POSTED
AT 12:17 o'clock P M
MAY 11 2026
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
CHRIS SHENKIR

Notice of Substitute Trustee Sale

PPP-003385

T.S. #: 26-18172

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

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

Date:	6/2/2026
Time:	The sale will begin no earlier than 1:00 PM or no later than three hours thereafter. The sale will be completed by no later than 4:00 PM
Place:	**Wise** County Courthouse in **Decatur**, Texas, at the following location: **The Southeast porch of the courthouse steps** OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

PLEASE SEE ATTACHED EXHIBIT "A"

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 6/15/2022 and is recorded in the office of the County Clerk of Wise County, Texas, under County Clerk's File No 202210598, recorded on 6/27/2022, of the Real Property Records of Wise County, Texas.
Property Address: 4163 S FM 730 DECATUR, TEXAS 76234

Trustor(s):	**AUSTIN BUSTER**	Original Beneficiary:	**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR United Wholesale Mortgage, LLC ITS SUCCESSORS AND ASSIGNS**
Current Beneficiary:	**US Bank trust national Association, not in its individual capacity, but solely as Delaware trustee for GS Mortgage-Backed Securities Trust 2023-NQM1**	Loan Servicer:	**NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing**
Current Substituted Trustees:	**Auction.com, LLC, David Stockman, Donna Stockman, Brenda Wiggs, Michelle Schwartz, Guy Wiggs, Janet Pinder, Brandy Bacon, Jamie Dworsky, Angela Cooper, Jeff Benton, Stockman Foreclosure Services Inc. , Rick Snoke, Prestige Default Services, LLC, Agency Sales and Posting LLC Prestige Posting and Publishing LLC**		

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

T.S. #: 26-18172

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

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

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of $1,395,000.00, executed by Austin Buster, A Single Man, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR United Wholesale Mortgage, LLC ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Austin Buster, A Single Man to AUSTIN BUSTER. US Bank trust national Association, not in its individual capacity, but solely as Delaware trustee for GS Mortgage-Backed Securities Trust 2023-NQM1 is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

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

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

US Bank trust national Association, not in its individual capacity, but solely as Delaware trustee for GS Mortgage-Backed Securities Trust 2023-NQM1
c/o NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing
75 Beattie Place, Suite 300
Greenville, South Carolina 29601-2743
800-365-7107

T.S. #: 26-18172

Dated: 5/11/26

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

Donna Stockman

Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732
Sale Line Information: (949) 776-4697
Website: https://prestigepostandpub.com

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Attn: Trustee Department

T.S. #: 26-18172

EXHIBIT A

Being a 4.998 acre tract of land situated in the RICHARD SALMON SURVEY, Abstract No. 760, Wise County, Texas, being a portion of that certain tract of land described in deed as Tract Two of Parcel Two to Anthony R. Woods, as recorded in Instrument No. 201506449IOfficial Records, Wise County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod found on the most westerly west line of said Tract Two, said iron rod being the common east corner of the certain tract of land described as Parcel 1 in said Woods deed and that certain tract of land described as Tract One of Parcel Two in said Woods deed;

THENCE South 05° 32'47" East, departing said west line, a distance of 161.11 feet to a 1/2-inch iron rod set at the POINT OF BEGINNING of the herein described tract;

THENCE North 63°29'14"' East a distance of 375.40 feet to a 1/2- inch iron rod set with cap stamped "Premier Surveying",

THENCE Noeth 42°16'13" East, a distance of 242.73 feet to a 1/2-inch iron rod set with cap stamped "Premier Surveying",

THENCE North 51°53'39" East, a distance of 124.54 feet to a 1/2-inch iron rod set with cap stamped "Premier Surveying",

THENCE North 67°55'12" East, a distance of 112.97 feet to a 1/2-inch iron rod set with cap stamped "Premier Surveying",

