PAGE 108 AND FOR THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO MIKEL WILLIAMS AND WIFE, PAMELA WILLIAMS, RECORDED IN VOLUME 1030, PAGE 755, O.R.W.C.T., AND BEING FOR THE SOUTHWEST CORNER OF SAID LOT 7 AND FOR THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ROSEMARY M. WILLCUT, RECORDED IN VOLUME 582, PAGE 333, R.R.W.C.T.;

THENCE NORTH 88 DEGREES 16 MINUTES 33 FEET WEST, WITH THE COMMON LINE OF SAID VOLUME 1032, PAGE 108 AND SAID VOLUME 1030, PAGE 755, 1140.05 FEET TO A METAL FENCE POST AT THE SOUTHWEST CORNER OF SAID VOLUME 1032, PAGE 108 AND THE NORTHWEST CORNER OF SAID VOLUME 1030, PAGE 755, AND BEING IN THE EAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO DAVE MILLER AND VICKY FERRER, RECORDED IN VOLUME 752, PAGE 889, R.R.W.C.T.;

THENCE NORTH 03 DEGREES 00 MINUTES 30 SECONDS EAST, WITH THE EAST LINE OF SAID VOLUME 752, PAGE 889, 666.97 FEET TO A 1/2 INCH IRON FOUND AT THE NORTHWEST CORNER OF SAID VOLUME 1032, PAGE 108 AND THE SOUTHWEST CORNER OF SAID VOLUME 1784, PAGE 116;

THENCE WITH THE SOUTH LINE OF SAID VOLUME 1784, PAGE 116, THE FOLLOWING CALLS:

SOUTH 83 DEGREES 18 MINUTES 50 SECONDS EAST, 548.92 FEET TO A METAL FENCE POST;

NORTH 55 DEGREES 01 MINUTES 56 SECONDS EAST, 557.31 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.95 ACRES OF LAND.

TRACT TWO:

DESCRIPTION FOR A 10.00 ACRE TRACT OF LAND SITUATED IN THE A. DUNLAP SURVEY, ABSTRACT NO. 261, THE T AND P R.R. CO. SURVEY, ABSTRACT NO. 1499 AND THE U. BROWNSON SURVEY, ABSTRACT NO. 97, WISE COUNTY, TEXAS, SAID TRACT BEING THE SAME TRACT OF LAND DESCRIBED IN DEED TO MIKEL WILLIAMS AND WIFE, PAMELA WILLIAMS, RECORDED IN VOLUME 1030, PAGE 755, O.R.W.C.T. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING BY DEED CALL FROM A 1/2 INCH IRON FOUND IN COUNTY ROAD NO. 3799, SAID IRON BEING FOR THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND RECORDED IN VOLUME 655, PAGE 838, R.R.W.C.T., AND BEING BY DEED CALL, NORTH 00 DEGREES 04 MINUTES 30 SECONDS EAST, 3108.89 FEET FROM THE SOUTHEAST CORNER OF SAID A. DUNLAP SURVEY, THENCE SOUTH 89 DEGREES 36 MINUTES 55 SECONDS WEST, 15.00 FEET, THENCE SOUTH 01 34 FEET 31 INCHES WEST, 268.02 FEET, THENCE NORTH 88 DEGREES 11 MINUTES 05 SECONDS WEST, 403.66 FEET, THENCE SOUTH 00 DEGREES 00 MINUTES 55 SECONDS WEST, 211.00 FEET, THENCE NORTH 88 DEGREES 11 MINUTES 05 SECONDS WEST, 124.20 FEET, THENCE SOUTH 00 DEGREES 00 MINUTES 55 SECONDS WEST, 399.52 FEET, THENCE SOUTH 55 DEGREES 01 MINUTES 56 SECONDS WEST, 557.30 FEET, THENCE NORTH 83 DEGREES 81 MINUTES 50 SECONDS WEST, 548.92 FEET, THENCE SOUTH 03 DEGREES 00 MINUTES 30 SECONDS WEST, 666.97 FEET TO A METAL FENCE POST AT THE NORTHWEST CORNER OF SAID VOLUME 1030, PAGE 755 AND THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF

