POSTED
AT 11:46 o'clock A M
SEP 16 2025

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

NOTICE OF FORECLOSURE SALE

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WISE §

Patti Uthmann ~~Uthmann~~

WHEREAS, A-AFFORDABLE BOAT & RV STORAGE – DECATUR, LLC, a Texas limited liability company ("Mortgagor"), executed and delivered to DEAN O. BASS, as TRUSTEE (the "Original Trustee") for the benefit of SPIRIT OF TEXAS BANK, SSB, a Texas savings bank, the predecessor by merger to SIMMONS BANK, an Arkansas state bank ("Original Mortgagee"), the predecessor-in-interest to SB HAROB, LLC, a Texas limited liability company ("Mortgagee"), whose street address is 5950 Berkshire Lane, Suite 400, Dallas, Texas 75225, that certain Deed of Trust, Security Agreement, Assignment of Rents and Leases, Fixture Filing and Financing Statement (as same may have been heretofore assigned, transferred, amended, modified, extended, renewed and/or restated, the "Deed of Trust"), dated October ___, 2021, recorded on October 11, 2021 as Document Number 202116543, Real Property Records, Wise County, Texas, which was assigned by Original Mortgagee to Mortgagee pursuant to that certain Assignment of Deed of Trust dated September 10, 2025, and recorded as Document Number 20251234 1, Real Property Records, Wise County, Texas, to secure that certain Promissory Note (together with any and all prior or subsequent assignments, endorsements, modifications, amendments, extensions, renewals, restatements and/or replacements thereof, the "Note") dated of even date with the Deed of Trust, in the principal sum of $3,268,000.00, executed by Mortgagor and payable to SPIRIT OF TEXAS BANK, SSB, a Texas savings bank, predecessor by merger to Simmons Bank, an Arkansas state bank, which was endorsed by Original Mortgagee to Mortgagee pursuant to Allonge dated September 10, 2025 and attached to the Note, and all other indebtedness, liabilities, and obligations (collectively, the "Indebtedness") described in that certain Loan Agreement dated of even date with the Deed of Trust between Mortgagor and SPIRIT OF TEXAS BANK, SSB, a Texas savings bank, predecessor by merger to Simmons Bank, an Arkansas state bank ("Loan Agreement"), the Note, Deed of Trust and all other documents evidencing, securing or governing the Indebtedness (collectively, the "Loan Documents"); and

WHEREAS, to secure the Indebtedness, the Deed of Trust created a lien on, among other things, certain land (the "Land") situated in Wise County, Texas, as more particularly described on Exhibit A hereto, and a lien and security interest in certain other collateral located on or related to the Land as more particularly described on Exhibit B hereto (collectively, the "Other Collateral") (the Land and the Other Collateral being herein collectively called the "Mortgaged Property"); and

WHEREAS, a default has occurred in the payment of the Indebtedness evidenced by the Note and secured by the Deed of Trust and the same has been accelerated and is now wholly due and payable; and

WHEREAS, Original Mortgagee has made demand upon Mortgagor to pay to Mortgagee the Indebtedness now due, but such Indebtedness has not been paid; and

WHEREAS, pursuant to and in accordance with the authority of Section 51.0075(c) of the Texas Property Code (the "Substitute Trustee Statute") and the Deed of Trust, Mortgagee has appointed J. Richard White, Amanda R. Grainger, Sherry A. Baldwin, Marina Walker, Ann Hellman and Jose Romero, each with a street address of c/o Winstead PC, 500 Winstead Building, 2728 N. Harwood Street, Dallas, Texas 75201, individually and severally, and not jointly (collectively, the "Substitute Trustees" or, severally, a "Substitute Trustee"), each of whom may act alone, without the necessity of the joinder of the other Substitute Trustees, as the substitute trustee in the place and stead of and to succeed to all of the rights, titles, estates, powers, privileges and authorities granted in the Deed of Trust to the Original Trustee, and any previously appointed substitute trustee(s); and

WHEREAS, Mortgagee, as the current beneficiary under the Deed of Trust, has instructed the Substitute Trustees, or any one of them, acting alone without the necessity of the joinder of the other Substitute Trustees, to post, file and mail, or cause to be posted, filed and mailed, appropriate notice and to sell the Mortgaged Property, subject to the exceptions set forth herein, to satisfy, in whole or in part, the unpaid Indebtedness; and

WHEREAS, the Mortgaged Property will be sold "as-is" without any expressed or implied warranties, except as to warranties of title, and at the purchaser's own risk (and not as a consumer) pursuant to Section 51.009 of the Texas Property Code.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, October 7, 2025 (the "Foreclosure Date"), no earlier than 10:00 a.m., or no later than three hours after that time, the Substitute Trustees, or any one of them, acting alone without the necessity of the joinder of the other Substitute Trustees, will commence the sale of all or a portion of the Mortgaged Property, subject to the aforesaid exclusions, in parcels or as a whole, at public auction to the highest bidder for cash, pursuant to the Deed of Trust and applicable law; such sale will be held at the following designated area: at the door of the first floor in the southeast corner of the Wise County Courthouse located at 101 1/2 North Trinity but 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 Wise County Court Center, located at 306.W Main, Decatur, TX 76234, so that the public entrance is not affected, or such other area as such Commissioner's Court may designate for the subject sale; SUBJECT, HOWEVER, to all liens, exceptions to title, easements, restrictions, and encumbrances affecting any of the Mortgaged Property or title thereto which have equal or superior priority to the lien and security interest created by the Deed of Trust, and further subject to any other aforesaid exclusions. The Substitute Trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m. on the Foreclosure Date.

If such sale or sales do not result in full satisfaction of all of the Indebtedness now due, the lien and security interest of the Deed of Trust shall remain in full force and effect in respect of any of the Mortgaged Property not so sold and any and all other types of real and personal property covered by the Deed of Trust and not described herein.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving, or within the last nine (9) months have served, on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of

the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

IN WITNESS WHEREOF, the undersigned Substitute Trustee has signed this notice as of September 15, 2025.

[The remainder of this page is intentionally left blank.]

SUBSTITUTE TRUSTEE:

Name: J. Richard White

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was ACKNOWLEDGED before me on September 15, 2025, by J. RICHARD WHITE, in the capacity therein stated.

[S E A L]

Notary Public in and for the State of Texas

My Commission Expires:

Printed Name of Notary Public

DAWN ALLEN NOTARY PUBLIC STATE OF TEXAS ID #400768-4 EXPIRES 06-20-2027

EXHIBIT A

Land

[CITY OF DECATUR]

TRACT 1:

FIELD NOTES to all that certain lot, tract or parcel of land in the SAMUEL ISAACS SURVEY, ABSTRACT NUMBER 454, Wise County, Texas, and being a part of a called 23.6739 acre tract of land described in a deed recorded in Volume 411, Page 358, Real Records, Wise County, Texas, the subject tract being more particularly described as follows;

BEGINNING at a 1/2-inch capped iron (stamped RPLS 5479) set in the West line of said 23.6739 acre tract and the East right-of-way line of State Highway Number 51, said iron rod also being the Southwest corner of this tract and being in a curve to the left, having a radius of 11,519.68 feet, and long chord bears North 21 Degrees 26 Minutes 26 Seconds East, 784.60 feet, from which a capped iron rod (stamped Steadham) found for the Northwest corner a called 2.00 acre tract of land described in a deed recorded in Volume 1186, Page 553, Official Public Records, Wise County, Texas, in said East right-of-way line bears South 23 Degrees 28 Minutes 27 Seconds West, 100.00 feet;

THENCE along said curve to the left and with said East right-of-way line an arc distance of 784.75 feet to a 1/2-inch capped iron rod (stamped RPLS 5479) set for the Northwest corner of this tract, from which an 8-inch metal fence corner post found for the most Westerly Southwest corner of a called 11.61 acre tract of land described in a deed recorded in Volume 1364, Page 895, Official Public Records, Wise County, Texas, bears North 19 Degrees 01 Minutes 20 Seconds East, 187.72 feet;

THENCE South 69 Degrees 33 Minutes 16 Seconds East, leaving said East right-of-way line a distance of 555.58 feet to a 1/2-inch capped iron (stamped RPLS 5479) set in the most Southerly West line of said 11.61 acre tract, said iron rod also being the Northeast corner of this tract, from which a 2-inch metal fence corner post found for an ell corner of said 11.61 acre tract bears North 00 Degrees 03 Minutes 31 Seconds west, 200.35 feet;

THENCE South 00 Degrees 03 Minutes 31 Seconds East, with said Southerly West line and along a fence, a distance of 547.75 feet to a 1/2-inch capped iron rod (stamped RPLS 5479) set for the Southeast corner of this tract, from which a 4-inch metal fence corner post found for the most Southerly Southwest corner of said 11.61 acre tract bears South 00 Degrees 03 Minutes 31 Seconds East, 74.86 feet;

THENCE North 89 Degrees 10 Minutes 59 Seconds West, leaving said Southerly West line, a distance of 808.02 feet to the POINT OF BEGINNING and enclosing 10.002 acres of land more or less.

