989521

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

POSTED
AT 8:22 o'clock A M
JAN 13 2026
BLANCA TIJINA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
CHRIS SHENKIR

DATE: January 12, 2026

PROMISSORY NOTE: Commercial Promissory Note described as follows:

Date:	June 11, 2021
Maker:	D.E. Magarin Asset Management, LLC
Payee:	First State Bank
Original Principal Amount:	$962,870.00

DEED OF TRUST: Commercial Deed of Trust described as follows:

Date:	June 11, 2021
Grantor:	D.E. Magarin Asset Management, LLC
Trustee:	Lloyd Reiter
Beneficiary:	First State Bank
Recorded:	Document No. 202109724, Official Public Records, Wise County, Texas

LENDER: First State Bank

BORROWER: D.E. Magarin Asset Management, LLC

PROPERTY: The property described as follows:

That certain tract of land situated in Wise County, Texas, more particularly described by the Deed of Trust and in **EXHIBIT A**, attached hereto and incorporated herein by reference for all purposes.

SUSBTITUTE TRUSTEE: David Stockman, Donna Stockman, Leslie Shuler, Guy Wiggs, Janet Pinder, Jeff Benton, Jamie Dworsky, Angela Brown, Bonny Mounger, Robin Shelton, Stockman Foreclosure Services Inc.

Substitute Trustee's Mailing Address:
c/o Munck Wilson Mandala, LLP
2000 McKinney Ave., Suite 1900
Dallas, Texas 75201
Attn: Jenny Martinez

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

FEBRUARY 3, 2026, the first Tuesday of the month, to commence at ~~10:00 A.M.~~ 1:00 P.M., or not later than three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

AT THE DOOR OF THE FIRST FLOOR IN THE SOUTHEAST CORNER OF THE WISE COUNTY COURTHOUSE LOCATED AT 101 ½ NORTH TRINITY STREET DECATUR, TEXAS 76234, OR SUCH OTHER LOCATION AS MAY BE DIRECTED BY THE COMMISSIONERS COURT OF WISE COUNTY, TEXAS.

RECITALS

Default has occurred in the payment of the Promissory Note and/or in the performance of obligations under the Deed of Trust that secures the Promissory Note. Because of this default, Lender, the owner and holder of the Promissory Note and Deed of Trust lien under Texas Property Code § 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS, and without any express or implied warranties except as to 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 DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Notice of Substitute Trustee's Sale executed by:

By: _____
Name: David Stockman
Title: Substitute Trustee

EXHIBIT A
THE PROPERTY

A 102.83 acre tract of land in the Antonio Vasquez Survey A-858, Wise County, Texas and being the same tract described as all of tract one and part of tract two in deed to Bobby and Dessie Schluter recorded in Volume 103, Page 761, Real Records, Wise County, Texas and being more particularly described as follows:

BEGINNING at a four inch iron post in the east line of said Vasquez Survey for the southwest corner of the J. B. Atkinson Survey A-2 and for the northwest corner of Block 56 Smith County School Land Survey A-744, Wise County, Texas;

THENCE South 01 °58'27" West with the general course of a fence and the west line of said Block 56 and with the east line of said Vasquez Survey 1620.35 feet to an eight penny nail found in the northeast right of way of the Burlington Northern Rail Road and in a 3101.21 foot radius curve, the center of circle of said curve bears South 70°06'54" West for the south corner of said Schluter tract one;

THENCE Northwesterly along said curve to the left through a central angle of 10°04'50" for an arc length of 545.62 feet to an iron rod set for corner;

THENCE North 25°39'04" West with the northeast right of way of said Rail Road 250.00 feet to an iron rod set for corner;

THENCE North 64°20'56" East with the southeast right of way of said Rail Road 75.00 feet to an iron rod set for corner;

THENCE North 25°39'04" West with the northeast right of way of said Rail Road 1300.00 feet to an iron rod set for corner;

THENCE South 64°20'56" West with the northwest right of way of said Rail Road 75.00 feet to an iron rod set for corner;

THENCE North 25°39'04" West with the northeast right of way of said Rail Road 1565.62 feet to an iron rod set for the beginning of a 2598.05 foot radius curve, the center of circle of said curve bears South 62°04'19" West;

THENCE Northwesterly along said curve to the left through a central angle of 28°50'31" for an arc length of 1307.82 feet to an iron rod set for corner;

THENCE North 56°32'19" West with the northeast right of way of said Rail Road 830.50 feet to a four inch iron post in the southwest line of said Schluter tract two for the most westerly south corner of a tract of land described in deed to D. E. Magarin Asset Management, LLC recorded in File No. 201914293, Official Public Records, Wise County, Texas;

THENCE North 33°27'41" East 656.75 feet to a seven inch iron post for an inner corner of said Magarin Asset Management tract;

THENCE South 56°47'27" East with the southwest line of said Magarin Asset Management tract 1081.03 feet to a six inch post for the northwest corner of a tract of land described in deed to Myrt Vititow recorded in Volume 352, page 751, Real Records, Wise County, Texas;

THENCE South 0°38'59" East with the general course of a fence 190.72 feet to an eight inch post for corner;

THENCE South 62°35'24" East with the general course of a fence 434.93 feet to a three inch iron post for corner;

THENCE South 05°26'32" West with the general course of a fence 321.34 feet to a three inch iron post for corner;

THENCE South 69°53'06" East with the general course of a fence 1747.03 feet to a three inch iron post in the west line of said Atkinson Survey and in the east line of said Vasquez Survey for the most easterly south corner of said Magarin Asset Management tract and for the northeast corner of said Schluter tract one;

THENCE South 02°10'20" West with the general course of a fence 1743.08 feet to the POINT OF BEGINNING.

TOGETHER WITH the Access Easement described as Tract 3 in Deed to Bobby & Dessie Schluter in Volume 103, Page 761, Real Records of Wise County, Texas.

988761

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: January 12, 2026

PROMISSORY NOTE: Promissory Note described as follows:

Date:	February 11, 2021
Maker:	David Ernesto Magarin
Payee:	First State Bank
Original Principal Amount:	$250,000.00

POSTED
AT 822 o'clock A M
JAN 13 2026
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
CHRIS SHENKIR

DEED OF TRUST: Deed of Trust described as follows:

Date:	February 11, 2021
Grantor:	David Ernesto Magarin
Trustee:	Lloyd Reiter
Beneficiary:	First State Bank
Recorded:	Document No. 202102414, Official Public Records, Wise County, Texas

LENDER: First State Bank

BORROWER: David Ernesto Magarin

PROPERTY: The property described as follows:

Being a 46.75 acre tract located in Wise County, Texas, and being more particularly described in the Deed of Trust and in **EXHIBIT A**, attached hereto and made a part hereof for all purposes.

SUSBTITUTE TRUSTEE: David Stockman, Donna Stockman, Leslie Shuler, Guy Wiggs, Janet Pinder, Jeff Benton, Jamie Dworsky, Angela Brown, Bonny Mounger, Robin Shelton, Stockman Foreclosure Services Inc.

Substitute Trustee's Mailing Address:
c/o Munck Wilson Mandala, LLP
2000 McKinney Ave., Suite 1900
Dallas, Texas 75201
Attn: Jenny Martinez

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

FEBRUARY 3, 2026, the first Tuesday of the month, to commence at ~~10:00 A.M.~~ 1:00 P.M., or not later than three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

AT THE DOOR OF THE FIRST FLOOR IN THE SOUTHEAST CORNER OF THE WISE COUNTY COURTHOUSE LOCATED AT 101 ½ NORTH TRINITY STREET DECATUR, TEXAS 76234, OR SUCH OTHER LOCATION AS MAY BE DIRECTED BY THE COMMISSIONERS COURT OF WISE COUNTY, TEXAS.