THENCE North 85°35'22" East, a distance of 267.47 feet to a 1/2-inch iron rod set with cap stamped "Premier Surveying" on the west line of S. Farm to Market Road No. 730

THENCE North 00°53'30" East, a distance of 227.39 feet to a 1/2-inch iron rod set with cap stamped "Premier Surveying",

THENCE North 89°16'41" East, a distance of 453.46 feet to a 1/2-inch iron rod set with cap stamped "Premier Surveying",

THENCE North 01°03'58" East, a distance of 229.27 feet to a 1/2-inch iron rod set with cap stamped "Premier Surveying",

THENCE North 88°25'42" East, a distance of 150.43 feet to a 1/2-inch iron rod set with cap stamped "Premier Surveying",

THENCE South 01°31'51" East, a distance of 192.48 feet

THENCE North 88°43'35" East, a distance of 260.10 feet to a 1/2-inch iron rod set with cap stamped "Premier Surveying",

THENCE North 29°53'20" East, a distance of 195.78 feet to the POINT OF BEGINNING and containing 217,709 square feet or 4.998 acres of land.

NOTICE OF FORECLOSURE SALE

May 7, 2026

DEED OF TRUST ("DEED OF TRUST"):

POSTED
AT 8:56 o'clock A M
MAY 11 2026

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

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

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

FORECLOSURE SALE:

DATE:	June 2, 2026
TIME:	The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter**
PLACE:	Wise County Court Center, 306 W. Main Street, Decatur, Texas, for the duration of the historic restoration of the Wise County Courthouse. Sales are to be held by the flagpole at the south end of the building so that the public entrance is not affected OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.
TERMS OF SALE:	The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

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

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

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

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the

avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

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

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

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

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

STATE OF TEXAS
COUNTY OF MONTAGUE

This instrument was acknowledged before me on May 11, 2026, Brandon Hill, Vice-President of Legend Bank, a National Association.

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

Notary Public, State of Texas
My commission expires:

EXHIBIT "A"

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

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

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

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

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

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

POSTED
AT 809 o'clock A M
MAY 01 2026
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
CHRIS SHENKIR

Notice of Substitute Trustee Sale

T.S. #: 25-15312

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

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

Date:	6/2/2026
Time:	The sale will begin no earlier than 1:00 PM or no later than three hours thereafter. The sale will be completed by no later than **4:00 PM**
Place:	**Wise** County Courthouse in **Decatur,** Texas, at the following location: **The Southeast porch of the courthouse steps** OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

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

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

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

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

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary

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

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

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

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

Questions concerning the sale may be directed to the undersigned or to the beneficiary:
U.S. Bank Trust Company, National Association, not in its individual capacity but solely as Trustee on behalf of PRPM 2023-NQM3 Trust
c/o SN Servicing Corporation
323 5th Street
Eureka, CA 95501

800-603-0836

Dated: 5/1/26

Auction.com, LLC, David Stockman, Donna Stockman, Brenda Wiggs, Michelle Schwartz, Guy Wiggs, Janet Pinder, Brandy Bacon, Jamie Dworsky, Angela Cooper, Jeff Benton, Stockman Foreclosure Services Inc., Rick Snoke, Prestige Default Services, LLC, Agency Sales and Posting LLC, Prestige Posting And Publishing LLC

Donna Stockman

Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732
Sale Line Information: (949) 776-4697
Website: https://prestigepostandpub.com

T.S. #: 25-15312

EXHIBIT A

Being a tract of land situated in the Green B. Buchanan one league and labor Survey, Abstract No. 31, Wise County, Texas, and being all of Lots 10 and 11, of Old Chisholm Estates, Phase 1, recorded in Cabinet A, Slide 519, Map or Plat Records of Wise County, Texas, and a portion of Lots 13, 14, and 15, Block 3, of Old Chisholm Estates, Phase 4, an unrecorded Subdivision in Wise County, Texas, same being that tract of land conveyed to George F. Strong, III and wife, Tonya J. Strong, by deed recorded in Volume 1583, Page 335, Deed Records of Wise County, Texas, and being more particularly described by metes and bounds as follows:

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

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

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

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

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

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

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

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

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

T.S. #: 25-15312

EXHIBIT A
(Continued)

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

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

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

Unofficial Copy

T.S. #: 25-15312

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Attn: Trustee Department

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, Jeff Benton, Jamie Dworsky, Leslie Shuler, Angela Brown, Bonny Mounger or Robin Shelton, 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, June 2, 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 23 day of April, 2026.

