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.

POSTED
AT 10:14 o'clock 4 M
JAN 13 2025
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By

CHRIS SHENKIR

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 4th day of February, 2025
Time: 1:00 PM or not later than three hours after that time
Place: AT "Wise Court Center, Located at 306.W Main, Decatur, TX 76234, for the duration of the historic restoration of the Wise County Courthouse. Sales are to be held by the flagpole at the south end of the building so that the public entrance is not affected." in Wise County, Texas.

TERMS OF SALE: CASH

DEED OF TRUST INFORMATION - INSTURMENT TO BE FORECLOSED:

Date:	December 21, 2020
Grantor(s):	LAURA FOX AND HUSBAND, SEAN FOX
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Legend Bank, N.A., its successors and assigns
Original Principal:	$300,000.00
Recording Information:	Deed Inst.# 202018154,
Current Mortgagee/Beneficiary:	NewRez LLC d/b/a Shellpoint Mortgage Servicing
Secures:	The Promissory Note (the "Note") in the original principal amount of $300,000.00 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:	728 County Road 4659, 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:	Shellpoint Mortgage Servicing
Mortgage Servicer Address:	75 Beattie Place, Suite 300 Greenville, SC 29601

9414836208551276797929

SUBSTITUTE TRUSTEE(S): Coury Jacocks, Rob Peebles, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, David Ray, Ashlee Luna, David Stockman, Donna Stockman, Guy Wiggs, Michelle Schwartz, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Stockman Foreclosure Services Inc.

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

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLP
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 _____ 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, LLP, **1320 Greenway Drive, Suite 780 Irving, TX 75038**

9414836208551276797929

EXHIBIT "A"

Being a 4.861 acre tract of land situated in the W.C. HALLMARK SURVEY, ABSTRACT NO.361, Wise County, Texas, being all that certain tract of land described in Deed to Charles D. Pryor and wife, Glenda F. Pryor, as recorded in Instrument No.281748, Official Records, Wise County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a fence corner at the common corner of said Pryor tract, that certain tract of land described in an Affidavit of Heirship dated May 16, 2011, as recorded in Instrument No. 2011-6497, said Official Records, and that certain tract of land described in a Release dated September 1, 1993, as recorded in Book 510, Page 500, Deed Records, Wise County, Texas;

THENCE South 01° 25' 04" West, a distance of 284.57 feet along the common line of said Pryor tract and said release to a point from which a 1/2-inch iron rod found bears South 73° 55' 30" East -7.74 feet, said point being the common corner of said Pryor tract, said release, that certain tract of land described in Deed to Steven H. Cox as recorded in Instrument No. 201701515, said Official Records, and that certain tract of land described in a Security Instrument dated October 25, 2004, as recorded in Instrument No. 359076, said Official Records;

THENCE South 89° 58' 37" West, a distance of 740.95 feet along the common line of said Pryor tract and said Security Document to a 1/2-inch iron rod found at the Southwest corner of said Pryor tract, said iron rod being on the East line of County Road 4659;

THENCE North 00° 12' 19" East, a distance of 284.78 feet along said East line to a point from which a fence corner bears South 86° 23' East - 0.3 of one foot said point being the Northwest corner of said Pryor tract, and being on the South line of aforesaid Affidavit;

THENCE East, a distance of 746.98 feet along the common line of said Pryor tract and said Affidavit to the POINT OF BEGINNING and CONTAINING 211,755 square feet or 4.861 acres of land.

Notice of Foreclosure Sale

January 10, 2025

DEED OF TRUST ("DEED OF TRUST"):

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

POSTED
AT 9:43 o'clock A M
JAN 13 2025
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
CHRIS SHENKIR

FORECLOSURE SALE:

DATE:	~~February 4, 2025~~
TIME:	The sale of the Property will be held between the hours of ~~10:00 a.m. and 4:00 p.m.~~ local time; ~~the earliest time at which the Foreclosure Sale will begin is 10:00~~

a.m. and not later than three hours thereafter

PLACE:	Wise County Court Center, 306 W. Main Street, Decatur, Texas, for the duration of the historic restoration of the Wise County Courthouse. Sales are to be held by the flagpole at the south end of the building so that the public entrance is not affected OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.
TERMS OF SALE:	The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

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

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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

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

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

Substitute Trustee.

