POSTED
AT 4:10 o'clock P M
SEP 15 2026
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Faith Mariacher Deputy
Faith Mariacher

Westport Capital Partners, LLC, a Texas Limited Liability Company, Noteholder
Ghrist Law Firm PLLC (hereinafter "Attorney")

ROYAL BLUE CITY LLC, a Texas Limited Liability Company
601 N PARK BLVD APT 1803 GRAPEVINE, TX 76051
Sent Via First Class Mail and CMRR# 9489 0178 9820 3053 5997 86 on 09.15.2026

ROYAL BLUE CITY LLC, a Texas Limited Liability Company
6440 SPRING RANCH DR FORT WORTH, TX 76179 - 7771
Sent Via First Class Mail and CMRR# 9489 0178 9820 3053 5997 48 on 09.15.2026

ROYAL BLUE CITY LLC, a Texas Limited Liability Company
107 Valley St., Bridgeport, TX 76426
Sent Via First Class Mail and CMRR# 9489 0178 9820 3053 5997 62 on 09.15.2026

NOTICE OF TRUSTEE'S SALE

WHEREAS ROYAL BLUE CITY LLC, a Texas Limited Liability Company and executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Wise County, Texas and is recorded under Clerk's File/Instrument Number 202511829, to which reference is made for all purposes.

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

   Date: Tuesday, the 6th day of October, 2026

   Time: The sale shall begin no earlier than 1:00 P.M. or no later than three hours thereafter.

   Place: The foreclosure sale will be conducted at public venue in the area designated by the Wise County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

   Being Lots 1, 2, 3, 75 and 76, Block 2, Unit One, LAKEVUE ESTATES, an Addition to Wise County, Texas, according to the plat recorded in Cabinet A, Slide 9, Plat Records of Wise County, Texas together with all improvements, buildings, structures, fixtures, and manufactured homes or mobile homes situated on or hereafter affixed to the property, including any such home that becomes part of the real property pursuant to a Statement of Ownership filed with the Texas Department of Housing and Community Affairs or its successor agency.

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.
The senders of the notice also include those names listed below.

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. Bidders may be required to pay in cash immediately and without any delay. The foregoing is a bidding condition.

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

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

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 ACCELERATION. If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.

Ian Ghrist, Richard Ramsey, M. Asad Haq, Richard Quinnton Courchesne
Substitute Trustee(s)
6201 Colleyville Blvd, Suite 200
Colleyville, Texas 76034
Phone: (817) 778-4136

{{case|137359}}

199 PARK ST
NEWARK, TX 76071

00000010300457

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

   Date: October 06, 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 26, 2015 and recorded in Document INSTRUMENT NO. 201505601 real property records of WISE County, Texas, with GREGORY LEE BROWN, A MARRIED MAN AND LADONNA BROWN, HIS WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (''MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by GREGORY LEE BROWN, A MARRIED MAN AND LADONNA BROWN, HIS WIFE, securing the payment of the indebtednesses in the original principal amount of $75,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ROCKET MORTGAGE, 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. ROCKET MORTGAGE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o ROCKET MORTGAGE, LLC
635 WOODWARD AVE.
DETROIT, MI 48226

POSTED
AT 3:14 o'clock P M
SEP 14 2026
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
CHRIS SHENKIR

199 PARK ST
NEWARK, TX 76071

00000010300457

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 9/14/26 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: 9/14/26

EXHIBIT "A"

DESCRIPTION FOR A TRACT OF LAND SITUATED IN THE CAIN T. BRUSH SURVEY, ABSTRACT NUMBER 93, WISE COUNTY. TEXAS, AND BEING THAT SAME TRACT OF LAND DESCRIBED IN A DEED TO GREGORY LEE BROWN AND WIFE, LADONNA BROWN, RECORDED IN VOLUME 856, PAGE 178, REAL RECORDS. WISE COUNTY, TEXAS, COMPRISING OF "FIRST TRACT" BEING LOT 1, BLOCK 3, BROWN PARK ADDITION, RECORDED IN VOLUME 4, PAGE 19, SURVEYORS RECORDS, WISE COUNTY, TEXAS, AND A TRACT OF LAND DESCRIBED AS "SECOND TRACT", BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" CAPPED "T.C.S. RPLS 4277" REBAR ROD SET FOR THE SOUTHWEST CORNER OF SAID BROWN SECOND TRACT SAME BEING THE NORTHWEST CORNER OF PARK STREET, AN EXISTING 50 FEET WIDE RIGHT OF WAY, AND BEING IN THE EAST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO ROY E. BROWN, RECORDED IN VOLUME 183, PAGE 84, DEED RECORDS, WISE COUNTY, TEXAS, AND FROM WHICH A 1/2" IRON PIPE FOUND (CONTROL MONUMENT) FOR THE NORTHWEST CORNER OF LOT 4, BLOCK 2, BROWN PARK ADDITION BEARS S 00°28'18" W., 50.12 FEET, END EAST., 246.00 FEET;

THENCE N 00°28'18" E., 120.00 FEET ALONG THE COMMON LINE OF SAID BROWN SECOND TRACT AND SAID ROY BRAWN TRACT TO A 1/2" CAPPED "T.C.S. RPLS 4277" REBAR ROD SET FOR THE NORTHWEST CORNER OF SAID BROWN SECOND TRACT. SAME BEING THE NORTHEAST CORNER OF SAID ROY BROWN TRACT. AND BEING IN THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO CHISOLM 2000, L.P., RECORDED IN VOLUME 958, PAGE 437, OFFICIAL RECORDS, WISE COUNTY, TEXAS;

THENCE EAST. (BASIS FOR DIRECTIONAL CONTROL), AT 76.00 FEET PASSING THE NORTHEAST CORNER OF SAID BROWN SECOND TRACT, SAME BEING THE NORTHWEST CORNER OF SAID LOT 1, IN ALL, 166.00 FEET ALONG THE COMMON LINE OF SAID BROWN TRACT AND SAID CHISOLM TRACT TO A 1/2" CAPPED "T.C.S. RPLS 4277" REBAR ROD SET FOR THE NORTHEAST CORNER OF SAID LOT 1, SAME BEING THE NORTHWEST CORNER OF LOT 2, AND FROM WHICH A 1/Z" IRON PIPE FOUND (CONTROL MONUMENT) FOR THE NORTHEAST CORNER OF LOT 3 BEARS EAST., 200.00 FEET;

THENCE S 00°35'27" W. 120.01 FEET ALONG THE COMMON LINE OF SAID LOT 1 AND SAID LOT 2 TO A 1 /2" IRON PIPE FOUND (CONTROL MONUMENT) IN THE NORTH LINE OF SAID PARK STREET FOR THE SOUTHEAST CORNER OF SAID LOT 1, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE WEST., AT 90.00 FEET PASSING THE SOUTHWEST CORNER OF SAID LOT 1, SAME BEING THE SOUTHEAST CORNER OF SAID BROWN SECOND TRACT, IN ALL, 165.75 FEET ALONG THE NORTH LINE OF SAID PARK STREET TO THE POINT OF BEGINNING AND CONTAINING 0.46 OF AN ACRE OF LAND MORE OR LESS