TRACT 2:

FIELD NOTES to all that certain lot, tract or parcel of land in the SAMUEL ISAACS SURVEY, ABSTRACT NUMBER 454, Wise County, Texas, and being a part of a called 23.6739 acre tract of land described in a deed recorded in Volume 411, Page 358, Real Records, Wise County, Texas, the subject tract being more particularly described as follows;

BEGINNING at a 2-inch metal fence post for corner being in the East line of said 23.6739 acre tract of land and the Southeast corner of a called 11.61 acre tract of land described in the deed from George Edward Palmer and wife, Cynthia Joy Green Palmer to Guy D. Tucker and wife, Brenda S. Tucker, recorded in Volume 1364, Page 895, of the Official Public Records Wise County, Texas from which a 4-inch metal fence for the Southeast corner of said 23.6739 acre tract of land bears South 00 Degree 03 Minutes 31 Seconds East a distance of 823.00 feet;

THENCE South 00 Degree 03 Minutes 31 Seconds East with the East line of said 23.6739 acre tract of land along or near a fence a distance of 200.35 feet to a 1/2-inch capped iron rod (stamped RPLS 5479) set for corner;

THENCE North 69 Degrees 33 Minutes 16 Seconds West a distance of 555.58 feet to a 1/2-inch capped iron (stamped RPLS 5479) set for corner in the West line of said 23.6739 acre tract of land and the East right-of-way line of Farm-to-Market Road Number 51, same being a in a curve to the left having a radius of 11519.68 feet a chord bearing of North 19 Degrees 01 Minutes 20 Seconds East a chord distance of 187.72 feet;

THENCE with the arc of said curve to the left with the West line of said 23.6739 acre tract of land and said East right-of-way line an arc distance of 187.72 feet to an 8-inch metal fence post for corner being the Southerly Southwest corner of said 11.61 acre tract of land;

THENCE South 69 Degrees 33 Minutes 16 Seconds East, with the Southerly line of said 11.61 acre tract of land along or near a fence a distance of 490.06 feet to the POINT OF BEGINNING and enclosing 2.251 acres of land more or less.

TRACT 3:

FIELD NOTES to all that certain lot, tract or parcel of land in the SAMUEL ISAACS SURVEY, ABSTRACT NUMBER 454, Wise County, Texas, and being a part of a called 23.6739 acre tract of land described in a deed recorded in Volume 411, Page 358, Real Records. Wise County, Texas, the subject tract being more particularly described as follows;

BEGINNING at a 1/2 -inch capped iron (stamped RPLS 5479) found for corner in the West line of said 23.6739 acre tract and the East right-of-way line of Farm-to-Market Road Number 51, said iron rod also being the Southwest corner of a called 10.002 acre tract of land described in the deed recorded in Volume 1680, Page 594, of the Official Public Records Wise County, Texas;

THENCE South 89 Degrees 10 Minutes 59 Seconds East with the South line of a called 10.002 acre tract, a distance of 808.02 feet to a 1/2-inch capped iron rod (stamped RPLS 5479) found for corner in the West line of a called 11.61 acre tract of land described in a deed recorded in Volume 1364, Page 895, Official Public Records, Wise County, Texas for the Northeast corner of this tract;

THENCE South 00 Degree 03 Minutes 31 Seconds East, with the West line of said 11.61 acre tract of land and along or near a fence, a distance of 74.86 feet to a 4-inch metal fence corner post found for the most Southerly Southwest corner of said 11.61 acre tract;

THENCE South 00 Degree 02 Minutes 54 Seconds West, with along or near a fence, a distance of 309.79 feet to a 1 1/2-inch iron rod found for the Southeast corner of said this tract;

THENCE South 89 Degrees 55 Minutes 00 Second West, with the fence, a distance of 579.78 feet to a 1/2-capped iron rod (stamped Steadham) found for corner, being the Southeast corner of a called 2.00 acre

tract of land described in a deed recorded in Volume 1186, Page 553, Official Public Records, Wise County, Texas;

THENCE North 01 Degrees 01 Minutes 20 Seconds West, with the East line of said 2.00 acre tract along or near a fence, a distance of 305.66feet to a 1/2-inch capped iron rod (stamped Steadham) found for corner, being the Northeast corner of said 2.00 acre tract of land;

THENCE South 89 Degrees 57 Minutes 13 Seconds West, with the North line of said 2.00 acre tract along or near a fence, a distance of 262.62 feet to a 1/2-inch capped iron rod (stamped Steadham) found

for corner in the West line of said 23.6739 acre tract of land in said East right-of-way line of Farm-to-Market Road Number 51, same being the Northwest corner of said 2.00 acre tract of land, also being in a curve to the left having a radius of 11,519.68 feet, a chord bearing of North 23 Degrees 38 Minutes 27 Seconds East a chord distance of 100.00 feet;

THENCE with the West line of said 23.6739 acre tract of land. and said East right-of-way line with said curve to the left an arc distance of 100.00 feet to the POINT OF BEGINNING and enclosing 5.713 acres of land more or less.

EXHIBIT B

Other Collateral

(a) (i) all buildings, structures, and other improvements now or hereafter situated or to be situated on the Land (the "Improvements"); and (ii) all right, title and interest of Mortgagor in and to (1) all streets, roads, alleys, easements, rights-of-way, licenses, rights of ingress and egress, vehicle parking rights and public places, existing or proposed, abutting, adjacent, used in connection with or pertaining to the Land or the Improvements; (2) any strips or gores between or among the Land and abutting or adjacent properties; and (3) all water and water rights, timber, crops and mineral interests on or pertaining to the Land (the Land, Improvements and other rights, titles and interests referred to in this clause (a) sometimes collectively called the "Mortgaged Property");

(b) all right, title and interest of Mortgagor in and to all fixtures, equipment, systems, machinery, furniture, furnishings, appliances, inventory, goods, building and construction materials, supplies, and articles of personal property, of every kind and character, now owned or hereafter acquired by Mortgagor, which are now or hereafter attached to or situated in, on or about the Land or the Improvements, or used in or useful to the complete and proper planning, development, construction, use, occupancy or operation thereof, or acquired (whether delivered to the Land or stored elsewhere) for use or installation in or on the Land or the Improvements, and all renewals and replacements of, substitutions for and additions to the foregoing (the properties referred to in this clause (b) are all hereby declared to be permanent accessions to the Land and are sometimes collectively called the "Accessories");

(c) all (i) of Mortgagor's assignable rights in and to all plans and specifications for the Improvements, and any and all changes thereto; (ii) Mortgagor's rights, but not liability for any breach by Mortgagor, under all commitments (including any commitment for financing to pay any of the Indebtedness (as defined below)), insurance policies, architectural, engineering, construction, management, leasing, and other contracts which in any way relate to the use, enjoyment, occupancy, operation, maintenance, repair, management or ownership of the Mortgaged Property, including, without limitation, any property management agreements when signed, and any post-closing rights under the contract or contracts pursuant to which Mortgagor acquired the Land, and general intangibles (including trademarks, trade names and symbols) related to the Mortgaged Property or the Accessories or the design, construction, use or operation thereof; (iii) deposits (including Mortgagor's rights in tenants' security deposits, deposits with respect to utility services to the Mortgaged Property, and any deposits or reserves under any Loan Document for taxes, insurance or otherwise), money, accounts, instruments, documents, notes and chattel paper arising from or by virtue of any transactions related to the Mortgaged Property or the Accessories together with any and all tax and/or insurance escrow accounts and/or reserve accounts required under the

provisions of any of the Loan Documents; (iv) all right, title and interest of Mortgagor in and to permits, licenses, franchises, certificates, certificates of occupancy, development rights, commitments and rights for utilities, wells, septic systems and other rights and privileges obtained in connection with the Mortgaged Property or the Accessories; (v) all right, title and interest of Mortgagor in and to all present and future ground leases, space leases, subleases, master leases, licenses, concessions or other agreements or arrangements, whether written or oral, and all agreements for the use or occupancy of any portion of the Land or Improvements, together with any and all extensions or renewals of said leases and agreements and any and all future leases or agreements upon or covering the use or occupancy of all or a part of the Land or Improvements and all security and other deposits or payments made in connection therewith ("Leases"), rents, royalties, bonuses, issues, profits, revenues and other benefits of the Mortgaged Property and the Accessories; (vi) all right, title and interest of Mortgagor in and to oil, gas and other hydrocarbons and other minerals produced from or allocated to the Land and all products processed or obtained therefrom, and the proceeds thereof; (vii) all right, title and interest of Mortgagor in and to engineering, accounting, title, legal, and other technical or business data concerning the Mortgaged Property which are in the possession of Mortgagor or in which Mortgagor can otherwise grant a security interest; and (viii) all right, title and interest of Mortgagor in and to unpaid development fees, sales commissions and leasing commissions; and

