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

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated April 13, 2020, executed by **MICHAEL RAY GREGORY AND KELLY JEAN GREGORY, A MARRIED COUPLE**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 202004663, Official Public Records of Wise County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesseltine, whose address is listed below, or Donna Stockman, David Stockman, Guy Wiggs, Denise Boerner, Tim Lewis, Michelle Schwartz, Brandy Bacon, Angela Cooper, Jeff Benton or Jamie Dworsky, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, July 1, 2025**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Wise County Courthouse at the place designated by the Commissioner's Court for such sales in Wise County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 1:00 o'clock p.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 2015 Legacy Manufactured Home, Serial No. LH14TX9799AB.

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

EXECUTED this 3rd day of June, 2025.

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

POSTED
AT 11:47 o'clock AM
JUN 05 2025
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Patti Uthmann Deputy

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 3rd day of June, 2025, to certify which witness my hand and official seal.

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

NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Being Lots 42 and 43, Block 19, UNIT 4, SATELLITE CITY, an Addition to Wise County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 560, Plat Records, Wise County, Texas.

C&M No. 44-23-0482/ 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 May 26, 2007 and recorded under Vol. 1821, Page 195, or Clerk's File No. 2007-7905, in the real property records of Wise County Texas, with Wayne Biles, and wife, Barbara Biles as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Fidelity Mortgage a division of Delta Funding Corporation, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Wayne Biles, and wife, Barbara Biles securing payment of the indebtedness in the original principal amount of $164,000.00 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 Wayne Biles. HSBC Bank USA, National Association as Trustee for Renaissance Home Equity Loan Asset-Backed Certificates, Series 2007-3 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. PHH Mortgage Corporation is acting as the Mortgage Servicer for the Mortgagee. PHH Mortgage Corporation, is representing the Mortgagee, whose address is: 1 Mortgage Way, Mount Laurel, NJ 08054.

Legal Description:
BEING 3.20 ACRES OF LAND, MORE OR LESS, OUT OF THE ALMON KENDALL SURVEY, ABSTRACT NUMBER 1081, WISE COUNTY, TEXAS; SAID 3.20 ACRE AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:

SALE INFORMATION

Date of Sale: 07/01/2025 **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 of the property. **Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS,"**

44-23-0482
Wise

4844785

POSTED
AT 10 o'clock A M
JUN 05 2025
BLANCA TAMEZ, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy

CHRIS SHENKIR

"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 06/02/2025.

/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. 44-23-0482

EXHIBIT "A"

BEING 3.20 acres of land, more or less, out of the Almon Kendall Survey, Abstract Number 1081, Wise County, Texas; said 3.20 acres of land being more particularly described as follows:

BEGINNING at a 1/2 inch iron found in the South line of Gentry Road, said iron being West 2425.690 feet from the Northeast corner of said Almon Kendall Survey;

THENCE South 00 degrees 43 minutes 00 seconds West, 686.620 feet to a 1/2 inch iron set;

THENCE South 89 degrees 11 minutes 33 seconds West, 203.090 feet to a 1/2 inch iron set;

THENCE North 00 degrees 43 minutes 00 seconds East, 686.620 feet to a 1/2 inch iron set in the South line of said Gentry road;

THENCE North 89 degrees 11 minutes 33 seconds East, with the South line of said Gentry Road, 203.090 feet to the POINT OF BEGINNING and containing 3.20 acres of land, more or less.

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. References to quantity are for informational purposes only.

POSTED
AT 11:40 o'clock A M
MAY 30 2025
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
CHRIS SHENKIR

STATE OF TEXAS §
§
COUNTY OF WISE §

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public foreclosure sale.

1. **Property to be Sold:** The property to be sold is certain real property located in Wise County, Texas and more fully described as:

108 Bovine Drive, Newark, TX 76071; a/k/a

Lot 10, Block "L", of Chisholm Springs, Phase 2, a Subdivision in Wise County, Texas, according to the Final Map or Plat thereof recorded in Cabinet E, Slide 153 of the Map Records of Wise County, Texas, and referenced to by Instrument filed for record under Wise County Clerk's File No. 201907769;

2. **Owner(s):** Cedrick Mulumba & Gertrude Ngolela

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

Date: Tuesday, July 1, 2025

Time: Between the hours of 10:00 a.m. and 1:00 p.m. The sale shall commence at no earlier time than 10:00 a.m.

Place: At the County Courthouse in Wise County, Texas, in the area where foreclosure sales are to take place as designated by the commissioner's court of said county, said designation having been recorded in the real property records of said county.

