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:	04/07/2026
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 03/17/26 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 1:09 o'clock P M
MAR 17 2026
BIANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
Edualdo Villa

POSTED
AT 3:47 o'clock P M
MAR 16 2026

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

NOTICE OF FORECLOSURE SALE

Deed of Trust:

Dated:	August 23, 2024
Grantor:	ARMANDO MENA SALAS
Trustee:	Chris Ferguson, managing attorney of Jack O'Boyle and Associates, a professional limited liability company
Lender:	CLOSING CAPITAL, LLC, an Arizona limited liability company
Loan Servicer:	Capital Fund I, LLC, an Arizona limited liability company
Recorded:	**Instrument #202411944**, recorded on September 9, 2024, in the official Real Property (Deed) Records of WISE COUNTY, Texas
Secures:	**Promissory Note** ("Note") in the original principal amount of $150,000.00, executed by ARMANDO MENA SALAS, A TEXAS LIMITED LIABILITY COMPANY ("Borrower") and payable to the order of Lender
Maturity Date:	August 1, 2025

Legal Description:

Lot 29, Block 4, UNIT NUMBER 2 of RUNAWAY BAY, an addition to Wise County, Texas, according to the map or plat thereof recorded in Volume A, Page 401, of the Map/Plat Records of Wise County, Texas.; and more commonly known as **518 Dolphin Terrace, Runaway Bay, Texas 76426**

FORECLOSURE SALE:

Date:	**Tuesday, April 7, 2026**
Time:	The sale of the Property will be held between the hours of **1:00 p.m. and 4:00 p.m.** local time; the earliest time at which the Foreclosure Sale will begin is **1:00 p.m.** and not later than three hours thereafter.
Place:	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.
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 or Loan Servicer's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Substitute Trustee: Bennett M. Wyse, Ted Gambordella, David Stockman, Brenda Wiggs, Donna Stockman, Guy Wiggs, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Brown, Jeff Benton, and/or Leslie Shuler

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, or its Loan Servicer, 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, or Loan Servicer'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 or Loan Servicer passes the Foreclosure Sale, then 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, or Loan Servicer. 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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED HEREIN TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS

THE ATTORNEY, SUBSTITUTE TRUSTEE, OR OTHER AUTHORIZED AGENT OF THE MORTGAGEE OR LOAN SERVICER.

SUBSTITUTE TRUSTEE:

By: _____

Ted Gambordella, Substitute Trustee
5910 N Central Expy, Suite 920
Dallas, Texas 75206
Tel. (214) 473-5551
Fax. (214) 540-9333
Tgambordella@prattaycock.com

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:	04/07/2026
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 03/12/26 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 10:32 o'clock A M
MAR 12 2026

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

CHRIS SHENKIR

22-000430-365-5 // 196 DODGE CITY TRL, 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.

NOTICE IS HEREBY GIVEN THAT BECAUSE THE DEFAULT IN PERFORMANCE OF THE OBLIGATIONS OF THE DEED OF TRUST, SUBSTITUTE TRUSTEE WILL SELL THE PROPERTY BY PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH AT THE PLACE AND DATE SPECIFIED TO SATISFY THE DEBT SECURED BY THE DEED OF TRUST.

INSTRUMENT / DEED OF TRUST TO BE FORECLOSED

TMLF No.	192311	**Original Principal Amount:**	$172,000.00
Recording Information:	202210433	**Deed of Trust Date:**	06/16/2022

Grantor(s) / Mortgagor(s):
JOHN GOBER, IV AND JESSICA GOBER, HUSBAND AND WIFE

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS BENEFICIARY, AS NOMINEE FOR VIP MORTGAGE INC., ITS SUCCESSORS AND ASSIGNS

Current Mortgagee:
TH MSR HOLDINGS LLC

PROPERTY TO BE SOLD

Property Address: 170 COUNTY RD 3554, PARADISE, TX 76073

County: WISE

Property Description: See attached Exhibit A

FORECLOSURE SALE INFORMATION

Place of Sale: Wise County Courthouse
101 N. Trinity Street, Decatur, TX 76234

Sale Date: 04/07/2026 **Sale Time:** 1:00 PM

POSTED
AT 10 32 o'clock A M
MAR 12 2026
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
CHRIS SHENKIR

4868303

The sale will begin at the earliest time stated above or within three hours after that time. The sale will be conducted as public auction and the property will be sold to the highest bidder for cash equivalent, except that lender's bid may be by credit against the indebtedness secured by the line of the Deed of Trust.

Pursuant to Texas Property Code § 51.0075(a), 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.

Pursuant to Texas Property Code § 51.009, purchaser acquires the foreclosed property as is without any expressed or implied warranties, at the purchaser's own risk.

It is the responsibility of prospective bidders to ascertain the property status and suitability for the intended purpose. Bidders should exercise due diligence and caution throughout the bidding process. Prospective bidders are reminded that by law the Foreclosure Sale will 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 released or subordinated to the Deed of Trust or Contract Lien.

ROUNDPOINT MORTGAGE SERVICING LLC is acting as the mortgage servicer and authorized to represent the mortgagee, **TH MSR HOLDINGS LLC,** by virtue of servicing agreement with the mortgagee. Pursuant to the servicing agreement and Texas Property Code § 51.0025, the mortgage servicer, **ROUNDPOINT MORTGAGE SERVICING LLC** is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above.

ROUNDPOINT MORTGAGE SERVICING LLC
C/O TH MSR HOLDINGS LLC
P.O. BOX 19409 CHARLOTTE, NC 28219

If **TH MSR HOLDINGS LLC** 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 or Contract Lien and the Texas Property Code.