RECITALS

Default has occurred in the payment of the Promissory Note and/or in the performance of obligations under the Deed of Trust that secures the Promissory Note. Because of this default, Lender, the owner and holder of the Promissory Note and Deed of Trust lien under Texas Property Code § 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS, and without any express or implied warranties except as to 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 DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Notice of Substitute Trustee's Sale executed by:

By: _____
Name: David Stockman
Title: Substitute Trustee

EXHIBIT A
THE PROPERTY

Being a 46.75 acre tract in the Antonio Vasquez Survey, Abstract Number 858, Wise County, Texas and also being part of a called 171.94 acre tract described in instrument recorded in Volume 22, Page 581, Real Records, Wise County, Texas and this part being described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found din a county road for the Northwest corner of said 171.94 acre tract;

THENCE South 31 degrees 35'32" West with the Northwest line of said 171.94 acre tract a distance of 633.35 feet to a 1/2" iron rod with a yellow cap stamped STEADHAM R.P.L.S. 4281 set at the POINT OF BEGINNING of the tract herein described;

THENCE South 57 degrees 16' 05"East a distance of 2624.54 feet to a 1/2" iron rod with a yellow cap stamped STEADHAM R.P.L.S. 4281 set for a corner;

THENCE North 57 degrees 18' 48" East a distance of 677.13 feet to a 1/2" iron rod with a yellow cap stamped STEADHAM R.P.L.S. 4281 set for a corner;

THENCE North 83 degrees 12' 33" East a distance of 735.72 feet to a 1/2" iron rod with a yellow cap STEADHAM R.P.L.S. 4281 set for a corner;

THENCE South 53 degrees 56' 21" East a distance of 2798.68 feet to a 3" steel fence post found for a corner;

THENCE South 89 degrees 28' 31" East a distance of 113.28 feet to a 1/2" iron rod with a yellow cap stamped STEADHAM R.P.L.S. 4281 set in the East line of said 171.94 acre tract;

THENCE South 01 degrees 27' 42" West a distance of 412.10 feet to a 3" steel fence post found for the Southeast corner of said 171.94 acre tract;

THENCE North 70 degrees 36' 30" West a distance of 1746.55 feet to a 3" steel post found for a corner;

THENCE North 04 degrees 42' 06" East a distance of 320.99 feet to a 3" steel post found for a corner;

THENCE North 63 degrees 18' 57" West a distance of 435.42 feet to a 8" wood fence found for a corner;

THENCE North 01 degrees 13' 41" West a distance of 190.84 feet to a 6" wood fence found for a corner;

THENCE North 57 degrees 33' 47" West a distance of 1081.38 feet to a 7" steel post found for a corner;

THENCE South 32 degrees 43' 46" West a distance of 656.79 feet to a 4" steel post found for a corner;

THENCE North 57 degrees 16' 05" West a distance of 3105.45 feet to a 4" steel post found for a corner for the most Westerly corner of said 171.94 acre tract;

THENCE North 31 degrees 35' 32" East a distance of 40 feet to the POINT OF BEGINNING and containing 46.75 acres.

TOGETHER WITH:

An Easement Estate created in Instrument recorded in Volume 474, Page 767, filed December 11, 1992, of the Real Property Records of Wise County, Texas.

ALSO TOGETHER WITH:
An Easement Estate created in Instrument recorded in Volume 611, Page 835, filed August 10, 1995, Of the Real Property Records of Wise County, Texas.

989212

POSTED
AT 822 o'clock A M
JAN 13 2026
BLANCA TAMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
CHRIS SHENKIR

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: January 12, 2026

PROMISSORY NOTE: Promissory Note described as follows:

Date:	April 16, 2021
Maker:	D.E. Magarin Asset Management, LLC
Payee:	First State Bank
Original Principal Amount:	$384,000.00

DEED OF TRUST: Deed of Trust described as follows:

Date:	April 16, 2021
Grantor:	D.E. Magarin Asset Management, LLC
Trustee:	Lloyd Reiter
Beneficiary:	First State Bank
Recorded:	Document No. 202106141, Official Public Records, Wise County, Texas

LENDER: First State Bank

BORROWER: D.E. Magarin Asset Management, LLC

PROPERTY: The property described as follows:

All those certain tracts or parcels of land situated in Wise County, Texas, more particularly described by the Deed of Trust and in **EXHIBIT A**, attached hereto and incorporated herein by reference for all purposes.

SUSBTITUTE TRUSTEE: David Stockman, Donna Stockman, Leslie Shuler, Guy Wiggs, Janet Pinder, Jeff Benton, Jamie Dworsky, Angela Brown, Bonny Mounger, Robin Shelton, Stockman Foreclosure Services Inc.

Substitute Trustee's Mailing Address:
c/o Munck Wilson Mandala, LLP
2000 McKinney Ave., Suite 1900
Dallas, Texas 75201
Attn: Jenny Martinez

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

FEBRUARY 3, 2026, the first Tuesday of the month, to commence at ~~10:00 A.M.~~ 1:00 P.M., or not later than three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

AT THE DOOR OF THE FIRST FLOOR IN THE SOUTHEAST CORNER OF THE WISE COUNTY COURTHOUSE LOCATED AT 101 ½ NORTH TRINITY STREET DECATUR, TEXAS 76234, OR SUCH OTHER LOCATION AS MAY BE DIRECTED BY THE COMMISSIONERS COURT OF WISE COUNTY, TEXAS.

RECITALS

Default has occurred in the payment of the Promissory Note and/or in the performance of obligations under the Deed of Trust that secures the Promissory Note. Because of this default, Lender, the owner and holder of the Promissory Note and Deed of Trust lien under Texas Property Code § 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS, and without any express or implied warranties except as to 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 DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Notice of Substitute Trustee's Sale executed by:

By: _____
Name: David Stockman
Title: Substitute Trustee

EXHIBIT A
THE PROPERTY

Being a 34.52 acre tract in the Antonio Vasquez Survey, Abstract Number 858, Wise County, Texas and also being part of a certain 36.52 acre tract described in instrument recorded in Volume 623, Page SOS, Real Records, Wise County, Texas, being described by metes and bounds as follows:

COMMENCING at a point in County Road #4421 for the most Northerly corner of said 36.52 acre tract;

THENCE South 59°06'37" East with the Northeast line of said 36.52 acre tract, passing a 1/2" iron rod with a red plastic cap stamped STEADHAM REFERENCE set at 50.00 feet, in all a distance of 286.04 feet to a 1/2" iron rod with a yellow plastic cap stamped STEADHAM R.P.L.S. 4281 set for the POINT OF BEGINNING;

THENCE South 59°06'37" East with the Northeast line of said 36.52 acre tract a distance of 1471.00 feet to a 1/2" iron rod found for a corner of said 36.52 acre tract;

THENCE North 81°48'51" East a distance of 1184.37 feet to a 1/2" iron rod with a yellow plastic cap stamped STEADHAM R.P.L.S. 4281 set for a corner of said 36.52 acre tract;

THENCE South 53°56'21" East a distance of 830.00 feet to a 1/2" iron rod with a yellow plastic cap stamped STEADHAM R.P.L.S. 4281 set for the most Easterly corner of said 36.52 acre tract;

THENCE South 83°12'33" West a distance of 735.72 feet to a 1/2" iron rod found for a corner of said 36.52 acre tract;

THENCE South 57°18'48" West a distance of 677.13 feet to a 1/2" iron rod found for the most Southerly corner of said 36.52 acre tract;

THENCE North 57°16'05" West a distance of 2338.47 feet to a 1/2" iron rod with a yellow plastic cap stamped STEADHAM R.P.L.S. 4281 set for the most westerly corner of the tract herein described;

THENCE North 31 °35'32" East a distance of 309.20 feet to the POINT OF BEGINNING and containing 34.52 acres of land.

