199 HEIEN CT
BOYD, TX 76023

00000010636272

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: March 03, 2026

   Time: The sale will begin at 1:00 PM or not later than three hours after that time.

   Place: THE DOOR OF THE FIRST FLOOR IN THE SOUTHEAST CORNER OF THE WISE COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 20, 2022 and recorded in Document INSTRUMENT NO. 202215447 real property records of WISE County, Texas, with ANDREA MCENEANY AND SEAN MCENEANY WIFE AND HUSBAND, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (''MERS'') AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ANDREA MCENEANY AND SEAN MCENEANY WIFE AND HUSBAND, securing the payment of the indebtednesses in the original principal amount of $285,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. LOANCARE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452

POSTED
AT 11:11 o'clock A M
FEB 10 2026

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

199 HEIEN CT
BOYD, TX 76023

00000010636272

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

The undersigned as attorney for the mortgagee or mortgage servicer does herby remove the original trustee and all successor substitute trustees and appoints in their steed AUCTION.COM, LLC OR BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

Israel Saucedo

Certificate of Posting

My name is Donna Stockman, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 02/09/2026 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: 02/09/2026

EXHIBIT "A"

BEING A 1.00 ACRE TRACT OF LAND IN SECTION 19, M.E.P.&P.R.R. CO. SURVEY, ABSTRACT NO. 625, WISE COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 16.262 ACRE TRACT OF LAND DESCRIBED IN DEED TO CACHAREL COMPANIES, INC. RECORDED IN VOLUME 673, PAGE 13, REAL RECORDS OF WISE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD BEING S 89°24'29" W A DISTANCE OF 55.56 FEET FROM THE NORTHEAST CORNER OF SAID 16.262 ACRE TRACT;

THENCE S 36°46'51" W A DISTANCE OF 225.01 FEET TO A 1/2" IRON ROD IN THE RIGHT-OF-WAY OF HEIEN COURT AND SAID POINT BEING AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 106°50'13", A CHORD BEARING OF S 83°04'15" W AND A CHORD DISTANCE OF 96.36 FEET;

THENCE NORTHERLY WESTERLY ALONG SAID CURVE AND RIGHT-OF-WAY A DISTANCE OF 111.88 FEET TO A 1/2" IRON ROD;

THENCE S 89°27'44" W ALONG SAID RIGHT-OF-WAY A DISTANCE OF 80.71 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN DEED TO CHARLES BOWEN AS RECORDED IN VOLUME 1777, PAGE 750 O.R.W.C.T.;

THENCE N 00°21'00" W ALONG SAID BOWEN TRACT A DISTANCE OF 189.88 FEET TO A 1/2" IRON ROD AT THE NORTHEAST CORNER OF SAID BOWEN TRACT AND BEING IN THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN DEED TO TOMMY TYLER AS RECORDED IN VOLUME 1930, PAGE 611 O.R.W.C.T.;

THENCE N 89°29'55" E ALONG SAID JOHNNIE BROWN TRACT A DISTANCE OF 312.27 FEET TO THE POINT OF BEGINNING AND CONTAINING IN ALL 43,503 SQUARE FEET OR 1.00 ACRES OF LAND.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE:	February 9, 2026
PROMISSORY NOTE:	Secured Promissory Note, described as follows:
Original Date:	August 16, 2024
Maker:	James E. Snelson, Jr.
Payee:	TCT Financial IV, LLC, a Texas limited liability company
Amount:	$1,272,418.11
DEED OF TRUST:	Deed of Trust, Mortgage, Assignment, Security Agreement and Financing Statement
Original Date:	August 16, 2024
Grantor:	James E. Snelson, Jr.
Original Trustee:	Lauren Allen
Beneficiary:	TCT Financial IV, LLC, a Texas limited liability company
Recorded in:	Document Number 2023-001518 of the Official Public Records of Hale County, Texas, Document Number 2023-00004348 of the Official Public Records of Howard County, Texas, Document Number 2023-14911 of the Official Public Records of Johnson County, Texas, Document Number 2023004843 of the Official Public Records of Reeves County, Texas, Document Number 223094455 of the Official Public Records of Tarrant County, Texas, Instrument Number 2023-1746 of the Official Public Records of Ward County, Texas, Instrument Number 202307151 of the Official Public Records of Wise County, Texas, and Instrument Number 2023-1915 of the Official Public Records of Wise County, Texas.
LENDER:	TCT Financial IV, LLC, a Texas limited liability company
BORROWER:	James E. Snelson, Jr.
PROPERTY:	The "Mortgaged Property" as described in the Deed of Trust and as described on **Exhibit A** attached hereto.
SUBSTITUTE TRUSTEE:	David Garvin, David Stockman, Donna Stockman, Guy Wiggs, Michelle Schwartz, Janet Pinder, Jeff Benton, Brandy Bacon, Jamie Dworsky, Angela Cooper Brown, Leslie Shuler, or Robin Shelton.