POSTED
AT 10:51 o'clock A M
APR 27 2026

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

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 23 day of April, 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.

T.S. #: 2026-23177-TX

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE'S SALE

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

The undersigned, in accordance with Texas Property Code §51.0076, as attorney-in-fact for the Mortgagee or Mortgage Servicer, hereby removes the original trustee and any and all successor substitute trustees, and appoints in their stead: Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, NFPDS-TX LLC, Agency Sales and Posting LLC, Abstracts/Trustees of Texas, LLC, Resolve Trustee Services, LLC , or any one of them, c/o Nestor Solutions, LLC, 214 5th Street, Suite 205, Huntington Beach, California 92648, as Substitute Trustee, to hereafter exercise all powers and duties conferred upon the original trustee under the Deed of Trust, and further authorizes and directs the Substitute Trustee to conduct and execute the remedies provided to the beneficiary therein.

1. **Date, Time, and Place of Sale.**

Date: 6/2/2026

Time: **The earliest time the sale will begin is 1:00 PM,** or within three (3) hours after that time.

Place: Wise County Courthouse, Texas, at the following location: THE FLAGPOLE AT THE SOUTH END OF THE WISE COUNTY COURT CENTER, LOCATED AT 306 W. MAIN, DECATUR, TX 76234; OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court.

2. **Property To Be Sold.** LOT 5, BLOCK J OF CHISHOLM SPRINGS, PHASE 2, A SUBDIVISION IN WISE COUNTY, TEXAS ACCORDING TO THE FINAL MAP OR PLAT THEREOF RECORDED IN CABINET E, SLIDE 153 OF THE MAP RECORDS OF WISE COUNTY AND REFERENCED TO BY INSTRUMENT FILED FOR RECORD UNDER WISE COUNTY CLERK'S FILE NO. 201907769.

Commonly known as: 127 BANDANA CIR NEWARK TX 76071

3. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated **10/7/2021** and recorded in the office of the County Clerk of Wise County, Texas, recorded on **10/11/2021** under County Clerk's File No **202116521**, in Book -- and Page -- in the Real Property Records of Wise County, Texas.

Grantor(s):	**LOREN MICHAEL SAUCIER, A SINGLE MAN**
Original Trustee:	Thomas E. Black, Jr.
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for CMG MORTGAGE, INC. dba CMG FINANCIAL, its successors and assigns
Current Mortgagee:	Freedom Mortgage Corporation
Mortgage Servicer:	Freedom Mortgage Corporation

POSTED
AT 11:44 o'clock A M
APR 23 2026
BLANCA TIJMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
CHRIS SHENKIR

4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Mortgagee thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. Pursuant to §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. **Notice Regarding Federal Reporting Requirements.** Please be advised that the highest bidder ("purchaser") at this trustee's sale may be required to provide information, documentation and/or certification as mandated by applicable federal law, and entity and trust purchasers should be prepared to provide beneficial ownership information as may be required by federal reporting requirements effective for transfers of residential real property to covered transferees on or after 3/1/2026. If applicable, the required information must be provided to the trustee before a trustee's deed will be issued for covered transfers. Additional information regarding these regulations and the required transferee information and certifications can be found at https://www.fincen.gov/rre-faqs#D_5 or https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers.