TOGETHER WITH A 30 FEET INGRESS AND EGRESS EASEMENT:
Being a 30.00 feet strip of land in the Antonio Vasquez Survey, Abstract Number 858, Wise County, Texas and
also being part of a certain 36.52 acre tract described in instrument recorded in Volume 623, Page SOS, Real Records, Wise County, Texas, being described by metes and bounds as follows:

BEGINNING at a point in County Road #4421 for the North corner of said 36.52 acre tract; THENCE South 59°06'37" East with the Northeast line of said 36.52 acre tract, passing a 1/2" iron rod with a red plastic cap stamped STEADHAM REFERENCE set at 50.00 feet, in all a distance of 286.04 feet to a 1/2" iron rod with a yellow plastic stamped STEADHAM R.P.L.S. 4281 set for the East corner of the tract herein described;

THENCE South 31 °35'32" West a distance of 30.00 feet to the South corner of the tract herein described;

THENCE North 59°06'37" West a distance of 286.04 feet to a point in said County for the West corner of the tract herein described;

THENCE North 31 °35'32" East with said County Road a distance of 30.00 feet to the POINT OF BEGINNING and containing 0.20 acres of land.

516019W

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

POSTED
AT 8:22 o'clock A M
JAN 13 2026
BLANCA TAMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
CHRIS SHENKIR

DATE: January 12, 2026

PROMISSORY NOTE: Commercial Promissory Note described as follows:

Date:	May 3, 2023
Maker:	D.E. Magarin Asset Management, LLC
Payee:	First State Bank
Maximum Principal Amount:	$3,800,000.00

DEED OF TRUST: Commercial Deed of Trust, Security Agreement, Financing Statement and Assignment of Rents described as follows:

Date:	May 3, 2023
Grantor:	D.E. Magarin Asset Management, LLC
Trustee:	Lloyd Reiter
Beneficiary:	First State Bank
Recorded:	Document No. 202305691, Official Public Records, Wise County, Texas

LENDER: First State Bank

BORROWER: D.E. Magarin Asset Management, LLC

PROPERTY: The property described as follows:

All those certain tracts or parcels of land situated in Wise County, Texas, more particularly described by the Deed of Trust and in **EXHIBIT A**, attached hereto and incorporated herein by reference for all purposes.

SUSBTITUTE TRUSTEE: David Stockman, Donna Stockman, Leslie Shuler, Guy Wiggs, Janet Pinder, Jeff Benton, Jamie Dworsky, Angela Brown, Bonny Mounger, Robin Shelton, Stockman Foreclosure Services Inc.

Substitute Trustee's Mailing Address:
c/o Munck Wilson Mandala, LLP
2000 McKinney Ave., Suite 1900
Dallas, Texas 75201
Attn: Jenny Martinez

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

FEBRUARY 3, 2026, the first Tuesday of the month, to commence at ~~10:00 A.M.~~ 1:00 P.M., or not later than three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

AT THE DOOR OF THE FIRST FLOOR IN THE SOUTHEAST CORNER OF THE WISE COUNTY COURTHOUSE LOCATED AT 101 ½ NORTH TRINITY STREET DECATUR,

TEXAS 76234, OR SUCH OTHER LOCATION AS MAY BE DIRECTED BY THE COMMISSIONERS COURT OF WISE COUNTY, TEXAS.

RECITALS

Default has occurred in the payment of the Promissory Note and/or in the performance of obligations under the Deed of Trust that secures the Promissory Note. Because of this default, Lender, the owner and holder of the Promissory Note and Deed of Trust lien under Texas Property Code § 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS, and without any express or implied warranties except as to 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 DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Notice of Substitute Trustee's Sale executed by:

By: _____
Name: David Stockman
Title: Substitute Trustee

EXHIBIT A
THE PROPERTY

TRACT ONE:
Being a 34.52 acre tract in the Antonio Vasquez Survey, Abstract Number 858, Wise County, Texas and also being part of a certain 36.52 acre tract described in instrument recorded in Volume 623, Page SOS, Real Records, Wise County, Texas, being described by metes and bounds as follows:

COMMENCING at a point in County Road #4421 for the most Northerly corner of said 36.52 acre tract;

THENCE South 59°06'37" East with the Northeast line of said 36.52 acre tract, passing a 1/2" iron rod with a red plastic cap stamped STEADHAM REFERENCE set at 50.00 feet, in all a distance of 286.04 feet to a 1/2" iron rod with a yellow plastic cap stamped STEADHAM R.P.L.S. 4281 set for the POINT OF BEGINNING;

THENCE South 59°06'37" East with the Northeast line of said 36.52 acre tract a distance of 1471.00 feet to a 1/2" iron rod found for a corner of said 36.52 acre tract;

THENCE North 81°48'51" East a distance of 1184.37 feet to a 1/2" iron rod with a yellow plastic cap stamped STEADHAM R.P.L.S. 4281 set for a corner of said 36.52 acre tract;

THENCE South 53°56'21" East a distance of 830.00 feet to a 1/2" iron rod with a yellow plastic cap stamped STEADHAM R.P.L.S. 4281 set for the most Easterly corner of said 36.52 acre tract;

THENCE South 83°12'33" West a distance of 735.72 feet to a 1/2" iron rod found for a corner of said 36.52 acre tract;

THENCE South 57°18'48" West a distance of 677.13 feet to a 1/2" iron rod found for the most Southerly corner of said 36.52 acre tract;

THENCE North 57°16'05" West a distance of 2338.47 feet to a 1/2" iron rod with a yellow plastic cap stamped STEADHAM R.P.L.S. 4281 set for the most westerly corner of the tract herein described;

THENCE North 31 °35'32" East a distance of 309.20 feet to the POINT OF BEGINNING and containing 34.52 acres of land.

TOGETHER WITH A 30 FEET INGRESS AND EGRESS EASEMENT:
Being a 30.00 feet strip of land in the Antonio Vasquez Survey, Abstract Number 858, Wise County, Texas and
also being part of a certain 36.52 acre tract described in instrument recorded in Volume 623, Page SOS, Real Records, Wise County, Texas, being described by metes and bounds as follows:

BEGINNING at a point in County Road #4421 for the North corner of said 36.52 acre tract; THENCE South 59°06'37" East with the Northeast line of said 36.52 acre tract, passing a 1/2" iron rod with a red plastic cap stamped STEADHAM REFERENCE set at 50.00 feet, in all a distance of 286.04 feet to a 1/2" iron rod with a yellow plastic stamped STEADHAM R.P.L.S. 4281 set for the East corner of the tract herein described;

THENCE South 31 °35'32" West a distance of 30.00 feet to the South corner of the tract herein described;

THENCE North 59°06'37" West a distance of 286.04 feet to a point in said County for the West corner of the tract herein described;

THENCE North 31 °35'32" East with said County Road a distance of 30.00 feet to the POINT OF BEGINNING and containing 0.20 acres of land.