4. **Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day of the sale for the property being sold. The Property will be sold "as is", "where is" and "with all faults" of whatever nature or kind. NO warranty or representation of any kind is made regarding the property.

The sale will be made expressly subject to the provisions of the Declaration, any and all prior matters of records affecting the Property and any rights of redemption granted by law. **Prospective bidders are strongly urged to examine the applicable property records and the law.**

5. **Type of Sale:** The sale is a foreclosure sale to foreclose the Lien of Chisholm Springs Homeowners Association, Inc. a/k/a Chisholm Springs for the failure of the above-referenced

owner(s) to pay assessments and related charges again the Property as reflected in the Notice of Lien filed in the County Clerk's Office.

6. **Obligation Secured:** The Lien as reflected in the Notice of Lien secures the failure to pay assessments and related charges to the Association in the amount of $6,565.90, as of May 19, 2025.

7. **Default and Request to Act:** Default has occurred by the failure to pay assessments to the Association, and the Association has requested me as agent on behalf of the Association to conduct this sale. Notice is given that before the sale the Association may appoint another person as agent or trustee to conduct the sale.

Dated: May 19, 2025

Jack Manning, Casey Meyers, Lance Erickson, Philip Traynor, Shannon Gonzales, and Ivonne Saldaña, Attorneys & Substitute Trustees
MANNING & MEYERS
Attorneys at Law
4340 N. Central Expressway, Suite 200
Dallas, Texas 75206
(214) 823-6600 – *Telephone*
(214) 821-3800 – *Facsimile*

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED ABOVE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE ABOVE NAMED ASSOCIATION.

NOTICE OF FORECLOSURE SALE

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

1. ***Property to Be Sold.*** The property to be sold is described as follows: BEING A 7.50 ACRE TRACT OF LAND SITUATED IN THE URIAH BRONSON 640 ACRE SURVEY, ABSTRACT NO. 97, WISE COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND DESCRIBED IN DEED TO BENJAMIN FRANKLIN MAPLE AND DORIS E. MAPLE, AS RECORDED IN INSTRUMENT NO. 2010-58444, OFFICIAL RECORDS OF WISE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN COUNTY ROAD NO. 3798, BEING ON THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ALICIA MCCUE, AS RECORDED IN VOLUME 753, PAGE 640 SAID OFFICIAL RECORDS, AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 51 MINUTES 10 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 273.60 FEET TO A POINT IN SAID COUNTY ROAD NO. 3798;

THENCE SOUTH 26 DEGREES 08 MINUTES 50 SECONDS EAST, A DISTANCE OF 42.48 FEET TO A POINT, BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO DONNA JOHNSTONE, AS RECORDED IN VOLUME 1293, PAGE 196, AFORESAID OFFICIAL RECORDS;

THENCE SOUTH 00 DEGREES 074 MINUTES 04 SECONDS WEST, ALONG THE WEST LINE OF SAID JOHNSTONE TRACT, PASSING AT A DISTANCE OF 113.22 FEET A FOUND 1/2-INCH IRON ROD, CONTINUING A TOTAL DISTANCE OF 1090.87 FEET TO A FOUND 1/2-INCH IRON ROD, BEING THE SOUTHWEST CORNER OF SAID JOHNSTONE TRACT;

THENCE WEST (BEARING BASE FROM AFOREMENTIONED DEED 2010-58444), A DISTANCE OF 287.18 FEET TO A FOUND 1/2-INCH IRON ROD, BEING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO MARLON D. ORSBURN AND WIFE, TERRI R. ORSBURN, AS RECORDED IN VOLUME 925, PAGE 453, AFORESAID OFFICIAL RECORDS;

THENCE NORTH 00 DEGREES 08 MINUTES 50 SECONDS WEST, ALONG THE EAST LINE OF SAID ORSBURN TRACT, PASSING AT A DISTANCE OF 1098.09 FEET A FOUND 1/2-INCH IRON ROD, CONTINUING A TOTAL DISTANCE OF 1128.31 FEET TO THE POINT OF BEGINNING AND CONTAINING 326,719 SQUARE FEET OR 7.50 ACRES OF LAND.