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: SEPTEMBER 11, 2026

NOTE: Note described as follows:

Date:	MARCH 25, 2022
Maker:	GONASAGAREE GOVENDER
Payee:	FINANCE OF AMERICA COMMERCIAL LLC successor to FINANCE OF AMERICA MORTGAGE LLC
Original Principal Amount:	$152,820.00

DEED OF TRUST: Deed of Trust described as follows:

Date:	MARCH 25, 2022
Grantor:	GONASAGAREE GOVENDER
Trustee:	MCCARTHY & HOLTHUS, LLP
Beneficiary:	FINANCE OF AMERICA COMMERCIAL LLC successor to FINANCE OF AMERICA MORTGAGE LLC
Recorded:	DOCUMENT NO. 202205388, Real Property Records, WISE County, Texas.

LENDER: FINANCE OF AMERICA COMMERCIAL LLC successor to FINANCE OF AMERICA MORTGAGE LLC

BORROWER: GONASAGAREE GOVENDER

POSTED
AT 3:14 o'clock P M
SEP 14 2026
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
CHRIS SHENKIR

24-1581

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: DAVID STOCKMAN, JAMIE DWORSKY, DONNA STOCKMAN, GUY WIGGS, JANET PINDER, JEFF BENTON, BONNY MOUNGER, ANGELA BROWN, ROBIN SHELTON, DAVID GARVIN

Substitute Trustee's Mailing Address:
c/o SettlePou
3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

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

OCTOBER 6, 2026, the first Tuesday of the month, to commence at 1:00 P.M. or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In WISE County, Texas, at the Wise County Courthouse, 101 N. Trinity Street, Decatur, TX 76234 or if the preceding area is no longer the designated area, at the area most recently designated by the Commissioners Court of such County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where the Notice of Substitute Trustee's Sale is posted),

RECITALS

Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, 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.

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

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other

substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property 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 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.

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date:	MARCH 25, 2022
Grantor:	GONASAGAREE GOVENDER
Trustee:	MCCARTHY & HOLTHUS, LLP
Beneficiary:	FINANCE OF AMERICA COMMERCIAL LLC successor to FINANCE OF AMERICA MORTGAGE LLC
Recorded:	DOCUMENT NO. 202205388, Real Property Records, 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: DAVID STOCKMAN, JAMIE DWORSKY, DONNA STOCKMAN, GUY WIGGS, JANET PINDER, JEFF BENTON, BONNY MOUNGER, ANGELA BROWN, ROBIN SHELTON, DAVID GARVIN

Substitute Trustee's Mailing Address:
c/o SettlePou
3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

Each Substitute Trustee is appointed **effective as of September 11, 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: William Jennings, Attorney for FINANCE OF AMERICA COMMERCIAL LLC successor to FINANCE OF AMERICA MORTGAGE LLC

THE STATE OF TEXAS §
§
COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on September 11, 2026

NYJER REESE
Notary Public, State of Texas
Comm. Expires 01-21-2029
Notary ID 12261571

_____
Notary Public, State of Texas

Notice of Sale executed by:

Donna Stockman

Name: Donna Stockman

Substitute Trustee

24-1581

EXHIBIT A

Being 0.280 acres of land and improvements out of the John Jordan Survey. Abstract No. 457, City of Boyd, Wise County, Texas, being the same tract as deeded to Eddy Calcott, Judy Pierce, and Mary Caison in an Affidavit of Heirship in Instrument No, 202019416, Official Records, Wise County, Texas, said 0.280 acres tract being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a point in the east right of way of Allen Street (F.M. 730) for the northwest corner of First Tract and the southwest of Second Tract said point being 50.00 feet North 01° 22' 03" West from the southwest corner of First tract and the northwest corner of a tract of land as deeded to J.D. Hudgins in Volume 164, Page 163, Deed Records, Wise County, Texas, same being the northwest corner of a tract as deeded to Gail Haynes and the southwest corner of a tract of land as deeded to Eddy Calicott, Mary Caison and Judy Pierce in an Affidavit of Heirship in instrument No. 202019416, Official Records, Wise County, Texas;

THENCE with the east right of way of Allen Street (FM. 730), North 01° 22' 03" West 15.0 feet to a capped iron stake set for the northwest corner of said Affidavit tract and the southwest corner of a tract of land as deeded to Eddy Calicol and wife, Brenda Calicol in Volume 112, Page 514, Real Records, Wise County, Texas, same being the northwest corner of First Tract and the southwest corner of Second Tract;

THENCE with the north line of said Affidavit tract and the south line of said Calicol tract, same being the north line of First Tract and the south line of Second Tract, North 89° 57' 47" East 188.15 feet to a capped iron stake set for the northeast corner of said Affidavit and the southeast corner of said Calicol tract, same being the northeast corner of said First Tract and the southeast corner of Second Tract and being in the west line of Supernatural Investments LLC in Instrument No. 201806893, Official Records, Wise County, Texas;

THENCE with a fence line in the east line of said Affidavit tract and the west line of said Supernatural tract, South 00° 55' 26" East 65.00 feet to an "x" tie post for the southeast corner of said Affidavit tract and the northeast corner of said Haynes tract and the southeast corner of said First Tract;

THENCE with said fence line in the south line of said Affidavit tract and the north line of said Haynes tract and the south line of said First Tract, South 89° 57' 58" West 187.65 feet to a metal post in the east right of way of Allen Street (F.M. 730) for the southwest corner of said Affidavit tract and the northwest corner of said Haynes tract and the southwest corner of said First Tract;

THENCE with a fence line in the east right of way of Allen Street (F.M. 730) for the west line of said Affidavit tract, North 01° 22' 03" West 50.00 feet to the POINT OF BEGINNING, containing 0.280 acres of land, more or less.

POSTED
AT 10:05 o'clock A M
SEP 11 2026
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Faith Mariacher Deputy
Faith Mariacher

STATE OF TEXAS §
§
COUNTY OF WISE §

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public foreclosure sale.

1. **Property to be Sold:** The property to be sold is certain real property located in Wise County, Texas and more fully described as:

250 Drifter Drive, Newark, TX 76071; a/k/a

Lot Twelve (12), in Block "U", 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, Clerk's File No(s). D221089295 and D221051061, of the Official Public Records of Tarrant County, Texas; the Subject Property lies wholly within Wise County, Texas;

2. **Owner(s):** Credo Tanzey

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

Date: Tuesday, October 6, 2026

Time: Between the hours of 10:00 a.m. and 1:00 p.m. The sale shall commence at no earlier time than 10:00 a.m.

Place: At the County Courthouse in Wise County, Texas, in the area where foreclosure sales are to take place as designated by the commissioner's court of said county, said designation having been recorded in the real property records of said county.