SUBSTITUTE TRUSTEE'S MAILING ADDRESS:

c/o Munsch Hardt Kopf & Harr, PC
1717 W. 6th Street, Suite 250

POSTED
AT 10:04 o'clock A M
FEB 09 2026

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

Austin, Texas 78703
Attn: Michael B. Franklin

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

March 3, 2026, being the first Tuesday of the month, to commence at 10:00 a.m., or within three hours thereafter.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

The base of the courthouse steps on the west side of the Tarrant County Courthouse, located at 100 West Weatherford Street, Fort Worth, Tarrant County, Texas 76196, or if the preceding area is no longer the designated area, then in the area designated by the Commissioners Court of Tarrant County, Texas for real property foreclosures under Section 51.002 of the Texas Property Code pursuant to instrument(s) recorded in the real property records of Tarrant County, Texas.

Default has occurred in the payment of the Promissory Note and in the performance of the obligations of the Deed of Trust, which secures the Promissory Note. Because of such default, Lender, the owner of the Promissory Note, and the holder of the Promissory Note and the Deed of Trust lien for purposes of Section 51.002 of the Texas Property Code, has requested Substitute Trustee to sell the Property in accordance with the terms of the Deed of Trust and applicable law.

The Deed of Trust encumbers 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 (Texas UCC).

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, Substitute Trustee or such other Substitute Trustee as Lender may subsequently appoint, will sell the Property by public sale to the highest bidder for cash, in accordance with 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 which are superior to the Deed of Trust and to the permitted exceptions to title, if any, described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties concerning the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property includes only Borrower's right, title, and interest in and to oil, gas and other minerals interests (including royalty interests) and is sold and conveyed "AS IS, WHERE IS", and WITH ALL FAULTS.

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

ALTHOUGH SUBSTITUTE TRUSTEE(S) WAS PREVIOUSLY APPOINTED PURSUANT TO THE DEED OF TRUST AND THE TEXAS PROPERTY CODE, FOR AVOIDANCE OF DOUBT, THIS INSTRUMENT REAFFIRMS THAT APPOINTMENT AS FOLLOWS: 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 MORTGAGEE SERVICER.

Printed Name: David Garvin
Title: Substitue Trustee

EXHIBIT "A"
Mortgaged Property

All of Borrower's right, title, and interest in and to the Minerals (hereinafter defined), and any current or future royalties, overriding royalties, bonuses, rents or other monies paid, due, or held in suspense as a result of the extraction, sale, lease, extension, or use of the following, or any proceeds therefrom:

1. The land described on Exhibit "A-1" attached hereto (the "**Lands**").

2. All natural resources or other substance of value which may be extracted or produced from the Lands (the "**Minerals**"). The Minerals include, but are not limited to oil, gas, carbons metals and water.

3. Any substances or materials that result from the extraction of Minerals from the Lands (the "**Products**"). The Products include, but are not limited to the extracted Minerals and any materials or substances created from the extracted Minerals.

4. Any existing leases that cover any part of the Lands (the "**Lease**").

The Mortgaged Property additionally includes all of Borrower's right, title, interest and estate in and to the Minerals and Proceeds and all other claims or causes of action held by or accruing to the Borrower under the Lease and any lease covering interests under the Lands or held by Borrower by virtue of ownership of the Lands, Minerals or Products, including, but not limited to revenues, incomes, and payments from royalties, overriding royalties, lease bonuses, lease extensions, and purchases.

EXHIBIT "A-1"
Lands

HALE COUNTY, TEXAS:

Lease Name	Section	Abstract	Block	Survey
ANTON-IRISH CLEARFORK UNIT	16, 32, 33	2232	DT	L&SV RR CO

DESCRIPTION:

All of the right, title and interest of Mortgagor, of every nature whatsoever in oil, gas and other minerals, in and under all lands located in Hale County, Texas, including, without limitation, all rights, titles and interests in the above Leases, Abstracts and Surveys, whether or not properly described herein, and including, but not limited to, those lands described herein below, to wit:

All of Sections 16, 32 & 33, Block DT, HE&WT RR Co. Survey, Hale County, Texas.

HOWARD COUNTY, TEXAS:

Lease Name	Section	Township	Abstract	Block	Survey
BULL 23A	23	1N	139	32	T&P RR CO
BULL 23C	23	1N	139	32	T&P RR CO
DUSTY	37	1N	146	32	T&P RR CO
FRYAR 18	18	1N	1020	31	T&P RR CO
NEDERLANDER	37	1N	146	32	T&P RR CO
PRISCILLA 23-14	23	2N	274	32	T&P RR CO
THUMPER 14-23	11	2N	268	32	T&P RR CO
THUMPER 14-23 B	11	2N	268	32	T&P RR CO
THUMPER 14-23 C	11	2N	268	32	T&P RR CO
THUMPER 14-23 D	11	2N	268	32	T&P RR CO
VINCE EVERETT 13-12	13	2N	269	32	T&P RR CO

DESCRIPTION:

All of the right, title and interest of Mortgagor, of every nature whatsoever in oil, gas and other minerals, in and under all lands located in Howard County, Texas, including, without limitation, all rights, titles and interests in the above Leases, Abstracts and Surveys, whether or not properly described herein, and including, but not limited to, those lands described herein below, to wit:

Tract 1:

E/2 of Section 23, Block 32, Township 2 North, Howard County, Texas.

