POSTED
AT 2:15 o'clock P M
AUG 12 2025
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Katja Stovall Deputy
Katja Stovall

J Daniel Family LTD. LLP a Texas limited partnership, Noteholder
August REI, LLC, Loan Servicing Company
Dill Law Firm, PLLC (hereinafter "Attorney")

Allan Birmingham and Beverly Birmingham
175 Cedar Drive
Azle, TX 76020
Sent via regular mail and CMRR # 9589 0710 5270 2952 5479 82 on 08/12/2025

NOTICE OF TRUSTEE'S SALE

WHEREAS Allan Birmingham and Beverly Birmingham 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 2013-15925, 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 2nd day of September, 2025

   Time: The sale shall begin no earlier than 11:00 AM 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 16, Block 5 of THE HILLS OF BRIAR OAKS, PHASE THREE A, an Addition to Wise County, Texas, according to the map or plat thereof recorded in Cabinet B, Section 182, of the Plat Records of Wise County, Texas, including Mobil Home Surrendered to Property (Serial #TXFLV86A30493WC11 and TXFLV86B30493WC11), and all personal property secured by the security agreement included in this Deed of Trust, also known as 175 Cedar Drive, Azle, Texas 76020.

3. Name and Address of Sender of Notice:

Dill Law Firm, PLLC, Sarah Dill, 3206 E Richardson Rd., Suite G, Edinburg, TX 78542.

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.

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.

Dill Law Firm PLLC

Denyse Crews

Sarah Dill, Cassandra Gonzalez, Monica Castillo,
Denyse Crews, Stephanie Walker, Patricia Lowe,
Alicia Rios
Substitute Trustee(s)
3206 E Richardson Rd., Suite G
Edinburg, Texas 78542
(956) 254-0722

ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, NORTEX WATER RESOURCES, LLC delivered that one certain Deed of Trust dated JULY 18, 2024, which is recorded in INSTRUMENT NO. 202410367 of the real property records of WISE County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of $391,775.67 payable to the order of AQUATECH SALTWATER DISPOSAL, LLC, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, the undersigned has been appointed Substitute Trustee in place of the original Trustee, upon the contingency and the manner authorized by the Deed of Trust; and

WHEREAS, AQUATECH SALTWATER DISPOSAL, LLC, the Mortgagee or Mortgage Servicer, has instructed a Substitute Trustee to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

THEREFORE, NOTICE IS HEREBY GIVEN that on SEPTEMBER 2, 2025, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

SEE EXHIBIT "A" AND EXHIBIT "B" ATTACHED HERETO AND MADE A PART OF BY THIS REFERENCE.

The sale will occur at that area designated by the Commissioners Court of WISE County, Texas, for such sales (OR AT WISE COUNTY COURT CENTER LOCATED AT 306 W MAIN, DECATUR, TEXAS).

BE ADVISED that, pursuant to the Texas Property Code, a mortgagee may be the mortgage servicer and a mortgagee or a mortgage servicer may administer the foreclosure of property on behalf of the mortgagee if they have entered into an agreement granting the current mortgage servicer authority to service the mortgage. The Mortgage Servicer, if not the Mortgagee, is representing the Mortgagee under a servicing agreement. The name and address of the Mortgagee is AQUATECH SALTWATER DISPOSAL, LLC, 1541 NORTH 4TH ST, ABILENE, TEXAS 79601. The name and address of the Mortgage Servicer is AQUATECH SALTWATER DISPOSAL, LLC, 1541 NORTH 4TH ST, ABILENE, TX 79601. The name and address of a Substitute Trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A substitute trustee is authorized by the Texas Property Code to set reasonable conditions for a sale. A purchaser at a sale acquires the property "as is" without any expressed or implied warranties at the purchaser's own risk. A purchaser at a sale is not a consumer. If a sale is set aside, the Purchaser will be entitled only to a return of the purchase price, less any applicable fees and costs, and shall have no other recourse against the mortgagor, the mortgagee, or the substitute trustee.

Dated: AUGUST 11, 2025.

SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR DAVID STOCKMAN OR JAMIE DWORSKY OR DONNA STOCKMAN OR GUY WIGGS OR MICHELLE SCHWARZ, OR JANET PINDER OF JEFF BENTON OR BRANDY BACON OR ANGELA COOPER

FILE NO.: MISC-1900
PROPERTY: 1423 E HWY 114
BOYD, TEXAS 76023

NORTEX WATER RESOURCES, LLC

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tele: (972) 394-3086
Fax: (972) 394-1263

POSTED
AT 11:18 o'clock AM
AUG 12 2025
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
CHRIS SHENKIR

EXHIBIT "A"

LEGAL DESCRIPTION
26.718 ACRES
VAN ZANDT CSL SURVEY, A-1182
WISE COUNTY, TEXAS

BEING all of that certain tract or parcel of land situated in the Van Zandt County School Land Survey, Abstract No. 1182, Wise County, Texas, being a part of that certain called 41.76 acre tract of land described in deed to John Eric Schmitz, recorded in Document #201503721, Official Records, Wise County, Texas, said 41.76 acre tract of land being further described in Volume 807, Page 27, Deed Records, Wise County, Texas, subject tract being more particularly described as follows:

BEGINNING at the southwest corner of the tract being described herein at an iron rod found in the north right-of-way line of State Highway 114 for the southeast corner of that certain called 4.23 acre tract of land described in deed to Robert Wade Ratliff and wife, Linda Ratliff, recorded in Volume 379, Page 735, Deed Records, Wise County, Texas and the southwest corner of said 41.76 acre tract of land, from which an iron rod found for the southwest corner of said 4.23 acre tract of land bears N 65° 49' 15" W, a distance of 176.92 feet;