4. **Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day of the sale for the property being sold. The Property will be sold "as is", "where is" and "with all faults" of whatever nature or kind. NO warranty or representation of any kind is made regarding the property.

The sale will be made expressly subject to the provisions of the Declaration, any and all prior matters of records affecting the Property and any rights of redemption granted by law. **Prospective bidders are strongly urged to examine the applicable property records and the law.**

5. **Type of Sale:** The sale is a foreclosure sale to foreclose the Lien of Chisholm Springs Homeowners Association, Inc. a/k/a Chisholm Springs for the failure of the above-referenced owner(s) to pay assessments and related charges again the Property as reflected in the Notice of Lien filed in the County Clerk's Office.

6. **Obligation Secured:** The Lien as reflected in the Notice of Lien secures the failure to pay assessments and related charges to the Association in the amount of $5,833.64, as of September 2, 2026.

7. **Default and Request to Act:** Default has occurred by the failure to pay assessments to the Association, and the Association has requested me as agent on behalf of the Association to conduct this sale. Notice is given that before the sale the Association may appoint another person as agent or trustee to conduct the sale.

Dated: September 2, 2026



Jack Manning, Casey Meyers, Lance Erickson, Philip Traynor, Shannon Gonzales, William "Bill" Attmore, and Ivonne Saldaña,
Attorneys & Substitute Trustees

MANNING & MEYERS
Attorneys at Law
4340 N. Central Expressway, Suite 200
Dallas, Texas 75206
(214) 823-6600 – *Telephone*
(214) 821-3800 – *Facsimile*

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED ABOVE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE ABOVE NAMED ASSOCIATION.

POSTED
AT 10:05 o'clock A M
SEP 11 2026
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Faith Mariacher Deputy
Faith Mariacher

STATE OF TEXAS §
§
COUNTY OF WISE §

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public foreclosure sale.

1. **Property to be Sold:** The property to be sold is certain real property located in Wise County, Texas and more fully described as:

141 Dodge City Trail, Newark, TX 76071; a/k/a

Lot 51R, Block B, Chisholm Springs, an Addition to Wise County, Texas, according to the Corrected Plat thereof recorded in Cabinet C, Slide 184, Plat Records of Wise County, Texas;

2. **Owner(s):** Jason Charles Chancellor

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

Date: Tuesday, October 6, 2026

Time: Between the hours of 10:00 a.m. and 1:00 p.m. The sale shall commence at no earlier time than 10:00 a.m.

Place: At the County Courthouse in Wise County, Texas, in the area where foreclosure sales are to take place as designated by the commissioner's court of said county, said designation having been recorded in the real property records of said county.

4. **Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day of the sale for the property being sold. The Property will be sold "as is", "where is" and "with all faults" of whatever nature or kind. NO warranty or representation of any kind is made regarding the property.

The sale will be made expressly subject to the provisions of the Declaration, any and all prior matters of records affecting the Property and any rights of redemption granted by law. **Prospective bidders are strongly urged to examine the applicable property records and the law.**

5. **Type of Sale:** The sale is a foreclosure sale to foreclose the Lien of Chisholm Springs Homeowners Association, Inc. a/k/a Chisholm Springs for the failure of the above-referenced

owner(s) to pay assessments and related charges again the Property as reflected in the Notice of Lien filed in the County Clerk's Office.

6. **Obligation Secured:** The Lien as reflected in the Notice of Lien secures the failure to pay assessments and related charges to the Association in the amount of $5,971.89, as of September 2, 2026.

7. **Default and Request to Act:** Default has occurred by the failure to pay assessments to the Association, and the Association has requested me as agent on behalf of the Association to conduct this sale. Notice is given that before the sale the Association may appoint another person as agent or trustee to conduct the sale.

Dated: September 2, 2026

Jack Manning, Casey Meyers, Lance Erickson, Philip Traynor, Shannon Gonzales, William "Bill" Attmore, and Ivonne Saldaña,
Attorneys & Substitute Trustees

MANNING & MEYERS
Attorneys at Law
4340 N. Central Expressway, Suite 200
Dallas, Texas 75206
(214) 823-6600 – *Telephone*
(214) 821-3800 – *Facsimile*

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED ABOVE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE ABOVE NAMED ASSOCIATION.

POSTED
AT 10:05 o'clock A M
SEP 11 2026
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Faith Mariacher Deputy
Faith Mariacher

STATE OF TEXAS §
§
COUNTY OF WISE §

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public foreclosure sale.

1. **Property to be Sold:** The property to be sold is certain real property located in Wise County, Texas and more fully described as:

258 Dodge City Trail, Newark, TX 76071; a/k/a

Lot One R (1R), Block C, of Chisholm Springs, an Addition in Wise County, Texas, according to the Plat thereof recorded in Plat Cabinet C, Slide(s) 177-179, (Refiled in Cabinet C, Slide(s) 184-186) Map Records of Wise County, Texas;

2. **Owner(s):** Roberto Leon Arias

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

Date: Tuesday, October 6, 2026

Time: Between the hours of 10:00 a.m. and 1:00 p.m. The sale shall commence at no earlier time than 10:00 a.m.

Place: At the County Courthouse in Wise County, Texas, in the area where foreclosure sales are to take place as designated by the commissioner's court of said county, said designation having been recorded in the real property records of said county.

4. **Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day of the sale for the property being sold. The Property will be sold "as is", "where is" and "with all faults" of whatever nature or kind. NO warranty or representation of any kind is made regarding the property.

The sale will be made expressly subject to the provisions of the Declaration, any and all prior matters of records affecting the Property and any rights of redemption granted by law. **Prospective bidders are strongly urged to examine the applicable property records and the law.**

5. **Type of Sale:** The sale is a foreclosure sale to foreclose the Lien of Chisholm Springs Homeowners Association, Inc. a/k/a Chisholm Springs for the failure of the above-referenced

owner(s) to pay assessments and related charges again the Property as reflected in the Notice of Lien filed in the County Clerk's Office.

6. **Obligation Secured:** The Lien as reflected in the Notice of Lien secures the failure to pay assessments and related charges to the Association in the amount of $989.00, as of September 2, 2026.

7. **Default and Request to Act:** Default has occurred by the failure to pay assessments to the Association, and the Association has requested me as agent on behalf of the Association to conduct this sale. Notice is given that before the sale the Association may appoint another person as agent or trustee to conduct the sale.

Dated: September 2, 2026

Jack Manning, Casey Meyers, Lance Erickson, Philip Traynor, Shannon Gonzales, William "Bill" Attmore, and Ivonne Saldaña,
Attorneys & Substitute Trustees

MANNING & MEYERS
Attorneys at Law
4340 N. Central Expressway, Suite 200
Dallas, Texas 75206
(214) 823-6600 – *Telephone*
(214) 821-3800 – *Facsimile*

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED ABOVE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE ABOVE NAMED ASSOCIATION.