(d) all (i) proceeds of or arising from the properties, rights, titles and interests referred to above, including proceeds of any sale, lease or other disposition thereof, proceeds of each policy of insurance relating thereto (including premium refunds), proceeds of the taking thereof or of any rights appurtenant thereto, including change of grade of streets, curb cuts or other rights of access, by eminent domain or transfer in lieu thereof for public or quasi-public use under any law, and proceeds arising out of any damage thereto; and (ii) other interests of every kind and character which Mortgagor now has or hereafter acquires in, to or for the benefit of the properties, rights, titles and interests referred to above and all property used or useful in connection therewith, including rights of ingress and egress and remainders, reversions and reversionary rights or interests.

POSTED
AT 10:47 o'clock A M
SEP 16 2025

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
§ **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF WISE §

WHEREAS, by Deed of Trust dated June 1, 2021, recorded in the Official Public Records of Wise County, Texas under Instrument No. 2021-08801 (the "Deed of Trust"), RJS Leasing, LLC (the "Borrower") conveyed to Lloyd Reiter as Trustee (the "Trustee"), the property situated in Wise County, Texas, together with all buildings, fixtures and improvements, more particularly described as follows, to wit:

BEING a tract of land situated in the J.B. ATKINSON SURVEY, ABSTRACT No. 2, WISE COUNTY, TEXAS, said tract being a portion of that same tract of land described to RUSTY STUDER recorded in Document No. 201907825, OFFICIAL RECORDS, WISE COUNTY, TEXAS, said portion being more particularly described by metes and bound as follow:

BEGINNING at a Point for corner lying in the asphalt roadbed of County Road 4421, (a variable width county roadway), and being the southeast corner of both the herein described tract and said Studer Tract, from which the southwest corner of a tract of land described to Robert Schuring and wife, Kendra Schuring recorded in Volume 495, Page 567 Real Records, Wise County, Texas bears S 89°38'59" E a distance of 733.30 feet;

THENCE N 89°38'59" W along said county roadway and the south line of said Studer Tract, a distance of 1230.07 feet to a point in said roadway;
THENC N 05°29'38" W, departing said roadway and with the west line of said Studer Tract, passing a ½ inch Capped Iron Rod, stamped, "REFERENCE" set a distance of 30.16 feet continuing for a total distance of 371.81 feet to a ½ Inch Capped Iron Rod, stamped "6329" set;

THENCE S 89°38'59" E, departing said west line and severing said Studer Tract, a distance of 1125.33 feet to a ½ Inch Capped Iron Rod, stamped "6329" set lying in the east line of said Studer Tract;

Thence S 20°44'01" E, with said east line, passing a ½ inch Capped Iron Rod, stamped, "REFERENCE" set a distance of 364.26 feet, continuing for a total distance of 396.41 feet to the POINT OF BEGINNING containing 10.00 ACRES or 435,600 SQUARE FEET of land.

PROPERTY DESCRIPTION / TOGETHER WITH LANGUAGE

WHEREAS, the Property secures that one certain Promissory Note therein described in the original principal amount of $2,458,788.00 (the "Indebtedness"), executed by RJS Leasing, LLC and made payable to First State Bank (the "Lender"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and instead of Lloyd Reiter, Trustee in the Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Indebtedness secured by the Deed of Trust, the Indebtedness is now wholly due, and the owner and holder of the Indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, October 7, 2025 (that being the first Tuesday of said month), at 12:00 pm (or not later than three (3) hours thereafter), I will sell the Property at public auction to the highest bidder, or bidders, at the southeast corner of the Wise County Courthouse located at 101 North Trinity Street, Decatur, Texas 76234, said location having been designated by the County Commissioners (the "Commissioners") of Wise County, Texas (or such other location as may be designated by the Commissioners after the sending of this Notice and before the time of the sale). I will make due conveyance of the Property to the purchaser or purchasers by general warranty deed, binding the mortgagor, its successors and assigns. The Lender may cause the sale to be canceled or adjourned from time to time without further notice.

The Property will be sold to the highest bidder, subject to the reservations hereinafter stated. Unless the Lender is the highest bidder and thus the purchaser at the sale, the purchase price must be paid in cash or other immediately available funds satisfactory to the undersigned at the conclusion of the sale. The undersigned will not be liable for any finder's fees or commissions in connection with the sale.

The Lender shall have the right to bid for and purchase the Property at the sale. If the Lender is the highest bidder and thus the purchaser of the Property, it will credit the net proceeds of the sale (after deduction of all sale expenses and other sums properly charged against the sale proceeds) against the unpaid balance of the Indebtedness.

The Property shall be sold for cash, except that Lender's bid may be by credit against the Indebtedness.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. EXCEPT AS EXPRESSLY PROVIDED HEREIN, NEITHER THE LENDER NOR THE SUBSTITUTE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO

CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

ACTIVE MILITARY SERVICE NOTICE

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 on the 16th day of September 2025.

TRESSIE E. MCKEON
WILLIAM B. MUNSON
PETER K. MUNSON
PRINCESS D. BROWN
Substitute Trustees under the Deed of Trust
123 South Travis Street
Sherman, Texas 75090
Tel. (903) 893-8161

STATE OF TEXAS §
§
COUNTY OF GRAYSON §

This instrument was acknowledged before me, this the 16th day of September 2025, by Tressie E. McKeon, as Substitute Trustee under the Deed of Trust.

Notary Public, State of Texas

Melanie Diann Mutchler
Notary ID # 13204157-4
My Commission Expires
June 06, 2027

POSTED
AT 10:05 o'clock A M
SEP 16 2025
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By KStovall 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 # 9489 0178 9820 3037 7086 85 on 09/15/2025

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 7th day of October, 2025

   Time: The sale shall begin no earlier than 10:00 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, Monica Castillo, Cassandra Gonzalez,
Stephanie Walker, Denyse Crews, Patricia Lowe
Substitute Trustee(s)
3206 E Richardson Rd., Suite G
Edinburg, Texas 78542
(956) 254-0722

NOTICE OF FORECLOSURE SALE

September 15, 2025

POSTED
AT 11:13 o'clock A M
SEP 15 2025
BLANCA TUMA/ COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
CHRIS SHENKIR

DEED OF TRUST ("DEED OF TRUST"):

DATED:	June 10, 2011
GRANTOR:	Matt Enochs 803 W. Lamar St. Alvord, Texas 76226-5916 Wise County
TRUSTEE:	Jay Bearden PO Box 1081 Bowie, TX 76230 Montague County
LENDER:	Legend Bank, N.A. 101 W. Tarrant St. Bowie, TX 76230-1081 Montague County
RECORDED IN:	Document #2011-8282, Volume 2267, and Page 79, of the Official Public Records of Wise County, Texas
PROPERTY:	A tract of land being 0.486 acres, more or less, situated in and being a part of the James Pinchback Survey, Abstract No. 674, of Wise County, Texas, and being more particularly described by metes and bonds on Exhibit A" attached hereto and made a part hereof, which has an address of: 803 Lamar St. Alvord, TX 76225
SECURES:	Note ("Note"), dated June 10, 2013, in the original principal amount of $35,700.00, executed by Matt Enochs ("Borrower") and payable to the order of Lender.
MODIFICATIONS AND RENEWALS:	Modification of Deed of Trust dated December 11, 2013, and recorded in Instrument Number: 201330010 of the Official Public Records of Wise County, Texas (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 Eliot Hardee

3711 Maplewood Ave., Suite 200
Wichita Falls, Texas 76308
Wichita County
Brandon Hill

FORECLOSURE SALE:

DATE:	October 7, 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 September 15, 2025, Brandon Hill, Vice-President of Legend Bank, a National Association.

