POSTED
AT 1221 o'clock P M
MAY 13 2025
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
CHRIS SHENKIR

Liberty Capital Bank, Noteholder
August REI, LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

GUSTAVO ADOLFO AGUILAR MENJIVAR
JESSICA GERALDINA CERRATO GUTIERREZ
8715 Frazier Ln, Mabank, TX 75156
Sent via first class mail and CMRR # 9489 0178 9820 3039 9606 16 on 05.13.2025

GUSTAVO ADOLFO AGUILAR MENJIVAR
JESSICA GERALDINA CERRATO GUTIERREZ
107 Red Cliff Ct., Rhome, TX 76078
Sent via first class mail and CMRR # 9489 0178 9820 3039 9605 93 on 05.13.2025

NOTICE OF TRUSTEE'S SALE

WHEREAS GUSTAVO ADOLFO AGUILAR MENJIVAR and JESSICA GERALDINA CERRATO GUTIERREZ executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Wise County, Texas and is recorded under Clerk's File/Instrument Number 202400688, to which reference is made for all purposes.

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;

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

   Date: Tuesday, the 3rd day of June, 2025

   Time: The sale shall begin no earlier than 12:00 P.M. or no later than three hours thereafter.

   Place: 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 Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

   Lot 37, in Block 0, of Fairview Meadows, Phase 3, an Addition to the City of New Fairview, ET J, Wise County, Texas; according to the Plat thereof, recorded In Cabinet F,

Sllde 101, Plat Records, Wise County, Texas; and Amending Final Plat, recorded in Cabinet G, Slide 15, Plat Records of Wise County, Texas

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034. The senders of the notice also include those names listed below.

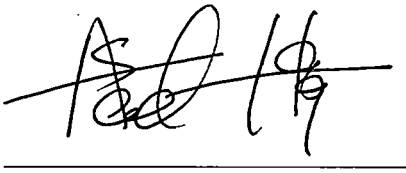
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Bidders may be required to pay in cash immediately and without any delay. The foregoing is a bidding condition.

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 MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

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 ACCELERATION. If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.



Ian Ghrist, Richard Ramsey, M. Asad Haq
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136

POSTED
AT 11 03 o'clock A M
MAY 13 2025
CHRIS SHENKIR
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy

NOTICE OF FORECLOSURE SALE

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

1. ***Property to Be Sold.*** The property to be sold is described as follows: 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: 06/03/2025

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 5/13/25 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.

122 DROVER RIDGE ROAD
NEWARK, TX 76071

00000010442812

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: June 03, 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 September 23, 2011 and recorded in Document CLERK'S FILE NO. 2011-11555; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 201507863 real property records of WISE County, Texas, with PATRICIA P MACEDO AND HUSBAND, PAUL E LOZANO, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., (MERS) AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by PATRICIA P MACEDO AND HUSBAND, PAUL E LOZANO, securing the payment of the indebtednesses in the original principal amount of $177,098.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD.
FORT MILL, SC 29715

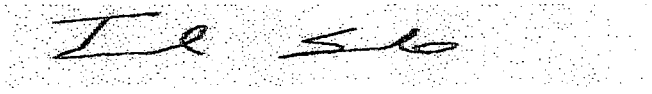
POSTED
AT 10:02 o'clock A M
MAY 08 2025
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
CHRIS SHENKIR

122 DROVER RIDGE ROAD
NEWARK, TX 76071

00000010442812

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.

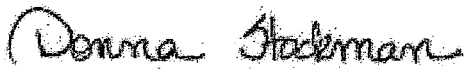
The undersigned as attorney for the mortgagee or mortgage servicer does herby remove the original trustee and all successor substitute trustees and appoints in their steed DAVID STOCKMAN, JAMIE DWORSY, DONNA STOCKMAN, GUY WIGGS, MICHELLE SCHWARTZ, KATHY ARRINGTON, JANET PINDER, BRANDY BACON, JEFF BENTON, 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 5/8/25 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: 5/8/25

EXHIBIT "A"

LOT EIGHTY-EIGHT R (88R), BLOCK B, OF CHISHOLM SPRINGS SUBDIVISION (CHISHOLM SPRINGS SUBDIVISION), LOCATED IN WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, SLIDE(S) 177-179, (REFILED IN CABINET C, SLIDE(S) 184-186), MAP RECORDS OF WISE COUNTY, TEXAS.