6. **Obligations Secured.** The Deed of Trust provides that it secures the payment of the indebtedness and obligations described therein (collectively, the "Obligations"), including, but not limited to: (1) the promissory note in the original principal amount of $340,000.00, executed by LOREN MICHAEL SAUCIER, A SINGLE MAN, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for CMG MORTGAGE, INC. dba CMG FINANCIAL, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of the Trustor(s) to the current holder of the Obligations, secured by the Deed of Trust. Default has occurred in the payment of the indebtedness, and the same is now wholly due and payable. The owner and holder of the Obligations has requested that the Substitute Trustee sell the Property to satisfy the indebtedness.

7. **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 administer any resulting foreclosure of the lien securing the Property referenced above. **Freedom Mortgage Corporation** as Mortgage Servicer, represents the current mortgagee, whose address is:

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

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.

NESTOR SOLUTIONS, LLC, as attorney-in-fact for
FREEDOM MORTGAGE CORPORATION



By: _____

Dated: 4/14/2026

Christopher K. Baxter
Senior Vice President
Texas Bar No. 90001747
214 5th Street, Suite 205
Huntington Beach, California 92648
Phone: (888) 403-4115 Fax: (888) 345-5501

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

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE'S SALE

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

The undersigned, in accordance with Texas Property Code §51.0076, as attorney-in-fact for the Mortgagee and/or Mortgage Servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead: Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, NFPDS-TX LLC, Agency Sales and Posting LLC, Abstracts/Trustees of Texas, LLC, Resolve Trustee Services, LLC, or any one of them, c/o Nestor Solutions, LLC, at 214 5th Street, Suite 205, Huntington Beach, California 92648, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the 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.

1. **Date, Time, and Place of Sale.**

Date: 6/2/2026

Time: **The earliest time the sale will begin is 1:00 PM**, or within three (3) hours after that time.

Place: Wise County Courthouse, Texas, at the following location: THE FLAGPOLE AT THE SOUTH END OF THE WISE COUNTY COURT CENTER, LOCATED AT 306 W. MAIN, DECATUR, TX 76234; OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court.

2. **Property To Be Sold.** BEING LOT 16, BLOCK 6, OF LAWDIN ADDITION, AN ADDITION TO THE CITY OF BRIDGEPORT, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 527, PLAT RECORDS OF WISE COUNTY, TEXAS.

Commonly known as: 1017 WOOTTON AVE BRIDGEPORT, TX 76426

3. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated **7/8/2022** and recorded in the office of the County Clerk of Wise County, Texas, recorded on **7/14/2022** under County Clerk's File No **202211518**, in Book -- and Page -- The subject Deed of Trust was modified by Loan Modification recorded as Instrument 202317542 and recorded on 12/27/2023, and further recorded as Instrument 202505578 and recorded on 05/01/2025 in the Real Property Records of Wise County, Texas.

Grantor(s):	**VICTOR MUNOZ AND ANDREA MARTINEZ, HUSBAND AND WIFE**
Original Trustee:	LLOYD REITER
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for FIRST STATE BANK, its successors and assigns
Current Mortgagee:	Freedom Mortgage Corporation
Mortgage Servicer:	Freedom Mortgage Corporation

4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the mortgagee thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Pursuant to §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. **Notice Regarding Federal Reporting Requirements.** Please be advised that the highest bidder ("purchaser") at this trustee's sale may be required to provide information, documentation and/or certification as mandated by applicable federal law, and entity and trust purchasers should be prepared to provide beneficial ownership information as may be required by federal reporting requirements effective for transfers of residential real property to covered transferees on or after 3/1/2026. If applicable, the required information must be provided to the trustee before a trustee's deed will be issued for covered transfers. Additional information regarding these regulations and the required transferee information and certifications can be found at

POSTED
AT 1200 o'clock P M
APR 09 2026

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

https://www.fincen.gov/rre-faqs#D_5 or https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers.