2. ***Instrument to be Foreclosed.*** The instrument to be foreclosed is the Deed of Trust dated 05/26/2011 and recorded in Document 2011-6365 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: 07/01/2025

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 DORIS E. MAPLE AND BENJAMIN FRANKLIN MAPLE, provides that it secures the payment of the indebtedness in the original principal amount of $185,250.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. Bank Trust National Association, as trustee of Waterfall Victoria III-NB Grantor Trust is the current mortgagee of the note and deed of trust and CARRINGTON MORTGAGE SERVICES LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. Bank Trust National Association, as trustee of Waterfall Victoria III-NB Grantor Trust c/o CARRINGTON MORTGAGE SERVICES LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. ***Substitute Trustee(s) Appointed to Conduct Sale.*** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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

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

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

POSTED
AT 11:23 o'clock A M
MAY 22 2025
BLANCA TIJMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
CHRIS SHENKIR

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 5/22/2025 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.

25-000042-810-1 // 478 COUNTY ROAD 3798, SPRINGTOWN, TX 76082

12128

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date:	**March 28, 2024**
Grantor(s):	**Steven A Clemmons, an unmarried man, and Brandi M Graff, an unmarried woman**
Original Mortgagee:	**Mortgage Electronic Registration Systems, Inc., as nominee for New American Funding, LLC**
Original Principal:	**$271,982.00**
Recording Information:	**202404200**
Property County:	**Wise**
Property:	**TRACT 1** **LOTS 8 & 9, BLOCK 3, HARTSELL & FROST SUBDIVISION, BRIDGEPORT, WISE COUNTY, TEXAS. AS RECORDED IN CABINET A, SLIDE 45, WISE COUNTY PLAT RECORD.** **TRACT 2** **A TRACT OF LAND IN BRIDGEPORT, WISE COUNTY, TEXAS; OUT OF THE JOSE MARIA AROCHA SURVEY ABSTRACT 18; OUT OF THAT TRACT OF LAND DEEDED TO SKINNER WARREN LEATHA REVOCABLE LIVING TRUST RECORDED IN DOCUMENT NUMBER 202315770 OFFICIAL PUBLIC RECORD OF WISE COUNTY ("O.P.R.W.C."); LYING DIRECTLY SOUTH OF 302 GRACE STREET, BRIDGEPORT, TEXAS; AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:** **BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS DESCRIPTION, IN THE WEST LINE OF A TRACT OF LAND DEEDED TO JAY F, & MARISTRINIDAD PINEDO RECORDED IN DOCUMENT NUMBER 202215085 O.P.R.W.C. AND AT THE SOUTHEAST CORNER OF SAID LOT 9;** **THENCE SOUTH 01°17`20" WEST 6.85 FEET ALONG THE WEST LINE OF SAID PINEDO TRACT TO A 2 INCH DIAMETER PIPE CORNER POST AT THE NORTHEAST CORNER OF THE REAMINIG OF THAT TRACT OF LAND DEEDED TO LZ DEVELOPMENT BRIDGEPORT LLC RECORDED IN DOCUMENT NUMBER 202211170 O.P.R.W.C. FOR THE SOUTHEAST CORNER OF THIS DESCRIPTION;**

POSTED
AT 11:23 o'clock A M
MAY 22 2025

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

THENCE NORTH 89°30`30" WEST 125.37 FEET GENERALLY WITH A FENCE AND ALONG THE REMAINDER OF THAT SAID LZ DEVELOPMENT TRACT TO A ½ INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS DESCRIPTION;

THENCE NORTH 00°49`54" WEST 6.55 FEET ALONG THE EAST LINE OF THE REMAINDER OF THAT SAID LZ DEVELOPMENT TRACT TO A 3/8 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 9 FOR THE NORTHWEST CORNER OF THIS DESCRIPTION;

THENCE SOUTH 89°38`44" EAST 125.62 FEET ALONG THE SOUTH LINE OF SAID LOT 9 TO THE PLACE OF BEGINNING AND CONTAINING 0.02 ACRE OF LAND MORE OR LESS.

Property Address: **302 Grace Street**
Bridgeport, TX 76426

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

Current Mortgagee: **New American Funding, LLC**
Mortgage Servicer: **New American Funding**
Mortgage Servicer Address: **8201 North FM 620**
Suite 120
Austin, TX 78726

SALE INFORMATION:
Date of Sale: **July 1, 2025**
Time of Sale: **1:00 PM or within three hours thereafter.**
Place of Sale: **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. at the area most recently designated by the County Commissioner's Court.**
Substitute Trustee: **David Stockman, Brenda Wiggs, Donna Stockman, Guy Wiggs, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Jeff Benton, Padgett Law Group, Michael J. Burns, Jonathan Smith, Gabrielle A. Davis, or Paige Jones, any to act**
Substitute Trustee Address: **546 Silicon Dr., Suite 103**
Southlake, TX 76092
TXAttorney@PadgettLawGroup.com

APPOINTMENT OF SUBSTITUTE TRUSTEE:

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

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust

and appoints in their place, any to act, those substitute trustees identified in the SALE INFORMATION section of this notice, whose address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

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

CERTIFICATE OF POSTING

My name is Donna Stockman, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on 5/22/2025, I filed at the office of the Wise County Clerk to be posted at the Wise County courthouse this notice of sale.