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOT 1R, BLOCK A, CHISHOLM SPRINGS SUBDIVISION (CHISHOLM SPRINGS SUBDIVISION), LOCATED IN WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, SLIDE(S) 177-179, (REFILED IN CABINET C, SLIDE(S) 184-186) (RE-PLATTED IN CABINET C, SLIDE(S) 271-272 AS TO PORTIONS OF BLOCK F) IN THE MAP RECORDS OF WISE COUNTY, TEXAS.

C&M No. 44-23-2185/ 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 October 23, 2006 and recorded under Vol. 1745, Page 799, or Clerk's File No. 396865, in the real property records of Wise County Texas, with Timothy W. Livingston and Lori B. Livingston, Husband and Wife as Grantor(s) and National City Mortgage, A Division of National City Bank as Original Mortgagee.

Deed of Trust executed by ~~Timothy W. Livingston and Lori B. Livingston, Husband and Wife~~ securing payment of the indebtedness in the original principal amount of $320,000.00 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 Timothy W. Livingston, Lori B. Livingston. U.S. Bank National Association as Trustee BANC of America Funding Corporation Mortgage Pass-Through Certificates Series 2007-1 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:
1.000 ACRE OF LAND SITUATION IN THE JOSE MARIA MORA SURVEY, ALL THAT 1.000 ACRE OF LAND SITUATION IN THE JOSE MARIA MORA SURVEY, ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO TIMOTHY W. LIVINGSTON AND CERTAIN TRACT OF LAND DESCRIBED IN DEED TO TIMOTHY W. LIVINGSTON AND 1.000 ACRE OF LAND SITUATION IN THE JOSE MARIA MORA SURVEY, ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO TIMOTHY W. LIVINGSTON AND LORI B. LIVINGSTON RECORDED IN VOLUME 999, PAGE 633, REAL RECORDS, LORI B. LIVINGSTON RECORDED IN VOLUME 999, PAGE 633, REAL RECORDS, LORI B. LIVINGSTON RECORDED IN VOLUME 999, PAGE 633, REAL RECORDS, WISE COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

SALE INFORMATION

Date of Sale: 06/03/2025 **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.

44-23-2185
Wise

4842458

POSTED
AT 10:02 o'clock A M
MAY 08 2025
BLANCA TUMA COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy

CHRIS SHENKIR

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, Jeff Benton, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ASAP, 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 May 5, 2025.

/s/ Danya F. Gladney SBOT No. 24059786, 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. 44-23-2185

EXHIBIT A

With respect to the real property and improvements described in an Exhibit A attached to a Texas Home Equity Security Instrument recorded at Document No. 39685, Vol. 1745, Page 799, and Assignment of Note and Deed of Trust recorded at Document No. 2010-57627, Volume 2154, Page 835, in the real property records of Wise County, of the ten (10) acres described in the Exhibit A, nine (9) acres, more or less, are released and only the one (1) acre tract described below remains as security of the Note and continues to encumber the referenced Texas Home Equity Security Instrument and Assignment of Note and Deed of Trust described herein and the one (1) acre tract which is NOT released, is specifically described as:

1.000 ACRE OF LAND SITUATION IN THE JOSE MARIA MORA SURVEY, ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO TIMOTHY W. LIVINGSTON AND LORI B. LIVINGSTON RECORDED IN VOLUME 999, PAGE 633, REAL RECORDS, WISE COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON FOUND AT THE NORTHWEST CORNER OF SAID LIVINGSTON TRACT AND BEING IN THE EAST LINE OF STATE HIGHWAY NO. 51 SAID IRON AND BEING S 01°11'00"W, 543.50 FEET N 68°45'00 CORNER N 29°00'00"E, 339.10 FEET FROM THE NORTHEAST CORNER OF VOLUME 291, PAGE 482, DEED RECORDS, WISE COUNTY