Tract 2:

W/2 of Section 23, Block 32, Township 2 North, Howard County, Texas.

JOHNSON COUNTY, TEXAS:

Lease Name	Section	Abstract	Survey
LILLY	17	395	H&TC RR CO
LILLY	17	395	H&TC RR CO

DESCRIPTION:

All of the right, title and interest of Mortgagor, of every nature whatsoever in oil, gas and other minerals, in and under all lands located in Johnson County, Texas, including, without limitation, all rights, titles and interests in the above Leases, Abstracts and Surveys, whether or not properly described herein, and including, but not limited to, those lands described herein below, to wit:

Tract 1:

All that certain tract or parcel of land situated in the County of Johnson, State of Texas, being a part of the H & TC RR Company Survey No. 17, Abstract No. 395, being the same property and all of the property conveyed by Lloyd Carnall etux to Gary E. Semier, etux by deed dated September 8, 1995 and recorded in Volume 1901, Page 882, Official Public Records of Johnson County, Texas.

Tract 2:

A 164.42 acre tract of land in the H. & T.C. Railroad Company Survey, Abstract No. 395, Johnson County, Texas, being a part of a tract described in a deed from W.T. Poindexter, et ux. to Wylie Lilly, et ux, dated October 29, 1974, recorded in Volume 650, Page 478 of the Johnson County Deed Records.

Section 6, Township 15 North, Range 8 West, Kingfisher County, Oklahoma

Section 32, Township 16 North, Range 8 West, Kingfisher County, Oklahoma

Section 17, Township 17 North, Range 7 West, Kingfisher County, Oklahoma

REEVES COUNTY, TEXAS:

Lease Name	Section	Abstract	Block	Survey
AFFIRMED 6	6	4663	C18	PSL
ASSAULT 6	6	4663	C18	PSL
COOPERS DREAM 23-2	23	4467	C9	PSL
COOPERS DREAM 23-3	23	4467	C9	PSL
COOPERS DREAM 23-4	23	4467	C9	PSL
COPPERHEAD 23	23	4467	C9	PSL
EASTEX 6	6	4663	C18	PSL
JUST CALL ME KEN 8-82 UNIT	8	1377	C18	PSL
REPENT 23	23	4467	C9	PSL
RUNAWAY GHOST 23	23	4467	C9	PSL
RUSSELLS RESERVE 8-82S UNIT	8	1377	C18	PSL

DESCRIPTION:

All of the right, title and interest of Mortgagor, of every nature whatsoever in oil, gas and other minerals, in and under all lands located in Reeves County, Texas, including, without limitation, all rights, titles and interests in the above Leases, Abstracts and Surveys, whether or not properly described herein, and more particularly described in that certain Mineral and Royalty Deed filed as Instrument Number 2023004701 in the Deed Records of Reeves County Texas, including, but not limited to, those lands described herein below, to wit:

Section 6, Block C-18, H. & G.N. RR. Survey, A-4797, Reeves County, Texas
Section 82, Block 4, H. & G.N. RR. Co. Survey, A-5772, Reeves County, Texas
Section 23, Block C-9, PSL Survey, Reeves County, Texas

TARRANT COUNTY, TEXAS:

Lease Name	Abstract	Survey
C STATION	1753	YATES, J C
CARDEN-HEIDI-LITTLE	1523	TINSLEY, L G
CARDEN-HEIDI-LITTLE MIPA	1523	TINSLEY, L G
GOODMAN	1303	REEDER, W R
GOODMAN B	1303	REEDER, W R
HEIDI-LITTLE MIPA	1523	TINSLEY, L G
HLC MIPA	1523	TINSLEY, L G
LITTLE	307	CROWLEY, B F
LITTLE MIPA	307	CROWLEY, B F
LITTLE-PVI MIPA	307	CROWLEY, B F
PARROT "D"	960	LARGENT, H F
PARROT D	960	LARGENT, H F
PARROT RIVERBEND UNIT E	960	LARGENT, H F
SUNSET OAKS	1353	RAY, W N
TRIMBLE	1302	REDDING, J F
TRIMBLE	1521	TRIMBLE, W C
TRIMBLE UNIT	1302	REDDING, J F
TRIMBLE UNIT	960	LARGENT, H F
TRIMBLE UNIT	1521	TRIMBLE, W C
WHITE LAKE HILLS	148	BLACKWELL, J
WHITE LAKE HILLS	841	JONES, E
WOODHAVEN	841	JONES, E

DESCRIPTION:

All of the right, title and interest of Mortgagor, of every nature whatsoever in oil, gas and other minerals, in and under all lands located in Tarrant County, Texas, including, without limitation, all rights, titles and interests in the above Leases, Abstracts and Surveys, whether or not properly described herein.