THENCE N 02° 16' 51" E, with the east line of said 4.23 acre tract of land and the west line of said 41.76 acre tract of land, a distance of 918.52 feet to a 2-inch metal fence corner post found in the south line of that certain called 14.97 acre tract of land described in deed to Robert Wade Ratliff and wife, Linda Ratliff, recorded in Volume 379, Page 733, Deed Records, Wise County, Texas for the northeast corner of said 4.23 acre tract of land, the most westerly northwest corner of said 41.76 acre tract of land and the most westerly northwest corner of said tract herein described;

THENCE N 86° 48' 08" E, with the south line of said 14.97 acre tract of land and a north line of said 41.76 acre tract of land, a distance of 264.01 feet to a 2-inch metal fence corner post found for the southeast corner of said 14.97 acre tract of land and an ell corner of said 41.76 acre tract of land;

THENCE N 00° 17' 27" E, with the east line of said 14.97 acre tract of land and a west line of said 41.76 acre tract of land, a distance of 454.10 feet to a 1/2-inch iron rod found for the southwest corner of that certain called 15.00 acre tract of land described in deed to Robert Ratliff and wife, Linda Ratliff, recorded in Document #201503722, Official Records, Wise County, Texas and the most northerly northwest corner of said tract herein described;

THENCE S 87° 41' 31" E, severing said 41.76 acre tract of land and with the south line of said 15.00 acre tract of land, a distance of 819.88 feet to a 1/2-inch iron rod found in the west line of Lot 6, Griffin Country, according to the map or plat thereof recorded in Cabinet A, Slide 327, Plat Records, Wise County, Texas and the east line of said 41.76 acre tract of land for the southeast corner of said 15.00 acre tract of land and the northeast corner of said tract herein described;

THENCE S 00° 46' 22" E, with the east line of said 41.76 acre tract of land, the west line of said Lot 6 and the west line of Lot 5 of said Griffin Country, a distance of 303.58 feet to a capped iron rod found in the west line of said Lot 5;

THENCE S 01° 24' 46" E, continuing with the east line of said 41.76 acre tract of land, with the west line of said Lot 5 and the west line Lots 4 & 3 of said Griffin Country, a distance of 555.86 feet to a capped iron rod set in the west line of said Lot 3;

THENCE S 00° 48' 38" E, continuing with the east line of said 41.76 acre tract of land, the east line of said Lot 3 and the east line of Lot 2 of said Griffin Country, a distance of 299.67 feet to a 2-inch iron rod found for the northeast corner of that certain called 7.50 acre tract of land described in deed to Francis Griffin and Melba Griffin, Trustees of the Francis and Melba Griffin Trust, recorded in Document #2009-47656, Official Records, Wise County, Texas, the most easterly southeast corner of said 41.76 acre tract of land and the most easterly southeast corner of said tract herein described;

THENCE N 89° 14' 28" W, with the north line of said 7.50 acre tract of land and a south line of said 41.76 acre tract of land, a distance of 630.57 feet to a 1/2-inch iron rod found in the east line of that certain called 4.53 acre tract of land described in deed to Larry Thomas Whittenburg and wife, Sharon F. Whittenburg, recorded in Volume 299, Page 69, Deed Records, Wise County, Texas for the northwest corner of said 7.50 acre tract of land and a reentrant corner of said 41.76 acre tract of land;

THENCE N 00° 37' 42" E, with the east line of said 4.53 acre tract of land and an east line of said 41.76 acre tract of land, a distance of 153.45 feet to a 2-inch metal fence corner post found in the north line of said 4.53 acre tract of land for an ell corner of said 41.76 acre tract of land;

THENCE S 89° 30' 48" W, with the north line of said 4.53 acre tract of land and a south line of said 41.76 acre tract of land, a distance of 337.72 feet to a 6-inch metal fence corner post found for the northwest corner of said 4.53 acre tract of land and an ell corner of said 41.76 acre tract of land;

THENCE S 00° 38' 15" W, with the west line of said 4.53 acre tract of land and an east line of said 41.76 acre tract of land, a distance of 431.06 feet to an iron rod found in the north right-of-way line of said State Highway 114 for the southwest corner of said 4.53 acre tract of land, the most southerly southeast corner of said 41.76 acre tract of land and the most southerly southeast corner of said tract herein described;

THENCE N 65° 49' 15" W, with the north right-of-way line of said State Highway 114 and the south line of said 41.76 acre tract of land, a distance of 188.95 feet to the POINT OF BEGINNING and containing 26.718 acres of land, more or less.

DISPOSAL PERMIT

1. All of Debtors' rights, title and interest in that certain Texas Railroad Commission Injection / Disposal Permit No. F-17337 (Hydro-FX Lease, Well No. 1, Boonsville (Ellenburger) Field, Wise County, Texas.)