THENCE S 89°00'03"E, 941.04 FEET TO A 1/2" IRON SET BEING N 89°00'00"W, 335.37 FEET FROM THE NORTHEAST CORNER OF SAID LIVINGSTON TRACT

THENCE S 00°59'57"W, 56.04 FEET TO A 1/2" IRON SET

THENCE S 89°00'03"E, 55.97 FEET TO A 1/2" IRON SET

THENCE S 00°59'57"W, 176.08 FEET TO A 1/2" IRON SET

THENCE N 89°00'03"W 178.08 FEET TO A 1/2" IRON SET

THENCE N 00°59'57"E, 178.08 FEET TO A 1/2" IRON SET

THENCE S 89°00'03"E, 110.11 FEET TO A 1/2" IRON SET

THENCE N 00°59'57"E, 43.04 FEET TO A 1/2" IRON SET

THENCE N 89°00'03"W, 935.57 FEET TO A 1/2" IRON SET IN THE EAST LINE OF SAID STATE HIGHWAY NO. 51

THENCE N 29°32'12"E ALONG THE EAST LINE OF SAID STATE HIGHWAY NO. 51 A DISTANCE OF 13.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.000 ACRE OF LAND.

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 12/8/2011	**Grantor(s)/Mortgagor(s):** JESUS AZCARATE AND YVETTE P AZCARATE, HUSBAND AND WIFE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR AMERIPRO FUNDING, INC., ITS SUCCESSORS AND ASSIGNS	**Current Beneficiary/Mortgagee:** Wells Fargo Bank, N.A.
Recorded in: **Volume:** N/A **Page:** N/A **Instrument No:** 2011-14710	**Property County:** WISE
Mortgage Servicer: Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	**Mortgage Servicer's Address:** 1 Home Campus, MAC 2301-04C, West Des Moines, IA 50328
Date of Sale: 6/3/2025	**Earliest Time Sale Will Begin:** 1pm
Place of Sale of Property: Wise Court Center, Located at 306.W Main, Decatur, TX 76234, for the duration of the historic restoration of the Wise County Courthouse. Sales are to be held by the flagpole at the south end of the building so that the public entrance is not affected. OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

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, Denise Boerner, Tim Lewis, Angela Cooper, Jeff Benton o, 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: 4/30/2025

Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Wells Fargo Bank, N.A.

Dated: 4/30/25

Donna Stockman

Printed Name: Donna Stockman

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

POSTED
AT 11:15 o'clock A M
MAY 01 2025

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

CHRIS SHENKIR

MH File Number: TX-25-109513-POS
Loan Type: USDA Farm Loan

TX-25-109513-POS

EXHIBIT A

Lot Twenty-six R (26 R), Block F, of Chisholm Springs Subdivision ("Chisholm Springs Subdivision"), located in Wise County, Texas, according to the map or plat thereof recorded in Cabinet C, Slide(s) 177-179, (refiled in Cabinet C, Slide(s) 184-186), Map Records of Wise County, Texas.

Together with the right of ingress and egress over and across Lot 1R, Block A, Chisholm Springs Subdivision ("Chisholm Springs Subdivision"), located in Wise County, Texas, according to the map or plat thereof recorded in Cabinet C, Slide(s) 177-179, (refiled in Cabinet C, Slide(s) 184-186) (re-platted in Cabinet C, Slide(s) 271-272 as to portions of Block F) in the Map Records of Wise County, Texas.

C&M No. 44-25-01319/ 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 June 30, 2008 and recorded under Clerk's File No. 2008-28029, in the real property records of Wise County Texas, with William E. Hughes and wife, Linda L. Hughes as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Draper and Kramer Mortgage Corp DBA 1st Advantage Mortgage, its successors and assigns as Original Mortgagee.