WARD COUNTY, TEXAS:

Lease Name	Section	Abstract	Block	Survey
BUCKIN CHUTE 33-61	61	175	33	H&TC RR CO
BUCKIN CHUTE UNIT 33-61	61	175	33	H&TC RR CO

DESCRIPTION:

All of the right, title and interest of Mortgagor, of every nature whatsoever in oil, gas and other minerals, in and under all lands located in Ward County, Texas, including, without limitation, all rights, titles and interests in the above Leases, Abstracts and Surveys, whether or not properly described herein, and including, but not limited to, those lands described herein below, to wit:

All of Section 61, Block 33, H&TC RR Co. Survey, A-175, Ward County, Texas.

WISE COUNTY, TEXAS:

Lease Name	Abstract	Survey
JANECKA (AW)	497	LUCE, J
JANECKA (SA)	497	LUCE, J
M.T. COLE-NCLE (AW)	497	LUCE, J
NCLE-BJ BARNETT (AW)	526	LEWIS, A
NCLE-BJ BARNETT (AW)	526	LEWIS, A
NORTH COUNTY LINE ESTATES	527	LYNCH, S M
NORTH COUNTY LINE ESTATES	526	LEWIS, A
NORTH COUNTY LINE ESTATES	526	LEWIS, A
NORTH COUNTY LINE ESTATES	527	LYNCH, S M

DESCRIPTION:

All of the right, title and interest of Mortgagor, of every nature whatsoever in oil, gas and other minerals, in and under all lands located in Wise County, Texas, including, without limitation, all rights, titles and interests in the above Leases, Abstracts and Surveys, whether or not properly described herein, and including, but not limited to, those lands described herein below, to wit:

Being a tract of land situated in the Anderson Lewis Survey, Abstract No. 526, Wise County, Texas and being all of a called 24.020 acres tract of land described in Deed to James E. Snelson, Jr. and Nancy Snelson as recorded in Volume 1484, Page 530, Official Records, Wise County, Texas.

REEVES COUNTY, TEXAS:

Lease Name	Section	Abstract	Block	Survey
AFFIRMED 6	6	4663	C18	PSL
ASSAULT 6	6	4663	C18	PSL
COOPERS DREAM 23-2	23	4467	C9	PSL
COOPERS DREAM 23-3	23	4467	C9	PSL
COOPERS DREAM 23-4	23	4467	C9	PSL
COPPERHEAD 23	23	4467	C9	PSL
EASTEX 6	6	4663	C18	PSL
JUST CALL ME KEN 8-82 UNIT	8	1377	C18	PSL
REPENT 23	23	4467	C9	PSL
RUNAWAY GHOST 23	23	4467	C9	PSL
RUSSELLS RESERVE 8-82S UNIT	8	1377	C18	PSL
WALKALOOSA 5 EAST	72	5307		LIGON, J S
WALKALOOSA 5 WEST	5	270		HERNANDEZ, T

DESCRIPTION:

All of the right, title and interest of Mortgagor, of every nature whatsoever in oil, gas and other minerals, in and under all lands located in Reeves County, Texas, including, without limitation, all rights, titles and interests in the above Leases, Abstracts and Surveys, whether or not properly described herein, and more particularly described in that certain Mineral and Royalty Deed filed as Instrument Number 2023004701 and _____ in the Deed Records of Reeves County Texas, including, but not limited to, those lands described herein below, to wit:

Section 6, Block C-18, H. & G.N. RR. Survey, A-4797, Reeves County, Texas
Section 82, Block 4, H. & G.N. RR. Co. Survey, A-5772, Reeves County, Texas
Section 23, Block C-9, PSL Survey, Reeves County, Texas
Section 5, T. Hernandez Survey No. 5, A-270, Reeves County, Texas

AT 8:12 o'clock A M

FEB 05 2026

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

25-371730

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

Deed of Trust Date: June 14, 2006	**Original Mortgagor/Grantor:** TERRY ROSS AND KELLY ROSS
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR POINTBANK, ITS SUCCESSORS AND ASSIGNS	**Current Beneficiary / Mortgagee:** FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST SERIES 2020-3
Recorded in: **Volume:** 1696 **Page:** 530 **Instrument No:** 389636	**Property County:** WISE
Mortgage Servicer: SELENE FINANCE, LP	**Mortgage Servicer's Address:** 3501 OLYMPUS BLVD, SUITE 500, DALLAS, TEXAS 75019

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

Secures: Note in the original principal amount of $143,150.00, executed by TERRY ROSS and payable to the order of Lender.