6. **Obligations Secured.** The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to: (1) the promissory note in the original principal amount of $234,671.00, executed by VICTOR MUNOZ AND ANDREA MARTINEZ, HUSBAND AND WIFE, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for FIRST STATE BANK, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust. Default has occurred on 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 the said indebtedness.

7. **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. **Freedom Mortgage Corporation** as Mortgage Servicer, is representing the current mortgagee, whose address is:

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

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.

NESTOR SOLUTIONS, LLC, as attorney-in-fact for FREEDOM MORTGAGE CORPORATION



By: _____

Dated: 3/31/2026

Christopher K. Baxter, Esq. SBOT 90001747
Senior Vice President
214 5th Street, Suite 205
Huntington Beach, California 92648
Phone: (888) 403-4115 Fax: (888) 345-5501

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

190 SWITCHBACK HILL RD
NEWARK, TX 76071

00000010769818

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: June 02, 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 July 22, 2022 and recorded in Document INSTRUMENT NO. 202212577; AS AFFECTED BY LOAN MODIFICATION AGREEMENT INSTRUMENT NO. 202313298 real property records of WISE County, Texas, with NICOLLE MARIE FORGETT, UNMARRIED WOMAN, WILLIAM YOUNG, UNMARRIED MAN AND JAMES R STRONACH, UNMARRIED MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by NICOLLE MARIE FORGETT, UNMARRIED WOMAN, WILLIAM YOUNG, UNMARRIED MAN AND JAMES R STRONACH, UNMARRIED MAN, securing the payment of the indebtednesses in the original principal amount of $333,743.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK 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. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD
STE 110
OKLAHOMA CITY, OK 73118-6077

POSTED
AT 9:33 o'clock A M
APR 02 2026

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

CHRIS SHENKIR

190 SWITCHBACK HILL RD
NEWARK, TX 76071

00000010769818

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 AND 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 4/2/26 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: 4/2/26

EXHIBIT "A"

LOT THIRTY (30), IN BLOCK T, 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)

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE'S SALE

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The undersigned, in accordance with Texas Property Code §51.0076, as attorney-in-fact for the Mortgagee and/or Mortgage Servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead: Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, NFPDS-TX LLC, Agency Sales and Posting LLC, Abstracts/Trustees of Texas, LLC, Resolve Trustee Services, LLC, or any one of them, c/o Nestor Solutions, LLC, at 214 5th Street, Suite 205, Huntington Beach, California 92648, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the 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.

1. **Date, Time, and Place of Sale.**

Date: 6/2/2026

Time: **The earliest time the sale will begin is 1:00 PM,** or within three (3) hours after that time.

Place: Wise County Courthouse, Texas, at the following location: THE FLAGPOLE AT THE SOUTH END OF THE WISE COUNTY COURT CENTER, LOCATED AT 306 W. MAIN, DECATUR, TX 76234; OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court.

2. **Property To Be Sold.** BEING LOT 6, BLOCK 1, OF PROSPERITY ESTATES, AN ADDITION TO WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET F, PAGE 179, PLAT RECORDS OF WISE COUNTY, TEXAS.

Commonly known as: 359 COUNTY ROAD 4791 BOYD, TX 76023

3. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated **7/25/2023** and recorded in the office of the County Clerk of Wise County, Texas, recorded on **7/28/2023** under County Clerk's File No **202310332**, in Book -- and Page -- in the Real Property Records of Wise County, Texas.

Grantor(s):	**VICTORIA ECHERD, A SINGLE WOMAN AND GARY ROARK AND PAMELA ROARK, HUSBAND AND WIFE**
Original Trustee:	BLACK, MANN & GRAHAM, LLP
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP, its successors and assigns
Current Mortgagee:	Freedom Mortgage Corporation
Mortgage Servicer:	Freedom Mortgage Corporation

4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the mortgagee thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Pursuant to §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. **Notice Regarding Federal Reporting Requirements.** Please be advised that the highest bidder ("purchaser") at this trustee's sale may be required to provide information, documentation and/or certification as mandated by applicable federal law, and entity and trust purchasers should be prepared to provide beneficial ownership information as may be required by federal reporting requirements effective for transfers of residential real property to covered transferees on or after 3/1/2026. If applicable, the required information must be provided to the trustee before a trustee's deed will be issued for covered transfers. Additional information regarding these regulations and the required transferee information and certifications can be found at

RTS 1349
T.S. #: 2025-15072-TX

POSTED
AT 933 o'clock A M
APR 02 2026
BLANCA TAMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
CHRIS SHENKIR

https://www.fincen.gov/rre-faqs#D_5 or https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers.