Deed of Trust executed by William E. Hughes and wife, Linda L. Hughes securing payment of the indebtedness in the original principal amount of $319,500.00 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 William E. Hughes, Linda L. Hughes, NewRez LLC d/b/a Shellpoint Mortgage Servicing 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. Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for the Mortgagee. Shellpoint Mortgage Servicing, is representing the Mortgagee, whose address is: 75 Beattie Place, Suite 300, Greenville, SC 29601.

Legal Description:
BEING A 4.97 ACRE TRACT IN THE JAMES JARRELL SURVEY, ABSTRACT NUMBER 471, WISE COUNTY, TEXAS, ALSO BEING A CERTAIN CALLED 4.92 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 754, PAGE 474, REAL RECORDS, WISE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:

SALE INFORMATION

Date of Sale: 06/03/2025 **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

4841138

POSTED
AT 8:13 o'clock A M
APR 24 2025
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Patti Uthmann Deputy

Patti Uthmann

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, Jeff Benton, 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 04/21/2025.

/s/ Will Morphis SBOT No. 24131905, 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. 44-25-01319

EXHIBIT "A"
GF# 08-32478-PW

Being a 4.97 acre tract in the James Jarrell Survey, Abstract Number 471, Wise County, Texas, also being a certain called 4.92 acre tract described in instrument recorded in Volume 754, Page 474, Real Records, Wise County, Texas, being described by metes and bounds as follows:

BEGINNING at the Northeast corner of said 4.92 acre tract in the East line of said Survey and in County Road Number 4681, said point being by previous description 428.05 feet South 00°55'04" East from a 1/2" iron rod found for the Northeast corner of said Survey; THENCE South 00°55'04" East with said County Road and said East line a distance of 387.95 feet to a corner of said 4.92 acre tract;

THENCE South 88°25'18" West passing a 2" steel fence post at 40.20 feet, in all a distance of 248.79 feet to a 2" steel fence post for a corner of said 4.92 acre tract;

THENCE South 88°45'29" West a distance of 305.27 feet to a 1/2" iron for with a plastic yellow cap stamped STEADHAM R.P.L.S. 4281 set for the Southwest corner of said 4.92 acre tract;

THENCE North 00°48'38" West a distance of 392.70 feet to a 1/2" iron rod found for the Northwest corner of said 4.92 acre tract;

THENCE North 89°05'52" East passing a 10" wood fence post at 524.32 feet, in all a distance of 553.30 Feet to the POINT OF BEGINNING and containing 4.97 acres of land.

25-01197
124 EL DORADO STREET, DECATUR, TX 76234

NOTICE OF FORECLOSURE SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Property: The Property to be sold is described as follows:

BEING LOT 5, BLOCK 1, OF RANCH HILL ESTATES, PHASE II, AN ADDITION TO WISE COUNTY, TEXAS, ACCORDING TO THE AMENDED PLAT THEREOF RECORDED IN CABINET G, SLIDE 135, PLAT RECORDS OF WISE COUNTY, TEXAS

Security Instrument: Deed of Trust dated February 15, 2024 and recorded on February 16, 2024 at Instrument Number 202401988 in the real property records of WISE County, Texas, which contains a power of sale.

Sale Information: June 3, 2025, at 1:00 PM, or not later than three hours thereafter, at the southeast porch of the Wise County Courthouse steps, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by GARY WAYNE WINSETT AND ANGELA WINSETT secures the repayment of a Note dated February 15, 2024 in the amount of $285,000.00. UNITED WHOLESALE MORTGAGE, LLC., whose address is c/o Nationstar Mortgage, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

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 1101 o'clock A M
APR 17 2025

4840584

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

Mary Company

De Cubas & Lewis, P.C.
Mary Company , Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310