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 or authorized agent for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead **THE MORTGAGE LAW FIRM, PLLC, SERVICELINK AGENCY SALES AND POSTING, LLC** AND **AUCTION.COM, LLC**, whose address is C/O THE MORTGAGE LAW FIRM, PLLC, 18383 Preston Road, Suite 200, Dallas, TX 75252, or either one of them, 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.

Executed date: 3/9/26

Jorge Rios-Jimenez, Chief Operating Officer
THE MORTGAGE LAW FIRM, PLLC
18383 PRESTON ROAD, SUITE 200
DALLAS, TX 75252
(469) 521-9700

State of Texas

County of Collin

Before me, Josh Bermudez, on this day personally appeared **Jorge Rios-Jimenez**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this March 9, 2026.

(Personalized Seal)

JOSHUA BERMUDEZ
Notary Public, State of Texas
Comm. Expires 11-03-2029
Notary ID 136538728

Notary Public's Signature

CERTIFICATE OF POSTING

My name is Donna Stockman, and my address is C/O THE MORTGAGE LAW FIRM, PLLC, 18383 PRESTON ROAD, SUITE 200, DALLAS, TX 75252. I declare under penalty of perjury that on 03/12/26 I filed at the office of the WISE county Clerk and caused to be posted at the WISE county courthouse this notice of sale.

Signature: Donna Stockman

Declarant Name: Donna Stockman

Date: 03/12/26

EXHIBIT "A"

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF WISE

BEING A 3.27 ACRE TRACT IN THE J. HALEY SURVEY, ABSTRACT NUMBER 395, WISE COUNTY, TEXAS, BEING PART OF A CERTAIN CALLED 6.74 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 1392, PAGE 786, OFFICIAL PUBLIC RECORDS, WISE COUNTY, TEXAS AND THIS PART BEING DO DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE EAST R.O.W. OF COUNTY ROAD #3554 FOR THE SOUTHEAST CORNER OF SAID 6.74 ACRE TRACT;

THENCE SOUTH 87º50'40" WEST WITH THE SOUTH LINE OF SAID 6.74 ACRE TRACT A DISTANCE OF 362.62 FEET TO A 1/2" IRON ROD FOUND FOR THE MOST SOUTH SOUTHEAST CORNER OF A CERTAIN 3.46 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 2031, PAGE 780, OFFICIAL PUBLIC RECORDS, WISE COUNTY, TEXAS;

THENCE NORTH 00°49'27" EAST WITH THE EAST LINE OF SAID 3.46 ACRE TRACT A DISTANCE OF 406.32 FEET TO A 6" OAK TREE FOUND FOR A ELL CORNER OF SAID 3.46 ACRE TRACT;

THENCE SOUTH 88º34'22" EAST WITH A SOUTH LINE OF SAID 3.46 ACRE TRACT A DISTANCE OF 358.22 FEET TO A 1/2" IRON ROD FOUND IN THE EAST R.O.W. OF SAID COUNTY ROAD # 3554 FOR THE MOST EAST SOUTHEAST CORNER OF SAID 3.46 ACRE TRACT;

THENCE SOUTH 00°14'10" WEST WITH SAID EAST R.O.W. AND THE EAST LINE OF SAID 6.74 ACRE TRACT A DISTANCE OF 383.72 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.27 ACRES OF LAND.
NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED HEREIN. ANY STATEMENT IN THE ABOVE LEGAL DESCRIPTION OF THE AREA OF QUANTITY OF LAND IS NOT A REPRESENTATION THAT SUCH ARE OF QUANTITY IS CORRECT, BUT IS MADE OF INFORMATIONAL AND/OR IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE ITEM 2 OF SCHEDULE B, HEREOF.

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEES

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 SUBSTITUTE TRUSTEE'S SALE

DATE: March 4, 2026

NOTE: Note described as follows:

Date:	May 4, 2018
Maker:	Jesse Donald and Mercedes Donald
Payee:	NewRez LLC successor to original lender
Original Principal Amount:	$389,500.00

POSTED
AT 11:51 o'clock A M
MAR 05 2026

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

DEED OF TRUST: Deed of Trust described as follows:

Date:	May 4, 2018
Grantor:	Jesse Donald and Mercedes Donald
Trustee:	Ruth W. Garner
Beneficiary:	NewRez LLC successor to original lender
Recorded:	INSTRUMENT NO. 201804937 WHICH WAS RECORDED IN THE REAL PROPERTY RECORDS OF WISE COUNTY, TEXAS.

LENDER: NewRez LLC

BORROWERS: Jesse Donald and Mercedes Donald

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN WISE COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and

improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: 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, Jamie Dworsky, Donna Stockman, Guy Wiggs, Michelle Schwartz, Janet Pinder, Jeff Benton, Brady Bacon, Angela Cooper Brown, David Garvin, Leslie Shuler, Robin Shelton

Substitute Trustee's Mailing Address:

c/o SettlePou
3333 Lee Parkway, Eighth Floor
Dallas, Texas 75219

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

April 7, 2026, the first Tuesday of the month, to commence at 1:00 pm, or within three (3) hours of that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In WISE County, Texas, at WISE COUNTY COURTHOUSE, 101 N. TRINITY STREET, DECATUR, TX 76234 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.

RECITALS

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

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 the 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 containing any warranties of title required by the Deed of Trust. The Property will be sold 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 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 PETITIONER OR PETITIONER'S ATTORNEY IMMEDIATELY.

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date:	May 4, 2018
Grantor:	Jesse Donald and Mercedes Donald
Trustee:	Ruth W. Garner
Beneficiary:	NewRez LLC successor to original lender
Recorded:	INSTRUMENT NO. 201804937 WHICH WAS RECORDED IN THE REAL PROPERTY RECORDS OF WISE COUNTY, TEXAS.