6. **Obligations Secured.** The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to: (1) the promissory note in the original principal amount of $307,070.00, executed by VICTORIA ECHERD, A SINGLE WOMAN AND GARY ROARK AND PAMELA ROARK, HUSBAND AND WIFE, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust. Default has occurred on 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 the said indebtedness.

7. **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. **Freedom Mortgage Corporation** as Mortgage Servicer, is representing the current mortgagee, whose address is:

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

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.

NESTOR SOLUTIONS, LLC, as attorney-in-fact for FREEDOM MORTGAGE CORPORATION

By: _____

Dated: 3/30/2026

Christopher K. Baxter, Esq. SBOT 90001747
Senior Vice President
214 5th Street, Suite 205
Huntington Beach, California 92648
Phone: (888) 403-4115 Fax: (888) 345-5501

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

POSTED
AT 1:49 o'clock P M
MAR 25 2026
BIANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
Edualdo Villa

Notice of Substitute Trustee Sale

PPP3361
T.S. #: 26-18192

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

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

Date:	6/2/2026
Time:	The sale will begin no earlier than **1:00 PM** or no later than three hours thereafter. The sale will be completed by no later than **4:00 PM**
Place:	**Wise** County Courthouse in **DECATUR**, Texas, at the following location: **The Southeast porch of the courthouse steps** OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

Lot Twenty-Two (22), 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.

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 8/31/2022 and is recorded in the office of the County Clerk of Wise County, Texas, under County Clerk's File No 202214345, recorded on 9/2/2022, of the Real Property Records of Wise County, Texas.
Property Address: 176 BANJO TRAIL NEWARK, TEXAS 76071

Trustor(s):	**JEDEDIAH BERT MAXWELL AND BRISTCHAE MAXWELL**	Original Beneficiary:	**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR Loandepot.com, LLC ITS SUCCESSORS AND ASSIGNS**
Current Beneficiary:	**loanDepot.com, LLC**	Loan Servicer:	**loanDepot.com, LLC**
Current Substituted Trustees:	**Auction.com, LLC, David Stockman, Donna Stockman, Brenda Wiggs, Michelle Schwartz, Guy Wiggs, Janet Pinder, Brandy Bacon, Jamie Dworsky, Angela Cooper, Jeff Benton, Stockman Foreclosure Services Inc., Rick Snoke, Prestige Default Services, LLC, Agency Sales and Posting LLC, Prestige Posting and Publishing LLC**		

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

T.S. #: 26-18192

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

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

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of $401,900.00, executed by JEDEDIAH BERT MAXWELL AND BRISTCHAE MAXWELL HUSBAND AND
WIFE, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR Loandepot.com, LLC ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of JEDEDIAH BERT MAXWELL AND BRISTCHAE MAXWELL HUSBAND AND
WIFE to JEDEDIAH BERT MAXWELL AND BRISTCHAE MAXWELL . loanDepot.com, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

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

Questions concerning the sale may be directed to the undersigned or to the beneficiary:
loanDepot.com, LLC
6531 Irvine Center Drive, Suite 100
Irvine, CA 92618
(888) 337-6888 x 6789

T.S. #: 26-18192

Dated: 03/25/26

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

Donna Stockman

Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732
Sale Line Information: (949) 776-4697
Website: https://prestigepostandpub.com

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Attn: Trustee Department