TRACT TWO:
A 102.83 acre tract of land in the Antonio Vasquez Survey A-858, Wise County, Texas and being the same tract described as all of tract one and part of tract two in deed to Bobby and Dessie Schluter, recorded in Volume 103, Page 761, Real Records, Wise County, Texas and being more particularly described as follows:

BEGINNING at a four inch iron post in the east line of said Vasquez Survey for the southwest corner of the J. B. Atkinson Survey A-2 and for the northwest corner of Block 56 Smith County School Land Survey A-744, Wise County, Texas;

THENCE South 01 °58'27" West with the general course of a fence and the west line of said Block 56 and with the east line of said Vasquez Survey 1620.35 feet to an eight penny nail found in the northeast right of way of the Burlington Northern Rail Road and in a 3101.21 foot radius curve, the center of circle of said curve bears South 70°06'54" West for the south corner of said Schluter tract one;

THENCE Northwesterly along said curve to the left through a central angle of 10°04'50" for an arc length of 545.62 feet to an iron rod set for corner;

THENCE North 25°39'04" West with the northeast right of way of said Rail Road 250.00 feet to an iron rod set for corner;

THENCE North 64°20'56" East with the southeast right of way of said Rail Road 75.00 feet to an iron rod set for corner;

THENCE North 25°39'04" West with the northeast right of way of said Rail Road 1300.00 feet to an iron rod set for corner;

THENCE South 64°20'56" West with the northwest right of way of said Rail Road 75.00 feet to an iron rod set for corner;

THENCE North 25°39'04" West with the northeast right of way of said Rail Road 1565.62 feet to an iron rod set for the beginning of a 2598.05 foot radius curve, the center of circle of said curve bears South 62°04'19" West;

THENCE Northwesterly along said curve to the left through a central angle of 28°50'31" for an arc length of 1307.82 feet to an iron rod set for corner;

THENCE North 56°32'19" West with the northeast right of way of said Rail Road 830.50 feet to a four inch iron post in the southwest line of said Schluter tract two for the most westerly south corner of a tract of land described in deed to D. E. Magarin Asset Management, LLC recorded in File No. 201914293, Official Public Records, Wise County, Texas;

THENCE North 33°27'41" East 656.75 feet to a seven inch iron post for an inner corner of said Magarin Asset Management tract;

THENCE South 56°47'27" East with the southwest line of said Magarin Asset Management tract 1081.03 feet to a six inch post for the northwest corner of a tract of land described in deed to Myrt Vititow recorded in Volume 352, page 751, Real Records, Wise County, Texas;

THENCE South 0°38'59" East with the general course of a fence 190.72 feet to an eight inch post for corner;

THENCE South 62°35'24" East with the general course of a fence 434.93 feet to a three inch iron post for corner;

THENCE South 05°26'32" West with the general course of a fence 321.34 feet to a three inch iron post for corner;

THENCE South 69°53'06" East with the general course of a fence 1747.03 feet to a three inch iron post in the west line of said Atkinson Survey and in the east line of said Vasquez Survey for the most easterly south corner of said Magarin Asset Management tract and for the northeast corner of said Schluter tract one;

THENCE South 02°10'20" West with the general course of a fence 1743.08 feet to the POINT OF BEGINNING.

TOGETHER WITH the Access Easement described as Tract 3 in Deed to Bobby & Dessie Schluter in Volume 103, Page 761, Real Records of Wise County, Texas.

TRACT THREE:
Being a 46.75 acre tract in the Antonio Vasquez Survey, Abstract Number 858, Wise County, Texas and also being part of a called 171.94 acre tract described in instrument recorded in Volume 22, Page 581, Real Records, Wise County, Texas and this part being described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found din a county road for the Northwest corner of said 171.94 acre tract;

THENCE South 31 degrees 35'32" West with the Northwest line of said 171.94 acre tract a distance of 633.35 feet to a 1/2" iron rod with a yellow cap stamped STEADHAM R.P.L.S. 4281 set at the POINT OF BEGINNING of the tract herein described;

THENCE South 57 degrees 16' 05"East a distance of 2624.54 feet to a 1/2" iron rod with a yellow cap stamped STEADHAM R.P.L.S. 4281 set for a corner;

THENCE North 57 degrees 18' 48" East a distance of 677.13 feet to a 1/2" iron rod with a yellow cap stamped STEADHAM R.P.L.S. 4281 set for a corner;

THENCE North 83 degrees 12' 33" East a distance of 735.72 feet to a 1/2" iron rod with a yellow cap STEADHAM R.P.L.S. 4281 set for a corner;

THENCE South 53 degrees 56' 21" East a distance of 2798.68 feet to a 3" steel fence post found for a corner;

THENCE South 89 degrees 28' 31" East a distance of 113.28 feet to a 1/2" iron rod with a yellow cap stamped STEADHAM R.P.L.S. 4281 set in the East line of said 171.94 acre tract;

THENCE South 01 degrees 27' 42" West a distance of 412.10 feet to a 3" steel fence post found for the Southeast corner of said 171.94 acre tract;

THENCE North 70 degrees 36' 30" West a distance of 1746.55 feet to a 3" steel post found for a corner;

THENCE North 04 degrees 42' 06" East a distance of 320.99 feet to a 3" steel post found for a corner;

THENCE North 63 degrees 18' 57" West a distance of 435.42 feet to a 8" wood fence found for a corner;

THENCE North 01 degrees 13' 41" West a distance of 190.84 feet to a 6" wood fence found for a corner;

THENCE North 57 degrees 33' 47" West a distance of 1081.38 feet to a 7" steel post found for a corner;

THENCE South 32 degrees 43' 46" West a distance of 656.79 feet to a 4" steel post found for a corner;

THENCE North 57 degrees 16' 05" West a distance of 3105.45 feet to a 4" steel post found for a corner for the most Westerly corner of said 171.94 acre tract;

THENCE North 31 degrees 35' 32" East a distance of 40 feet to the POINT OF BEGINNING and containing 46.75 acres.

TOGETHER WITH:
An Easement Estate created in Instrument recorded in Volume 474, Page 767, filed December 11, 1992, of the Real Property Records of Wise County, Texas.

ALSO TOGETHER WITH:
An Easement Estate created in Instrument recorded in Volume 611, Page 835, filed August 10, 1995, Of the Real Property Records of Wise County, Texas.

513964 W

POSTED
AT 822 o'clock A M
JAN 13 2026
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
CHRIS SHENKIR

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: January 12, 2026

PROMISSORY NOTE: Promissory Note described as follows:

Date:	July 12, 2022
Maker:	D.E. Magarin Asset Management, LLC
Payee:	First State Bank
Original Principal Amount:	$862,500.00

DEED OF TRUST: Deed of Trust described as follows:

Date:	July 12, 2022
Grantor:	D.E. Magarin Asset Management, LLC
Trustee:	Lloyd Reiter
Beneficiary:	First State Bank
Recorded:	Document No. 202211759, Official Public Records, Wise County, Texas

LENDER: First State Bank

BORROWER: D.E. Magarin Asset Management, LLC

PROPERTY: The property described as follows:

All those certain tracts or parcels of land situated in Wise County, Texas, and being more particularly described in the Deed of Trust and in **EXHIBIT A**, attached hereto and incorporated herein by reference for all purposes.