POSTED
AT 10:05 o'clock A M
SEP 11 2026
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Faith Mariacher Deputy
Faith Mariacher

STATE OF TEXAS §
§
COUNTY OF Wise §

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public foreclosure sale.

1. **Property to be Sold:** The property to be sold is certain real property located in Wise County, Texas and more fully described as:

255 Drifter Drive, Newark, TX 76071; a/k/a

Lot Three (3), in Block "T", of Chisholm Springs, Phase 3, an Addition to Wise and Tarrant Countles, 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 Clerk's File No(s). D221089295 and D221051061, of the Official Public Records of Tarrant County, Texas; the subject property lies wholly within Wise County, Texas ;

2. **Owner(s):** Rashime Derwin Nario Jarvis

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

Date: Tuesday, October 6, 2026

Time: Between the hours of 1:00 p.m. and 4:00 p.m. The sale shall commence at no earlier time than 1:00 p.m.

Place: At the County Courthouse in Wise County, Texas, in the area where foreclosure sales are to take place as designated by the commissioner's court of said county, said designation having been recorded in the real property records of said county.

4. **Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day of the sale for the property being sold. The Property will be sold "as is", "where is" and "with all faults" of whatever nature or kind. NO warranty or representation of any kind is made regarding the property.

The sale will be made expressly subject to the provisions of the Declaration, any and all prior matters of records affecting the Property and any rights of redemption granted by law. **Prospective bidders are strongly urged to examine the applicable property records and the law.**

5. **Type of Sale:** The sale is a foreclosure sale to foreclose the Lien of Chisholm Springs Homeowners Association, Inc. a/k/a Chisholm Springs for the failure of the above-referenced

owner(s) to pay assessments and related charges again the Property as reflected in the Notice of Lien filed in the County Clerk's Office.

6. **Obligation Secured:** The Lien as reflected in the Notice of Lien secures the failure to pay assessments and related charges to the Association in the amount of $7,121.89, as of August 31, 2026.

7. **Default and Request to Act:** Default has occurred by the failure to pay assessments to the Association, and the Association has requested me as agent on behalf of the Association to conduct this sale. Notice is given that before the sale the Association may appoint another person as agent or trustee to conduct the sale.

Dated: August 31, 2026

Jack Manning, Casey Meyers, Lance Erickson, Philip Traynor, Shannon Gonzales, William "Bill" Attmore, and Ivonne Saldaña,
Attorneys & Substitute Trustees

MANNING & MEYERS
Attorneys at Law
4340 N. Central Expressway, Suite 200
Dallas, Texas 75206
(214) 823-6600 – *Telephone*
(214) 821-3800 – *Facsimile*

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED ABOVE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE ABOVE NAMED ASSOCIATION.

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 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.

PROPERTY TO BE SOLD: The property to be sold is described as follows:

LOT(S) 17, 18, 19, AND 20, BLOCK 21, UNIT 4, SATELLITE CITY, AN ADDITION TO WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDE 559-563, PLAT RECORDS OF WISE COUNTY, TEXAS

commonly known as 120 Joseph Drive, Decatur, Texas 76234; and

including all personal property secured by the security agreement included in the Deed of Trust and the Manufactured Home situated thereon identified 2019 Legacy Housing Corporation H-3680-43.5FLPA (36' x 80'), Serial Number L210660A & L210660B, Label Number NTA1882285 & NTA1882286, together with all parts, accessories, repairs, improvements, and accessions (the "Manufactured Home").

INSTRUMENT TO BE FORECLOSED: The instrument to be foreclosed is the deed of trust recorded as document number 201904799 in the official public records of Wise, Texas.

DEED OF TRUST:

POSTED
AT 3:07 o'clock P M
SEP 02 2026
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Faith Mariacher Deputy
Faith Mariacher

Date:	April 23, 2019
Grantor / Mortgagor:	Walter Leroy Johnson
Original Trustee:	Robert W. Buchholz , Attorney at Law
Beneficiary / Mortgagee:	
Name:	Triad Manufactured Home Financial Services, Inc.
Mailing Address:	13901 Sutton Park Drive South, Bldg. A, Suite 300 Jacksonville, FL 32224
Recording information:	Official Public Records of Wise County Texas Doc. 201904799

SUBSTITUTE TRUSTEE(S):

Name: Abstracts/Trustees of Texas, LLC

Mailing Address: 9130 Jollyville Rd., Ste. 100-21, Austin, Texas 78759

Mortgage Servicer has appointed the foregoing persons as Substitute Trustee under the deed of trust.

MORTGAGE SERVICER: Triad Financial Services, Inc.
13901 Sutton Park Drive South, Suite 300
Jacksonville, FL 32224

DATE, TIME, AND PLACE OF SALE: The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, October 6, 2026

Time: The sale will begin no earlier than 1:00 P.M. or no later than three hours thereafter. The sale will be completed by no later than 4:00 P.M.

Place: The Wise County Courthouse, on the southeast porch of the Wise County Courthouse steps or designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code as a place where foreclosure sales are to take place.

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

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

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. THERE WILL BE NO WARRANTY RELATING TO THE TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR PERSONAL PROPERTY IN THIS DISPOSITION.

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 nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Walter Leroy Johnson.

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 the Note in the original principal amount of $185,610.94 executed by Walter Leroy Johnson, and payable to the order of A+ Federal Credit Union.

A+ Federal Credit Union, who is the current owner and holder of the Obligations and is the current beneficiary under the deed of trust. Triad Financial Services, Inc., is representing A+ Federal Credit Union under a servicing agreement.

Questions concerning the sale may be directed to the undersigned or to Mortgage Servicer, Triad Financial Services, Inc. at 13901 Sutton Park Drive South, Suite 300, Jacksonville, FL 32224, (800) 522-2013.

DEFAULT AND REQUEST TO ACT. Default has occurred under the deed of trust, and the Mortgage Servicer has requested me, as Substitute Trustee. This foreclosure is being administered by the Mortgage Servicer. The Mortgage Servicer is representing the Mortgagee under a servicing agreement. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated: August 31, 2026.