Property Address/Mailing Address: 128 CR 3741, BRIDGEPORT, TX 76426

Legal Description of Property to be Sold: BEING A 2.67 ACRE TRACT IN THE T. DENSON SURVEY, ABSTRACT NUMBER 239, WISE COUNTY, TEXAS, ALSO BEING A PART OF A CERTAIN 4.42 ACRE TRACT DESCRIBED IN AN INSTRUMENT RECORDED IN VOLUME 1610, PAGE 440, O?CIAL PUBLIC RECORDS, WISE COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED STEADHAM R.P.L.S. 4281 SET IN THE NORTH LINE OF SAID T. DENSON SURVEY, THE EAST R.O.W. OF FM HIGHWAY 920 AND IN COUNTY ROAD NUMBER 3741, FOR THE NORTHWEST CORNER OF SAID 4.42 ACRE TRACT;
THENCE NORTH 90°00'00" EAST WITH SAID NORTH LINE AND SAID COUNTY ROAD, A DISTANCE OF 428.02 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED STEADHAM R.P.L.S. 4281 SET FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;
THENCE SOUTH 02°38'59" WEST, A DISTANCE OF 330.66 FEET TO A ½" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED STEADHAM R.P.L.S. 4281 SET FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;
THENCE NORTH 68°51'33" WEST, A DISTANCE OF 36.23 FEET TO A ½" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED STEADHAM R.P. L.S. 4281 SET FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
THENCE NORTH 70°46'53" WEST, A DISTANCE OF 197.53 FEET TO A ½" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED STEADHAM R.P.L.S. 4281 SET FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
THENCE SOUTH 89°43'25" WEST, A DISTANCE OF 123.13 FEET TO A ½" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED STEADHAM R.P.L.S. 4281 SET FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
THENCE SOUTH 83°40'48" WEST, A DISTANCE OF 76.53 FEET TO A ½" IRON ROD WITH A YELLOW

PLASTIC CAP STAMPED STEADHAM R.P.L.S. 4281 SET IN SAID EAST R.O.W. FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE NORTH 01°29'00" EAST WITH SAID EAST R.O.W., A DISTANCE OF 261.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.67 ACRES OF LAND.

Date of Sale: March 03, 2026	Earliest time Sale will begin: 1:00 PM

Place of sale of Property: THE FLAGPOLE AT THE SOUTH END OF THE WISE COUNTY COURT CENTER, LOCATED AT 306 W. MAIN, DECATUR, TX 76234; OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST SERIES 2020-3*, the owner and holder of the Note, has requested TEJAS CORPORATE SERVICES, LLC WHOSE ADDRESS IS 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

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 *FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST SERIES 2020-3* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, TEJAS CORPORATE SERVICES, LLC WHOSE ADDRESS IS 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, 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 TEJAS CORPORATE SERVICES, LLC WHOSE ADDRESS IS 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee.

Limitation of Damages: 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.

Donna Stackman

SUBSTITUTE TRUSTEE

Tejas Corporate Services, LLC, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC, 13010 Morris Rd., Suite 450, Alpharetta, GA 30004; PH: (470)321-7112

COPY

NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by **GUILLERMO SANTIBANEZ and wife, STEPHANIE TRIMBLE SANTIBANEZ,** **WISE** County, Texas dated **AUGUST 16, 2022** and duly recorded in **DOCUMENT # 202214864** , of the Deed Records of **WISE** County, Texas: I will, as Trustee 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 payment thereof, sell on Tuesday, **MARCH 3, 2026,** (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the **FLAGPOLE LOCATED AT THE WISE COUNTY COURT CENTER, 306 WEST MAIN STREET** of **WISE** County, **DECATUR**, Texas between the hours of **9:00 AM AND 1:00 PM**, of that day, the following described property, to-wit:

LOT 6, BLOCK 3, SALT CREEK PHASE II, AN ADDITION TO WISE COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT CABINET B, SLIDES 170 - 177, PLAT RECORDS, WISE COUNTY, TEXAS
AND
A DOUBLE WIDE MOBILE HOME, LABEL # TEX0451905 AND TEX0451906, , SURRENDERED TO PROPERTY.

EXECUTED this 27TH day JANUARY , 2026

Karon Gann

KARON GANN
Trustee

POSTED
AT 11:36 o'clock A M
FEB 02 2026
BLANCA TIJMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
Edualdo Villa

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 December 12, 2024, executed by **JACKSON TRAYLOR LEE AND MARGUARETT ELLEN LEE, A MARRIED COUPLE**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 202416722, 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, March 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 2024 Champion Manufactured Home, Serial No. 135000HA001146AB.

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 27 day of January, 2026.

POSTED
AT 10:59 o'clock A M
FEB 02 2026
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Katja Stovall Deputy

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 27 day of January, 2026, 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 7, Block 2 of RANCH HILL ESTATES, PHASE II, an Addition to Wise County, Texas, according to the Amended Plat thereof recorded in Cabinet G, Page 135, Plat Records, Wise County, Texas.

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

CONVENTIONAL

Firm File Number: 25-042982

NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 20, 2006, SEILEY A. SISK, A SINGLE WOMAN, as Grantor(s), executed a Deed of Trust conveying to THOMAS E. VETTERS, as Trustee, the Real Estate hereinafter described, to OPTION ONE MORTGAGE CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of **WISE** COUNTY, TX and is recorded under Clerk's File/Instrument Number 384667 Volume 1662, Page 236, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Tuesday, March 3, 2026** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in **WISE** COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

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

Property Address:	513 TROXELL BOULEVARD RHOME, TX 76078
Mortgage Servicer:	NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE SERVICING
Mortgagee:	DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-OPT3, ASSET-BACKED CERTIFICATES, SERIES 2006-OPT3 601 OFFICE CENTER DRIVE SUITE 100 FORT WASHINGTON, PA 19034

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

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

SUBSTITUTE TRUSTEE
Auction.com LLC
1 Mauchly
Irvine, CA 92618

WITNESS MY HAND this day January 20, 2026.