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

EXHIBIT "A"

FIELD NOTES to all that certain lot, tract or parcel of land in the JAMES PINCHBACK SURVEY, ABSTRACT NUMBER 674, Wise County, Texas and being a part of that certain called 7.480 acre tract of land described in the deed recorded in Volume 328, Page 436, of the Deed Records, Wise County, Texas, and being all of that certain tract of land described in the deed from Freddie T. Pate and wife, Teresa Pate to Royce Lee Ruddick and wife, Gale R. Ruddick, recorded in Volume 426, Page 755, of the Real Records, Wise County, Texas, the subject tract being more particularly described as follows:

BEGINNING at a 2-inch metal fence post for corner, same being the occupied and recognized Northwest corner of said Ruddick tract of land, and the Northeast corner of that certain called 0.48 acres tract of land described in the deed recorded in Volume 1466, Page 496, of the Official Public Records, Wise County, Texas, same being in the South right-of-way line of West Lamar Street, from which a 60d nail found for the Northwest corner of said 7.480 acre tract of land bears North 89 Degrees 18 Minutes 10 Seconds West a distance of 179.06 feet;

THENCE South 89 Degrees 21 Minutes 53 Seconds East with the North line of said Ruddick tract of land and said 7.480 acre tract of land, same being the South right-of-way line of said West Lamar Street a distance of 87.62 feet to a 2- inch metal fence post for corner, same being the occupied and recognized Northeast corner of said Ruddick tract of land and the Northwest corner of a called Tract One described in the deed to Larry Bolin, recorded in Volume 1335, Page 756, of the Official Public Records, Wise County, Texas;

THENCE South 01 Degrees 00 Minutes 09 Seconds West with the East line of said Ruddick tract of land and the West line of said Bolin tract of land along or near a fence a distance of 239.63 feet to a 2-inch metal fence post for corner, same being the occupied and recognized Southeast corner of said Ruddick tract of land;

THENCE North 89 Degrees 36 Minutes 42 Seconds West with the South line of said Ruddick tract of land along or near a fence a distance of 89.00 feet to a 2-inch metal fence post for corner, being the occupied and recognized Southwest coner of said Ruddick tract of land and the Southeast corner of said 0.48 acre tract of land;

THENCE North 01 Degrees 19 Minutes 54 Seconds East with the West line of said Ruddick tract of land and the East line of said 0.48 acre tract of land along or near a fence a distance of 240.03 feet to the POINT OF BEGINNING and enclosing 0.486 acres of land more or less.

WKC/kl/foreclosure/davis/brushycreek/noticeofsale
9/9/25

Notice of Foreclosure Sale

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

BEING a 17.132 acre tract of land in Block I, Grayson County School Land Survey, Abstract No. 329, Wise County, Texas and being a part of a called 25.534 acre tract as described in deed to George Davis and wife, Laura R. Davis as recorded in Volume 958, Page 41, Official Public Records, Wise County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set at the northeast corner of said 25.534 acre tract, being the northwest corner of a called 10.008 acre tract as described in Volume 1810, Page 218, Official Public Records, Wise County, Texas;

THENCE South 00 degrees 00 minutes 04 seconds East, along the east line of said 25.534 acre tract and the west line of said 10.008 acre tract, a distance of 765.55 feet to a capped 112 inch iron rod set for corner;

THENCE South 79 degrees 10 minutes 30 seconds West, leaving said line, a distance of 346.64 feet to a capped 1/2 inch iron rod set for corner;

THENCE South 66 degrees 51 minutes 32 seconds West a distance of 169.21 feet to a capped 1/2 inch iron rod found for corner in the west line of said 25.534 acre tract and the northeast right-of-way of U.S. Highway 81/287 and being at the beginning of a curve to the left, having a radius of 1992.47 feet;

THENCE with said curve, along said right-of-way, a length of 668.59 feet (Chord of North 35 degrees 17 minutes 37 seconds West at 665.46 feet) to a 1/2 inch iron rod found for corner at the westerly southwest corner of said 25.534 acre tract and the southerly southeast corner of a called 10.000 acre tract as described in Volume 941, Page 780, Official Public Records, Wise County, Texas;

THENCE North 00 degrees 14 minutes 40 seconds West, leaving said right-of-way, along the northerly west line of said 25.534 acre tract and the southerly east line of said 10.000 acre tract a distance of 590.89 feet to a 1/2 inch iron rod set for the northwest corner of said 25.534 acre tract and the inner ell corner of said 10.000 acre tract;

THENCE South 76 degrees 59 minutes 27 East, with the westerly north line of said 25.534 acre tract and a southerly line of said 10.000 acre tract, a distance of 588.48 feet to a 1/2 inch iron rod set for corner;

THENCE South 68 degrees 46 minutes 30 seconds East, with a north line of said 25.534 acre tract and a southerly line of said 10.000 acre tract, a distance of 288.22 feet to a 1/2 inch iron rod found for corner;

THENCE South 89 degrees 54 minutes 09 seconds East, with the easterly north line of said 25.534 acre tract and a southerly line of said 10.000 acre tract, a distance of 41.00 feet to the POINT OF BEGINNING and containing 17.132 acres of land, more or less.

POSTED
AT 11:13 o'clock A M
SEP 11 2025

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

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated December 15, 2020, recorded in Instrument Number 202017534, Official Public Records, 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: October 7, 2025

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 1:00 p.m.

Place: The sale will be held at the area by the flagpole at the south end of the Wise County Court Center, located at 306 W. Main, Decatur, Texas.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The 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 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. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Ian Mitchell, Trustee of the Bushy Creek Trust dated October 20, 2020.

The real property and personal property, if any, encumbered by the deed of trust will be sold

at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note executed by Ian Mitchell, Trustee of the Bushy Creek Trust dated October 20, 2020, and payable to the order of George A. Davis and Laura R. Davis. George A. Davis and Laura R. Davis is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned attorney, William K. Clary, PO Box 98, Bridgeport, Texas 76426.

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

8. **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.**

Dated: September 9, 2025

William K. Clary

William K. Clary
P. O. Box 98
Bridgeport, Texas 76426
Telephone (940) 683-6722
Telecopier (940) 683-4029

7970 BRIAR ROAD
AZLE, TX 76020

00000010541118

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: October 07, 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 August 30, 2022 and recorded in Document INSTRUMENT NO. 202214613 real property records of WISE County, Texas, with CAMERON CLAY HUKILL A SINGLE MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (''MERS'') AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CAMERON CLAY HUKILL A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of $392,744.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. TEXAS BANK FINANCIAL d/b/a TEXAS BANK MORTGAGE, N/K/A TEXASBANK 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. TEXAS BANK MORTGAGE, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o TEXAS BANK MORTGAGE
4521 S. HULEN
SUITE 200
FORT WORTH, TX 76109

POSTED
AT 9:59 o'clock A M
SEP 11 2025
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy

CHRIS SHENKIR

7970 BRIAR ROAD
AZLE, TX 76020

00000010541118

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 9/11/25 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: 9/11/25

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND OUT OF THE M.E.P. AND P.R.R. SURVEY NO. 15, ABST. #617, AND BEING A PORTION OF A CERTAIN 60 ACRE TRACT OF LAND OFF THE SOUTH END OF THE NW MCCRAW 209 ACRE SURVEY WHICH IS PART OF THE WEST 1/2 OF THE M.E.P. AND P.R.R. SURVEY NO. 15, IN WISE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID 60 ACRE TRACT, FROM WHICH THE SOUTHWEST CORNER OF THE M.E..P AND P.R.R. SURVEY NO. 15 BEARS WEST 2361 FEET;

THENCE WEST 211.2 FEET WITH THE SOUTH LINE OF SAID M.E.P. AND P.R.R. SURVEY;

THENCE NORTH, AT 35 FEET PASSING AN IRON ROD IN THE NORTH LINE OF BRIAR ROAD, CONTINUING IN ALL 1134.6 FEET TO AN IRON ROD IN FENCE LINE ON THE NORTH LINE OF SAID 60 ACRE TRACT;

THENCE NORTH 88 DEGREES 21 MINUTES EAST 184.2 FEET WITH FENCE TO A 2 INCH IRON PIPE AT FENCE CORNER,

THENCE SOUTH 849.5 FEET TO AN IRON PIPE AT FENCE CORNER;

THENCE EAST 27 .0 FEET TO A FENCE CORNER;

THENCE SOUTH AT 255.4 FEET PASSING AN IRON PIPE IN NORTH LINE OF BRIAR ROAD, CONTINUING IN ALL 290.4 FEET, TO PLACE OF BEGINNING, CONTAINING 5.0 ACRES MORE OR LESS. SA VE AND EXCEPT ANY PART OR PORTION THEREOF IN THE USE OR OCCUPANCY OF ANY PUBLIC ROAD OR HIGHWAY.