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN WISE COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: 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, Jamie Dworsky, Donna Stockman, Guy Wiggs, Michelle Schwartz, Janet Pinder, Jeff Benton, Brady Bacon, Angela Cooper Brown, David Garvin, Leslie Shuler, Robin Shelton

Substitute Trustee's Mailing Address:

c/o SettlePou
3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

Each Substitute Trustee is appointed **effective as of March 4, 2026**, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

By: _____

Name: Ryan Sheets, Attorney for NewRez LLC

THE STATE OF TEXAS §
§
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day appeared Ryan Sheets, and after being by me duly sworn, stated that they executed the foregoing instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on March 4, 2026.

_____
Notary Public, State of Texas

MARIA A. SAENZ NOTARY PUBLIC STATE OF TEXAS ID 132372252 EXP. 02-24-2028

Notice of Sale executed by:

_____

Name: David Garvin

Substitute Trustee

EXHIBIT A

Surface estate only and subject to all rights, privileges and immunities relating to interest not constituting part of the surface to the following described property:

Lot 3, Block 1 of Double Creek Buchanan Road Addition, an Addition to the City of Decatur, Wise County, Texas, according to the plat thereof recorded in Plat Cabinet E Slide 27, Plat Records of Wise County, Texas.

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.

Notice is hereby given that, subject to the terms and conditions set forth in this Notice, a public sale, at auction, of the Property (as that term is defined and described below) will be held at the date, time and place set forth in this Notice.

1. *Property to Be Sold.* The Property to be sold, including improvements (collectively, the "Property"), is described as follows:

Legal Description of the Property:

Lot 205, THE RANCHES AT ROLLING HILLS-Phase 4, an addition to Wise County, Texas, according to the replat thereof recorded in Cabinet F, Slide 16, of the Plat Records of Wise County, Texas.

Mailing Address of the Property:

LOT 205 OUT OF THE RANCHES AT ROLLING HILLS-PHASE 4, WISE COUNTY, TEXAS

2. *Deed of Trust Creating Lien That Is The Subject of Sale.*

Deed of Trust dated November 8, 2021, executed by Alejandro Dominguez to Marcus Channing Morris, Trustee for the benefit of First Financial Bank, N.A., recorded in the Official Public Records of Wise County, Texas as Instrument No. 202118494 (the "***Deed of Trust***")

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

Date: April 7, 2026

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

POSTED
AT 1201 o'clock P M
FEB 25 2026
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
CHRIS SHENKIR

Place: 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 Commissioners Court, pursuant to Section 51.002 of the Texas Property Code.

The Beneficiary reserves the right to postpone, withdraw, or reschedule the sale for another day. In the event that the sale is postponed or rescheduled, notice of the date of any rescheduled Substitute Trustee's Sale will be reposted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. The reposting or re-filing 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 permitting the Beneficiary to have its bid(s) credited to the amounts owing under the terms of the Note (as hereafter described) that is secured by the Deed of Trust.

Those desiring to purchase the Property will need to demonstrate their immediate ability to pay by cash (which may be by cashier's check) at the time that the Property is sold.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all 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 or Substitute 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" 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 undersigned, as Substitute Trustee, reserves the right to set reasonable conditions (in addition to the conditions set forth herein) 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 Substitute Trustee.

5. *Type of Sale.* The sale is a non-judicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust.

6. *Obligations Secured.* The Deed of Trust dated November 8, 2021 including all extensions, modifications, and renewals thereof provides that it secures the payment of the indebtedness and obligations therein described including, but not limited to the Promissory Note dated November

8, 2021 executed by Alejandro Dominguez in the original principal amount of $64,000.00 made payable to the order of First Financial Bank, N.A. First Financial Bank, is the current owner and holder of the afore-mentioned Note and Deed of Trust and is the beneficiary identified therein.

7. *Trustee/Substitute Trustee.* The undersigned has been appointed by the Beneficiary as Substitute Trustee under the terms of the Deed of Trust and may be referred to herein as either the "Trustee" or "Substitute Trustee".

8. *Default and Request to Act.* Default has occurred in the payment of indebtedness due under the afore-mentioned Note that is secured by the Deed of Trust. As a result, all of the unpaid balance of principal and accrued interest upon, the Note is now due and payable, along with all costs and expenses (including attorney's fees) that have been incurred by the Beneficiary and that are secured by the Deed of Trust. The Beneficiary has requested the Substitute Trustee under the Deed of Trust, to conduct this sale, the proceeds of such sale to be applied in accordance with the terms of the Deed of Trust. Notice is hereby given that before the sale, the Beneficiary may appoint another person substitute trustee to conduct the sale.

THEREFORE, at the date, time and place set forth above, the appointed Substitute Trustee will sell the Property (including any improvements) at public auction to the highest bidder for cash (subject to the right of the Beneficiary to have its bid(s) credited to the amounts due under the Note) pursuant to the terms of the Deed of Trust and applicable law.

Questions concerning the sale may be directed to the undersigned.

Dated: February 24, 2026.

Jessica Haile

Jessica Haile
McMahon Surovik Suttle, P.C.
400 Pine Street, Suite 800
Abilene, Texas 79601
(325-676-9183
jhaile@mss.law

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.

Notice is hereby given that, subject to the terms and conditions set forth in this Notice, a public sale, at auction, of the Property (as that term is defined and described below) will be held at the date, time and place set forth in this Notice.

1. *Property to Be Sold.* The Property to be sold, including improvements (collectively, the "Property"), is described as follows:

Legal Description of the Property:

Lot 204, THE RANCHES AT ROLLING HILLS-Phase 4, an addition to Wise County, Texas, according to the replat thereof recorded in Cabinet F, Slide 16, of the Plat Records of Wise County, Texas.