Donna Stockman

Declarant's Name: Donna Stockman

Date: 5/22/2025

Padgett Law Group
546 Silicon Dr., Suite 103
Southlake, TX 76092
TXAttorney@PadgettLawGroup.com
(850) 422-2520

WITNESS MY HAND this 22 day of May, 2025.

Donna Stockman

COPY

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

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated February 2, 2024, executed by **ANGELA LYNN BEHR A/K/A ANGELA BEHR, A SINGLE PERSON, AND RYLAND CHRISTOPHER DENNEY, A SINGLE PERSON**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 202402155, Official Public Records of Wise County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany or Norma Jean Hesseltine, whose address is listed below, or Donna Stockman, David Stockman, Guy Wiggs, Denise Boerner, Tim Lewis, Michelle Schwartz, Brandy Bacon, Angela Cooper, Jeff Benton or Jamie Dworsky, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, July 1, 2025**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Wise County Courthouse at the place designated by the Commissioner's Court for such sales in Wise County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 1:00 o'clock p.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 2023 Legacy Manufactured Home, Serial No. L119364AB.

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

EXECUTED this 15 day of May, 2025.

POSTED
AT 11:00 o'clock A M
MAY 19 2025
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy

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

THE STATE OF TEXAS §
COUNTY OF NUECES §

CHRIS SHENKIR

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 15 day of May, 2025, to certify which witness my hand and official seal.

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

NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Lot 61, Block 3, CHISHOLM HILLS PHASE 3, an Addition in Wise County, Texas, according to the Map or Plat recorded in Cabinet B, Slide 440-441, Plat Records of Wise County, Texas.

A

POSTED
AT 9:29 o'clock A M
MAY 15 2025
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
CHRIS SHENKIR

R1416
Our Case No. 25-02633-EC

APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS
COUNTY OF WISE

Deed of Trust Date:
October 5, 2018

Property address:
908 RED BIRD LANE
BRIDGEPORT, TX 76426

Grantor(s)/Mortgagor(s):
THOMAS WAYNE BIEN, A MARRIED MAN AND AMANDA CLAIRE BIEN, SIGNING PRO FORMA TO PERFECT LIEN ONLY

LEGAL DESCRIPTION: Tract 1:
Lots 14, 15, 16, 27, 28, 29, 30 and 31, Block 12, of Lake Shores, Unit No. 2, a subdivision in Wise County, Texas, according to the plat thereof recorded in Cabinet A, Section 315, of the Plat Records of Wise County, Texas.
Tract 2:
Lots 10, 11, 12, 13 and 14, Block 13, of Lake Shores, Unit No. 2, a subdivision in Wise County, Texas, according to the plat thereof recorded in Cabinet A, Section 315, of the Plat Records of Wise County, Texas.

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

Earliest Time Sale Will Begin: 01:00 PM

Current Mortgagee:
AMERIHOME MORTGAGE COMPANY, LLC

Date of Sale: JULY 1, 2025

Property County: WISE

Original Trustee: MICHAEL BURNS, ATTORNEY AT LAW

Recorded on: October 11, 2018
As Clerk's File No.: 201812018
Mortgage Servicer:
AMERIHOME MORTGAGE COMPANY, LLC

Substitute Trustee:
Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, David Ray, Ashlee Luna, David Stockman, Donna Stockman, Guy Wiggs, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jamie Dworsky, Jeff Benton, Angela Cooper,

Stockman Foreclosure Services inc., 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 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, Jeff Benton, Angela Cooper, Stockman Foreclosure Services inc., 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, JULY 1, 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.