R 2415

Our Case Number: 25-02284-FC

NOTICE OF TRUSTEE'S SALE

WHEREAS, on December 8, 2016, WILLIAM STRUBLE AND DEBORAH STRUBLE, executed a Deed of Trust/Security Instrument conveying to TOM WOOD, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR USAA FEDERAL SAVINGS BANK, ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 201613040 in the DEED OF TRUST OR REAL PROPERTY RECORDS of WISE COUNTY, TEXAS; and

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 the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, OCTOBER 7, 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, I will sell said Real Estate at Wise Court Center, Located at 306.W Main, Decatur, TX 76234, for the duration of the historic restoration of the Wise County Courthouse. Sales are to be held by the flagpole at the south end of the building so that the public entrance is not affected. in **WISE** COUNTY, TEXAS 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 was posted.

Said Real Estate is described as follows: LOTS 1 AND 2, BLOCK 6, OF NEWARK BEACH ESTATES, IN WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, PAGE 331, PLAT RECORDS OF WISE COUNTY, TEXAS.

Property Address: 211 COUNTY RD 4874, NEWARK, TX 76071
Mortgage Servicer: NATIONSTAR
Noteholder: NATIONSTAR MORTGAGE LLC
8950 CYPRESS WATERS BLVD., COPPELL, TX 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United 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 this 4 day of Sept. 2025

Donna Stockman

David Stockman, Brenda Wiggs, Donna Stockman, Guy Wiggs, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Jeff Benton, Stockman Foreclosure Services inc., Marinosci Law Group PC, Resolve Trustee Services, LLC

POSTED
AT 10:20 o'clock A M
SEP 04 2025

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

Substitute Trustee Address:

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.

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated September 16, 2022, executed by **CHRISTOPHER LEE CLARK AND RAYDYNE M. CLARK A/K/A RAYDYNE CLARK, A MARRIED COUPLE**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 202215197, 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, October 7, 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 Jessup Manufactured Home, Serial No. JHW05595TX23.

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 2 day of September, 2025.

POSTED
AT 11:47 o'clock ____ M
SEP 03 2025
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Patti Uthmann Deputy Patti Uthmann

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 2 day of September, 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"

TRACT 1:
Being 2.459 acres of land and a Thirty Foot Road Easement out of Franctional Section 3, Falls County School Land Survey, Abstract No. 293, Wise County, Texas, being part of a 42.90 acre tract as deeded to Alan N. Ashabranner and wife, Beverly K. Ashabranrier in Volume 361, Page 769, Real Records, Wise County, Texas, said 2.459 acres of land being more particularly described by metes and bounds as follows to wit:

BEGINNING at a capped iron stake set for the southeast corner of the tract herein described, said stake being 560.62 feet North 00° 21' 55" East from the southeast corner of a 42.90-acre tract as deeded to Alan N. Ashabranner and wife, Beverly K. Ashabranner in Volume 361, Page 769, Real Records, Wise County, Texas;

THENCE with the south line of the tract herein described, North 83°, 04' 19" West 225.18 feet to a metal post for corner;

THENCE with a fence line and continuing with the south line of the tract herein described, North 67° 33' 52" West 236.73 feet to a capped iron stake found for the southwest corner of the tract. herein described and the southeast corner of a tract of land as deeded to Beverly Kalisek in Volume 2383, Page 823, Official Records, Wise County, Texas;

THENCE with said fence line in the west line of the tract herein described and the east line of said Kalisek tract, North 38° 23' 11" East 225.41 feet to a capped iron stake found for the northwest corner of the tract herein described and an inner of said Kalisek tract;

THENCE with said fence line in the north line of the tract herein described and the south line of said Kalisek tract, North 80° 14' 38" East, at 118.34 feet passing a capped iron stake found for the southeast corner of said Kallsk tract, in all, 308.85 feet to a capped iron stake found for the northeast corner of the tract herein described, being in the east line of said Ashabranner tract and the west line of a tract of land as deeded to John Blake McVean in Volume 1037, Page 361, Official Records, Wise County, Texas;

THENCE with the east line of the tract herein described, same being the east line of said Ashabranner tract and the west line of said McVean tract, South 00° 19' 59" West 346.54 feet to the POINT OF BEGINNING, containing 2.459 acres of land, more or less.

TRACT 2 (Easement Estate):
THIRTY FOOT ROAD EASEMENT:
BEGINNING at a capped iron stake found in the center of a Thirty Food Road Easement for the northeast corner of the tract herein described 220.43 feet North 89° 37' 43" East and 1182.82 feet South 00° 26' 23" West from an iron stake found for the southeast corner of that certain called 42.90 acre tract as deeded to Alan N. Ashabranner and wife, Beverly K. Ashabranner in Volume 361, Page 763, Real Records, Wise County, Texas, and being in the west line of County Road No. 1795;

THENCE with the center of said Thirty Foot Road Easement the following calls:

South 20° 23' 43" East 227.71 feet to a capped iron stake found for the northeast corner of said 2.50-acre tract described above;

South 01° 07' 15" East 92.79 feet to a capped iron stake found;

South 01° 07' 15" East 368.42 feet to a capped iron stake found;

South 17° 50' 09" East 207.10 feet to a point;

South 10° 39' 57" East 227.87 feet to a point;

South 58° 20' 58" East 80.34 feet to the end of said Thirty Foot Road easement in the west line of County Road No. 1795.

R

C2343 **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:	**April 26, 2023**
Grantor(s):	**Michael Quezada, Single Man**
Original Mortgagee:	**Mortgage Electronic Registration Systems, Inc., as nominee for CrossCountry Mortgage, LLC**
Original Principal:	**$459,875.00**
Recording Information:	**202305184**
Property County:	**Wise**
Property:	**Lot 18, Block O, Fairview Meadows, Phase 3, an Addition to the City of New Fairview, ETJ, Wise County, Texas; according to the Plat thereof, recorded in Cabinet F, Slide 101, Plat Records, Wise County, Texas.**
Property Address:	**155 Spanish Moss Trail New Fairview, TX 76078**

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

Current Mortgagee:	**Planet Home Lending, LLC**
Mortgage Servicer:	**Planet Home Lending, LLC**
Mortgage Servicer Address:	**321 Research Parkway, Suite 303 Meriden, CT 06450**

SALE INFORMATION:

Date of Sale:	**October 7, 2025**
Time of Sale:	**1:00 PM or within three hours thereafter.**
Place of Sale:	**Wise County Courthouse, 101 N. Trinity Street, Decatur, TX 76234 or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**
Substitute Trustee:	**Auction.com, LLC or Padgett Law Group, any to act**
Substitute Trustee Address:	**546 Silicon Dr., Suite 103 Southlake, TX 76092**

POSTED
AT 1:11 o'clock P M
AUG 28 2025

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

PLG File Number: 25-011586-1

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.

Pjones

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 8/28/25, 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: 8/28/25

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

WITNESS MY HAND this 28 day of August, 2025.

Donna Stockman

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 September 16, 2022, executed by **CHRISTOPHER LEE CLARK AND RAYDYNE M. CLARK A/K/A RAYDYNE CLARK, A MARRIED COUPLE,** ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 202215197, 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, October 7, 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 Jessup Manufactured Home, Serial No. JHW05595TX23.

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 26 day of August, 2025.