Mailing Address of the Property:

LOT 204 OF THE RANCHES AT ROLLING HILLS-PHASE 4, WISE COUNTY, TEXAS

2. *Deed of Trust Creating Lien That Is The Subject of Sale.*

Deed of Trust dated November 8, 2021, executed by Alejandro Dominguez to Marcus Channing Morris, Trustee for the benefit of First Financial Bank, N.A., recorded in the Official Public Records of Wise County, Texas as Instrument No. 202118489 (the "***Deed of Trust***")

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

Date: April 7, 2026

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

POSTED
AT 12:01 o'clock P M
FEB 25 2026
BLANCA TIJMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
CHRIS SHENKIR

Place: 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 Commissioners Court, pursuant to Section 51.002 of the Texas Property Code.

The Beneficiary reserves the right to postpone, withdraw, or reschedule the sale for another day. In the event that the sale is postponed or rescheduled, notice of the date of any rescheduled Substitute Trustee's Sale will be reposted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. The reposting or re-filing 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 permitting the Beneficiary to have its bid(s) credited to the amounts owing under the terms of the Note (as hereafter described) that is secured by the Deed of Trust.

Those desiring to purchase the Property will need to demonstrate their immediate ability to pay by cash (which may be by cashier's check) at the time that the Property is sold.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all 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 or Substitute 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" 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 undersigned, as Substitute Trustee, reserves the right to set reasonable conditions (in addition to the conditions set forth herein) 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 Substitute Trustee.

5. *Type of Sale.* The sale is a non-judicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust.

6. *Obligations Secured.* The Deed of Trust dated November 8, 2021 including all extensions, modifications, and renewals thereof provides that it secures the payment of the indebtedness and obligations therein described including, but not limited to the Promissory Note dated November

8, 2021 executed by Alejandro Dominguez in the original principal amount of $144,000.00 made payable to the order of First Financial Bank, N.A. First Financial Bank, is the current owner and holder of the afore-mentioned Note and Deed of Trust and is the beneficiary identified therein.

7. *Trustee/Substitute Trustee.* The undersigned has been appointed by the Beneficiary as Substitute Trustee under the terms of the Deed of Trust and may be referred to herein as either the "Trustee" or "Substitute Trustee".

8. *Default and Request to Act.* Default has occurred in the payment of indebtedness due under the afore-mentioned Note that is secured by the Deed of Trust. As a result, all of the unpaid balance of principal and accrued interest upon, the Note is now due and payable, along with all costs and expenses (including attorney's fees) that have been incurred by the Beneficiary and that are secured by the Deed of Trust. The Beneficiary has requested the Substitute Trustee under the Deed of Trust, to conduct this sale, the proceeds of such sale to be applied in accordance with the terms of the Deed of Trust. Notice is hereby given that before the sale, the Beneficiary may appoint another person substitute trustee to conduct the sale.

THEREFORE, at the date, time and place set forth above, the appointed Substitute Trustee will sell the Property (including any improvements) at public auction to the highest bidder for cash (subject to the right of the Beneficiary to have its bid(s) credited to the amounts due under the Note) pursuant to the terms of the Deed of Trust and applicable law.

Questions concerning the sale may be directed to the undersigned.

Dated: February 24, 2026.

Jessica Haile
McMahon Surovik Suttle, P.C.
400 Pine Street, Suite 800
Abilene, Texas 79601
(325-676-9183
jhaile@mss.law

611 Denver St Alvord TX 76225 26-000671

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: 04/07/2026

Time: Between 1:00 PM - 4:00 PM and beginning not earlier than 1:00 AM 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 15, 2014 and recorded in the real property records of Wise County, TX and is recorded under Clerk's Instrument No. 201409620 with Russell S Parker and Connie Perry (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Primewest Mortgage Corporation mortgagee to which reference is herein made for all purposes.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by Russell S Parker and Connie Perry, securing the payment of the indebtedness in the original amount of $136,482.00, 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 3, BLOCK 58 OF ORIGINAL TOWN OF ALVORD, ACCORDING TO THE PLAT THEREOF, RECORDED IN CABINET B, SLIDE 399, PLAT RECORDS OF WISE COUNTY, TEXAS.

POSTED
AT 10:21 o'clock A M
FEB 19 2026

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

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 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.

February 9, 2026
Executed on

/s/ Justin Ritchie
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

02/19/26
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 02/19/26 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: 02/19/26

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date:	**April 8, 2021**
Grantor(s):	**DEMETRIO RODRIGUEZ AND CRYSTAL DAWN RODRIGUEZ**
Original Mortgagee:	**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NEWREZ, LLC D/B/A NEWREZ MORTGAGE**
Original Principal:	**$134,876.00**
Recording Information:	**202105800**
Property County:	**Wise**
Property:	**Lot 54, Block 2, Chisholm Hills, Phase 3, an Addition to the City of New Fairview, Wise County, Texas, according to the Plat thereof recorded in Cabinet B, Slides 440 & 441, Plat Records, Wise County, Texas.**
Property Address:	**423 Latham Lane Rhome, TX 76078**

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

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

SALE INFORMATION:

Date of Sale:	**April 7, 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.**
Substitute Trustee:	**Auction.com, LLC, and Padgett Law Group, any to act**
Substitute Trustee Address:	**546 Silicon Dr., Suite 103 Southlake, TX 76092**

POSTED
AT 12:40 o'clock P M
FEB 12 2026

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

R621
PLG File Number: 26-001718-1

APPOINTMENT OF SUBSTITUTE TRUSTEE:

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

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

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

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

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

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

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

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

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 2/12/26, 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: 2/12/26

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

WITNESS MY HAND this 12th day of February, 2026.