LAND DESCRIBED IN DEED TO MIKEL WILLIAMS AND WIFE, PAMELA WILLIAMS, RECORDED IN VOLUME 1032, PAGE 108, O.R.W.C.T., AND BEING IN THE EAST LINE OF THAT CERTAIN TRACT OF LAND DAVE MILLER AND VICKY FERRER, RECORDED IN VOLUME 752, PAGE 889, R.R.W.C.T. AND BEING FOR THE POINT OF BEGINNING;

THENCE SOUTH 88 DEGREES 16 MINUTES 33 SECONDS EAST, WITH THE COMMON LINE OF SAID VOLUME 1030, PAGE 755 AND SAID VOLUME 1032, PAGE 108, 1140.05 FEET TO A 1/2 INCH IRON FOUND AT THE NORTHEAST CORNER OF SAID VOLUME 1030, PAGE 755 AND AT THE SOUTHEAST CORNER OF SAID VOLUME 1032, PAGE 108 AND AT THE SOUTHWEST CORNER OF LOT 7, PHASE 1, STONE VALLEY, RECORDED IN CABINET B, SECTION 153, PLAT RECORDS, WISE COUNTY, TEXAS, AND BEING FOR THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ROSEMARY M. WILLCUT, RECORDED IN VOLUME 582, PAGE 333, R.R.W.C.T.;

THENCE SOUTH 00 51 FEET 03 INCHES EAST, WITH THE WEST LINE OF SAID VOLUME 582, PAGE 333, PASSING THE SOUTHWEST CORNER OF SAID VOLUME 582, PAGE 333, AND THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JIMMIE D. FARRAR AND WIFE, SHEILA K. FARRAR, RECORDED IN VOLUME 2009, PAGE 631, O.R.W.C.T., CONTINUING WITH THE WEST LINE OF SAID VOLUME 2009, PAGE 631, IN ALL, 3678.25 FEET TO A CAPPED IRON FOUND AT THE SOUTHEAST CORNER OF SAID VOLUME 1030, PAGE 755 AND THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO COLLEEN M. HENDRIX, RECORDED IN VOLUME 1062, PAGE 727, O.R.W.C.T.;

THENCE NORTH 88 DEGREES 16 MINUTES 33 SECONDS WEST, WITH THE COMMON LINE OF SAID VOLUME 1030, PAGE 755 AND SAID VOLUME 1062, PAGE 727, 1165.51 FEET TO A CAPPED IRON FOUND AT THE SOUTHWEST CORNER OF SAID VOLUME 1030, PAGE 755 AND THE NORTHWEST CORNER OF SAID VOLUME 1062, PAGE 727, AND BEING IN THE EAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ALICIA MCCUE, RECORDED IN VOLUME 753, PAGE 640, R.R.W.C.T.;

THENCE NORTH 03 DEGREES 00 MINUTES 27 SECONDS EAST, WITH THE EAST LINE OF SAID VOLUME 753, PAGE 640, PASSING THE NORTHEAST CORNER OF SAID VOLUME 753, PAGE 640 AND THE SOUTHEAST CORNER OF SAID VOLUME 752, PAGE 889, AND CONTINUING WITH THE EAST LINE OF SAID VOLUME 752, PAGE 889, IN ALL, 377.96 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.00 ACRES OF LAND.

2. ***Instrument to be Foreclosed.*** The instrument to be foreclosed is the Deed of Trust dated 08/31/2017 and recorded in Document 201709818 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:	12/03/2024
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 GREGORY WILLIS AND TINA D. WILLIS, provides that it secures the payment of the indebtedness in the original principal amount of $424,100.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Fifth Third Bank N.A. is the current mortgagee of the note and deed of trust and FIFTH THIRD BANK, NATIONAL ASSOCIATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is Fifth Third Bank N.A. c/o FIFTH THIRD BANK, NATIONAL ASSOCIATION, 5001 Kingsley Drive, MD MOBBW, Cincinnati, OH 45227 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.auction.com or (800) 280-2832

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 10-24-24 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.

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.