Donna Stockman

Substitute Trustee(s): David Stockman, Brenda Wiggs, Donna Stockman, Guy Wiggs, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Jeff Benton ||David Stockman, Brenda Wiggs, Donna Stockman, Guy Wiggs, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Jeff Benton

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

Certificate of Posting

I, Donna Stockman, declare under penalty of perjury that on the 17th day of April, 20 25, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of WISE County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

POSTED
AT 2:28 o'clock P M
APR 10 2025
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Katja Stovall Deputy
Katja Stovall

Notice of Substitute Trustee Sale

R1028
T.S. #: 25-14430

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, and Place of Sale - The sale is scheduled to be held at the following date, time and place:

Date:	6/3/2025
Time:	The sale will begin no earlier than **1:00 PM** or no later than three hours thereafter. The sale will be completed by no later than **4:00 PM**
Place:	**Wise** County Courthouse in **Decatur**, Texas, at the following location: **Wise County Court Center 306 W. Main Decatur, TX 76134** OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

Property To Be Sold - The property to be sold is described as follows:

BEING LOT 7, BLOCK 1, OF PROSPERITY ESTATES, A SUBDIVISION IN WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET F, PAGE 179, PLAT RECORDS OF WISE COUNTY, TEXAS.

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 6/19/2023 and is recorded in the office of the County Clerk of Wise County, Texas, under County Clerk's File No 202308296, recorded on 6/21/2023, of the Real Property Records of Wise County, Texas.

Property Address: 363 COUNTY RD 4791 BOYD Texas 76023

Trustor(s):	**DANIEL HOYLE AND AMBER HOYLE**	Original Beneficiary:	**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS""), AS BENEFICIARY, AS NOMINEE FOR AMCAP MORTGAGE, LTD. DBA PROVIDENCE HOME LOANS ITS SUCCESSORS AND ASSIGNS**
Current Beneficiary:	**EQUITY PRIME MORTGAGE LLC**	Loan Servicer:	**Servbank**
Current Substituted Trustees:	**Auction.com, David Stockman, Donna Stockman, Brenda Wiggs, Michelle Schwartz, Guy Wiggs, Janet Pinder, Brandy Bacon, Jamie Dworsky, Angela Cooper, Jeff Benton, Rick Snoke, Prestige Default Services, LLC**		

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.

T.S. #: 25-14430

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by DANIEL HOYLE AND AMBER HOYLEHUSBAND AND WIFE. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of $148,555.00, executed by DANIEL HOYLE AND AMBER HOYLEHUSBAND AND WIFE, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS""), AS BENEFICIARY, AS NOMINEE FOR AMCAP MORTGAGE, LTD. DBA PROVIDENCE HOME LOANS ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of DANIEL HOYLE AND AMBER HOYLEHUSBAND AND WIFE to DANIEL HOYLE AND AMBER HOYLE. EQUITY PRIME MORTGAGE LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. **All checks must be made payable to Prestige Default Services, LLC**

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

EQUITY PRIME MORTGAGE LLC
c/o Servbank
3138 E Elwood St
Phoenix, AZ 85034
(800) 272-3286

T.S. #: 25-14430

Dated: 4/10/25

Auction.com, David Stockman, Donna Stockman, Brenda Wiggs, Michelle Schwartz, Guy Wiggs, Janet Pinder, Brandy Bacon, Jamie Dworsky, Angela Cooper, Jeff Benton, Rick Snoke, Prestige Default Services, LLC

Donna Stockman

Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732
Sale Line Information: (800) 793-6107
Website: www.auction.com