Donna Stockman

C&M No. 44-26-00244/ 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 July 10, 2020 and recorded under Clerk's File No. 202008870, in the real property records of Wise County Texas, with Jeremy Browne and Madesta Browne, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Loan Simple, Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Jeremy Browne and Madesta Browne, husband and wife securing payment of the indebtedness in the original principal amount of $176,767.00 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 Jeremy Browne. PennyMac Loan Services, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

Legal Description:
BEING LOT 3, BLOCK 2 OF NEIGHBORS-HOLLOWAY ADDITION, AN ADDITION TO THE CITY OF ALVORD, WISE COUNTY, TEXAS, ACCORDING TO THE REVISED PLAT THEREOF RECORDED IN CABINET A, SECTION 374, PLAT RECORDS, WISE COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 04/07/2026 **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

44-26-00244
Wise

4865969

POSTED
AT 12:40 o'clock P M
FEB 12 2026

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

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 February 11, 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. 44-26-00244

611 Denver St Alvord TX 76225 26-000671

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: 04/07/2026

Time: Between 1:00 PM - 4:00 PM and beginning not earlier than 1:00 AM 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 15, 2014 and recorded in the real property records of Wise County, TX and is recorded under Clerk's Instrument No. 201409620 with Russell S Parker and Connie Perry (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Primewest Mortgage Corporation mortgagee to which reference is herein made for all purposes.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by Russell S Parker and Connie Perry, securing the payment of the indebtedness in the original amount of $136,482.00, 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 3, BLOCK 58 OF ORIGINAL TOWN OF ALVORD, ACCORDING TO THE PLAT THEREOF, RECORDED IN CABINET B, SLIDE 399, PLAT RECORDS OF WISE COUNTY, TEXAS.

POSTED
AT 12:40 o'clock P M
FEB 12 2026

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

Faith Mariacher

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 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.

February 9, 2026
Executed on

/s/ Justin Ritchie
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

02/12/26
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 02/12/26 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: 02/12/26

POSTED
AT 8:12 o'clock A M
FEB 05 2026

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

NOTICE OF FORECLOSURE SALE

Faith Mariach

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: SURFACE ESTATE ONLY AND SUBJECT TO ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING TO INTEREST NOT CONSTITUTING PART OF THE SURFACE TO THE FOLLOWING DESCRIBED PROPERTY:

TRACT ONE:

DESCRIPTION FOR A 20.95 ACRE TRACT OF LAND SITUATED IN THE A. DUNLAP SURVEY, ABSTRACT NO. 261, THE T AND P R.R. CO SURVEY, ABSTRACT NO. 1499 AND THE U. BROWNSON SURVEY, ABSTRACT NO. 97, WISE COUNTY, TEXAS, SAID TRACT BEING THE SAME TRACT OF LAND DESCRIBED IN DEED TO MIKEL WILLIAMS AND WIFE, PAMELA WILLIAMS, RECORDED IN VOLUME 1032, PAGE 108, O.R.W.C.T. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING BY DEED CALL FROM A 1/2 INCH IRON FOUND IN COUNTY ROAD NO. 3799, SAID IRON BEING FOR THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND RECORDED IN VOLUME 655, PAGE 838, R.R.W.C.T., AND BEING BY DEED CALL, NORTH 00 DEGREES 04 MINUTES 30 SECONDS EAST, 3108.89 FEET FROM THE SOUTHEAST CORNER OF SAID A. DUNLAP SURVEY, THENCE SOUTH 89 DEGREES 36 MINUTES 55 SECONDS WEST, 15.00 FEET, THENCE SOUTH 01 DEGREES 34 MINUTES 31 SECONDS WEST, 268.02 FEET, THENCE NORTH 88 DEGREES 11 MINUTES 05 SECONDS WEST, 403.66 FEET, THENCE SOUTH 00 DEGREES 00 MINUTES 55 SECONDS WEST 211.00 FEET, THENCE NORTH 88 DEGREES 11 MINUTES 05 SECONDS WEST, 124.20 FEET, THENCE SOUTH 00 DEGREES 00 MINUTES 55 SECONDS WEST, 399.52 FEET TO A 1/2 INCH IRON FOUND AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO BRIAN BURTNETT, RECORDED IN VOLUME 1784, PAGE 116, O.R.W.C.T., AND BEING FOR THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO KENNETH N. MELLENBRUCH AND WIFE, PAULA MELLENBRUCH RECORDED IN VOLUME 2194, PAGE 365, O.R.W.C.T. AND BEING FOR THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 00 MINUTES 55 SECONDS WEST, WITH THE WEST LINE OF SAID VOLUME 2194, PAGE 365, 150.01 FEET TO A METAL FENCE POST AT THE SOUTHWEST CORNER OF SAID VOLUME 2194, PAGE 365;

THENCE SOUTH 88 DEGREES 12 MINUTES 24 SECONDS EAST, WITH THE SOUTH LINE OF SAID VOLUME 2194, PAGE 365, 350.10 FEET TO A METAL FENCE POST;

THENCE SOUTH 50 DEGREES 56 MINUTES 37 SECONDS EAST, WITH THE SOUTH LINE OF SAID VOLUME 2194, PAGE 365, 205.47 FEET TO A 1/2 INCH IRON FOUND AT THE SOUTHEAST CORNER OF SAID VOLUME 2194, PAGE 365 AND BEING IN THE WEST LINE OF COUNTY ROAD NO. 3799;

THENCE WITH THE WEST LINE OF SAID COUNTY ROAD NO. 3799, THE FOLLOWING CALLS:

SOUTH 09 DEGREES 06 MINUTES 29 SECONDS EAST, 142.38 FEET TO A CAPPED IRON FOUND;