SUSBTITUTE TRUSTEE: David Stockman, Donna Stockman, Leslie Shuler, Guy Wiggs, Janet Pinder, Jeff Benton, Jamie Dworsky, Angela Brown, Bonny Mounger, Robin Shelton, Stockman Foreclosure Services Inc.

Substitute Trustee's Mailing Address:
c/o Munck Wilson Mandala, LLP
2000 McKinney Ave., Suite 1900
Dallas, Texas 75201
Attn: Jenny Martinez

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

FEBRUARY 3, 2026, the first Tuesday of the month, to commence at ~~10:00 A.M.~~ 1:00 P.M., or not later than three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

AT THE DOOR OF THE FIRST FLOOR IN THE SOUTHEAST CORNER OF THE WISE COUNTY COURTHOUSE LOCATED AT 101 ½ NORTH TRINITY STREET DECATUR, TEXAS 76234, OR SUCH OTHER LOCATION AS MAY BE DIRECTED BY THE COMMISSIONERS COURT OF WISE COUNTY, TEXAS.

RECITALS

Default has occurred in the payment of the Promissory Note and/or in the performance of obligations under the Deed of Trust that secures the Promissory Note. Because of this default, Lender, the owner and holder of the Promissory Note and Deed of Trust lien under Texas Property Code § 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS, and without any express or implied warranties except as to 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 DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Notice of Substitute Trustee's Sale executed by:

By: _____
Name: David Stockman
Title: Substitute Trustee

EXHIBIT A
PROPERTY

TRACT ONE:

A 102.83 acre tract of land in the Antonio Vasquez Survey A-858, Wise County, Texas and being the same tract described as all of tract one and part of tract two in deed to Bobby and Dessie Schluter recorded in Volume 103, Page 761, Real Records, Wise County, Texas and being more particularly described as follows:

BEGINNING at a four inch iron post in the cast line of said Vasquez Survey for the southwest corner of the J. B. Atkinson Survey A-2 and for the northwest corner of Block 56 Smith County School Land Survey A-744, Wise County, Texas;

THENCE South O I 05 8 '27" West with the general course of a fence and the west line of said Block 56 and with the east line of said Vasquez Survey 1620.35 feet to an eight penny nail found in the northeast right of way of the Burlington Northern Rail Road and in a 3101.21 foot radius curve, the center of circle of said curve bears South 70°06'54" West for the south corner of said Schluter tract one;

THENCE Northwesterly along said curve to the left through a central angle of 1 0°04 '50" for an arc length of 545.62 feet to an iron rod set for corner;

THENCE North 25°39'04" West with the northeast right of way of said Rail Road 250.00 feet to an iron rod set for corner;

THENCE North 64°20'56" East with the southeast right of way of said Rail Road 75.00 feet to an iron rod set for corner;

THENCE North 25°39'04" West with the northeast right of way of said Rail Road 1300.00 feet to an iron rod set for corner;

THENCE South 64°20'56" West with the northwest right of way of said Rail Road 75.00 feet to an iron rod set for corner;

THENCE North 25°39'04" West with the northeast right of way of said Rail Road 1565.62 feet to an iron rod set for the beginning of a 2598.05 foot radius curve, the center of circle of said curve bears South 62°04' 19" West;

THENCE Northwesterly along said curve to the left through a central angle of28°50'3 I" for an arc length of 1307.82 feet to an iron rod set for corner;

THENCE North 56°32' 19" West with the northeast right of way of said Rail Road 830.50 feet to a four inch iron post in the southwest line of said Schluter tract two for the most westerly south corner of a tract of land described in deed to D. E. Magarin Asset Management, LLC recorded in File No. 20 I 914293, Official Public Records, Wise County, Texas;

THENCE North 33°27'4 I" East 656.75 feet to a seven inch iron post for an inner corner of said Magarin Asset Management tract;

THENCE South 56°47'27" East with the southwest line of said Magarin Asset Management tract 1081.03 feet to a six inch post for the northwest corner of a tract of land described in deed to Myrt Vititow recorded in Volume 352, page 751, Real Records, Wise County, Texas;

THENCE South 0°38'59" East with the: general course of a fence 190.72 feet to an eight inch post for corner;

THENCE South 62°35'24" East with the general course ofa fence 434.93 feet to a three inch iron post for corner;

THENCE South 05°26'32" West with the general course of a fence 321.34 feet to a three inch iron post for corner;

THENCE South 69°53'06" East with the general course ofa fence 1747.03 feet to a three inch iron post in the west line of said Atkinson Survey and in the east line of said Vasquez Survey for the most easterly south corner of said Magarin Asset Management tract and for the northeast corner of said Schluter tract one;

THENCE South 02°10'20" West with the general course ofa fence 1743.08 feet to the POINT OF BEGINNING.

TOGETHER WITH the Access Easement described as Tract 3 in Deed to Bobby & Dessie Schluter in Volume 103, Page 7961, Real Records of Wise County, Texas.

TRACT TWO:

COMMENCING at a point in County Road #4421 for the most Northerly corner of said 36.52

acre tract;

THENCE South 59°06137" East with the Northeast line of said 36.52 acre tract, passing a 1/2" iron rod with a red plastic cap stamped STEADHAM REFERENCE set at 50.00 feet, in all a distance of 286.04 feet to a 1/2" iron rod with a yellow plastic cap stamped STEADHAM R.P.L.S. 4281 set for the POINT OF BEGINNING;

THENCE South 59°06'37" East with the Northeast line of said 36.52 acre tract a distance of 1471.00 feet to a 1/2" iron rod found for a corner of said 36.52 acre tract;

THENCE North 81°481 51 11 East a distance of 1184.37 feet to a 1/2" iron rod with a yellow plastic cap stamped STEADHAM R.P.L.S. 4281 set for a corner of said 36.52 acre tract;

THENCE South 53°56'21 11 East a distance of830.00 feet to a 1/2" iron rod with a yellow plastic cap stamped STEADHAM R.P.L.S. 4281 set for the most Easterly corner of said 36.52 acre tract;

THENCE South 83°1213311 West a distance of735.72 feet to a 1/2" iron rod found for a corner of said 36.52 acre tract;

THENCE South 57°18148 11 West a distance of 677.13 feet to a 1/211 iron rod found for the most Southerly corner of said 36.52 acre tract;

THENCE North 57°16'0511 West a distance of2338.47 feet to a 1/2" iron rod with a yellow plastic cap stamped STEADHAM R.P.L.S. 4281 set for the most westerly corner of the tract herein described;

THENCE North 31 °3513211 East a distance of 309.20 feet to the POINT OF BEGINNING and containing 34.52 acres of land.

TOGETHER WITH A 30 FEET INGRESS AND EGRESS EASEMENT:

Being a 30.00 feet strip of land in the Antonio Vasquez Survey, Abstract Number 858, Wise County, Texas and also being part of a certain 36.52 acre tract described in instrument recorded in Volume 623, Page 505, Real Records, Wise County, Texas, being described by metes and bounds as follows:

BEGINNING at a point in County Road #4421 for the North corner of said 36.52 acre tract;

THENCE South 59°0613711 East with the Northeast line of said 36.52 acre tract, passing a 1/2" iron rod with a red plastic cap stamped STEADHAM REFERENCE set at 50.00 feet, in all a distance of 286.04 feet to a 1/2" iron rod with a yellow plastic stamped STEADHAM R.P.L.S. 4281 set for the East corner of the tract herein described;

THENCE South 31 °3513211 West a distance of 30.00 feet to the South corner of the tract herein described;

THENCE North 59°06'3711 West a distance of 286.04 feet to a point in said County for the West corner of the tract herein described;

THENCE North 31 °35'3211 East with said County Road a distance of 30.00 feet to the POINT OF BEGINNING and containing 0.20 acres of land.