SALTWATER DISPOSAL WELL

1. API No. 42-497-35728 (Hydro-FX Well No. 1), Wise County, Texas

OTHER INTERESTS

1. All of Debtors' rights, titles, and interests in and to personal property and fixtures currently owned or hereafter acquired that are on or used or obtained for use, in connection with operations under the Leases and/or on the Lands and/or operations related to the Wells, including but not limited to all rights, titles, and interests in and to all equipment, machinery, structures (including office buildings), fixtures, pumps, inventory, improvements, and other personal, mixed, or movable property, located on the lands covered by the Leases or otherwise described on, including, without limitation: water wells; saltwater disposal wells and facilities; injection wells and facilities; well equipment; casing; rods; tanks and tank batteries; tubing; pumps; pumping units and engines; platforms; treatment, oil skimming and separation plants and facilities; testing and

sampling equipment; tank washouts and facilities; valves; gauges; meters; generators; motors; gun barrels; flow lines; water lines; chemicals; solutions; water systems (for treatment, disposal, and injection); and any and all additions or accessions to, substitutions for, and replacements of any of the foregoing, together with all attachments, components, parts, equipment, and accessories installed thereon or affixed thereto.

2. All of Debtors' rights, titles and interests in and to all files, records (including, without limitation, land and title records, plats, surveys, abstracts of title, title insurance policies, title opinions, and title curative, lease, contract, marketing, correspondence, operations, environmental, insurance, production, accounting, Property-Related Tax, regulatory, Texas Railroad Commission filings and correspondence and facility service and well records and files), and other information that relate in any way to any of the items listed in this Exhibit A.

3. All of Debtors' rights, titles and interests in and to revenues, contract rights, general intangibles, inventory, as-extracted collateral relating to the Lands, the Leases and/or the Wells.

EXHIBIT "B"

SWD EQUIPMENT INVENTORY

SURFACE PLANT

Pumps:

1 Baker Hughes H-Pump 150 HP

2 Boretts H-Pumps 300 HP & 150 HP

2 Apex MA-155L Triplex Plunger Pumps/155HP

2 Gould Transfer Pumps/10HP

2 Electric Motor Driven Chemical Pumps (attached to Tank Works 220 gal chem tanks)

2 Sump pumps various sized

Sheds:

A. Electrical system's wooden shed 8X12 feet

Custom PLC

All main power panels

GE window unit air conditioner

APC computer back-up system (UPS)

Laptop Computer (PC type) w/Updated OS and software

Printer, Canon MF3010

Leased Hughes Net satellite dish and modem with wireless router

B. Wooden shed 10 X 16 feet

C. Office trailer

Storage Tanks:

3 500 bbl (good) fiberglass tanks for off-loading w/electronic level indicators
1 500 bbl (bad) fiberglass tank for off-loading – hit by lightening
2 400 bbl fiberglass saltwater tanks
3 300 bbl fiberglass storage tanks
1 750 bbl fiberglass gun barrel tank
1 300 bbl (good) steel oil tank
1 300 bbl (bad) steel oil tank
2 Tank Works 200 gal chemical tanks
Multiple custom-installed steel stairs and landings

Misc. Equipment: Powder-Coated Filter Pod at H-Pump

Electrical Valves/Pump and Tank Components:

5 Electronic Sonic Level Indicators/Switches (Measure tank levels for computer and Cause programmed events at specified levels)
2 Premier Force Feed Lubricators (Attached to Triplex pumps/20 gal oil tanks)
4 Status flow pulsation stabilizers
2 Murphy pulsation dampener/Switch gauge
2 Murphy shock/vibration control switches
1 High/Low tank switch

Lighting:

6 Light poles w/Halogen Site Lights

Building-mounted Halogen Site lights

1 Auto on/off switch (Day and night indication)

Perimeter Security:

Chain-link fence w/3 large gate openings and 3 small gate openings and gates

Complete fence line topped w/three string barbed-wire

Offloading station: Dual Lane cement pad w/various dedicated valves

WELL

Commercial SWD Site: 1 - 7500' Permitted and Active SWD Well:

Casing heads, 3-10 ¾", 7 5/8", Spool (adapter)
Tubing head 1 – 2 7/8"
Wing valves – Various off tree
Surface casing – 470'. 10 ¾". 40.5#, cemented to surface
Intermediate (Original long string) Casing – 3000'. 7 5/8", 26.4#, cemented to surface
Long string casing – 7,570', 5 ½"
Tubing – 7495', 2 7/8" J55, 8rd
Packer: 1 – Baker AD Tension – 2 7/8" x 5 ½"

Notice of Foreclosure Sale

Deed of Trust ("Deed of Trust"):

Dated:	May 30, 2017
Grantor:	Santos O. Castellanos and Kelvin Castellanos
Trustee:	Geoff J. Henley
Lender:	Santa Homes, LP
Current Holder:	Throckmorton Investments, LP
Recorded in:	Deed of Trust, Wise County, Texas as instrument number 201708378.
Legal Description:	Lot 6, Block 6, of HILLS BRAIR OAKS PHASE FOUR, an Addition in Wise County, Texas, according to the Map or Plat thereof recorded in Cabinet B, Slide 500, of the Plat Records of Wise County, Texas. Commonly known as 321 Prairie Ln, Azle, Texas 76020
Secures:	Secured Promissory Note ("Note") in the original principal amount of $95,625.00, executed by , ("Borrower") and payable to the order of Lender, now held by Throckmorton Investments, LP.
Property:	The real property, improvements, and personal property described in and mortgaged in the Deed of Trust.
Substitute Trustee:	David L. Pritchard, Michael P. Gomez, David Stockman, Jamie Dworsky, Donna Stockman, Guy Wiggs, Michelle Schwartz, Janet Pinder, Jeff Benton, Brady Bacon, Angela Cooper, David Garvin, or any of them acting alone.
Substitute Trustee's Addresses:	David Stockman, Jamie Dworsky, Donna Stockman, Guy Wiggs, Michelle Schwartz, Janet Pinder, Jeff Benton, Brady Bacon, Angela Cooper and David Garvin 8101 Boat Club Road, Suite 320 Fort Worth, Texas 76179 David L. Pritchard 1244 Southridge Court, Suite 102 Hurst, Texas 76053

POSTED
AT 11:18 o'clock AM
AUG 12 2025

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

Michael P. Gomez
1244 SOUTHRIDGE CT, STE 102
HURST, TX 76053

Foreclosure Sale:

Date:	September 2, 2025
Time:	The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 1:00 PM and not later than three hours thereafter.**
Place:	Wise County Courthouse, in Wise County, Texas, at the following location: PLACE DESIGNATED BY THE COMMISSIONERS COURT
Terms of Sale:	The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

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

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

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

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

determine the nature and extent of such matters, if any.