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Attn: Trustee Department

X

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 7/16/2020	**Grantor(s)/Mortgagor(s):** LANCE ANDERSON ALSTON, A MARRIED MAN AND LORENA BRUGGNIK, HIS WIFE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION ITS SUCCESSORS AND ASSIGNS	**Current Beneficiary/Mortgagee:** Guild Mortgage Company LLC
Recorded in: **Volume:** N/A **Page:** N/A **Instrument No:** 202009166	**Property County:** WISE
Mortgage Servicer: Guild Mortgage Company LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	**Mortgage Servicer's Address:** 5887 Copley Drive, San Diego, CA 92111
Date of Sale: 6/3/2025	**Earliest Time Sale Will Begin:** 1pm
Place of Sale of Property: Wise Court Center, Located at 306.W Main, Decatur, TX 76234, for the duration of the historic restoration of the Wise County Courthouse. Sales are to be held by the flagpole at the south end of the building so that the public entrance is not affected. OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT 3, BLOCK 1, PARADISE ON THE CREEK ESTATES, A SUBDIVISION IN WISE COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN PLAT CABINET D, SLIDE 380, PLAT RECORDS OF 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, Denise Boerner, Tim Lewis, Angela Cooper, Jeff Benton 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: 4/9/2025

Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Guild Mortgage Company LLC

Dated: 4/10/25

Donna Stockman
Printed Name: Donna Stockman

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

POSTED
AT 2:28 o'clock P M
APR 10 2025
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Katja Stovall Deputy
Katja Stovall

MH File Number: TX-22-92927-POS
Loan Type: VA

Vylla Solutions, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
TS#: 25-34266

POSTED
AT 10:31 o'clock A M
APR 03 2025
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Katja Stovall Deputy
Katja Stovall

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 6/7/2021, Jason K Armbruster and Michelle R Armbruster, husband and wife , as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Greg Garland
, as Trustee, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for First Bank & Trust D/B/A PrimeWest Mortgage , as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of $384,412.00, payable to the order of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for First Bank & Trust D/B/A PrimeWest Mortgage , which Deed of Trust is Recorded on 6/14/2021 as Volume 202109513, Book , Page , in Wise County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

See attached exhibit "A" attached hereto and made a part hereof

Commonly known as: **196 PRIVATE RD 4616 BOYD, TX 76023**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Angela Cooper, Brandy Bacon, Brenda Wiggs, David Stockman, Donna Stockman, Guy Wiggs, Jamie Dworsky, Janet Pinder, Michelle Schwartz, Dustin George** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 S. Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on 6/3/2025 at **1:00 PM**, or no later than three (3) hours after such time, in **Wise** County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **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**

NOTICE IS FURTHER GIVEN that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.



4839510

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

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.

WITNESS, my hand this 4/1/2025

Grecia Moreno

By: Grecia Moreno, Trustee Sale Specialist
Vylla Solutions, LLC as
authorized agent for Mortgagee or Mortgage Servicer
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

WITNESS, my hand this 4/3/25

Donna Stockman

By: Substitute Trustee(s)
Angela Cooper, Brandy Bacon, Brenda Wiggs, David Stockman, Donna Stockman, Guy Wiggs, Jamie Dworsky, Janet Pinder, Michelle Schwartz
C/O Vylla Solutions, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

EXHIBIT "A"

BEING a 21.747 acre tract of land in the James Jones Survey, Abstract No. 455, Wise County, Texas and being a portion of those certain tracts of land as described in deed to Jason K. and Michelle R. Armbruster as recorded in Instrument No. 201810167 Official Records of Wise County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the southwest corner of said Armbruster tract and being by deed call the southeast corner of that certain tract of land as described in deed to James Lanny Ross R Gill and wife, Sue Gill as recorded in Volume 296, Page 539 Deed Records of Wise County, Texas and being in the north line of that certain tract of land as described in deed to Kevin and Kathleen Cates as recorded in Volume 1963, Page 102 D.R.W.C.T;

THENCE N 00°03'28" E along said Gill tract a distance of 927.16 feet to a 1/2" iron rod found with a cap;

THENCE S 84°41'05" W along said Gill tract a distance of 21.55 feet to a 1/2" iron rod found with a cap;

THENCE N 00°03'53" E along said Gill tract a distance of 708.95 feet to a 2" steel fence post for a corner in the south line of County Road 4680;