NOTICE OF FORECLOSURE SALE

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

1. ***Property to Be Sold.*** The property to be sold is described as follows: LOT TWENTY-SEVEN (27), IN BLOCK M, OF CHISHOLM SPRINGS, PHASE 3, AN ADDITION TO WISE AND TARRANT COUNTIES, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET E, SLIDE 364, OF THE MAP RECORDS OF WISE COUNTY, TEXAS, AND RECORDED UNDER COUNTY CLERKS FILE NO(S). D221089295 AND D221051061, OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS; THE SUBJECT PROPERTY LIES WHOLLY WITHIN WISE COUNTY, TEXAS. (PROPERTY LIES WHOLLY WITHIN WISE COUNTY).

2. ***Instrument to be Foreclosed.*** The instrument to be foreclosed is the Deed of Trust dated 10/07/2022 and recorded in Document 202216392 real property records of Wise County, Texas.

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

Date:	02/03/2026
Time:	01:00 PM
Place:	Wise County, Texas at the following location: THE AREA BY THE FLAGPOLE AT THE SOUTH END OF THE WISE COUNTY COURT CENTER LOCATED AT 306 W. MAIN, DECATUR, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. ***Terms of Sale.*** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. ***Obligations Secured.*** The Deed of Trust executed by EDDIE JESUS GUTIERREZ AND BERONICA MARIA GUTIERREZ, provides that it secures the payment of the indebtedness in the original principal amount of $411,143.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. LoanDepot.com, LLC is the current mortgagee of the note and deed of trust and LOANDEPOT.COM, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is LoanDepot.com, LLC c/o LOANDEPOT.COM, LLC, 6531 Irvine Center Drive, Suite 100, Irvine, CA 92618 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

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

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

Certificate of Posting

I am Donna Stockman whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 01/13/2026 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.

POSTED
AT 8:22 o'clock A M
JAN 13 2026
BLANCA TIJMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy

CHRIS SHENKIR

Notice of Foreclosure Sale

1. *Property to Be Sold.* The property to be sold is fully Described in the attached Exhibit A.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded under County Clerk's File Number 2012-14617 in the 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: February 3, 2026

Time: The sale will occur between the hours of 10:00 A.M. and 4:00 P.M. The sale will begin no earlier than 10:00 A.M. or no later than three hours thereafter.

Place: At the area by the flagpole at the south end of the Wise County Court Center, located at 306 W. Main, Decatur, Texas, or the PLACE DESIGNATED BY THE COMMISSIONERS COURT.

The deed of trust permits the beneficiary to abandon the 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 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.

POSTED
AT 4:31 o'clock P M
JAN 09 2026
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Katie Stovall Deputy

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 Ricky Lee Scheller and Virginia Ann Scheller.

The real property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust.

6. *Obligations Secured.* Promissory Note (the "Note") dated December 7, 2012, in the original principal sum of Seventy Thousand and NO/100 Dollars ($70,000.00), executed by Ricky Lee Scheller and Virginia Ann Scheller, (the "Borrower"), payable to the order of Charles R. Pierce and Jessie L. Pierce (the "Lender"), secured by a Deed of Trust (the "Deed of Trust") dated December 7, 2012 and recorded on December 11, 2012 recorded under County Clerk's File No. 2012-14617, in the Official Public Records of Wise County, Texas, covering the property particularly described therein.

Questions concerning the sale may be directed to the undersigned.

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.

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 LENDER.

Date: January 9, 2026.

Kyle Sullivan, Substitute Trustee
~~430 N. Carroll Ave.#120~~
Southlake, Texas 76092
P: (469) 702-0099
Email: Kyle@SullivanLawOffices.com

KS 500 E. State Highway 114
Suite 100

GF#12-38495

EXHIBIT "A"

4.284 acres of land, more or less, part of the Lee C. Smith Survey, Abstract No. 745, in Wise County, Texas, more particularly described as follows:

COMMENCING at an iron rod for corner in the East line of a 60 foot road, said iron rod being 1823.26 feet East and 1878.89 feet South from the Northwest corner of the Lee C. Smith Survey;
THENCE South 998.02 fee to the POINT OF BEGINNING of this described tract;
THENCE East 735.52 feet to an iron pin;
THENCE South 253.71 feet to an iron pin;
THENCE West 735.52 feet to an iron pin in the East line of a public road;
THENCE North 253.71 feet with the East line of public road to the POINT OF BEGINNING and containing 4.284 acres of land, more or less.

Notice of Foreclosure Sale

Deed of Trust ("Deed of Trust"):

Dated:	March 26, 2025
Grantor:	REALATICO LLC, a Texas limited liability company
Trustee:	Ndukwe Kalu
Lender:	Tidal Loans LLC
Current Holder:	Tidal Loans LLC
Recorded in:	Deed of Trust, Wise County, Texas as instrument number 202503953.
Legal Description:	"SEE EXHIBIT A"
Secures:	Secured Promissory Note ("Note") in the original principal amount of $275,000.00, executed by REALATICO LLC, a Texas limited liability company, ("Borrower") and payable to the order of Lender, now held by Tidal Loans LLC.
Property:	The real property, improvements, and personal property described in and mortgaged in the Deed of Trust.
Substitute Trustee:	David L. Pritchard, Michael P. Gomez, Alex Londoff, or any of them acting alone.
Substitute Trustee's Addresses:	David L. Pritchard 1244 Southridge Court, Suite 102 Hurst, Texas 76053 Michael P. Gomez 1244 SOUTHRIDGE CT, STE 102 HURST, TX 76053 Alex Londoff c/o 1244 Southridge Court Suite 102 Hurst, TX 76053
Foreclosure Sale:	
Date:	February 3, 2026

POSTED
AT 1:33 o'clock P M
JAN 07 2026
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Faith Mariacher Deputy

BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Deputy
JAN 07 2026
AT o'clock M
POSTED

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 AM and not later than three hours thereafter.**
Place:	Wise County Courthouse, in Wise County, Texas, at the following location: PLACE DESIGNATED BY THE COMMISSIONERS COURT
Terms of Sale:	The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

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

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

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

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

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

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves

the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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

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

Date: December 30, 2025

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

EXHIBIT A

TRACT-1

BEGINNING at a post for corner in the North Right of Way of State Highway No. 114, said point being the Southeast Corner of a 0.26 acre tract sold out of that certain 103.82 acre tract as described in Volume 200, Page 283, Deed Records, Wise County, Texas, said point being located 318.86 feet North 89 degrees 04 minutes East, 147.14 feet South 83 degrees 41 minutes 50 seconds East, 103.73 feet South 71 degrees 35 minutes 15 seconds East from the Southwest Corner of that certain 103.82 acre tract;

THENCE with a fence line, North 21 degrees 06 minutes 15 seconds East 109.83 feet to a post for corner;

THENCE South 71 degrees 41 minutes 50 seconds East 126.20 feet to a post for corner; THENCE South 23 degrees 10 minutes 40 seconds West 126.25 feet to a post for corner State Highway 114;

THENCE with the North Right of Way of State Highway No. 114 and with a fence line, North 61 degrees 39 minutes 50 seconds West 75.09 feet to a post for corner;

THENCE with the North Right of Way of State Highway No. 114 and with a fence line, North 68 degrees 01 minutes 25 seconds West 47.0 feet to the POINT OF BEGINNING and CONTAINING 0.33 acre of land, more or less.