POSTED
AT 8:04 o'clock A M
JAN 22 2026

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



By: _____
Grant Tabor
Texas Bar No. 24027905
gtabor@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-OPT3, Asset-Backed Certificates, Series 2006-OPT3

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

119880
25TX373-0351
120 BIRCH FOREST LANE, BOYD, TX 76023

NOTICE OF FORECLOSURE SALE

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

LOT 8, BLOCK A, OF SPRINGHILL ADDITION, PHASE 1, A SUBDIVISION TO WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET F, SLIDE 151, PLAT RECORDS OF WISE COUNTY, TEXAS.

Security Instrument: Deed of Trust dated July 28, 2023 and recorded on July 31, 2023 as Instrument Number 202310407 in the real property records of WISE County, Texas, which contains a power of sale.

Sale Information: March 03, 2026, at 1:00 PM, or not later than three hours thereafter, at the flagpole at the south end of the Wise County Court Center, located at 306 W. Main, Decatur, TX 76234, or as designated by the County 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 ROBIN DALLAS SANSING AND SHELIA SANSING secures the repayment of a Note dated July 28, 2023 in the amount of $307,320.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 951 Yamato Road, Suite 175, Boca Raton, FL 33431, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation 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.

POSTED
AT 10:01 o'clock A M
JAN 08 2026
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
Katja Stovall

Substitute Trustee(s): Ramiro Cuevas, Joshua Sanders, Matthew Hansen, Tionna Hadnot, Shawn Schiller, Lisa Bruno, Conrad Wallace, Misty McMillan, Angie Uselton, Tonya Washington, Ashlee Luna, David Stockman, Brenda Wiggs, Donna Stockman, Guy Wiggs, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Jeff Benton, Denise Boerner, Tim Lewis, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook_, Xome Inc. and Tejas Corporate Services, LLC, Dustin George

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.

Miller, George & Suggs, PLLC
Jonathan Andring, Attorney at Law
Melissa Brown, Attorney at Law
Yuri Han, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Donna Stockman

Substitute Trustee(s): Ramiro Cuevas, Joshua Sanders, Matthew Hansen, Tionna Hadnot, Shawn Schiller, Lisa Bruno, Conrad Wallace, Misty McMillan, Angie Uselton, Tonya Washington, Ashlee Luna, David Stockman, Brenda Wiggs, Donna Stockman, Guy Wiggs, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Jeff Benton, Denise Boerner, Tim Lewis, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Donna Stockman, declare under penalty of perjury that on the 8 day of January, 20 25, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of WISE County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

NOTICE OF FORECLOSURE SALE

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

1. ***Property to Be Sold.*** The property to be sold is described as follows: TRACT 1: BEING LOT 32R1, BLOCK F, OF CHISHOLM SPRINGS, AN ADDITION TO WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, SLIDE 271, OF THE PLAT RECORDS, WISE COUNTY, TEXAS.

TRACT 2 (EASEMENT ESTATE): A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS LOT 1R, BLOCK A, OF CHISHOLM SPRINGS, AN ADDITION TO WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, SLIDE 271, OF THE PLAT RECORDS, WISE COUNTY, TEXAS.

2. ***Instrument to be Foreclosed.*** The instrument to be foreclosed is the Deed of Trust dated 10/13/2020 and recorded in Document 202013993 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: 03/03/2026

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 DALE TIMMS III, provides that it secures the payment of the indebtedness in the original principal amount of $240,302.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. MIDFIRST BANK is the current mortgagee of the note and deed of trust and MIDFIRST BANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is MIDFIRST BANK c/o MIDFIRST BANK, 999 N.W. Grand Blvd, Oklahoma City, OK 73118 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.xome.com or (844) 400-9663

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 01/08/2026 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 10:02 o'clock A M
JAN 08 2026
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Katja Stovall Deputy
Katja Stovall

22-000430-365-3 // 196 DODGE CITY TRL, NEWARK, TX 76071

C&M No. 44-25-01642/ FILE NOS

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated September 04, 2024 and recorded under Clerk's File No. 202411782, in the real property records of Wise County Texas, with Chouchou Lukusa Kayembe, an unmarried man, and Bijoux Ilunga Mbombo, an unmarried woman as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for DHI Mortgage Company, Ltd., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Chouchou Lukusa Kayembe, an unmarried man, and Bijoux Ilunga Mbombo, an unmarried woman securing payment of the indebtedness in the original principal amount of $316,339.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Chouchou Lukusa Kayembe, Bijoux Ilunga Mbombo. Lakeview Loan Servicing, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. LoanCare, LLC is acting as the Mortgage Servicer for the Mortgagee. LoanCare, LLC, is representing the Mortgagee, whose address is: 3637 Sentara Way, Virginia Beach, VA 23452.