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

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

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

STATE OF TEXAS
COUNTY OF MONTAGUE

This instrument was acknowledged before me on January 13, 2025, by Brandon Hill

Notary Public, State of Texas
My commission expires:

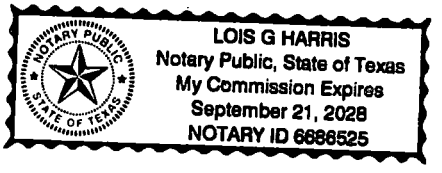


EXHIBIT "A"

Surface estate only and subject to all rights, privileges and immunities relating to interest not constituting part of the surface to the following described property:

Description for a 5.50 acre tract of land situated in Section 23, of the M.E.P. & P. R.R. Co. Survey, Abstract No. 616, Wise County, Texas, said tract all of that certain tract of land described in deed to Ray Wilkins and Doris Wilkins, recorded in Volume 84, Page 868, Real Records of Wise County, Texas, and a portion of that certain tract of land described in deed to Ray Wilkins and Doris Wilkins, recorded in Volume 84, Page 873, Real Records of Wise County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a capped iron set in the West line of County Road No. 4764, said iron being for the Southeast corner of said Volume 84, Page 868 and for the Northeast corner of said Volume 84, Page 873;

THENCE S 89°18'50" W, with the common line of said Volume 84, Page 868 and said Volume 84, Page 873, 220.24 feet to a capped iron set;

THENCE S 05°41'03" E, 119.90 feet to a 2" metal fence post;

THENCE S 86°41'17" W, 175.90 feet to a capped iron set;

THENCE N 05°41'03" W, 127.99 feet to a capped iron set in the common line of said Volume 84, Page 868 and said Volume 84, Page 873;

THENCE S 89°18'50" W, with the common line of said Volume 84, Page 868 and said Volume 84, Page 873, 269.01 feet to a capped iron set at the Southwest corner of said Volume 84, Page 868 and the Northwest corner of said Volume 84, Page 873 and being in the East line of that certain tract of land described in deed to Steven R. Olsen and Karen Olsen, recorded in Volume 2394, Page 690, Official Public Records, Wise County, Texas;

THENCE N 00°36'39" W, with the common line of said Volume 84, Page 868 and said Volume 2394, Page 690, 306.60 feet to a 1/2" iron found at the Northwest corner of said Volume 84, Page 868 and the Northeast corner of said Volume 2394, Page 690 and being in the South line of that certain tract of land described in deed to Laverna Jean Barnard, recorded in Volume 1276, Page 214, Official Public Records, Wise County, Texas;

THENCE N 85°46'21" E, with the common line of said Volume 84, Page 868 and said Volume 1276, Page 214, 667.00 feet to a 2" metal fence post in the West line of said County Road No. 4764, said post being for the Northeast corner of said Volume 84, Page 868 and the Southeast corner of said Volume 1276, Page 214;

THENCE S 00°36'39" E, with the West line of said County Road No. 4764, 347.80 feet to the POINT OF BEGINNING and containing 5.50 acres of land.

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.

SAVE AND EXCEPT THE FOLLOWING PROPERTY:

Being Lot 1, Block 1, of WILKINS VILLAGE, an addition to Wise County, Texas, according to the map or plat thereof recorded in/under County Clerk's File No. 2023.02283, of the Plat Records, Wise County, Texas.

Notice of Foreclosure Sale

POSTED
AT 4:19 o'clock P M
JAN 06 2025
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
CHRIS SHENKIR

January 6, 2025

Deed of Trust ("Deed of Trust"):

Dated:	August 1, 2023
Grantor:	Stratton Goldberg Holdings, LLC
Substitute Trustee:	H. Berry White, IV
Lender:	Pascual Iglesias and Marcia Iglesias
Recorded in:	Instrument Number 202310664 of the real property records of Wise County, Texas
Legal Description:	Lot 14, Block 6, of UNIT NUMBER 6, of Runaway Bay, a subdivision in Wise County, Texas, according to the map or plat thereof recorded in Cabinet A, Slides 430-438, Plat Records of Wise County, Texas
Secures:	Promissory Note ("Note") in the original principal amount of $55,000.00, executed by Stratton Goldberg Holdings, LLC ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date:	~~Tuesday, February 4, 2025~~
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, or if the preceding area is no longer the designated area, at the 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 Pascual Iglesias and Marcia Iglesias'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, Pascual Iglesias and Marcia Iglesias, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Pascual Iglesias and Marcia Iglesias's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Pascual Iglesias and Marcia Iglesias's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

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

If Pascual Iglesias and Marcia Iglesias 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.

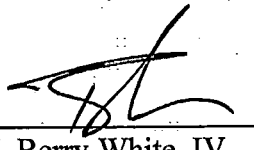
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 Pascual Iglesias and Marcia Iglesias. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

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

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

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



H. Berry White, IV,
Attorney for Mortgagee/Substitute Trustee
1602 Halsell Street
Bridgeport, Texas 76426

306 W KENTUCKY ST
CHICO, TX 76431

00000010321008

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: February 04, 2025

   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 June 23, 2021 and recorded in Document INSTRUMENT NO. 202110451 real property records of WISE County, Texas, with JUSTIN R MULLINS AN UNMARRIED MAN AND BRANDY N PRICE AN UNMARRIED WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (''MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JUSTIN R MULLINS AN UNMARRIED MAN AND BRANDY N PRICE AN UNMARRIED WOMAN, securing the payment of the indebtednesses in the original principal amount of $185,576.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING 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. NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING
601 OFFICE CENTER DRIVE
SUITE 100
FORT WASHINGTON, PA 19034

POSTED
AT 3:32 o'clock P M
DEC 30 2024
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy

CHRIS SHENKIR

306 W KENTUCKY ST
CHICO, TX 76431

00000010321008

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

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

Israel Saucedo

Certificate of Posting

My name is Donna Stockman, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 12/30/2024 I filed at the office of the WISE County Clerk and caused to be posted at the WISE County courthouse this notice of sale.