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

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

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

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

Date: August 12, 2025

Donna Stockman

David Stockman, Jamie Dworsky, Donna Stockman, Guy Wiggs, Michelle Schwartz, Janet Pinder, Jeff Benton, Brady Bacon, Angela Cooper, or David Garvin
Substitute Trustee

David L. Pritchard
Michael P. Gomez
Attorney for Mortgagee
1244 SOUTHRIDGE CT, STE 102
HURST, TX 76053
Telephone (817) 285-8017
Telecopier (817) 285-0224

Trustee Address
8101 Boat Club Road Suite 320
Fort Worth, Texas 76179

STATE OF TEXAS §
§
COUNTY OF WISE §

NOTICE OF FORECLOSURE SALE
For September 2, 2025

Deed of Trust:

POSTED
AT 10:37 o'clock A M
AUG 11 2025
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
CHRIS SHENKIR

Dated:	May 15, 2019
Grantor:	Edwin Alberto Torres Bernice Bonny Bernal
Original Trustee:	Celeste Rondinaro
Substitute Trustee:	Timothy Jones
Beneficiary:	Softwood Industries, LLP
Recorded in:	Recorded as Document No. 201905443 of the Official Public Records of Wise County, Texas.

Legal Description:

Being a tract 60 by 150 feet, more or less out of the J.C. Tatum and N.W. Ellis Surveys in Wise County, Texas.

Beginning at a point in the North line of said tract which is the center of a 30 foot road, 2002.6 feet N. 89 degrees no minutes west from N.E. corner of said tract;

Thence South 150 feet to iron pin for corner;

Thence West 60 feet to iron pin;

Thence North 150 feet to center line of road for corner;

Thence East 60 feet down center line of road to the place of beginning.

Secures:	Real Estate Lien Note ("Note") in the original principal amount of $94,700.00, executed by Edwin Alberto Torres and Bernice Bonny Bernal ("Borrower") payable to the order of Softwood Industries, LLP ("Lender").
Substitute Trustee's Address:	500 West 7th Street, Suite 1702, Fort Worth, Texas 76102.

Foreclosure Sale:

Date:	September 2, 2025
Time:	The sale of the Property will be held between the hours of 1:00 p.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 p.m., and not later than three hours thereafter.
Place:	306 W. Main, Decatur, Texas 76234.
Terms of Sale:	The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Beneficiary's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

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

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

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

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

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold **"AS IS," without any expressed or implied warranties, except as to the warranties**

(if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

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

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

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

Signed on August 11th, 2025.

Timothy Jones, Substitute Trustee

STATE OF TEXAS §
§
COUNTY OF ~~TARRANT~~ Wise §

Before me, the undersigned notary public, on this day personally appeared Timothy Jones, who is known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein express.

Date: August ~~2~~ 11th, 2025.

TADEM BROWN
Notary Public, State of Texas
Comm. Expires 08-19-2026
Notary ID 133917573

Notary Public, State of Texas

R:\AP\Properties\Hickory\Notice of Foreclosure 8.4.2.5.docx

POSTED
AT 10:41 o'clock A M
AUG 11 2025
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Kathy Gyger Deputy
Kathy Gyger

Notice of Foreclosure Sale

August 11, 2025

DEED OF TRUST ("DEED OF TRUST"):

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

FORECLOSURE SALE:

DATE:	September 2, 2025
TIME:	The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 10:00**

a.m. and not later than three hours thereafter

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

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

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

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

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

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

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

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

Substitute Trustee.

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

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

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

STATE OF TEXAS
COUNTY OF MONTAGUE

This instrument was acknowledged before me on August 11, 2025, by Brandon Hill.

Notary Public, State of Texas
My commission expires:

LOIS G HARRIS
Notary Public, State of Texas
My Commission Expires
September 21, 2028
NOTARY ID 6686525

Posting and Filing Affidavit

STATE OF TEXAS

COUNTY OF WISE

Brandon C. Hill appeared in person before me today and stated under oath:

"My name is Brandon C. Hill. I am competent to make this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct. This affidavit concerns a foreclosure sale under the following Deed of Trust:

DEED OF TRUST ("DEED OF TRUST"):

DATED:	July 31, 2018
GRANTOR:	Jason Ray Wilkins
TRUSTEE:	Jay Bearden
LENDER:	Legend Bank, N.A. 101 W. Tarrant Bowie, Texas 76230 Montague County
RECORDED IN:	Instrument No. 201809176 of the real property records of Wise County, Texas

SUBSTITUTE TRUSTEE(S):	Matthew D. Anderson, Anthony W. Bates, D. Todd Davenport, Peyton W. Cannedy, and/or Eliot Hardee 3711 Maplewood Ave., Suite 200 Wichita Falls, Texas 76308 Wichita County	-and/or-	Brandon Hill 101 W. Tarrant Bowie, Texas 76230 Montague County