Abstracts/Trustees of Texas, LLC
Substitute Trustee
9130 Jollyville Rd., Ste. 100-21
Austin, Texas 78759

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 10/2/2019	**Grantor(s)/Mortgagor(s):** ROSA LINDA GONZALEZ AND ERNESTO GONZALEZ, WIFE AND HUSBAND
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR TOWN SQUARE MORTGAGE AND INVESTMENTS INC. DBA TOWN SQUARE MORTGAGE, ITS SUCCESSORS AND ASSIGNS	**Current Beneficiary/Mortgagee:** Newrez LLC d/b/a Shellpoint Mortgage Servicing
Recorded in: **Volume:** N/A **Page:** N/A **Instrument No:** 201911991	**Property County:** WISE
Mortgage Servicer: NewRez LLC, d/b/a Shellpoint Mortgage Servicing is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	**Mortgage Servicer's Address:** 75 Beattie Place, Greenville, SC 29601
Date of Sale: 10/6/2026	**Earliest Time Sale Will Begin:** 1:00 PM
Place of Sale of Property: Wise County Courthouse, 101 N. Trinity Street, Decatur, TX 76234 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Auction.com, LLC, Donna Stockman, David Stockman, Guy Wiggs, Jeff Benton, Jamie Dworsky, Leslie Shuler, Angela Brown, Bonny Mounger or Robin Shelton, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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

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

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. 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 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 PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Dated: 8/20/2026

Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for NewRez LLC, d/b/a Shellpoint Mortgage Servicing

Dated: 08/27/26

Donna Stockman
Printed Name: Donna Stockman

Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075
https://sales.mccarthyholthus.com/

POSTED
AT 2 24 o'clock PM
AUG 27 2026
BLANCA TUMA/ COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
CHRIS SHENKIR

MH File Number: TX-26-126670-POS
Loan Type: Conventional Residential

TX-26-126670-POS

EXHIBIT "A"

A 18.76 acre tract of land in the H. M. A. Cassidy Survey A-178, Wise County, Texas and being the same tract of land described in deed to Bobby Duke recorded in Volume 501, Page 65, Real Records, Wise County, Texas and being more particularly described as follows:

BEGINNING at a three inch aluminum capped monument in the north line of the Richard Gilliam Survey A-341 for the southwest corner of the M. T. Parish Survey A-1206 and for the southeast corner of said Cassidy Survey and for the southeast corner of said Duke tract;

THENCE North 89° 09' 46" West with the south line of said Cassidy Survey 713.40 feet to a point in the west line of County Road No. 1591 for the northeast corner of the G. H. Burroughs Survey A-42 and for the northwest corner of said Gilliam Survey and for the most southerly southeast corner of a tract of land described as tract two in deed to Hill Family Trust recorded in Volume 2413, Page 558, Official Public Records, Wise County, Texas and for the southwest corner of said Duke tract from which a four inch post bears North 11° 47' 44" East 22.82 feet;

THENCE North 07° 24' 07" East 136.83 feet to a fourteen inch Elm Tree for an inner corner of said Duke tract;

THENCE North 56° 58' 10" West with the general course of a fence 120.63 feet to a twenty inch Elm Tree on the east bank of the Big Sandy Creek and the east line of said Hill Family tract two;

THENCE with the meanders of the east bank of said Big Sandy Creek and the east line of said Hill Family tract two the following calls:

THENCE North 16° 27' 43" East 150.23 feet to a point from which an iron rod found bears North 27° 31' 19" East 39.77 feet;
THENCE North 07° 50' 14" East 164.29 feet to a point from which an iron rod found bears North 25° 10' 35" East 69.85 feet;
THENCE North 22° 38' 33" East 108.09 feet to a point from which an iron rod found bears South 18° 02' 14" West 38.43 feet;
THENCE North 46° 36' 41" East 127.24 feet to a point from which an iron rod found bears South 12° 04' 03" East 36.13 feet;
THENCE North 69° 31' 00" East 108.76 feet to a point from which an iron rod found bears North 64° 54' 21" East 67.87 feet;
THENCE North 41° 07' 19" East 85.96 feet to a point from which an iron rod found bears South 07° 48' 15" East 36.31 feet
THENCE North 07° 58' 53" West 95.83 feet;
THENCE North 35° 35' 53" West 143.98 feet;
THENCE North 42° 59' 23" West 218.87 feet;
THENCE North 18° 18' 49" West 88.14 feet to a four inch post for an inner corner

of said Hill Family tract two and for the Northwest corner of said Duke tract;

THENCE South 89° 37' 17" East with the general course of a fence at 693.38 feet pass a 3/8 inch iron rod found in the west line of said road as fenced and continuing in all 718.28 feet to a point in the west line of said Parish Survey and in the east line of said Cassidy Survey for the most easterly southeast corner of said Hill Family tract two and for the northeast corner of said Duke tract;

THENCE South 00° 13' 14" West with said road 1259.68 feet to the POINT OF BEGINNING.

The Company is prohibited from insuring the area or quantity of land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct. References to quantity are for informational purposes only.

NOTICE OF FORECLOSURE SALE

PROPERTY TO BE SOLD. The property to be sold is described as follows:

Being Lot 8, Block 17 of Unit Number 5 of Runaway Bay, an Addition to Wise County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 429, Plat Records, Wise County, Texas.

commonly known as 0 Buffalo Court, Runaway Bay, Texas 76426

together with all improvements and other property, if any, covered by the Deed of Trust (collectively, the **"Property"**).

INSTRUMENT TO BE FORECLOSED. The instrument to be foreclosed is the deed of trust recorded as document number 202500370 in the official public records of Wise County, Texas.

DEED OF TRUST.

POSTED
AT 2:58 o'clock P M
AUG 20 2026
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ CHRIS SHENKI Deputy

Date: January 7, 2025

Grantor/Borrower: CYNTHIA LARA

Original Trustee: PHIL L. ADAMS

Mortgagee/Lender: JRD LAND & CATTLE LLC, a Texas limited liability company

Recorded: Wise County Clerk Document No. 202500370, Official Public Records of Wise County, Texas

Original Principal Amount: $49,500.00

SUBSTITUTE TRUSTEE. JRD LAND & CATTLE LLC has appointed the following Substitute Trustee pursuant to the Deed of Trust and applicable Texas law:

Charles R. Tibbels
CARRILLO|SIPES|TIBBELS, PLLC
100 N. Trinity
Decatur, Texas 76234

DEFAULT AND ACCELERATION. Default has occurred in the payment of the indebtedness secured by the Deed of Trust and in the performance of the obligations secured thereby. The Borrower was previously given written notice of default, an opportunity to cure, and notice of the Mortgagee's intent to accelerate the indebtedness if the default was not timely cured.

The default was not timely cured. The Mortgagee has accelerated the maturity of the indebtedness secured by the Deed of Trust and has directed the Substitute Trustee to enforce the power of sale contained in the Deed of Trust.

DATE, TIME, AND PLACE OF FORECLOSURE SALE. The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, October 6, 2026

Time: The sale will be held between the hours of 10:00 a.m. and 4:00 p.m., local time. The earliest time at which the sale will begin is **10:00 a.m.**, and the sale will begin at that time or not later than three hours thereafter.

Place: At the door of the first floor in the southeast corner of the Wise County Courthouse, 101 North Trinity, Decatur, Wise County, Texas, being the area currently designated for foreclosure sales by Wise County, or at such other area as may then be designated by the Wise County Commissioners 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 JRD LAND & CATTLE LLC may bid by credit against the indebtedness secured by the Deed of Trust to the extent permitted by the Deed of Trust and applicable law.