Legal Description:
LOT 19, BLOCK F, OF SPRINGHILL ADDITION, PHASE 2, A SUBDIVISION TO WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET G, SLIDE 115, PLAT RECORDS OF WISE COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 03/03/2026 **Earliest Time Sale Will Begin: 1:00 PM**

Location of Sale: **The place of the sale shall be: Wise** County Courthouse, Texas at the following location: On the southeast porch of the Wise County Courthouse steps, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. **Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.**

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE David Stockman, Brenda Wiggs, Donna Stockman, Guy Wiggs, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Brown, Jeff Benton, Auction.com, LLC, or Codilis & Moody, P.C., as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on January 5, 2026.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: Donna Stockman

Printed Name: Donna Stockman

C&M No. 44-25-01642

POSTED
AT 10:02 o'clock A M
JAN 08 2026
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
Katja Stovall

7748 Fm 920, Poolville, TX 76487 25-017154

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: 03/03/2026

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 December 26, 2013 and recorded in the real property records of Wise County, TX and is recorded under Clerk's Instrument No. 201330111 with ~~Jeffrey G. Buchanan~~ (grantor(s)) and Wells Fargo Bank, National Association mortgagee to which reference is herein made for all purposes.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by Jeffrey G. Buchanan, securing the payment of the indebtedness in the original amount of $105,061.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to be Sold.** BEING 3.5 ACRES OUT OF THE EDWARD STEPHENS SURVEY, ABSTRACT NO. 754 AND BEING OUT OF THE SOUTHEAST CORNER OF A 10 ACRE TRACT CONVEYED TO RONNY E. WARLICK AND WIFE, TEENA WARLICK AND DONICE R. WARLICK AND WIFE, PAMELA WARLICK, BY CHESTER D. PLOWMAN AND WIFE, BY DEED DATED JUNE 30, 1980, RECORDED IN VOLUME 405, PAGE 73, DEED RECORDS OF WISE COUNTY, TEXAS. SAID 3.5 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT 1/2' IRON PIN FOUND, THE SOUTHEAST CORNER OF SAID 10 ACRE TRACT; THENCE WEST ALONG THE SOUTH LINE OF SAID 10 ACRE TRACT 918.99 FEET TO A 1/2" PIN FOUND FOR CORNER; THENCE NORTH 01 DEGREES 02 MINUTES WEST 165.9 FEET TO A 1/2" PIN FOUND FOR CORNER; THENCE EAST 918.99 FEET TO A POINT FOR CORNER ON THE WEST LINE OF FM 920, A 1/2" PIN FOUND FOR CORNER ON THE EAST LINE OF SAID 10 ACRE TRACT; THENCE SOUTH 01 DEGREES 02 MINUTES EAST ALONG THE WEST LINE OF FM 920, THE EAST LINE OF SAID 10 ACRE TRACT 165.9 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 3.5 ACRES OF LAND.

POSTED
AT 11:19 o'clock A M
DEC 30 2025
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy

CHRIS SHENKIR

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

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

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz Esq., or Carson Emmons, Esq., or Justin Ritchie, Esq., or Jeffrey Kramer, Esq., OR AWEST 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.

12/19/2025
Executed on

/s/Kirk Schwartz
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

12-30-25
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 12-30-25 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: 12-30-25

Our Case No. 25-06412-FC

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS
COUNTY OF WISE

Deed of Trust Date:
November 19, 2021

Property address:
141 PR 3814
SPRINGTOWN, TX 76082

Grantor(s)/Mortgagor(s):
CHRISTOPHER ALEX CRAWFORD AND ERICA CRAWFORD, HUSBAND AND WIFE

LEGAL DESCRIPTION: Being Lot 5R, Block 1, of Sandy Meadows Addition, an addition to Wise County, Texas, according to the plat thereof recorded in Cabinet E, Slide 351, Plat Records of Wise County, Texas.

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

Earliest Time Sale Will Begin: 01:00 PM

Current Mortgagee:
LAKEVIEW LOAN SERVICING, LLC

Date of Sale: MARCH 3, 2026

Property County: WISE

Original Trustee: CHRIS LAGERBLADE

Recorded on: November 22, 2021
As Clerk's File No.: 202119108
Mortgage Servicer:
LAKEVIEW LOAN SERVICING, LLC

Substitute Trustee:
Authorized Agent of Auction.com, LLC as Substitute Trustee, Resolve Trustee Services, LLC, Marinosci Law Group, PC

Substitute Trustee Address:
c/o Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

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

The current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Authorized Agent of Auction.com, LLC as Substitute Trustee, Resolve Trustee Services, LLC, Marinosci Law Group, PC, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

POSTED
AT 11:19 o'clock 4 M
DEC 30 2025
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
CHRIS SHENKIR

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due and the owner and holder has requested to sell said property to satisfy said indebtedness

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, MARCH 3, 2026** between ten o'clock AM and four o'clock PM and beginning not earlier than **01:00 PM** or not later than three hours thereafter. The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the Wise County Courthouse, 101 N. Trinity Street, Decatur, TX 76234 as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

LAKEVIEW LOAN SERVICING, LLC, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the debt.