POSTED
AT 12:38 o'clock P M
AUG 27 2025
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Katja Stovall Deputy
Katja Stovall

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 26 day of August, 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"

TRACT 1:

Being 2.459 acres of land and a Thirty Foot Road Easement out of Franctional Section 3, Falls County School Land Survey, Abstract No. 293, Wise County, Texas, being part of a 42.90 acre tract as deeded to Alan N. Ashabranner and wife, Beverly K. Ashabranrier in Volume 361, Page 769, Real Records, Wise County, Texas, said 2.459 acres of land being more particularly described by metes and bounds as follows to wit:

BEGINNING at a capped iron stake set for the southeast corner of the tract herein described, said stake being 560.62 feet North 00° 21' 55" East from the southeast corner of a 42.90-acre tract as deeded to Alan N. Ashabranner and wife, Beverly K. Ashabranner in Volume 361, Page 769, Real Records, Wise County, Texas;

THENCE with the south line of the tract herein described, North 83°, 04' 19" West 225.18 feet to a metal post for corner;

THENCE with a fence line and continuing with the south line of the tract herein described, North 67° 33' 52" West 236.73 feet to a capped iron stake found for the southwest corner of the tract. herein described and the southeast corner of a tract of land as deeded to Beverly Kalisck in Volume 2383, Page 823, Official Records, Wise County, Texas;

THENCE with said fence line in the west line of the tract herein described and the east line of said Kalisck tract, North 38° 23' 11" East 225.41 feet to a capped iron stake found for the northwest corner of the tract herein described and an inner of said Kalisck tract;

THENCE with said fence line in the north line of the tract herein described and the south line of said Kalisck tract, North 80° 14' 38" East, at 118.34 feet passing a capped iron stake found for the southeast corner of said Kalisk tract, in all, 308.85 feet to a capped iron stake found for the northeast corner of the tract herein described, being in the east line of said Ashabranner tract and the west line of a tract of land as deeded to John Blake McVean in Volume 1037, Page 361, Official Records, Wise County, Texas;

THENCE with the east line of the tract herein described, same being the east line of said Ashabranner tract and the west line of said McVean tract, South 00° 19' 59" West 346.54 feet to the POINT OF BEGINNING, containing 2.459 acres of land, more or less.

TRACT 2 (Easement Estate):

THIRTY FOOT ROAD EASEMENT:

BEGINNING at a capped iron stake found in the center of a Thirty Food Road Easement for the northeast corner of the tract herein described 220.43 feet North 89° 37' 43" East and 1182.82 feet South 00° 26' 23" West from an iron stake found for the southeast corner of that certain called 42.90 acre tract as deeded to Alan N. Ashabranner and wife, Beverly K. Ashabranner in Volume 361, Page 763, Real Records, Wise County, Texas, and being in the west line of County Road No. 1795;

THENCE with the center of said Thirty Foot Road Easement the following calls:

South 20° 23' 43" East 227.71 feet to a capped iron stake found for the northeast corner of said 2.50-acre tract described above;

South 01° 07' 15" East 92.79 feet to a capped iron stake found;

South 01° 07' 15" East 368.42 feet to a capped iron stake found;

South 17° 50' 09" East 207.10 feet to a point;

South 10° 39' 57" East 227.87 feet to a point;

South 58° 20' 58" East 80.34 feet to the end of said Thirty Foot Road easement in the west line of County Road No. 1795.

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, October 7, 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 26 day of August, 2025.

POSTED
AT 12:12 o'clock P M
AUG 27 2025
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Patti Uthmann Deputy

K. CLIFFORD LITTLEFIELD

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 26 day of Auguste, 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. 44-25-02603/ FILE NOS

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated June 07, 2008 and recorded under Clerk's File No. 2008-27157, in the real property records of Wise County Texas, with Carol M Shuker and Bobby D Doty as Grantor(s) and Wells Fargo Bank, N.A. as Original Mortgagee.

Deed of Trust executed by Carol M Shuker and Bobby D Doty securing payment of the indebtedness in the original principal amount of $138,800.00 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 Carol M Shuker, Bobby D Doty. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST 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. Selene Finance is acting as the Mortgage Servicer for the Mortgagee. Selene Finance, is representing the Mortgagee, whose address is: 3501 Olympus Blvd. 5th Fl. Ste. 500, Dallas, TX 75019.

Legal Description:
BEING A 5.00 ACRE TRACT IN THE WILLIAM BURKE SURVEY ABSTRACT NUMBER 39, WISE COUNTY, TEXAS, AND ALSO BEING ALL OF CERTAIN CALLED 5.00 ACRE TRACT, DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 684, PAGE 852, REAL RECORDS, WISE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

SALE INFORMATION

Date of Sale: 10/07/2025 **Earliest Time Sale Will Begin:** 1:00PM

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.

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 Agency Sales and Posting LLC, 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 August 19, 2025.

/s/ Sarah A. Trad SBOT No. 24140355, 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. 44-25-02603

POSTED
AT 10:17 o'clock A M
AUG 21 2025
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Patti Uthmann Deputy
Patti Uthmann

Exhibit A

Legal description of land:

BEING a 5.00 acre tract in the WILLIAM BURKE SURVEY ABSTRACT NUMBER 39, Wise County, Texas, and also being all of certain called 5.00 acre tract, described in instrument recorded in Volume 684, Page 852, Real Records, Wise County, Texas, and being described by metes and bounds as follows;

BEGINNING at a 1/2" iron rod found for the Southwest corner of said
5.00 acre tract, said point being by previous description 6,081.21 feet South 89°30'53" West from the Southest corner of said Burke Survey, Thence North 04°35'57" East with the West line of said 5.00 acre tract a distance of 367.10 feet to a 1/2" iron rod found for the Northwest corner of said 5.00 acre tract;

THENCE North 89°47'45" East with the North line of said 5.00 acre tract a distance of 592.40 feet to a 1/2" iron rod with a yellow plastic cap stamped STEADHAM R.P.L.S. 4281 set for a corner in the West R.O.W. of County Road #3355;

THENCE South 00°35'03" West with said West R.O.W. a distance of 231.10 feet to a 1/2" iron rod with a yellow plastic cap stamped STEADHAM R.P.L.S. 4281 set for a corner in said West R.O.W.;

THENCE South 22°22'51" West a distance of 145.17 feet to a 1/2" iron rod found for a corner in said West R.O.W.;

THENCE South 89°43'29" West with the South line of said 5.00 acre tract a distance of 564.21 feet to the POINT OF BEGINNING AND CONTAINING 5.00 ACRES OF LAND

POSTED
AT 10 58 o'clock AM
AUG 14 2025
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
CHRIS SHENKIR

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Auction.com, LLC
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX05000064-25-1 APN 781275 | F0100030500 TO No 250386463-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on August 1, 2014, ARNE WISSMANN AND ESTHER G. WISSMANN, HUSBAND AND WIFE as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of ALLAN B. POLUNSKY as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for AMCAP MORTGAGE LTD. DBA GOLD FINANCIAL SERVICES, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of $294,500.00, payable to the order of Nationstar Mortgage LLC as current Beneficiary, which Deed of Trust recorded on August 5, 2014 as Document No. 201407822 and that said Deed of Trust was modified by Modification Agreement and recorded March 28, 2019 as Instrument Number 201903315 in Wise County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 781275 | F0100030500

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Auction.com, LLC** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **Nationstar Mortgage LLC**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, October 7, 2025 at 01:00 PM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Wise County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **Wise County Courthouse, 101 N. Trinity Street, Decatur, TX 76234 or in the area designated by the Commissioner`s Court**.

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

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 13th day of August, 2025.

By: Joshua Sanders on behalf of Auction.com, LLC
Substitute Trustee(s)

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.

SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

EXHIBIT "A"

LOTS 5R, BLOCK 3, SKY VIEW RANCH ESTATES, AN ADDITION TO THE CITY OF NEW FAIRVIEW, WISE COUNTY, TEXAS, BEING A REVISION OF LOTS 1 THROUGH 10, BLOCK 3, SKYVIEW RANCH ESTATES, PHASE 3, AN ADDITION TO THE CITY OF NEW FAIRVIEW, WISE COUNTY, TEXAS, ACCORDING TO THE RE- PLAT RECORDED IN PLAT CABINET C, SLEEVE 482, PLAT RECORDS, WISE COUNTY, TEXAS.