THENCE N 77°45'47" E along said right-of-way a distance of 29.80 feet to a 1/2" iron rod set with a "TQ Burks #5509" cap;

THENCE S 00°36'42" W leaving said right-of-way a distance of 467.37 feet to a 1/2" iron rod set with a "TQ Burks #5509" cap;

THENCE S 79°40'14" E a distance of 718.68 feet to a 1/2" iron rod set with a "TQ Burks #5509" cap;

THENCE N 06°30'06" E a distance of 235.00 feet to a 1/2" iron rod found with a cap in the south line of that certain tract of land as described in deed to Leo and Shirley Riney as recorded in Volume 622, Page 355 D.R.W.C.T;

THENCE S 79°26'37" E along said Riney tract a distance of 568.10 feet to a 4" steel fence post for a corner in the west line of County Road 4680;

THENCE S 00°24'07" W along said right-of-way a distance of 124.50 feet to a 1/2" iron rod found with a cap;

THENCE S 01°56'09" W along said right-of-way a distance of 331.50 feet to a 1/2" iron rod found with a cap;

THENCE S 00°13'15" E along said right-of-way a distance of 19.98 feet to a 1/2" iron rod found with a cap;

THENCE N 87°21'41" W leaving said right-of-way a distance of 759.88 feet to a 1/2" iron rod set with a "TQ Burks #5509" cap;

THENCE S 07°41'51" W a distance of 278.48 feet to a 1/2" iron rod set with a "TQ Burks #5509" cap;

THENCE S 00°01'49" W a distance of 464.43 feet to a 1/2" iron rod found and said point being in the south line of said Armbruster tract and also by plat call being the northwest corner of that certain tract known as Lot 1, Block 1, Spencer Addition as recorded in Cabinet C, Slide 385 P.R.W.C.T. and the northeast corner of said Cates tract;

THENCE N 89°06'42" W along the north line of said Cates tract a distance of 487.98 feet to the Point of Beginning and containing in all 947,308 square feet or 21.747 acres of land.

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

611 Denver St, Alvord, TX 76225 25-003920

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: 06/03/2025

Time: Between 1:00 PM – 4:00 PM and beginning not earlier than 1:00 PM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Wise County, pursuant to §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 of Trustee's Sale was posted.

2. **Terms of Sale.** Highest bidder for cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 15, 2014 and recorded in the real property records of Wise County, TX and is recorded under Clerk's Instrument No. 201409620 with Russell S. Parker and Connie Perry (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Primewest Mortgage Corporation mortgagee to which reference is herein made for all purposes.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by Russell S. Parker and Connie Perry, securing the payment of the indebtedness in the original amount of $136,482.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to be Sold.** LOT 3, BLOCK 58 OF ORIGINAL TOWN OF ALVORD, ACCORDING TO THE PLAT THEREOF, RECORDED IN CABINET B, SLIDE 399, PLAT RECORDS OF WISE COUNTY, TEXAS.

POSTED
AT 12:36 o'clock P M
MAR 20 2025
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Katja Stovall Deputy
Katja Stovall

4838248

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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Bank, N.A.
11625 N Community House Rd
Charlotte, NC 28277

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz Esq. or Carson Emmons, Esq. or AWEST OR Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Angie Uselton, Jami Hutton, Tonya Washington, Monica Henderson, Terry Waters, Logan Thomas, David Stockman whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR AUCTION.COM , 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.

3/18/2025

Executed on

/s/Carson T. H. Emmons

James E. Albertelli, P.A.
Kirk Schwartz, Esq.
Carson Emmons, Esq.
6565 N. MacArthur, Suite 470
Irving, TX 75039

3/20/25

Executed on

Donna Stockman

SUBSTITUTE TRUSTEE
Agency Sales & Posting
David Stockman, Brenda Wiggs, Donna Stockman, Guy Wiggs, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Jeff Benton OR AUCTION.COM
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is Donna Stockman, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 3/20/25 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: 3/20/25