SOUTH 00 DEGREES 32 MINUTES 46 SECONDS EAST, 23.13 FEET TO A 1/2 INCH IRON FOUND AT THE NORTHEAST CORNER OF LOT 5, OF PHASE 1, STONE VALLEY, RECORDED IN CABINET B, SLIDE 153, PLAT RECORDS, WISE COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 53 MINUTES 35 SECONDS WEST, WITH THE NORTH LINE OF SAID LOT 5, 417.21 FEET TO A 1/2 INCH IRON FOUND AT THE NORTHWEST CORNER OF SAID LOT 5;

THENCE SOUTH 00 DEGREES 51 MINUTES 03 SECONDS EAST, WITH THE WEST LINE OF SAID LOT 5 AND LOTS 6 AND 7 OF SAID STONE VALLEY, 500.77 FEET TO A 1/2 INCH IRON FOUND AT THE SOUTHEAST CORNER OF SAID VOLUME 1032, PAGE 108 AND FOR THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO MIKEL WILLIAMS AND WIFE, PAMELA WILLIAMS, RECORDED IN VOLUME 1030, PAGE 755, O.R.W.C.T., AND BEING FOR THE SOUTHWEST CORNER OF SAID LOT 7 AND FOR THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ROSEMARY M. WILLCUT, RECORDED IN VOLUME 582, PAGE 333, R.R.W.C.T.;

THENCE NORTH 88 DEGREES 16 MINUTES 33 SECONDS WEST, WITH THE COMMON LINE OF SAID VOLUME 1032, PAGE 108 AND SAID VOLUME 1030, PAGE 755, 1140.05 FEET TO A METAL FENCE POST AT THE SOUTHWEST CORNER OF SAID VOLUME 1032, PAGE 108 AND THE NORTHWEST CORNER OF SAID VOLUME 1030, PAGE 755, AND BEING IN THE EAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO DAVE MILLER AND VICKY FERRER, RECORDED IN VOLUME 752, PAGE 889, R.R.W.C.T.;

THENCE NORTH 03 DEGREES 00 MINUTES 30 SECONDS EAST, WITH THE EAST LINE OF SAID VOLUME 752, PAGE 889, 666.97 FEET TO A 1/2 INCH IRON FOUND AT THE NORTHWEST CORNER OF SAID VOLUME 1032, PAGE 108 AND THE SOUTHWEST CORNER OF SAID VOLUME 1784, PAGE 116;

THENCE WITH THE SOUTH LINE OF SAID VOLUME 1784, PAGE 116, THE FOLLOWING CALLS:

SOUTH 83 DEGREES 18 MINUTES 50 SECONDS EAST, 548.92 FEET TO A METAL FENCE POST;

NORTH 55 DEGREES 01 MINUTES 56 SECONDS EAST, 557.31 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.95 ACRES OF LAND.

TRACT TWO:

DESCRIPTION FOR A 10.00 ACRE TRACT OF LAND SITUATED IN THE A. DUNLAP SURVEY, ABSTRACT NO. 261, THE T AND P R.R. CO. SURVEY, ABSTRACT NO. 1499 AND THE U. BROWNSON SURVEY, ABSTRACT NO. 97, WISE COUNTY, TEXAS, SAID TRACT BEING THE SAME TRACT OF LAND DESCRIBED IN DEED TO MIKEL WILLIAMS AND WIFE, PAMELA WILLIAMS, RECORDED IN VOLUME 1030, PAGE 755, O.R.W.C.T. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING BY DEED CALL FROM A 1/2 INCH IRON FOUND IN COUNTY ROAD NO. 3799, SAID IRON BEING FOR THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND RECORDED IN VOLUME 655, PAGE 838, R.R.W.C.T., AND BEING BY DEED CALL, NORTH 00 DEGREES 04 MINUTES 30 SECONDS EAST, 3108.89 FEET FROM THE SOUTHEAST CORNER OF SAID A. DUNLAP SURVEY, THENCE SOUTH 89 DEGREES 36 MINUTES 55 SECONDS WEST, 15.00 FEET, THENCE SOUTH 01 DEGREES 34 MINUTES 31 SECONDS WEST, 268.02 FEET, THENCE NORTH 88 DEGREES 11 MINUTES 05 SECONDS WEST, 403.66 FEET, THENCE SOUTH 00 DEGREES 00 MINUTES 55 SECONDS WEST, 211.00 FEET, THENCE NORTH 88 DEGREES 11

MINUTES 05 SECONDS WEST, 124.20 FEET, THENCE SOUTH 00 DEGREES 00 MINUTES 55 SECONDS WEST, 399.52 FEET, THENCE SOUTH 55 DEGREES 01 MINUTES 56 SECONDS WEST, 557.30 FEET, THENCE NORTH 83 DEGREES 81 MINUTES 50 SECONDS WEST, 548.92 FEET, THENCE SOUTH 03 DEGREES 00 MINUTES 30 SECONDS WEST, 666.97 FEET TO A METAL FENCE POST AT THE NORTHWEST CORNER OF SAID VOLUME 1030, PAGE 755 AND THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO MIKEL WILLIAMS AND WIFE, PAMELA WILLIAMS, RECORDED IN VOLUME 1032, PAGE 108, O.R.W.C.T., AND BEING IN THE EAST LINE OF THAT CERTAIN TRACT OF LAND DAVE MILLER AND VICKY FERRER, RECORDED IN VOLUME 752, PAGE 889, R.R.W.C.T. AND BEING FOR THE POINT OF BEGINNING;