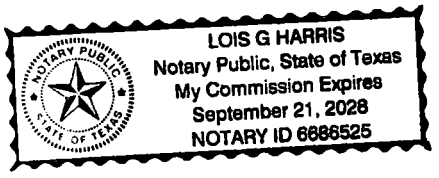
"Under the direction and at the request of the Substitute Trustee appointed to enforce the power of sale contained in the Deed of Trust, I did on August 11, 2025, post the notice of foreclosure sale, a true and complete copy of which is attached as Exhibit A, at the officially designated place for the posting of notices of nonjudicial foreclosure sales in Wise County, Texas, which is located near an entrance door to the county courthouse of Wise County, 101 North Trinity Street, Decatur, Texas, at 10:35 (a.m.)/p.m. and filed a duplicate of the notice of foreclosure sale with the county clerk's office of Wise County, Texas, at 10:35 (a.m.)/p.m. that same day."

Brandon C. Hill

SUBSCRIBED AND SWORN TO before me on August 11, 2025, by Brandon C. Hill.

Lois G. Harris

Notary Public, State of Texas
My commission expires:



202510464 NOTTS
08/06/2025 12:12:50 PM Total Pages: 4 Fee: 29.00
Blanca Tuma, County Clerk - Wise County, Texas

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: August 5, 2025

Deed of Trust:

Date:	October 14, 2022
Grantors:	Dusty Dawn Lee and Clayton Eugene Lee, wife and husband
Grantors' County:	Wise
Beneficiary:	DATCU Credit Union
Trustee:	Glen McKenzie

Recording Information:

Deed of Trust dated October 14, 2022, recorded as Instrument Number 202216801 in the Official Public Records of Wise County, Texas on the 21st day of October, 2022

Property:

POSTED
AT 12:22 o'clock P M
AUG 06 2025
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Katja Stovall Deputy
Katja Stovall

Attached as Exhibit "A"

Promissory Note:

Date:	October 14, 2022
Amount:	$294,500.00
Maker:	Dusty Dawn Lee and Clayton Eugene Lee, wife and husband
Payee/Holder:	DATCU

Substitute Trustee:

Gregory J. Sawko, Ellen Sawko or Jackson A.K. Sawko
Sawko & Burroughs, P.C.
1172 Bent Oaks Drive
Denton, Texas 76210

Date of Sale of Property: September 2, 2025

Time of Sale of Property: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter

Place of Sale of Property: The door at the southeast corner of the Wise County Courthouse, which is located at 101 ½ North Trinity Street, Decatur, Texas.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time.

Gregory J. Sawko, Substitute Trustee

ACKNOWLEDGMENT

THE STATE OF TEXAS §
§
COUNTY OF DENTON §

This instrument was acknowledged before me this 5 day of August, 2025 by GREGORY J. SAWKO, Substitute Trustee, who is personally known to me.

(Seal)

ANN C. JACOBS
My Notary ID # 1147645
Expires August 18, 2025

Notary Public, State of Texas
My commission expires: 08-18-25

Prepared in the Law Office of:
After recording please return to:
Sawko & Burroughs, P.C.
1172 Bent Oaks Drive
Denton, Texas 76210

Exhibit "A"

Legal Description

Description for a portion of Lot 28, Block 6, Unit One, RUNAWAY BAY, a subdivision in Wise County, Texas, according to the plat thereof recorded in Cabinet A, Section 121, Plat Records, Wise County, Texas, being that certain tract of land described by deed to NTH Properties, LLC., recorded in Clerk's File No. 202006347, Official Records, Wise County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron found in the East line of Tryall Drive at the Southwest corner of said Lot 28, Block 6;

THENCE N 19°45'54" W, along the West line of said Lot 28, Block 6, 12.44 feet to a capped iron set at the beginning of a curve to the right whose radius is 25.00 feet and whose chord bears N 16°07'22" E,27.52 feet;

THENCE along said curve in a Northeasterly direction, 29.14 feet to a Y cut set at the beginning of a curve to the left whose radius is 100.00 feet and whose chord bears N 17°16'11" E, 104.23 feet;

THENCE along said curve in a Northeasterly direction, 109.64 feet to a 1/2" iron found at the beginning of a curve to the right whose radius is 25.00 feet and whose chord bears N 18°41'39" E, 27.15 feet;

THENCE along said curve in a Northeasterly direction, 28.70 feet to a 1/2" iron found in the South line of Runaway Bay Drive;

THENCE N 52°37'24" E, along the South line of said Runaway Bay Drive, 7.59 feet to a 1/2" iron found at the Northwest corner of said NTH tract;

THENCE S 45°04'24" E, along the North line of said NTH tract, 126.54 feet to a 1/2" iron found in the East line of said Lot 28, Block 6;

THENCE S 29°39'14" W, along the East line of said Lot 28, Block 6, 48.42 feet to a 1/2" iron found;

THENCE S 72°19'47" W, along the South line of said Lot 28, Block 6, 120.43 feet to the POINT OF BEGINNING and containing 0.273 acres of land.

FILED AND RECORDED

Instrument Number: 202510464

Filing and Recording Date: 08/06/2025 12:12:50 PM Pages: 4 Recording Fee: $29.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the RECORDS of Wise County, Texas.



Blanca Tuma, County Clerk
Wise County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE. DO NOT DESTROY - This document is part of the Offical Record.