TRACT-2
THIRTY FOOT EASEMENT FOR INGRESS -- EGRESS:

BEING a part of the above described 0.33 acre tract and being the Southeast corner of a 0.26 acre tract sold out of that certain 103.82 acre tract as described in Volume 200, Page 283, Deed Records, Wise County, Texas, said point being located 318.86 feet North 89 degrees 04 minutes East, 147.14 feet South 83 degrees 41 minutes 50 seconds East, 103.73 feet South 71 degrees 35 minutes 15 seconds East from the Southwest corner of that certain 103.82 acre tract;

THENCE with a fence line, North 21 degrees 06 minutes 15 seconds East 109.83 feet to a post for corner;

THENCE South 71 degrees 41 minutes 50 seconds East 30.0 feet to a point for corner;

THENCE South 21 degrees 06 minutes 15 seconds West 111.75 feet to a point for corner in the North Right of Way of State Highway No. 114;

THENCE with the North Right of Way of State Highway No. 114, North 68 degrees 01 minutes 25 seconds West 30.0 feet to the Point of Beginning.

COPY

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

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated November 18, 2022, executed by **CHARLES CHRISTOPHER CROW AND PATRICIA LYNN CROW, A MARRIED COUPLE,** ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 202218452, 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, February 3, 2026** (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 2022 Champion Manufactured Home, Serial No. 025000HA002325AB.

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 19 day of December, 2025.

POSTED
AT 11:38 o'clock a M
DEC 22 2025

BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Kathy Gyger Deputy
Kathy Gyger

K. 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 19 day of December, 2025, to certify which witness my hand and official seal.

NORMA JEAN HESSELTINE
My Notary ID # 3623671
Expires December 11, 2029

NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Being Lot 19, Block 1 of PROSPERITY ESTATES, a Subdivision in Wise County, Texas, according to the Plat thereof recorded in Cabinet F, Slide 179, Plat Records, Wise County, Texas.

A

C

POSTED
AT 10:36 o'clock A M
DEC 18 2025

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

Katja Stovall

Notice of Substitute Trustee Sale

R3800
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:	02/3/2026
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: **The Southeast porch of the courthouse steps** 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,**		

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

T.S. #: 25-15312

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
1 (800) 495-7166

Dated: 12/18/25

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

Donna Stockman

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

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 1583, 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 1678, 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;

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.)}

T.S. #: 25-15312

AT 10:38 o'clock A M

DEC 18 2025

BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By 25-017046 Deputy
Returned
Katja Stovall

125 Dodge City Court, Newark, TX 76071

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: 02/03/2026

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

Place: The area designated by the Commissioners Court of Wise County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 19, 2011 and recorded in the real property records of Wise County, TX and is recorded under Clerk's Book 2287, Page 465, Instrument Number 2011-11353, with Candice D. Poe and Richard D. Poe, Jr (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Ameripro Funding, Inc. mortgagee to which reference is herein made for all purposes.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by Candice D. Poe and Richard D. Poe, Jr, securing the payment of the indebtedness in the original amount of $136,683.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Nationstar Mortgage LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to be Sold.** LOT NINETY-SEVEN R (97R), BLOCK B, OF CHISHOLM SPRINGS SUBDIVISION (CHISHOLM SPRINGS SUBDIVISION), LOCATED IN WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, SLIDE(S) 177-179, (REFILED IN CABINET C, SLIDE(S) 184-186), MAP RECORDS OF WISE COUNTY, TEXAS.

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

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Nationstar Mortgage LLC d/b/a Mr. Cooper, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Nationstar Mortgage LLC
8950 Cypress Waters Blvd
Coppell, TX 75019

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz Esq., or Carson Emmons, Esq., or Justin Ritchie, Esq., or Jeffrey Kramer, Esq., OR Agency Sales and Posting LLC, whose address is 7500 Dallas Pkwy #200, Plano, TX 75024 OR AUCTION.COM LLC, or XOME Inc and Tejas Corporate Services LLC, or Abstracts/Trustees of Texas, LLC, or Donna Stockman, David Stockman, Guy Wiggs, Denise Boerner, Tim Lewis, Michelle Schwartz, Brandy Bacon, Angela Cooper, Jeff Benton or Jamie Dworsky , as 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.

12/12/2025
Executed on

/s/Carson T. H. Emmons
James E. Albertelli, P.A.
Kirk Schwartz, Esq.
Carson Emmons, Esq.
Justin Ritchie, Esq.
Jeffrey Kramer, Esq.
6565 N. MacArthur, Suite 470
Irving, TX 75039

12/18/25
Executed on

Donna Stockman
SUBSTITUTE TRUSTEE
Agency Sales & Posting
Agency Sales and Posting LLC, OR AUCTION.COM LLC, OR Donna Stockman, David Stockman, Guy Wiggs, Denise Boerner, Tim Lewis, Michelle Schwartz, Brandy Bacon, Angela Cooper, Jeff Benton or Jamie Dworsky
7500 Dallas Pkwy #200
Plano, TX 75024

CERTIFICATE OF POSTING

My name is Donna Stockman, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 12/18/25 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: 12/18/25

POSTED
AT 8:27 o'clock A M
DEC 15 2025

25-04281
543 ISLET DR, RUNAWAY BAY, TX 76426

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

NOTICE OF FORECLOSURE SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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

LOT 22, BLOCK 1, UNIT 2 OF RUNAWAY BAY, A SUBDIVISION IN WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF, RECORDED IN CABINET A, SLIDE 406, PLAT RECORDS, WISE COUNTY, TEXAS

Security Instrument: Deed of Trust dated August 24, 2023 and recorded on August 28, 2023 at Instrument Number 202312178 in the real property records of WISE County, Texas, which contains a power of sale.

Sale Information: February 3, 2026, at 1:00 PM, or not later than three hours thereafter, at the southeast porch of the Wise County Courthouse steps, or as designated by the County Commissioners Court.