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 3rd day of December, 2024

Time: 1pm or not later than three hours after that time

Place: AT 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 in Wise County, Texas, or at the area most recently designated by the Wise County Commissioners.

TERMS OF SALE: CASH

DEED OF TRUST INFORMATION - INSTURMENT TO BE FORECLOSED:

Date:	August 20, 2019
Grantor(s):	Johnny Alexander and Kristy Alexander, husband and wife
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for AmCap Mortgage Ltd., its successors and assigns
Original Principal:	$171,830.00
Recording Information:	Deed Inst.# 201909766
Current Mortgagee/Beneficiary:	Nationstar Mortgage LLC
Secures:	The Promissory Note (the "Note") in the original principal amount of $171,830.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

PROPERTY TO BE SOLD:

Property County:	Wise
Property Description:	(See Attached Exhibit "A")
Property Address:	175 Private Road 4420, Rhome, TX 76078
Condition and Important Recitals:	Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

Mortgage Servicer:	Nationstar Mortgage LLC
Mortgage Servicer Address:	8950 Cypress Waters Blvd Coppell, TX 75019

POSTED
AT 9:33 o'clock A M
OCT 24 2024

File No.: 24-01444TX

Katja Stovall

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

SUBSTITUTE TRUSTEE(S): Coury Jacocks, Rob Peebles, Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, David Stockman, Jamie Dworsy, Donna Stockman, Guy Wiggs, Michelle Schwartz, Janet Pinder, Jeff Benton, Brandy Bacon, Angela Cooper

SUBSTITUTE TRUSTEE ADDRESS: 1320 Greenway Drive, Suite 780 Irving, TX 75038

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLC
1320 Greenway Drive, Suite 780 Irving, TX 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Donna Stockman whose address is 1320 Greenway Dr, suite 780, Irving, TX 75038. I declare under penalty perjury that 10/24/2024 I filed and/or recorded this Notice of Foreclosure Sale at the office of the Wise County Clerk and caused it to be posted at the location directed by the Wise County Commissioners.

Return to: McCalla Raymer Leibert Pierce, LLC, **1320 Greenway Drive, Suite 780 Irving, TX 75038**

EXHIBIT "A"

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE A. WALKER SURVEY, ABSTRACT NO. 861, WISE COUNTY, TEXAS, BEING A PART OF THAT CERTAIN (CALLED) 62.591 ACRE "TRACT I" CONVEYED BY DEED FROM DOUG BRYAN TO JCEF LIMITED RECORDED IN VOLUME 538, PAGE 738, REAL RECORDS, WISE COUNTY, TEXAS, AND BEING A PART OF THE CERTAIN (CALLED) 350.066 ACRE "TRACT III" CONVEYED BY DEED FROM DOUG BRYAN TO JCEF LIMITED, RECORDED IN VOLUME 538, PAGE 738, REAL RECORDS, WISE COUNTY, TEXAS AND BEING THE SAME TRACT IN DEED TO DEBBIE CLAY AS RECORDED IN VOLUME 1818, PAGE 698, OFFICIAL PUBLIC RECORDS, WISE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF BLEWETT ROAD, A PUBLIC ROADWAY BY DEED BEING 489.58 FEET NORTH AND 1274.42 FEET NORTH 79 DEGREES 25 MINUTES 38 SECONDS EAST FROM THE MOST SOUTHERLY CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM ALLAN MCCURDY TO FLOYD T. MCCURDY AS RECORDED IN VOLUME 237, PAGE 591, DEED RECORDS. WISE COUNTY, TEXAS;

THENCE NORTH 79° 25' 38" EAST FOR A DISTANCE OF 14.91 (15.00, DEED) FEET WITH SAID ROAD, TO A POINT FOR CORNER;

THENCE SOUTH 10° 34' 22" EAST, (BASIS OF BEARINGS) AT 30.00 FEET PASSING A 1/2-INCH STEEL ROD FOUND FOR CORNER IN PLACE FOR REFERENCE, IN ALL 900.10 (900.00, DEED) FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE NORTH LINE OF SAID 350.066 ACRE TRACT;