Deputy: stovallk

POSTED
AT 10:49 o'clock A M
JUL 31 2025

BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Katja Stovall Deputy
Katja Stovall 00000010511350

287 SPRING CREEK CT
PARADISE, TX 76073

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. **Date, Time, and Place of Sale.**
   Date: September 02, 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 January 22, 2021 and recorded in Document INSTRUMENT NO. 202103068 real property records of WISE County, Texas, with CHAD M. COTTRELL AND LURINDA COTTRELL, HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (''MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CHAD M. COTTRELL AND LURINDA COTTRELL, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of $356,715.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC 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. ROCKET MORTGAGE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o ROCKET MORTGAGE, LLC
635 WOODWARD AVE.
DETROIT, MI 48226

287 SPRING CREEK CT
PARADISE, TX 76073

00000010511350

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 7/31/25 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: 7/31/25

EXHIBIT "A"

TAX LD NUMBER(S): R1100-0027-00

LAND SITUATED IN THE CITY OF PARADISE IN THE COUNTY OF WISE IN THE STATE OF TX

LOT 7, PARADISE COUNTRY ESTATES, PHASE 2, A SUBDIVISION IN WISE COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN CABINET B, SECTION 442, PLAT RECORDS, WISE COUNTY, TEXAS.

COMMONLY KNOWN AS: 287 SPRING CREEK CT, PARADISE, TX 76073-3675

POSTED
AT 10:50 o'clock A M
JUL 31 2025
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Katja Stovall Deputy
Katja Stovall

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

Matter No.: 135519-TX

Date: July 29, 2025

County where Real Property is Located: Wise

ORIGINAL MORTGAGOR:	NEHEMIAH HOUSTON, UNMARRIED MAN
ORIGINAL MORTGAGEE:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR NEIGHBORHOOD LOANS, INC, ITS SUCCESSORS AND ASSIGNS
CURRENT MORTGAGEE:	LAKEVIEW LOAN SERVICING, LLC
MORTGAGE SERVICER:	LOANCARE, LLC

DEED OF TRUST DATED 9/6/2024, RECORDING INFORMATION: Recorded on 9/18/2024, as Instrument No. 202412445

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LOT 20, COYOTE RIDGE, PHASE I, MORE SPECIFICALLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL INTENTS AND PURPOSES. BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE A. WALKER SURVEY ABSTRACT NUMBER 861, IN THE COUNTY OF WISE, TEXAS, BEING A PART OF THAT CERTAIN (CALLED) 62.591 ACRE "TRACT I" CONVEYED BY DEED TO DOUG BRYAN TO JCEF LIMITED, RECORDED IN VOLUME 538, PAGE 738, REAL RECORDS, WISE COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN (CALLED) 350.066 ACRE "TRACT III" CONVEYED BY DEED FROM DOUGH BRYAN TO JCEF LIMITED, RECORDED IN VOLUME 538, PAGE 738, REAL RECORDS, WISE COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A"**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **9/2/2025,** the foreclosure sale will be conducted in **Wise** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **1:00 PM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

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

LAKEVIEW LOAN SERVICING, LLC
c/o LOANCARE, LLC

4849439

AP NOS/SOT 08212019

Matter No.: 135519-TX

3637 SENTARA WAY
VIRGINIA BEACH, VA 23452-4262

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.

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, ALDRIDGE PITE, LLP, CASPER J. RANKIN, LAUREL I. HANDLEY, HOLLIS R. HAMILTON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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

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

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

135519-TX

Exhibit "A"
Property Description

LOT 20, COYOTE RIDGE, PHASE I, MORE SPECIFICALLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL INTENTS AND PURPOSES.

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE A. WALKER SURVEY ABSTRACT NUMBER 861, IN THE COUNTY OF Wise, TEXAS, BEING A PART OF THAT CERTAIN (CALLED) 62.591 ACRE "TRACT I" CONVEYED BY DEED TO DOUG BRYAN TO JCEF LIMITED, RECORDED IN VOLUME 538, PAGE 738, REAL RECORDS, Wise COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN (CALLED) 350.066 ACRE "TRACT III" CONVEYED BY DEED FROM DOUGH BRYAN TO JCEF LIMITED, RECORDED IN VOLUME 538, PAGE 738, REAL RECORDS, Wise COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD FOUND FOR CORNER IN THE WEST LINE OF SAID WALKER SURVEY AND IN THE EAST LINE OF THE JESSIE B. ATKINSON SURVEY ABSTRACT NUMBER 2, SAID POINT BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM ALLEN MCMURDY TO FLOYD T. MCCURDY, RECORDED IN VOLUME 237, PAGE 591, DEED RECORDS, Wise COUNTY, TEXAS;

THENCE NORTH 489.58 FEET WITH THE COMMON LINE BETWEEN WALKER SURVEY AND SAID ATKINSON SURVEY AND WITH BLEWETT ROAD, A PUBLIC ROADWAY, TO AN IRON ROD SET AT A BEND IN SAID ROAD;

THENCE N 79°25'38"E, 1244.29 FEET WITH SAID ROAD TO AN IRON ROD SET FOR THE POINT OF BEGINNING;

THENCE N 79°25'38"E, 15.00 FEET WITH SAID ROAD TO AN IRON ROD SET FOR CORNER;

THENCE S 10°34'22"E, 930.00 FEET TO AN IRON ROD SET FOR CORNER

THENCE S 79°25'38" W, 179.63 FEET TO AN IRON SET FOR CORNER;

THENCE S 10°34'22"E, 624.23 FEET TO AN IRON ROD SET FOR CORNER;

THENCE S 56°32'32"W, 196.32 FEET TO AN IRON ROD SET FOR CORNER;