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

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. 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 Section 51.009 of the Texas Property Code, the Property will be sold **"AS IS, WHERE IS"**, without representation or warranty, express or implied, except as to such title as the Substitute Trustee is authorized and required by law to convey, and subject to all matters having priority over the lien of the Deed of Trust, including, without limitation, taxes, assessments, easements, restrictions, reservations, covenants, rights-of-way, and superior liens, if any. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. THERE WILL BE NO WARRANTY RELATING TO THE TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR PERSONAL PROPERTY IN THIS DISPOSITION, IF ANY.

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 open for the first sale of the day held by the trustee or any substitute trustee.

TYPE OF SALE. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Cynthia Lara.

NOTICE. Notice of this foreclosure sale is being given pursuant to the Deed of Trust and Section 51.002 of the Texas Property Code. A copy of this Notice shall be posted and filed as required by law and shall be served by certified mail on each debtor who, according to the records of the mortgage servicer or holder of the debt, is obligated to pay the debt.

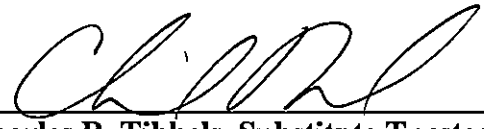
OBLIGATIONS SECURED. The deed of trust provides that is secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to the Note in the original principal amount of $49,500.00 executed by Cynthia Lara, and payable to the order of JRD Land & Cattle LLC.

JRD Land & Cattle LLC, who is the current owner and holder of the Obligations and is the current beneficiary of under the deed of trust.

Questions concerning the sale may be directed to the undersigned.

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

DATED: August 20, 2026.



Charles R. Tibbels, Substitute Trustee
CARRILLO|SIPES|TIBBELS, PLLC
100 N. Trinity
P.O. Box 207
Decatur, Texas 76234

NOTICE OF FORECLOSURE SALE

PROPERTY TO BE SOLD. The property to be sold is described as follows:

Lots 5 & 6, Unit Number 5 of Runaway Bay, an Addition to Wise County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 421, Plat Records, Wise County, Texas

commonly known as 135 Blue Ridge Dr., Texas 76426

together with all improvements and other property, if any, covered by the Deed of Trust (collectively, the **"Property"**).

INSTRUMENT TO BE FORECLOSED. The instrument to be foreclosed is the deed of trust recorded as document number 202200816 in the official public records of Wise County, Texas.

DEED OF TRUST.

Date: January 12, 2022

Grantor/Borrower: STEPHEN M. CAMPBELL

Original Trustee: CHARLES M. NEWMAN

Mortgagee/Lender: DEREK WINTER

Recorded: Wise County Clerk Document No. 202200816, Official Public Records of Wise County, Texas

Original Principal Amount: $36,000.00

SUBSTITUTE TRUSTEE. DEREK WINTER has appointed the following Substitute Trustee pursuant to the Deed of Trust and applicable Texas law:

Charles R. Tibbels
CARRILLO|SIPES|TIBBELS, PLLC
100 N. Trinity
Decatur, Texas 76234

DEFAULT AND ACCELERATION. Default has occurred in the payment of the indebtedness secured by the Deed of Trust and in the performance of the obligations secured thereby. The Borrower was previously given written notice of default, an opportunity to cure, and notice of the Mortgagee's intent to accelerate the indebtedness if the default was not timely cured.

POSTED
AT 2:58 o'clock P M
AUG 20 2026
BLANCA TIJMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy CHRIS SHENKIR

The default was not timely cured. The Mortgagee has accelerated the maturity of the indebtedness secured by the Deed of Trust and has directed the Substitute Trustee to enforce the power of sale contained in the Deed of Trust.

DATE, TIME, AND PLACE OF FORECLOSURE SALE. The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, October 6, 2026

Time: The sale will be held between the hours of 10:00 a.m. and 4:00 p.m., local time. The earliest time at which the sale will begin is **10:00 a.m.**, and the sale will begin at that time or not later than three hours thereafter.

Place: At the door of the first floor in the southeast corner of the Wise County Courthouse, 101 North Trinity, Decatur, Wise County, Texas, being the area currently designated for foreclosure sales by Wise County, or at such other area as may then be designated by the Wise County Commissioners 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 DEREK WINTER may bid by credit against the indebtedness secured by the Deed of Trust to the extent permitted by the Deed of Trust and applicable law.

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

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. 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 Section 51.009 of the Texas Property Code, the Property will be sold **"AS IS, WHERE IS"**, without representation or warranty, express or implied, except as to such title as the Substitute Trustee is authorized and required by law to convey, and subject to all matters having priority over the lien of the Deed of Trust, including, without limitation, taxes, assessments, easements, restrictions, reservations, covenants, rights-of-way, and superior liens, if any. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. THERE WILL BE NO WARRANTY RELATING TO THE TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR PERSONAL PROPERTY IN THIS DISPOSITION, IF ANY.

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 open for the first sale of the day held by the trustee or any substitute trustee.

TYPE OF SALE. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Cynthia Lara.

NOTICE. Notice of this foreclosure sale is being given pursuant to the Deed of Trust and Section 51.002 of the Texas Property Code. A copy of this Notice shall be posted and filed as required by law and shall be served by certified mail on each debtor who, according to the records of the mortgage servicer or holder of the debt, is obligated to pay the debt.

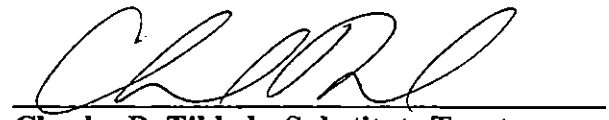
OBLIGATIONS SECURED. The deed of trust provides that is secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to the Note in the original principal amount of $36,000.00 executed by Stephen M. Campbell, and payable to the order of Derek Winter.

Derek Winter, who is the current owner and holder of the Obligations and is the current beneficiary of under the deed of trust.

Questions concerning the sale may be directed to the undersigned.

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

DATED: August 20, 2026.



Charles R. Tibbels, Substitute Trustee
CARRILLO|SIPES|TIBBELS, PLLC
100 N. Trinity
P.O. Box 207
Decatur, Texas 76234

POSTED
AT 12:15 o'clock P M

AUG 20 2026

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

NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE SERVICING (ALW)
WILLIAMS, GLEN DALE
1602 SOUTH STRATTON STREET, DECATUR, TX 76234

FHA 513-2501259-703

Firm File Number: 26-045206

NOTICE OF TRUSTEE'S SALE

WHEREAS, on June 30, 2022, GLEN DALE WILLIAMS AND LAMARI WILLIAMS, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to SANDLER LAW GROUP, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR CHERRY CREEK MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS in payment of a debt therein described. The Deed of Trust was filed in the real property records of **WISE** COUNTY, TX and is recorded under Clerk's File/Instrument Number 202210994, to which reference is herein made for all purposes.