THENCE NORTH 79° 41' 31" EAST (NORTH 79" 25' 38" EAST, DEED) FOR A DISTANCE OF 248.68 (250.50 DEED) FEET WITH SAID NORTH LINE OF 350.066 ACRE TRACT TO CAPPED 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 10° 45' 23" EAST (SOUTH 10" 34' 22" EAST, DEED) FOR A DISTANCE OF 458.71 (460.00, DEED) FEET TO A 1/2-INCH STEEL ROD FOUND FOR CORNER;

THENCE SOUTH 56° 33' 27" WEST (SOUTH 56" 32' 32" WEST, DEED) FOR A DISTANCE OF 265.33 (265.51, DEED) FEET TO A 1/2-INCH STEEL ROD FOUND FOR CORNER;

THENCE NORTH 10° 33' 06" WEST (NORTH 10" 34' 22" WEST, DEED) FOR A DISTANCE OF 547.76 (548.25, DEED) FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 79° 05' 43" WEST (SOUTH 79" 25' 38" WEST, DEED) FOR A DISTANCE OF 20.79 (20.89, DEED) FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 10° 34' 22" WEST (NORTH 10" 34' 22" WEST, DEED) FOR A DISTANCE OF 915.45 (915.00, DEED) FEET TO THE POINT OF BEGINNING, CONTAINING 3.19 ACRES OF LAND, MORE OR LESS.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WISE County
Deed of Trust Dated: August 26, 2005
Amount: $115,100.00
Grantor(s): CONSTANCE J ANDREWS and GEORGE RONALD ANDREWS
Original Mortgagee: ALETHES, L.L.C. DBA AMERINET MORTGAGE
Current Mortgagee: FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-3
Mortgagee Servicer and Address: c/o SELECT PORTFOLIO SERVICING, INC., 3217 South Decker Lake Drive, Salt Lake City, UT 84119
Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property
Recording Information: Document No. 374718
Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES

WHEREAS GEORGE RONALD ANDREWS is deceased.

Date of Sale: December 3, 2024 between the hours of 1:00 PM and 4:00 PM.
Earliest Time Sale Will Begin: 1:00 PM
Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the WISE County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

AURORA CAMPOS OR JONATHAN HARRISON, RAMIRO CUEVAS, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, CONRAD WALLACE, TONYA WASHINGTON, MONICA HENDERSON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, TIONNA HADNOT, DAVID RAY, ASHLEE LUNA, DONNA TROUT, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, BRENDA WIGGS, DENISE BOERNER, TIM LEWIS, MICHELLE SCHWARTZ, BRANDY BACON, JANET PINDER, JAMIE DWORSKY OR KATHY ARRINGTON, ANGELA COOPER, JEFF BENTON have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. **Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.**

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

Anthony Adam Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2021-000304

Donna Stockman

Printed Name: Donna Stockman
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

POSTED
AT 4:13 o'clock P M
SEP 26 2024

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

EXHIBIT "A"

Being a 1.50 acre tract in the G.B. Buchanan Survey Abstract Number 31, Wise County, Texas, being a certain called 1.50 acre tract described in instrument recorded in Volume 946, Page 576, Official Public Records, Wise County, Texas, said tract also being commonly known as Lot 64, Diamond Ridge Addition an unrecorded Addition in Wise County, Texas, being described by Metes and bounds as follows:

BEGINNING at a 5/8" iron rod found in the South R.O.W. of PR. # 4732 for the Northeast corner of said Lot 64, said point also being the Northwest corner of Lot 65; THENCE South 00°18'19" East a distance of 320.49 feet to a 5/8" Iron rod found for the Southeast corner of said Lot 64 and the Southwest corner of said Lot 65, said point also being in the North line of Lot 87;
THENCE South 89°39'37" West a distance of 203.92 feet to a 5/8" Iron rod found for the Southwest corner of said Lot 64 and the Southeast corner of Lot 63;
THENCE North 00°18'19" West a distance of 320.59 feet to a 5/8" iron rod found in said South R.O.W. for the Northwest corner of said Lot 64 and the Northeast corner of Lot 63;
THENCE North 89°41'19" East with said South R.O.W. a distance of 203.92 feet to the POINT OF BEGINNING and containing 1.50 acres of land.