THENCE N 10°34'22"W, 715.57 FEET TO AN IRON ROD SET FOR CORNER;

THENCE N 79°25'38"E, 345.50 FEET TO AN IRON ROD SET FOR CORNER;

THENCE N 10°34'22"W, 915.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3.190 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 10:51 o'clock A M
JUL 31 2025
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Katja Stovall Deputy

Katja Stovall

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: LOT TWENTY-SEVEN (27), IN BLOCK M, OF CHISHOLM SPRINGS, PHASE 3, AN ADDITION TO WISE AND TARRANT COUNTIES, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET E, SLIDE 364, OF THE MAP RECORDS OF WISE COUNTY, TEXAS, AND RECORDED UNDER COUNTY CLERKS FILE NO(S). D221089295 AND D221051061, OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS; THE SUBJECT PROPERTY LIES WHOLLY WITHIN WISE COUNTY, TEXAS. (PROPERTY LIES WHOLLY WITHIN WISE COUNTY).

2. ***Instrument to be Foreclosed.*** The instrument to be foreclosed is the Deed of Trust dated 10/07/2022 and recorded in Document 202216392 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:	09/02/2025
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 EDDIE JESUS GUTIERREZ AND BERONICA MARIA GUTIERREZ, provides that it secures the payment of the indebtedness in the original principal amount of $411,143.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. LoanDepot.com, LLC is the current mortgagee of the note and deed of trust and LOANDEPOT.COM, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is LoanDepot.com, LLC c/o LOANDEPOT.COM, LLC, 6531 Irvine Center Drive, Suite 100, Irvine, CA 92618 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

Certificate of Posting

I am Jamie Dworsky 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 7/31/25 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.

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 October 26, 2024, executed by **DANNY WAYNE ARMSTRONG, A SINGLE PERSON**, ("Mortgagor") to K. Clifford Littlefield, Trustee, for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Instrument No. 202415251, 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, September 2, 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 2024 Southern Energy Manufactured Home, Serial No. SFW031624TXAAC/BAC.

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 24 day of July, 2025.

11:32 POSTED
AT ~~12~~ o'clock A M
JUL 28 2025

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

K. Littl

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 §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 24 day of July, 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 a 2.30 acre tract in the S. A. & M.G. RR Co. Survey, Abstract Number 787, Wise County, Texas, being part of a certain called 45.66 acre tract recorded in Volume 1607, Page 827, Official Public Records, Wise County, Texas and being described by metes and bounds as follows:

BEGINNING at a point in County Road Number 1736 for the Northeast corner of said 45.66 acre tract and the Northwest corner of a certain called 45.59 acres tract recorded in Clerk's File Number 201504664, Official Records, Wise County, Texas; THENCE South 00°24'39" East with the East line of said 45.66 acre tract and the West line of said 45.59 acre tract passing a X-tie post found at a distance of 28.49 feet, in all a distance of 451.01 feet to a 1/2" capped iron rod stamped "MDH RPLS 5947" set for the Southeast corner of the tract herein described and from which a 1/2" iron rod found for the Northeast corner of a certain called 22.41 acre tract recorded in Clerk's File Number 201906057, Official Records, Wise County, Texas bears 1094.08 feet South 00°24'39" East;

THENCE South 89°31'17" West a distance of 246.63 feet to a 1/2" capped iron rod stamped "MDH RPLS 5947" set for the Southwest corner of the tract herein described;

THENCE North 04°19'39" East a distance of 165.70 feet to a 1/2" capped iron rod stamped "MDH RPLS 5947" set for a corner of the tract herein described;

THENCE North 16°47'55" East a distance of 164.40 feet to a 1/2" capped iron rod stamped "MDH RPLS 5947" set for a corner of the tract herein described;

THENCE North 10°05'37" East a distance of 104.17 feet to a 1/2" capped iron rod stamped "MDH RPLS 5947" set for corner of the tract herein described;

THENCE North 39°03'44" East passing a 3" steel post at a distance of 95.86 feet, in all a distance of 142.14 feet to a point in said county road and the northeasterly line of said 45.66 acre tract for the North corner of the tract herein described;

THENCE South 41°17'42" East with said northeasterly line and said county road a distance of 81.71 feet to a point for a corner of said 45.66 acre tract;

THENCE South 45°42'59" East with said northeasterly line and said county road a distance of 30.20 feet to the POINT OF BEGINNING and containing 2.30 acres of land.

POSTED
AT 1:27 o'clock P M
JUL 24 2025
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy

Katja Stovall

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 LOT 17, BLOCK 17, LAWDWIN ADDITION, CITY OF BRIDGEPORT, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET A, SLIDE 527, PLAT RECORDS, WISE COUNTY, TEXAS.

2. ***Instrument to be Foreclosed.*** The instrument to be foreclosed is the Deed of Trust dated 09/28/2022 and recorded in Document 202216115 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: 09/02/2025

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 FIVE STAR ESTATES LLC, provides that it secures the payment of the indebtedness in the original principal amount of $182,400.00, 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, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2024-INV1 is the current mortgagee of the note and deed of trust and FAY SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2024-INV1 c/o FAY SERVICING, LLC, 425 S. Financial Place, Suite 2000, Chicago, IL 60605 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

Certificate of Posting

I am Jamie Dworsky 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 7/24/25 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.