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

Obligation Secured: The Deed of Trust executed by NICHOLE R CARLSON secures the repayment of a Note dated August 24, 2023 in the amount of $550,000.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

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

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

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

4860658

Mary Company

Donna Stockman

De Cubas & Lewis, P.C.
Mary Company , Attorney at Law

3313 W Commercial Blvd, Suite F-150, Fort Lauderdale, FL 33309

Substitute Trustee(s): Ramiro Cuevas, Joshua Sanders, Matthew Hansen, Tionna Hadnot, Shawn Schiller, Lisa Bruno, Conrad Wallace, Misty McMillan, Angie Uselton, Tonya Washington, Auction.com LLC, Ashlee Luna||David Stockman, Brenda Wiggs, Donna Stockman, Guy Wiggs, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Brown, Jeff Benton, Agency Sales and Posting LLC

c/o De Cubas & Lewis, P.C.
3313 W Commercial Blvd, Suite F-150, Fort Lauderdale, FL 33309

Certificate of Posting

I, Donna Stockman, declare under penalty of perjury that on the 15 day of Dec, 2025, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of WISE County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

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:	**January 12, 2023**
Grantor(s):	**Annie L. Dawson, A Single Woman**
Original Mortgagee:	**Mortgage Electronic Registration Systems, Inc., as nominee for NewRez LLC, dba NewRez Mortgage**
Original Principal:	**$100,000.00**
Recording Information:	**202300638**
Property County:	**Wise**
Property:	**THE SURFACE ESTATE, ONLY, IN AND TO: BEING A PART OF BLOCK NO. 53 OF THE SUBDIVISION OF THE JAMES A. PROCTOR SURVEY IN THE CITY OF DECATUR, WISE COUNTY, TEXAS, AND BEING PART OF AT TRACT OF LAND IN SAID BLOCK NO. 53, DESCRIBED IN DEED FROM THE CITY OF DECATUR, TEXAS, TO MITCHELL KING DATED JULY 14, 1943, OF RECORD IN VOLUME. 153, PAGE. 319, DEED RECORDS OF WISE COUNTY. TEXAS; AND THE SAME LAND CONVEYED BY RONALD WILLIS ET UX TO ANNIE WILLIS DAWSON, DATED JANUARY 23, 1987, OF RECORD IN VOLUME. 217, PAGE. 838, REAL RECORDS OF WISE COUNTY, TEXAS: AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:** **BEGINNING AT AN IRON STAKE IN THE EAST LINE OF THE PROCTOR SURVEY, AND BEING IN THE WEST LINE OF NEWARK STREET, 136.0 FEET SOUTH OF THE INTERSECTION OF US. HIGHWAY 380 AND THE WEST LINE OF NEWARK STREET;** **THENCE SOUTH 89.0 FEET TO AN IRON STAKE FOR CORNER, BEING THE NORTHEAST CORNER OF BLOCK 46 OF THE PROCTOR ADDITION;** **THENCE WITH THE NORTH LINE OF BLOCK 46, WEST 139.0 FEET TO AN IRON STAKE;** **THENCE NORTH 89.0 FEET TO AN IRON STAKE FOR CORNER.** **THENCE EAST 139.0 FEET TO THE PLACE OF BEGINNING.**
Property Address:	**701 North Newark Street Decatur, TX 76234**

POSTED
AT 11 24 o'clock A M
DEC 11 2025

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

PLG File Number: 25-005984-1

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

Current Mortgagee:	**NewRez LLC d/b/a Shellpoint Mortgage Servicing**
Mortgage Servicer:	**Shellpoint Mortgage Servicing**
Mortgage Servicer Address:	**75 Beattie Place Greenville, SC 29601**

SALE INFORMATION:

Date of Sale:	**February 3, 2026**
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, and Padgett Law Group, any to act**
Substitute Trustee Address:	**546 Silicon Dr., Suite 103 Southlake, TX 76092**

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 / Paige Jones/ Gabrielle A. Davis/ Ronny George

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 12/11/2025, I filed at the office of the Wise County Clerk to be posted at the Wise County courthouse this notice of sale.

Donna Stockman

Declarant's Name: Donna Stockman

Date: 12/11/2025

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

WITNESS MY HAND this 11 day of Dec 2025, _____.

Donna Stockman

4

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.

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 3rd day of February, 2026
Time: 1:00 PM or not later than three hours after that time
Place: AT "Wise Court Center, Located at 306.W Main, Decatur, TX 76234, for the duration of the historic restoration of the Wise County Courthouse. Sales are to be held by the flagpole at the south end of the building so that the public entrance is not affected." in Wise County, Texas.

TERMS OF SALE: CASH

DEED OF TRUST INFORMATION - INSTURMENT TO BE FORECLOSED:

Date: September 29, 2022
Grantor(s): JOSE BARRON, AN UNMARRIED MAN
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for T2 Financial LLC DBA/Revolution Mortgage, its successors and assigns
Original Principal: $264,618.00
Recording Information: Deed Inst.# 202215773,
Current Mortgagee/Beneficiary: Lakeview Loan Servicing, LLC
Secures: The Promissory Note (the "Note") in the original principal amount of $264,618.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

PROPERTY TO BE SOLD:

Property County: Wise
Property Description: (See Attached Exhibit "A")
Property Address: 620 County Rd 2937, Decatur, TX 76234
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

Mortgage Servicer: Nationstar Mortgage LLC
Mortgage Servicer Address: 8950 Cypress Waters Blvd Coppell, TX 75019

POSTED
AT 10:51 o'clock A M
DEC 04 2025

File No.: 25-02989TX

BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Faith Mariacher Deputy
Faith Mariacher

SUBSTITUTE TRUSTEE(S): McCalla Raymer Leibert Pierce, LLP, Auction.com LLC

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

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.

/s/ Coury Jacocks
Coury Jacocks - Bar #: 24014306
Attorney for Lakeview Loan Servicing, LLC
Coury.Jacocks@mccalla.com
1320 Greenway Drive, Suite 780
Irving, TX 75038
(469) 942-7141 Office
(469) 469-6670 Fax

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLP
1320 Greenway Drive, Suite 780 Irving, TX 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Donna Stockman whose address is 1320 Greenway Dr, suite 780, Irving, TX 75038. I declare under penalty perjury that 12/4/25 I filed and/or recorded this Notice of Foreclosure Sale at the office of the Wise County Clerk and caused it to be posted at the location directed by the Wise County Commissioners.

Return to: McCalla Raymer Leibert Pierce, LLP, **1320 Greenway Drive, Suite 780 Irving, TX 75038**

EXHIBIT "A"

Being Lot 8, Block 1 of RANCH HILL ESTATES BLOCK 1, PHASE 1, an Addition to Wise County, Texas, according to the Plat thereof recorded in Cabinet F, Page 139, Plat Records of Wise County, Texas.

R 35346

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:	**October 10, 2020**
Grantor(s):	**Jeffrey Dickens and Anne Victoria Dickens, husband and wife**
Original Mortgagee:	**Mortgage Electronic Registration Systems Inc., as nominee for Broker Solutions, inc. dba New American Funding**
Original Principal:	**$255,697.00**
Recording Information:	**202016706**
Property County:	**Wise**
Property:	**LOT 10 BLOCK 7 NEWARK BEACH ESTATES TO WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET A, SLIDE 331 PLAT RECORDS, WISE COUNTY, TEXAS.**
Property Address:	**263 County Road 4874 Newark, TX 76071**

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

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

SALE INFORMATION:

Date of Sale:	**February 3, 2026**
Time of Sale:	**1:00 PM or within three hours thereafter.**
Place of Sale:	**Wise Court Center, Located at 306.W Main, Decatur, TX 76234, for the duration of the historic restoration of the Wise County Courthouse. Sales are to be held by the flagpole at the south end of the building so that the public entrance is not affected 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:	**David Stockman, Brenda Wiggs, Donna Stockman, Guy Wiggs, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Brown, Jeff Benton, or Padgett Law Group, any to act**
Substitute Trustee Address:	**546 Silicon Dr., Suite 103 Southlake, TX 76092**

POSTED
AT 10:51 o'clock A M
DEC 04 2025

BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Faith Mariacher Deputy
Faith Mariacher

PLG File Number: 25-016637-1

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.

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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.

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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.
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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.
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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 12/4/25, 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: 12/4/25

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

WITNESS MY HAND this 4 day of December, 2025.

Donna Stockman