ACTIVE MILITARY SERVICE NOTICE

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

WITNESS MY HAND, 12-24-25

MARINOSCI LAW GROUP, P.C.

By: _____
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Michael Schulz, the undersigned officer, on this, the 24 day of Dec 2025, personally appeared SAMMY HOODA, ☐ known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal

(SEAL)

MICHAEL SCHULZ
Notary ID #135534533
My Commission Expires
September 30, 2029

_____
Notary Public for the State of TEXAS

My Commission Expires: 09-30-29

Michael Schulz
Printed Name and Notary Public

Grantor: LAKEVIEW LOAN SERVICING, LLC
3637 SENTARA WAY
SUITE 303
VIRGINIA BEACH, VA 23452
Our File No. 25-06412

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

12134 Shine Avenue , Rhome, TX 76078 25-013402

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: 03/03/2026

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 July 18, 2012 and recorded in the real property records of Wise County, TX and is recorded under Clerk's Instrument number 2012-8789, Book 2376, Page 459 with Brian M. Gonzales and Daisy G. Gonzales (grantor(s)) and Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Cendera Funding, Inc., a Texas Corporation mortgagee to which reference is herein made for all purposes.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by Brian M. Gonzales and Daisy G. Gonzales, securing the payment of the indebtedness in the original amount of $117,482.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to be Sold.** LOT 8, BLOCK 14, SHALE CREEK, AN ADDITION IN WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET B, SLIDE 336-337, OF THE PLAT RECORDS OF WISE COUNTY, TEXAS.

POSTED
AT 1:53 o'clock P M
DEC 19 2025
BLANCA TIJMA COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy

CHRIS SHENKIR

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

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

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz Esq., or Carson Emmons, Esq., or Justin Ritchie, Esq., or Jeffrey Kramer, Esq., OR AWEST, 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.

12/18/2025
Executed on

/s/Kirk Schwartz
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

12/19/25
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 12/19/25 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: 12/19/25

Vylla Solutions, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
TS#: 25-37995

POSTED
AT 10:35 o'clock A M
DEC 18 2025
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
Katja Stovall

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 12/22/2012, William Clay Martin, husband and Rhonda Martin, wife, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Paul H. Swan
, as Trustee, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Nationwide Advantage Mortgage Company, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of $130,100.00, payable to the order of Nationwide Advantage Mortgage Company, which Deed of Trust is Recorded on 1/2/2013 as Volume 2013-15483, Book 2421, Page 132, in Wise County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

Being a tract or parcel of land situated in the William Becknall Survey, Abstract No. 38, Wise County, Texas and being part of a 50 acre tract conveyed to Charley W. Martin by deed recorded in Volume 367, Page 779, Deed Records, Wise County, Texas, being more particularly described by metes and bounds as follows:
Beginning at a 1/2" iron rod set for corner in the North line of said 50 acre tract from which a 1/2" iron rod bears North 85° 39' 20" East, 50.21 feet, said 1/2" iron rod found being in the Northeast corner of said 50 acre tract;
Thence South 00° 56' 00" West with the West line of a 50' access easement as retained in said 50 acre deed a distance of 341.45 feet to a 1/2" iron rod set for corner in the West line of said 50' access easement, being the Southeast corner of this tract;
Thence South 76° 57' 35" West generally along a portion offence a distance of 249.13 feet to a 1/2" iron rod set for corner, being the Southwest corner of this tract;
Thence North 00° 56 00 East a distance of 379 28 feet to a 1/2' iron rod set for corner in the North line of id 50 acre tract, being the Northwest corner of this tract;
Thence North 85° 39' 20" East with the North line of said 50 acre tract generally along a fence a distance of 242.78 feet to the point of beginning and containing 2.00 acres of land, more or less.

Commonly known as: **112 COUNTY RD 1640 CHICO, TX 76431**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Donna Stockman, David Stockman, Guy Wiggs, Denise Boerner, Tim Lewis, Michelle Schwartz, Brandy Bacon, Angela Cooper, Jeff Benton, Jamie Dworsky, Brian Hooper, Mike Jansta, Mike Hayward, or Jay Jacobs, Auction.com, LLC, Agency Sales and Posting LLC, Xome Inc., Tejas Corporate Services LLC, Dustin George** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

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

4860998

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on 3/3/2026 at 1:00 PM, or no later than three (3) hours after such time, in **Wise** County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE SOUTEAST PORCH AT THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**

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

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

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

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

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

WITNESS, my hand this 12/15/2025

Kavonnah Dobson

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

WITNESS, my hand this 12/18/25

Donna Stockman

By: Substitute Trustee(s)
Donna Stockman, David Stockman, Guy Wiggs, Denise Boerner, Tim Lewis, Michelle Schwartz, Brandy Bacon, Angela Cooper, Jeff Benton, Jamie Dworsky, Brian Hooper, Mike Jansta, Mike Hayward, or Jay Jacobs
,Auction.com, LLC, Agency Sales and Posting LLC, Xome Inc., Tejas Corporate Services LLC, Dustin George
C/O Vylla Solutions, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806