AMERIHOME MORTGAGE COMPANY, 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, 5/14/25

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 14 day of MAY 2025, 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: AMERIHOME MORTGAGE COMPANY, LLC
425 PHILLIPS BOULEVARD
EWING, NJ 08618
Our File No. 25-02633

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

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: July 01, 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 11:13 o'clock A M
MAY 01 2025
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 5/1/25 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: 5/1/25

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 11:13 o'clock AM
MAY 01 2025

NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE SERVICING (ALW)
WATKINS, RICHARD
478 THREE SKILLET ROAD, SPRINGTOWN, TX 76082

CONVENTIONAL

Firm File Number: 25-042452

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

NOTICE OF TRUSTEE'S SALE

WHEREAS, on October 9, 2012, RICHARD M. WATKINS, A SINGLE PERSON, as Grantor(s), executed a Deed of Trust conveying to VERDUGO TRUSTEE SERVICE CORPORATION, as Trustee, the Real Estate hereinafter described, to CHRIS SHENKIR MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CITIBANK, N.A. in payment of a debt therein described. The Deed of Trust was filed in the real property records of **WISE** COUNTY, TX and is recorded under Clerk's File/Instrument Number 2013-16555, to which reference is herein 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 appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, July 1, 2025 between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in **WISE** COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse 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 of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Wise, State of Texas:

BEING A TRACT OF LAND ON THE M.E.P.& R.R. CO. SURVEY, ABSTRACT NO. 628, THE E.L. NORTHCUTT SURVEY, ABSTRACT NO. 1138 AND THE W.T. CULWELL SURVEY ABSTRACT NO. 1222, WISE COUNTY, TEXAS AND BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO HOWARD F. CARTER, JR., RECORDED IN VOLUME 1395, PAGE 170, DEED RECORDS, WISE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING AT A 5/8 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID CARTER TRACT, BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO KERELL BROUSSARD, RECORDED IN VOLUME 1601, PAGE 550, DEED RECORDS, WISE COUNTY, TEXAS, LYING IN THE WEST BOUNDARY LINE OF A TRACT OF LAND DESCRIBED IN DEED TO HASTY FAMILY LIMITED PARTNERSHIP, RECORDED IN VOLUME 819, PAGE 438, DEED RECORDS, WISE COUNTY, TEXAS:

THENCE S 00° 23' 00" W, 599.09 FEET ALONG THE COMMON BOUNDARY LINE BETWEEN SAID CARTER TRACT AND SAID HASTY TRACT TO A 5/8 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID CARTER TRACT, BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO DARRELL K. ODOM, RECORDED IN VOLUME 1002, PAGE 266, DEED RECORDS, WISE COUNTY, TEXAS;

THENCE S 89° 54' 12" W AT 0.48 FEET PASSING A 5/8 INCH IRON ROD FOUND AT 2879.92 FEET PASSING A 1/2 INCH IRON ROD SET FOR REFERENCE AND CONTINUING IN ALL A TOTAL DISTANCE OF 2899.92 FEET TO A 1/2 INCH IRON ROD SET IN THE APPROXIMATE CENTERLINE OF THREE SKILLET ROAD;

THENCE ALONG THE WEST BOUNDARY LINE OF SAID CARTER TRACT WITH THE APPROXIMATE CENTERLINE OF THREE SKILLET ROAD AS FOLLOWS:

N 15° 15' 00" E, 229.41 FEET TO A 1/2 INCH IRON ROD SET;

N 05° 32' 07: E, 298.99 FEET TO A 1/2 INCH IRON ROD SET;

N 17° 37' 08" E, 69.79 FEET TO A 1/2 INCH IRON ROD SET AT THE NORTHWEST CORNER OF AFORESAID CARTER TRACT;

THENCE N 89 37' 12" E, ALONG THE NORTH BOUNDARY LINE OF SAID CARTER TRACT AT 13.82 FEET PASSING A 1/2 INCH IRON ROD FOUND FOR REFERENCE AT 2793.25 FEET PASSING A 5/8 INCH IRON ROD FOUND AND CONTINUING IN ALLA TOTAL DISTANCE OF 2793.68 FEET TO THE PLACE OF BEGINNING, CONTAINING 38.615 ACRES OF LAND.

Property Address: 478 THREE SKILLET ROAD
SPRINGTOWN, TX 76082

Mortgage Servicer: NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE SERVICING
Mortgagee: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
601 OFFICE CENTER DRIVE
SUITE 100
FORT WASHINGTON, PA 19034

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.

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

SUBSTITUTE TRUSTEE
Brandy Bacon, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Monica Henderson, Meryl Olsen, Misty McMillan, Tiffiney Bruton, , Doak Lambert, Auction.com
1 Mauchly
Irvine, CA 92618

WITNESS MY HAND this day April 30, 2025.

By: _____
Ronny George
Texas Bar No. 24123104
Grant Tabor
Texas Bar No. 24027905
Kathryn Dahlin
Texas Bar No. 24053165
rgeorge@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for NewRez LLC d/b/a Shellpoint Mortgage Servicing

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.