THENCE SOUTH 88 DEGREES 16 MINUTES 33 SECONDS EAST, WITH THE COMMON LINE OF SAID VOLUME 1030, PAGE 755 AND SAID VOLUME 1032, PAGE 108, 1140.05 FEET TO A 1/2 INCH IRON FOUND AT THE NORTHEAST CORNER OF SAID VOLUME 1030, PAGE 755 AND AT THE SOUTHEAST CORNER OF SAID VOLUME 1032, PAGE 108 AND AT THE SOUTHWEST CORNER OF LOT 7, PHASE 1, STONE VALLEY, RECORDED IN CABINET B, SECTION 153, PLAT RECORDS, WISE COUNTY, TEXAS, AND BEING FOR THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ROSEMARY M. WILLCUT, RECORDED IN VOLUME 582, PAGE 333, R.R.W.C.T.;

THENCE SOUTH 00 DEGREES 51 MINUTES 03 SECONDS EAST, WITH THE WEST LINE OF SAID VOLUME 582, PAGE 333, PASSING THE SOUTHWEST CORNER OF SAID VOLUME 582, PAGE 333, AND THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JIMMIE D. FARRAR AND WIFE, SHEILA K. FARRAR, RECORDED IN VOLUME 2009, PAGE 631, O.R.W.C.T., CONTINUING WITH THE WEST LINE OF SAID VOLUME 2009, PAGE 631, IN ALL, 3678.25 FEET TO A CAPPED IRON FOUND AT THE SOUTHEAST CORNER OF SAID VOLUME 1030, PAGE 755 AND THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO COLLEEN M. HENDRIX, RECORDED IN VOLUME 1062, PAGE 727, O.R.W.C.T.;

THENCE NORTH 88 DEGREES 16 MINUTES 33 SECONDS WEST, WITH THE COMMON LINE OF SAID VOLUME 1030, PAGE 755 AND SAID VOLUME 1062, PAGE 727, 1165.51 FEET TO A CAPPED IRON FOUND AT THE SOUTHWEST CORNER OF SAID VOLUME 1030, PAGE 755 AND THE NORTHWEST CORNER OF SAID VOLUME 1062, PAGE 727, AND BEING IN THE EAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ALICIA MCCUE, RECORDED IN VOLUME 753, PAGE 640, R.R.W.C.T.;

THENCE NORTH 03 DEGREES 00 MINUTES 27 SECONDS EAST, WITH THE EAST LINE OF SAID VOLUME 753, PAGE 640, PASSING THE NORTHEAST CORNER OF SAID VOLUME 753, PAGE 640 AND THE SOUTHEAST CORNER OF SAID VOLUME 752, PAGE 889, AND CONTINUING WITH THE EAST LINE OF SAID VOLUME 752, PAGE 889, IN ALL, 377.96 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.00 ACRES OF LAND.

2. ***Instrument to be Foreclosed.*** The instrument to be foreclosed is the Deed of Trust dated 08/31/2017 and recorded in Document 201709818 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:	04/07/2026
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 GREGORY WILLIS AND TINA D. WILLIS, provides that it secures the payment of the indebtedness in the original principal amount of $424,100.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Fifth Third Bank N.A. is the current mortgagee of the note and deed of trust and FIFTH THIRD BANK, NATIONAL ASSOCIATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is Fifth Third Bank N.A. c/o FIFTH THIRD BANK, NATIONAL ASSOCIATION, 5001 Kingsley Drive, MD MOBBW, Cincinnati, OH 45227 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.auction.com or (800) 280-2832

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 02/05/26 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.

180 PRIVATE RD 2356
DECATUR, TX 76234

00000010708311

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: April 07, 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 May 19, 2017 and recorded in Document INSTRUMENT NO. 201708118 real property records of WISE County, Texas, with HECTOR C TORRES AND APRIL QUIROZ HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by HECTOR C TORRES AND APRIL QUIROZ HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of $137,464.00, 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 1:11 o'clock P M
JAN 29 2026

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

NTSS00000010708311

180 PRIVATE RD 2356
DECATUR, TX 76234

00000010708311

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 1/29/26 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: 1/29/26

EXHIBIT "A"

THE FOLLOWING DESCRIBED PROPERTY:

TRACT I:

BEING 12.488 ACRES IN THE EFFIE OUTLER SURVEY, ABSTRACT NUMBER 1017 AND THE WILLIAM MCCLANAHAN SURVEY, ABSTRACT NUMBER 553, WISE COUNTY, TEXAS, AND BEING PART OF A 89.49 ACRE TRACT AS RECORDED IN VOLUME 807, PAGE 280, REAL RECORDS, WISE COUNTY, TEXAS AND BEING A RETRACEMENT SURVEY OF ALL OF A CALLED 12.48 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO WENDELL LEE WILLIAMS ET UX, AS RECORDED IN VOLUME 891, PAGE 406, OFFICIAL RECORDS OF WISE COUNTY, TEXAS, AND THE SUBJECT PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON STAKE SET FOR CORNER ON THE SOUTH LINE OF SAID 89.49 ACRE TRACT AND THE NORTH LINE OF A 419.5 ACRE TRACT, SAID POINT BEING CALLED TO BE NORTH 88 DEGREES 42 MINUTES 51 SECONDS EAST 672.14 FEET FROM THE SOUTHWEST CORNER OF SAID 89.49 ACRE TRACT, AND BEING WEST 3130.56 FEET, SOUTH 3903.64 FEET AND NORTH 88 DEGREES 42 MINUTES 51 SECONDS EAST 672.14 FEET FROM THE NORTHEAST CORNER OF THE WILLIAM MCCLANAHAN SURVEY, ABSTRACT NO. 553;

THENCE NORTH PASSING EN ROUTE AT A DISTANCE OF 1290.72 FEET 1/2" IRON ROD FOUND FOR WITNESS AND CONTINUING IN ALL FOR A DISTANCE OF 1315.72 FEET TO A POINT FOR CORNER IN THE SOUTH CENTER LINE OF A 50 FOOT ROAD EASEMENT AS DESCRIBED IN SAID WILLIAMS DEED;