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Tuesday, October 6, 2026** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in **WISE** COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

TRACT ONE:
LOT NO. 5, BLOCK NO. 2, IN THE HELM ACRES RE-SUBDIVISION OF A PORTION OF THE SOUTH DECATUR ADDITION TO THE CITY OF DECATUR, WISE COUNTY, TEXAS, AS SHOWN BY PLAT THEREOF DULY RECORDED IN VOL. 190, P. 166, OF THE DEED RECORDS OF WISE COUNTY, TEXAS; BEING THE SAME LAND DESCRIBED IN DEED BY H.M. HELM, JR. ET UX TO WAYNE E. WILLIAMSON, DATED SEPTEMBER 27, 1954, RECORDED IN VOL. 193, P. 239, DEED RECORDS OF WISE COUNTY, TEXAS.

TRACT TWO:
BEING ALL THAT CERTAIN TRACT DESCRIBED AS PARCEL TWO IN DEED AS RECORDED IN VOLUME 2008, PAGE 845, OFFICIAL PUBLIC RECORDS, WISE COUNTY, TEXAS AND BEING A PORTION OF LOT 1, BLOCK 112, SOUTH DECATUR ADDITION AN ADDITION TO THE CITY OF DECATUR, AS RECORDED IN VOLUME 8, PAGE 642, DEED RECORDS, WISE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED 1/2 INCH IRON ROD FOUND IN THE WEST LINE OF SOUTH STRATTON STREET AND IN THE EAST LINE OF SAID LOT 1, BLOCK 112, SOUTH DECATUR ADDITION AND THE SOUTHEAST CORNER OF A TRACT OF LAND IN DEED TO MICHELLE EMERSON AS DESCRIBED IN VOLUME 2023, PAGE 769, OFFICIAL PUBLIC RECORDS, WISE COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 24 MINUTES 24 SECONDS WEST, WITH THE WEST LINE OF SOUTH STRATTON AND THE EAST LINE OF SAID LOT 1, BLOCK 112, SOUTH DECATUR ADDITION, 23.86 FEET TO A "Y" FOUND IN CONCRETE AT THE NORTHEAST CORNER OF LOT 5, BLOCK 2, HELMS ADDITION AS RECORDED IN VOLUME 190, PAGE 166, DEED RECORDS, WISE COUNTY, TEXAS;

THENCE NORTH 87 DEGREES 49 MINUTES WEST, LEAVING THE WEST LINE OF SOUTH STRATTON STREET AND THE EAST LINE OF SAID LOT 1, BLOCK 112, SOUTH DECATUR ADDITION, WITH THE NORTH LINE OF SAID LOT 5, BLOCK 2, HELMS ACRES, 160.06 FEET TO A POINT FOR CORNER AT THE MOST SOUTHERLY SOUTHWEST CORNER OF A TRACT IN DEED TO GEARY L. WASHBURN AND DESCRIBED IN VOLUME 875, PAGE 886, OFFICIAL PUBLIC RECORDS, WISE COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 24 MINUTES 24 SECONDS EAST, WITH THE SOUTHERLY EAST LINE OF SAID WASHBURN TRACT, 16.69 FEET TO A 2-1/2INCH STEEL FENCE POST FOUND FOR CORNER;

THENCE NORTH 89 DEGREES 36 MINUTES 59 SECONDS EAST, WITH THE MOST EASTERLY SOUTH LINE OF SAID WASHBURN TRACT AND THE SOUTH LINE OF AFOREMENTIONED EMERSON TRACT IN VOLUME 2023, PAGE 769, OFFICIAL PUBLIC RECORDS, WISE COUNTY, TEXAS, 160.0 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.075 ACRES OF LAND, MORE OR LESS.

THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF LAND DESCRIBED HEREIN. THEREFORE, THE COMPANY DOES NOT REPRESENT THAT THE ACREAGE OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT. REFERENCES TO QUANTITY ARE FOR INFORMATIONAL PURPOSES ONLY.

Property Address:	1602 SOUTH STRATTON STREET DECATUR, TX 76234
Mortgage Servicer:	NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE SERVICING
Mortgagee:	NEWREZ LLC 601 OFFICE CENTER DRIVE SUITE 100 FORT WASHINGTON, PA 19034

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

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

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

WITNESS MY HAND this day August 13, 2026.

By: _____
Grant Tabor
Texas Bar No. 24027905
gtabor@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for NewRez LLC

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

POSTED
AT 12:15 o'clock P M
AUG 20 2026

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

25-362049

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Tex. Prop. Code § 51.002(i)**

Deed of Trust Date: November 1, 2024	**Original Mortgagor/Grantor:** HAKIM ALDDALU AND MAKENZIE ALDDALU
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS BENEFICIARY, AS NOMINEE FOR AMERICAN FINANCIAL RESOURCES, LLC, ITS SUCCESSORS AND ASSIGNS, ITS SUCCESSORS AND ASSIGNS	**Current Beneficiary / Mortgagee:** U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 EBO TRUST
Recorded in: **Volume:** N/A **Page:** N/A **Instrument No:** 202414832	**Property County:** WISE
Mortgage Servicer: Selene Finance LP	**Mortgage Servicer's Address:** 3501 Olympus Blvd, Suite 500, Dallas, TX 75019

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

Secures: Note in the original principal amount of $166,920.00, executed by HAKIM ALDDALU and payable to the order of Lender.

Property Address/Mailing Address: 335 OVERLAND TRL, BRIDGEPORT, TX 76426

Legal Description of Property to be Sold: BEING LOT 7, BLOCK 26, OF UNIT NUMBER 5 OF RUNAWAY BAY, AN ADDITION TO WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SECTION 420, PLAT RECORDS, WISE COUNTY, TEXAS.

Date of Sale: October, 06, 2026	**Earliest time Sale will begin:** 1:00 PM

Place of sale of Property: At the door of the first floor in the southeast corner of the Wise County Courthouse located at 101 ½ North Trinity; OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 EBO TRUST*, the owner and holder of the Note, has requested Servicelink Agency Sales and Posting, LLC whose address is 1320 Greenway Drive Suite 300, Irving, TX 75038 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd, Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 EBO TRUST* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

Pursuant to section 51.0075(a) of the Texas Property Code, Servicelink Agency Sales and Posting, LLC whose address is 1320 Greenway Drive Suite 300, Irving, TX 75038 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd, Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Servicelink Agency Sales and Posting, LLC whose address is 1320 Greenway Drive Suite 300, Irving, TX 75038 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd, Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.

Donna Stedeman

SUBSTITUTE TRUSTEE

Servicelink Agency Sales and Posting, LLC OR Tejas Corporate Services, LLC, Trustee

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

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 February 2, 2024, executed by **RICHARD RAY DALE CUNNINGHAM AND ELLENE PACK CUNNINGHAM**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 202402163, 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, October 6, 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 2017 Legacy Manufactured Home, Serial No. L112568AB.

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 11 day of August, 2026.