Donna Stockman

Declarants Name: Donna Stockman

Date: 12/30/2024

EXHIBIT "A"

BEING A PART OF BLOCK NO. 6 OF THE ROCK ISLAND ADDITION TO THE CITY OF CHICO, IN WISE COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID ADDITION RECORDED IN VOLUME 26, PAGE 516, DEED RECORDS, WISE COUNTY, TEXAS, (D.R.W.C.T.) AND BEING THE SAME TRACT OF LAND AS DESCRIBED IN CONVEYANCE TO JOSE SERNA, RECORDED IN INSTRUMENT NO. 201909739, D.R.W.C.T. AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING, AT A 1/2" IRON ROD SET AT THE SOUTHWEST CORNER OF SAID BLOCK NO. 6, AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF KENTUCKY STREET, (50' RIGHT-OF-WAY) AND THE EAST RIGHT-OF-WAY LINE OF MCCRACKEN STREET, (60' RIGHT-OF-WAY), BEING THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, N 00 41' 00" W, ALONG AND WITH THE EAST RIGHT-OF-WAY LINE OF MCCRACKEN STREET AND THE WEST LINE OF SAID BLOCK NO. 6, 150.00 FEET TO A 1/2" IRON ROD SET IN THE SOUTH LINE OF A 20' ALLEY;

THENCE, N 89 19' 00" E, ALONG AND WITH THE SOUTH LINE OF SAID 20' ALLEY, 65.00 FEET TO A 1/2" IRON ROD SET AT THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO JESUS AND JAN DELGADO, RECORDED IN VOLUME 1237, PAGE 226, D.R.W.C.T.;

THENCE, S 00 41' 00" E, ALONG AND WITH THE WEST LINE OF SAID DELGADO TRACT, 150.00 FEET TO A 1/2" IRON ROD SET AT THE SOUTHWEST CORNER OF SAID DELGADO TRACT, IN THE SOUTH LINE OF SAID BLOCK NO. 6 AND IN THE NORTH RIGHT-OF-WAY LINE OF KENTUCKY STREET;

THENCE, S 89 19' 00" W, ALONG AND WITH THE SOUTH LINE OF SAID BLOCK NO. 6 AND THE NORTH RIGHT-OF-WAY LINE OF KENTUCKY STREET, 65.00 FEET TO THE POINT OF BEGINNING, CONTAINING 9,750 SQUARE FEET OR 0.2238 ACRES OF LAND.

POSTED
AT 11:14 o'clock A M
DEC 05 2024

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

C2062
Our Case No. 24-06405-FC

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS
COUNTY OF WISE

Deed of Trust Date:
May 30, 2023

Property address:
148 GREENGATE DRIVE
BOYD, TX 76023

Grantor(s)/Mortgagor(s):
JAZMIN CADENA RANGEL AND ISAAC RANGEL, WIFE AND HUSBAND

LEGAL DESCRIPTION: Lot 14, Block F, of Springhill Addition, Phase 1, a subdivision to Wise County, Texas, according to the map or plat thereof recorded in Cabinet F, Slide 151, Plat Records of Wise County, Texas.

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

Earliest Time Sale Will Begin: 01:00 PM

Current Mortgagee:
LAKEVIEW LOAN SERVICING, LLC

Date of Sale: FEBRUARY 4, 2025

Property County: WISE

Original Trustee: ANGELA R. HERNANDEZ

Recorded on: June 1, 2023
As Clerk's File No.: 202307194
Mortgage Servicer:
LAKEVIEW LOAN SERVICING, 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, P.C.
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, FEBRUARY 4, 2025** 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 Court Center, Located at 306 W Main, Decatur, TX 76234, for the duration of the historic restoration of the Wise County Courthouse. Sales are to be held by the flagpole at the south end of the building so that the public entrance is not affected. 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.

LAKEVIEW LOAN SERVICING, 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, 12/4/24

MARINOSCI LAW GROUP, P.C.

By: _____
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, ADAM MURPHY, the undersigned officer, on this, the 4 day of DEC 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
Notary ID #126481378
My Commission Expires
October 19, 2028

_____
Notary Public for the State of TEXAS

My Commission Expires: 10-19-28

ADAM MURPHY
Printed Name and Notary Public

Grantor: LAKEVIEW LOAN SERVICING, LLC
3637 SENTARA WAY
SUITE 303
VIRGINIA BEACH, VA 23452
Our File No. 24-06405

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