THENCE SOUTH 81 DEGREES 40 MINUTES 19 SECONDS EAST WITH THE SOUTH CENTER LINE OF SAID 50 FOOT ROAD EASEMENT A DISTANCE OF 429.53 FEET TO A POINT FOR CORNER;

THENCE SOUTH 00 DEGREES 00 MINUTES 11 SECONDS EAST PASSING EN ROUTE AT A DISTANCE OF 24.86 FEET A 1/2" IRON ROD FOUND FOR CORNER AND CONTINUING ON SAID COURSE IN ALL A DISTANCE OF 1243.97 FEET TO A 1/2" IRON ROD FOUND FOR CORNER ON THE SOUTH LINE OF SAID 89.49 ACRE TRACT AND THE NORTH LINE OF SAID 419.5 ACRE TRACT;

THENCE SOUTH 88 DEGREES 42 MINUTES 39 SECONDS WEST ALON AND NEAR A FENCE A DISTANCE OF 425.10 FEET TO THE POINT OF BEGINNING, AND CONTAINING 12.488 ACRES OF LAND MORE OR LESS.

ALL BEARING BASED ON 89.49 ACRE DEED.

SAVE AND EXCEPT THE RIGHT OF GRANTORS AND 3RD PARTIES TO TRAVEL OVER AND ACROSS THE NORTH 25 FEET OF THE ABOVE-DESCRIBED TRACT, SAME BEING A PORTION OF THE 50-FOOT ROAD EASEMENT DESCRIBED BELOW. SAID SOUTH 25 FOOT OF 50 FOOT BEING A PART OF A 2.86 ACRES ROAD EASEMENT DESCRIBED BELOW AND MAY NOT BE FENCED, BLOCKED, GATED AND/OR IN ANY WAY TO DENY GRANTOR'S AND 3RD PARTIES THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID NORTH 25 FOOT BY 429.53 FEET PORTION OF SAID 12.48 ACRES.

TRACT II:

TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING EASEMENT TRACT, SAID RIGHTS BEING IN COMMON WITH AND SUBJECT TO THE RIGHTS OF GRANTORS AND THIRD PARTIES;

BEING 2.86 ACRES IN THE WILLIAM MCCLANAHAN SURVEY, ABSTRACT NO. 553, THE EFFIE OUTLER SURVEY, ABSTRACT NO. 1017 AND THE FORD, WEAKLEY & JOHNSON SURVEY, ABSTRACT NO. 1353, WISE COUNTY, TEXAS, AND BEING PART OF A 89.49 ACRE TRACT AS RECORDED IN VOLUME 807, PAGE 280, REAL RECORDS, WISE COUNTY, TEXAS, AND BEING A 50 FOOT ROAD EASEMENT, SAID 2.86 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER IN COUNTY ROAD 2360 ON THE WEST LINE OF SAID 89.49 ACRE TRACT AND THE EAST LINE OF A 217 1/2 ACRE TRACT (RE: 92/165 D.R.W.C.T.), SAID POINT BEING NORTH 1404.17 FEET FROM THE SOUTHWEST CORNER OF SAID 89.49 ACRE TRACT, AND BEING WEST 3130.56 FEET AND SOUTH 2499.47 FEET FROM THE NORTHEAST CORNER OF THE WILLIAM MCCLANAHAN SURVEY, ABSTRACT NO. 553;

THENCE WITH SAID ROAD NORTH 50.53 FEET TO A POINT FOR CORNER;

THENCE LEAVING SAID ROAD SOUTH 81 DEGREES 40 MINUTES 19 SECONDS EAST, 30.32 FEET PASS A 1/2" IRON STAKE SET FOR REFERENCE, IN ALL 1332.03 FEET TO A 'A" IRON STAKE FOUND FOR CORNER AT THE INWARD CORNER OF SAID 89.49 ACRE TRACT AND THE SOUTHWEST CORNER OF A 110 1/2 ACRE TRACT (RE: 629/847 R.R.W.C.T.), SAID POINT BEING ON THE SOUTH LINE OF SAID MCCLANAHAN SURVEY AND THE NORTH LINE OF SAID OUTLER SURVEY;

THENCE WITH A FENCE AND SAID LINE SOUTH 89 DEGREES 20 MINUTES 53 SECONDS EAST 1152.39 FEET TO A 3/8" IRON STAKE FOUND FOR CORNER AT THE MOST EASTERLY NORTHEAST CORNER OF SAID 89.49 ACRE TRACT, SAID POINT BEING ON THE SOUTH LINE OF SAID MCCLANAHAN SURVEY AND THE NORTH LINE OF SAID FORD, WEAKLEY & JOHNSON SURVEY, AND BEING THE NORTHWEST CORNER OF A 29.00 ACRE TRACT (RE: 512/484 R.R.W.C.T.);

THENCE SOUTH 00 DEGREES 24 MINUTES 52 SECONDS EAST 50.01 FEET TO A 1/2" IRON STAKE SET FOR CORNER ON THE EAST LINE OF SAID 89.49 ACRE TRACT AND THE WEST LINE OF SAID 29.00 ACRE TRACT;

THENCE NORTH 89 DEGREES 20 MINUTES 53 SECONDS WEST 1156.68 FEET TO A 1/2" IRON STAKE SET FOR CORNER;

THENCE NORTH 81 DEGREES 40 MINUTES 19 SECONDS WEST, AT 1297.75 FEET PASS A 1/2" IRON STAKE SET FOR REFERENCE, IN ALL 1328.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.86 ACRES OF LAND.