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 7/30/2004	**Grantor(s)/Mortgagor(s):** PRISCILLA GILBERT AND SPOUSE, ADAM GILBERT
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR AMPRO MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS	**Current Beneficiary/Mortgagee:** Wells Fargo Bank, N.A.
Recorded in: **Volume:** OR 1463 **Page:** 399 **Instrument No:** 355455	**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: 9/2/2025	**Earliest Time Sale Will Begin:** 1pm
Place of Sale of Property: Wise County Courthouse, 101 N. Trinity Street, Decatur, TX 76234 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, Joshua Sanders, Matthew Hansen, Tionna Hadnot, Shawn Schiller, Lisa Bruno, Conrad Wallace, Misty McMillan, Angie Uselton, Tonya Washington, Auction.com LLC, Ashlee Luna, Donna Stockman, David Stockman, Guy Wiggs, Denise Boerner, Tim Lewis, Michelle Schwartz, Brandy Bacon, 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: 7/9/2025

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

Dated: 7/10/25

Donna Stockman

Printed Name: Donna Stockman

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

POSTED
AT 10:15 o'clock AM
JUL 10 2025

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

Patti Uthmann

MH File Number: TX-25-111057-POS
Loan Type: FHA

TX-25-111057-POS

EXHIBIT "A"

BEING A 4.231 ACRE TRACT OF LAND OUT OF THE A.J. WALKER SURVEY, ABSTRACT #861, SITUATED IN WISE COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 350.066 ACRE TRACT IN THE A.J.WALKER SURVEY, ABSTRACT #861 AND THE M.E.P. & P.R.R. CO. SURVEY, ABSTRACT #633, AS CONVEYED TO JCEF LIMITED, IN VOLUME 538, PAGE 738, REAL RECORDS, WISE COUNTY, TEXAS, SAME BEING ALL OF TRACT 141. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE BEARINGS AS THEY APPEAR IN VOLUME 538, PAGE 738, REAL RECORDS, WISE COUNTY, TEXAS. SAID 4.231 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET ON THE NORTHEASTERLY RIGHT OF WAY LINE OF COYOTE TRAIL, A 60' PRIVATE ROAD FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, AND BEING NORTH 00 DEGREES 00 FEET 36 INCHES EAST, 4099.83 FEET, SOUTH 89 DEGREES 59 FEET 24 INCHES EAST, 1499.61 FEET OF THE SOUTHEAST CORNER OF THE SAID 350.066 ACRE TRACT;

THENCE NORTH 34 DEGREES 23 FEET 18 INCHES WEST, A DISTANCE OF 722.68 FEET TO A 1/2" IRON ROD SET ON THE SOUTH LINE OF THAT CERTAIN TRACT DESCRIBED AS TRACT 1 IN DEED TO JCEF, LTD. AND RECORDED IN VOLUME 536, PAGE 738 OF THE REAL RECORDS OF WISE COUNTY, TEXAS;

THENCE NORTH 62 DEGREES 45 FEET 34 INCHES EAST, CONTINUING ALONG THE SAID SOUTH LINE, A DISTANCE OF 376.20 FEET TO A 1/2" IRON ROD SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 15 DEGREES 38 FEET 11 INCHES EAST, A DISTANCE OF 734.28 FEET TO A 1/2" IRON ROD SET ON THE NORTHERLY RIGHT OF WAY LINE OF SAID COYOTE TRAIL, AND BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 366.57 FEET A CENTRAL ANGLE OF 18 DEGREES 45 FEET 07 INCHES, AND A CHORD OF 119.44 FEET BEARING SOUTH 64 DEGREES 59 FEET 15 INCHES WEST, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WESTERLY ALONG THE SAID NORTHERLY RIGHT OF WAY LINE, AND ALONG SAID CURVE, A DISTANCE OF 119.97 FEET, TO A 1/2" IRON ROD SET;

THENCE SOUTH 55 DEGREES 36 FEET 42 INCHES WEST, CONTINUING ALONG THE SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 19.38 FEET TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 4.231 ACRES, MORE OR LESS.

SAID 4.231 ACRE TRACT ALSO BEING KNOWN AS TRACT 141, COYOTE RIDGE, PHASE II-A, AN UNRECORDED SUBDIVISION IN WISE COUNTY, TEXAS.

C&M No. 44-25-01971/ 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 January 08, 2021 and recorded under Clerk's File No. 202100502, in the real property records of Wise County Texas, with Jason Schmidt, a married man and Leslie Schmidt, his wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Guild Mortgage Company LLC, a California Limited Liability Company, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Jason Schmidt, a married man and Leslie Schmidt, his wife securing payment of the indebtedness in the original principal amount of $274,928.00 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 Jason Schmidt. Lakeview Loan Servicing, LLC 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. LoanCare, LLC is acting as the Mortgage Servicer for the Mortgagee. LoanCare, LLC, is representing the Mortgagee, whose address is: 3637 Sentara Way, Virginia Beach, VA 23452.

Legal Description:
LOT 14, BLOCK 2, OLDE TOWNE ESTATES, PHASE 2, AN ADDITION TO THE CITY OF PARADISE, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN PLAT CABINET E, SLIDE 225, PLAT RECORDS, WISE COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 09/02/2025 **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," "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.**

44-25-01971
Wise

4845648

POSTED
AT 2:31 o'clock P M
JUN 12 2025
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
CHRIS SHENKIR

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 Donna Stockman, David Stockman, Guy Wiggs, Denise Boerner, Tim Lewis, Michelle Schwartz, Brandy Bacon, Angela Cooper, Jeff Benton, Jamie Dworsky, Brian Hooper, Mike Jansta, Mike Hayward, or Jay Jacobs, 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 Xome, 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 June 11, 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. 44-25-01971