POSTED
10:58 o'clock AM
AUG 14 2025

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2025-16667-TX

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

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

Date:	10/7/2025
Time:	**The earliest time the sale will begin is 1:00 PM**, or within three (3) hours after that time.
Place:	Wise County Courthouse, Texas, at the following location: THE FLAGPOLE AT THE SOUTH END OF THE WISE COUNTY COURT CENTER, LOCATED AT 306 W. MAIN, DECATUR, TX 76234; OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

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

A 2.00-acre tract out of the A. J. Walker Survey, Abstract No. 861, Wise County, Texas, being described in Volume 1105, Page 250 of the Wise County Official Public Records, said tract also being commonly known as Lot 63, Coyote Ridge, Ph 2-A, an unrecorded subdivision to Wise County, Texas, and being more specifically described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found on the west right-of-way line of Ridge Trail, a paved public road, for the southeast corner of a 2.0-acre tract deeded to Janice Voss from USA Housing Development on August 10, 2012 in Volume 2383, Page 151 of the Wise County Official Public Records, the northeast corner of said Lot 63, and the northeast corner and POINT OF BEGINNING of this tract;

THENCE SOUTH 00°47'02" WEST with the west right-of-line of said road and the east line of said Lot 63 a distance of 159.93 feet to a 1/2-inch iron rod set for the northeast corner of a 1.0-acre tract deeded to Gary Bruner Jr. from USA Housing Development on August 10, 2012 in Volume 2382, Page 588 of the Wise County Official Public Records, the southeast corner of said Lot 63 and the southeast corner of this tract;

THENCE leaving the west right-of-way line of said road NORTH 89°10'02" WEST with the north line of said Bruner tract, the north line of a 1.0-acre tract deeded to Omar Garica from Todd Pendleton on December 18, 2015 in Instrument No. 2015-12781 of the Wise County Official Public Records, and the south line of said Lot 63, a distance of 544.89 feet to a 1/2-inch iron rod found at a fence corner for the northwest corner of said Garica tract, the northeast corner of a 2.0-acre tract deeded to Bruce Colston from Green Karl LLC on May 19, 2009 in Volume 2049, Page 242 of the Wise County Official Public Records, the southeast corner of a 2.0-acre tract deeded to Gary Winner from JCEF Limited on June 28, 1999 in Volume 879, Page 347 of the Wise County Official Public Records, and the southwest corner of said Lot 63 and the southwest corner of this tract;

THENCE NORTH 00°52'27" EAST with the east line of said Winner tract and the west line of said Lot 63 a distance of 159.88 feet to a 1/2-inch iron rod found at a fence corner for the northeast corner of said Winner tract the southwest corner of said Voss tract, the northwest corner of said Lot 63 and the northwest corner of this tract;

THENCE SOUTH 89°10'19" EAST with the south line of said Voss tract and the north line of said Lot 63 a distance of 544.64 feet to the POINT OF BEGINNING and containing 2.00 acres, more or less.

T.S. #: 2025-16667-TX

Commonly known as: 246 RIDGE TRL RHOME, TX 76078

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust dated **11/22/2021** and recorded in the office of the County Clerk of Wise County, Texas, recorded on **11/24/2021** under County Clerk's File No **202119271**, in Book -- and Page -- of the Real Property Records of Wise County, Texas.

Grantor(s):	**RUSSELL HOPKO AND VICTORIA HOPKO, HUSBAND AND WIFE**
Original Trustee:	**Michael H. Patterson**
Substitute Trustee:	**Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Michelle Schwartz, Janet Pinder, Abstracts/Trustees of Texas, LLC, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Brandy Bacon, Jamie Dworsky, Angela Cooper, Jeff Benton, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Stockman Foreclosure Services inc.**
Original Mortgagee:	**Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Equity Prime Mortgage LLC, its successors and assigns**
Current Mortgagee:	**Freedom Mortgage Corporation**
Mortgage Servicer:	**Freedom Mortgage Corporation**

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 referenced property securing the above referenced loan.

T.S. #: 2025-16667-TX

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the mortgagee thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The 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 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of $224,035.00, executed by RUSSELL HOPKO AND VICTORIA HOPKO, HUSBAND AND WIFE, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Equity Prime Mortgage LLC, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

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

Freedom Mortgage Corporation
11988 EXIT 5 PKWY BLDG 4
FISHERS IN 46037-7939
Phone: (855) 690-5900

T.S. #: 2025-16667-TX

Default and Request to Act - Default has occurred under the deed of trust, and the mortgagee has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

Dated: 8/14/25

Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Michelle Schwartz, Janet Pinder, Abstracts/Trustees of Texas, LLC, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Brandy Bacon, Jamie Dworsky, Angela Cooper, Jeff Benton, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Stockman Foreclosure Services inc.

Donna Stockman

c/o Nestor Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648
Phone: (888) 403-4115
Fax: (888) 345-5501

For sale information visit: https://www.xome.com or Contact (800) 758-8052.

SENDER OF THIS NOTICE:
AFTER FILING, PLEASE RETURN TO:

Nestor Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648

12449 WORTHINGTON LANE
RHOME, TX 76078

00000010556363

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: October 07, 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 August 26, 2016 and recorded in Document INSTRUMENT NO. 201608843; AS AFFECTED BY LOAN MODIFICATION AGREEMENT INSTRUMENT NO. 202102051 real property records of WISE County, Texas, with BRANDY GUNELS JOHNSON AND SPOUSE, HERMAN JOHNSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (''MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by BRANDY GUNELS JOHNSON AND SPOUSE, HERMAN JOHNSON, securing the payment of the indebtednesses in the original principal amount of $174,591.00, 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 10:58 o'clock A M
AUG 14 2025
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy

1244 WORTHINGTON LANE
RHOME, TX 76078

00000010556363

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

The undersigned as attorney for the mortgagee or mortgage servicer does herby remove the original trustee and all successor substitute trustees and appoints in their steed DAVID STOCKMAN, BRENDA WIGGS, DONNA STOCKMAN, GUY WIGGS, MICHELLE SCHWARTZ, KATHY ARRINGTON, JANET PINDER, JEFF BENTON, BRANDY BACON OR JAMIE DWORSKY 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 8/14/25 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: 8/14/25

EXHIBIT "A"

BEING LOT 1, BLOCK 9, OF SHALE CREEK PHASE 2B, AN ADDITION TO WISE COUNTY, TEXAS, ACCORDING TO THE REPLAT THEREOF RECORDED IN CABINET C, PAGE 555, PLAT RECORDS, WISE COUNTY, TEXAS.

POSTED
AT 10:58 o'clock AM
AUG 14 2025

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

SELENE FINANCE LP (SLE)
IVEY, RAYFORD AND ANETTA
137 STEWART STREET, RHOME, TX 76078

VA 494961389927
Firm File Number: 25-042359

NOTICE OF TRUSTEE'S SALE

WHEREAS, on August 27, 2018, RAYFORD L. IVEY AND ANETTA IVEY, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to BLACK, MANN & GRAHAM, LLP, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICAN MORTGAGE BANK 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 201810327, 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, October 7, 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:

LOT 101, BLOCK 3, OF CHISHOLM HILLS, PHASE THREE, AN ADDITION TO WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET B, SECTION 440 AND 441, OF THE PLAT RECORDS OF WISE COUNTY, TEXAS.

Property Address:	137 STEWART STREET RHOME, TX 76078
Mortgage Servicer:	SELENE FINANCE LP
Mortgagee:	SELENE FINANCE 3501 OLYMPUS BOULEVARD 5TH FLOOR, SUITE 500 DALLAS, TX 75019

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
David Stockman, Brenda Wiggs, Donna Stockman, Guy Wiggs, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jamie Dworsky, Angela Cooper, Jeff Benton
4600 Fuller Ave., Suite 400
Irving, TX 75038

WITNESS MY HAND this day August 12, 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 Selene Finance

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.

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: October 07, 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 11:18 o'clock A M
AUG 12 2025
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
CHRIS SHENKIR

NTSS00000010321008

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 8/11/25 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: 8/11/25

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 11:18 o'clock A M
AUG 12 2025

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

Notice of Substitute Trustee Sale

R2157
T.S. #: 25-15312

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

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

Date:	10/7/2025
Time:	The sale will begin no earlier than 1:00 PM or no later than three hours thereafter. The sale will be completed by no later than **4:00 PM**
Place:	**Wise** County Courthouse in **Decatur** Texas, at the following location: **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 WAS POSTED.** OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 11/1/2022 and is recorded in the office of the County Clerk of Wise County, Texas, under County Clerk's File No 202217615, recorded on 11/7/2022, of the Real Property Records of Wise County, Texas.
Property Address: 335 GOODNIGHT TRL RHOME Texas 76078

Trustor(s):	~~CODY RENKOSKI~~	Original Beneficiary:	**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR NEXERA HOLDING, LLC DBA NEWFI LENDING ITS SUCCESSORS AND ASSIGNS**
Current Beneficiary:	**U.S. Bank Trust Company, National Association, not in its individual capacity but solely as Trustee on behalf of PRPM 2023-NQM3 Trust**	Loan Servicer:	**Fay Servicing, LLC**
Current Substituted Trustees:	**Auction.com, David Stockman, Donna Stockman, Brenda Wiggs, Michelle Schwartz, Guy Wiggs, Janet Pinder, Brandy Bacon, Jamie Dworsky, Angela Cooper, Jeff Benton, Rick Snoke, Prestige Default Services, LLC**		

T.S. #: 25-15312

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.

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

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

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of $574,000.00, executed by CODY L RENKOSKI, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR NEXERA HOLDING, LLC DBA NEWFI LENDING ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of CODY L RENKOSKI to CODY RENKOSKI. U.S. Bank Trust Company, National Association, not in its individual capacity but solely as Trustee on behalf of PRPM 2023-NQM3 Trust
is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

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

Questions concerning the sale may be directed to the undersigned or to the beneficiary:
U.S. Bank Trust Company, National Association, not in its individual capacity but solely as Trustee on behalf of PRPM 2023-NQM3 Trust
c/o Fay Servicing, LLC
1601 LBJ Freeway, Suite 150
Farmers Branch, TX 75234
(800) 495-7166

Dated: 8/12/25

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

Donna Stockman

T.S. #: 25-15312

Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732

T.S. #: 25-15312

EXHIBIT A

Being a tract of land situated in the Green B. Buchanan one league and labor Survey, Abstract No. 31, Wise County, Texas, and being all of Lots 10 and 11, of Old Chisholm Estates, Phase 1, recorded in Cabinet A, Slide 519, Map or Plat Records of Wise County, Texas, and a portion of Lots 13, 14, and 15, Block 3, of Old Chisholm Estates, Phase 4, an unrecorded Subdivision in Wise County, Texas, same being that tract of land conveyed to George F. Strong, III and wife, Tonya J. Strong, by deed recorded in Volume 1563, Page 335, Deed Records of Wise County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the East corner of Lot 8 of said Chisholm Estates (A/519) and lying along the North line of Old Chisholm Estates, Phase II, recorded in Cabinet A, Slide 565, Map or Plat Records of Wise County, Texas;

THENCE North 33 degrees 24 minutes 05 seconds West, along the Northeast line of said Lot 8, a distance of 214.99 feet to a point for corner, said corner being the North corner of said Lot 8 and the East corner of Lot 7 of said Chisholm Estates (A/519), from which a 1/2 inch iron rod found on-line bears Southeasterly at a distance of 0.27 feet for reference;

THENCE North 34 degrees 02 minutes 02 seconds West, along the Northeast line of said Lot 7, a distance of 165.02 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of that tract of land conveyed to Thomas P. Sims, by deed recorded in Volume 1878, Page 335, Deed Records of Wise County, Texas;

THENCE North 88 degrees 36 minutes 04 seconds East, along the South line of said Sims tract, a distance of 619.58 feet to a 1/2 inch iron rod found for corner, said corner being the Southeast corner of said Sims tract and being the Northwest corner of that tract of land conveyed to Rebecca Miller and Scott Kent Miller, wife and husband, by deed recorded in Volume 2391, Page 62, Deed Records of Wise County, Texas;

THENCE South 33 degrees 31 minutes 35 seconds East, along the Southwest line of said Miller tract, a distance of 219.00 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of that tract of land conveyed to Aaron S. Morrow and spouse, Marita R. Morrow, by deed recorded in Volume 1267, Page 487, Deed Records of Wise County, Texas;

THENCE South 56 degrees 32 minutes 23 seconds West, along the Northwest line of said Morrow tract, a distance of 225.00 feet to a 1/2 inch iron rod found for corner;
THENCE South 22 degrees 22 minutes 40 seconds East, along the Southwest line of said Morrow tract, a distance of 445.12 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of said Morrow tract and lying along the Northwest line of Goodnight Trail (public right-of-way) and being the beginning of a non—tangent curve turning to the left, with a radius of 1258.79 feet, a delta angle of 01 degree 03 minutes 02 seconds, a chord bearing of South 66 degrees 41 minutes 54 seconds West, and a chord length of 23.08 feet;

THENCE along said curve to the left and Northwest line of Goodnight Trail, an arc length of 23.08 feet to a 1/2 iron rod set with yellow plastic cap stamped "CBG Surveying" for corner;

THENCE South 66 degrees 32 minutes 10 seconds West, continuing along said Northwest line of Goodnight Trail, a distance of 217.63 feet to a 1/2 iron rod set with yellow plastic cap stamped "CBG Surveying" for corner and being the beginning of a non-tangent curve turning to the right, with a radius of 625.88 feet, a delta angle of 33 degrees 06 minutes 58 seconds, a chord bearing of South 84 degrees 57 minutes 57 seconds West, and a chord length of 356.74 feet;

THENCE along said curve to the right and Northwest line of Goodnight Trail, an arc length of 361.75 feet to a point for corner, said corner being the Southeast corner of said Old Chisholm Estates (A/565), from which a fence post found bears South 71 degrees 03 minutes 27 seconds East, a distance of 5.60 feet for witness;

T.S. #: 25-15312

EXHIBIT A
(Continued)

THENCE North 13 degrees 17 minutes 48 seconds East, along the East line of said Old Chisholm Estates (A/565), a distance of 544.10 feet to a 1/2 inch iron rod found for corner;

THENCE South 85 degrees 02 minutes 33 seconds West, along the North line of said Old Chisholm Estates (A/565), a distance of 30.73 feet to the POINT OF BEGINNING and containing 414,666 square feet or 9.52 acres of land.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.))

A

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

NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE SERVICING (ALW)
SISK, SEILEY
513 TROXELL BOULEVARD, RHOME, TX 76078

CONVENTIONAL

Firm File Number: 25-042982

NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 20, 2006, SEILEY A. SISK, A SINGLE WOMAN, as Grantor(s), executed a Deed of Trust conveying to THOMAS F. VETTERS, as Trustee, the Real Estate hereinafter described, to OPTION ONE MORTGAGE CORPORATION 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 384667 Volume 1662, Page 248, 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, October 7, 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:

LOT 4, BLOCK 2, OF LOTS 1-9, BLOCK 1; LOTS 1-5, BLOCK 2; LOTS 1-23 & 74-106, BLOCK 4; LOTS 1-34, BLOCK 5 AND LOTS 1-16, BLOCK 6, CROWN POINT ADDITION-PHASE TWO, AN ADDITION TO THE CITY OF RHOME, WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET B, SLIDE 482, OF THE PLAT RECORDS OF WISE COUNTY, TEXAS.

Property Address:	513 TROXELL BOULEVARD RHOME, TX 76078
Mortgage Servicer:	NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE SERVICING
Mortgagee:	DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-OPT3, ASSET-BACKED CERTIFICATES, SERIES 2006-OPT3 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 July 29, 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 Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-OPT3, Asset-Backed Certificates, Series 2006-OPT3

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.

POSTED
AT 1:28 o'clock P M
JUL 24 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 14, BLOCK 3, CHISHOLM HILLS - PHASE THREE, AN ADDITION IN WISE COUNTY, TEXAS, ACCORDING TO THE PLAT FILED IN CABINET B, PAGES 440-441, PLAT RECORDS OF WISE COUNTY, TEXAS.

2. ***Instrument to be Foreclosed.*** The instrument to be foreclosed is the Deed of Trust dated 01/08/2024 and recorded in Document 202400532 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:	10/07/2025
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 GERALD LEE SMITH, provides that it secures the payment of the indebtedness in the original principal amount of $400,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. FINANCE OF AMERICA REVERSE LLC is the current mortgagee of the note and deed of trust and FINANCE OF AMERICA REVERSE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is FINANCE OF AMERICA REVERSE LLC c/o FINANCE OF AMERICA REVERSE LLC, 3900 Capital City Blvd., Lansing, MI 48906 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.