POSTED
AT 12:11 o'clock P M
AUG 13 2026
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Katja Stovall Deputy
Katja Stovall

K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401
Telephone: (361) 884-0612
Facsimile: (361) 884-5291
Email: clittlefield@umhlaw.com

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 11 day of August, 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"

Tract One:
Lot 141, UNIT NUMBER FIVE, RUNAWAY BAY, a Subdivision in Wise County, Texas, according to the Map or Plat thereof recorded in Cabinet A, Slide 420, Plat Records, Wise County, Texas.

Tract Two:
Lots 142 and 143, UNIT NUMBER FIVE, RUNAWAY BAY, a Subdivision in Wise County, Texas, according to the Map or Plat thereof recorded in Cabinet A, Slide 420, Plat Records, Wise County, Texas.

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

CONVENTIONAL

Firm File Number: 25-042982

NOTICE OF TRUSTEE'S SALE

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

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, October 6, 2026** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in **WISE** COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

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

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

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

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

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

WITNESS MY HAND this day August 5, 2026.

By: _____
Grant Tabor
Texas Bar No. 24027905
gtabor@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040

POSTED
AT 10:30 o'clock A M
AUG 13 2026
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
Faith Mariacher

Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-OPT3, Asset-Backed Certificates, Series 2006-OPT3

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

TRUHOME SOLUTIONS, LLC (THS)
PIERCE, SHANNON AND TAMRA
224 JENNINGS AVENUE, BOYD, TX 76023

CONVENTIONAL
Firm File Number: 26-045028

NOTICE OF TRUSTEE'S SALE

WHEREAS, on May 31, 2019, SHANNON PIERCE AND WIFE, TAMRA SIMS PIERCE, WITH HER JOINING HEREIN TO PERFECT THE SECURITY INTEREST BUT NOT TO OTHERWISE BE LIABLE, as Grantor(s), executed a Deed of Trust conveying to MICHAEL H. PATTERSON, as Trustee, the Real Estate hereinafter described, to ALLIANCE CREDIT UNION in payment of a debt therein described. The Deed of Trust was filed in the real property records of **WISE** COUNTY, TX and is recorded under Clerk's File/Instrument Number 201906248, to which reference is herein made for all purposes.

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on ,Tuesday, October 6, 2026 between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in **WISE** COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

TRACT ONE:

BEING 3.446 ACRES IN THE JOHN JORDAN SURVEY, ABSTRACT 457, BEING THAT LAND AS DESCRIBED AS "SAVE AND EXCEPT" IN VOLUME 617, PAGE 577, OFFICIAL RECORDS OF WISE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

TRACT TWO:

BEING 22.133 ACRES IN THE JOHN JORDAN SURVEY, ABSTRACT 457, BEING A PORTION OF THAT LAND THAT LAND AS DESCRIBED VOLUME 214, PAGE 60, DEED RECORDS OF WISE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

EXHIBIT "A"

TRACT ONE:
BEING 3.446 ACRES IN THE JOHN JORDAN SURVEY, ABSTRACT 457, BEING THAT LAND AS DESCRIBED AS "SAVE AND EXCEPT" IN VOLUME 617, PAGE 577, OFFICIAL RECORDS OF WISE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING A 4" METAL POST (FND) FOR THE NW CORNER OF THIS TRACT, BEING THE NE CORNER OF LAND OF FREDA BENNETT, VOL 780/ PG 857, ORWCT, AND BEING IN THE SOUTH LINE OF JENNINGS AVE, A VARIABLE RIGHT OF WAY (AVERAGE WIDTH APPROXIMATELY 40');

THENCE N 43°11'42" E, A DISTANCE OF 20.00' TO A POINT IN THE APPROXIMATE CENTER LINE OF JENNINGS AVE.;

THE FOLLOWING 4 COURSES ARE BY THE APPROXIMATE CENTER LINE OF JENNINGS AVE.

THENCE S 46°24'34" E, A DISTANCE OF 79.28';

THENCE S 60°12'50" E, A DISTANCE OF 211.11';

THENCE S 54°09'41" E, A DISTANCE OF 180.83';

THENCE S 30°58'44" E, A DISTANCE OF 41.81' FOR THE NE CORNER OF THIS TRACT;

POSTED
AT 10:30 o'clock A M
AUG 13 2026
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Faith Mariacher Deputy
Faith Mariacher

THENCE S 13°53'31" W, A DISTANCE OF 239.88' TO A POINT FOR THE SE CORNER OF THIS TRACT;

THENCE N 81°31'34" W, A DISTANCE OF 367.19' TO A 2" ANGLE IRON (FND) FOR THE SW CORNER OF THIS TRACT AND BEING IN THE WEST LINE OF THE JOHN JORDAN SURVEY AND THE EAST LINE OF THE D.H. LOVE SURVEY, ABSTRACT 518, AND THE EAST LINE OF LAND OF AFORESAID FREDA BENNETT;

THENCE N 00°12'19" W, BY THE WEST LINE OF SAID JOHN JORDAN SURVEY, THE EAST LINE OF THE D.H. LOVE SURVEY, THE EAST LINE OF LAND OF SAID FREDA BENNETT, AND GENERALLY ALONG THE LINE OF A WIRE FENCE, A DISTANCE OF 465.43' TO THE 4" METAL POST AT THE POINT OF BEGINNING, SAID PARCEL BEING 150088 SQ FT OR 3.446 ACRES.

TRACT TWO:
BEING 22.133 ACRES IN THE JOHN JORDAN SURVEY, ABSTRACT 457, BEING A PORTION OF THAT LAND THAT LAND AS DESCRIBED VOLUME 214, PAGE 60, DEED RECORDS OF WISE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING A 4" METAL POST (FND) FOR THE NE CORNER OF THIS TRACT, BEING THE NW CORNER OF LAND OF MARION HALL, 201502606, ORWCT, AND BEING IN THE SOUTH LINE OF JENNINGS AVE, A VARIABLE RIGHT OF WAY (AVERAGE WIDTH APPROXIMATELY 40');

THENCE S 1°29'19" E, BY THE WEST LINE OF LAND OF SAID MARION HALL, THE WEST LINE OF LAND OF MICHAEL YOUNGBLOOD, 201408505, ORWCT, AND GENERALLY ALONG THE LINE OF A WIRE FENCE, A DISTANCE OF 1360.40' TO A 4" METAL POST (FND);

THENCE S 89°02'49" W, ALONG THE NORTH LINE OF LAND OF JUDY LISBY, 201316799, ORWCT, AND GENERALLY ALONG A WIRE FENCE, A DISTANCE OF 399.27' TO A 4" METAL POST (FND);

THENCE N 00°01'35" E, ALONG THE WEST LINE OF LAND OF JAMES & LILA SCOTT, 201325377, ORWCT, THE WEST LINE OF LAND OF ANTHONY WENDLING, VOL 615 / PG 742, ORWCT, AND GENERALLY ALONG THE LINE OF A WIRE FENCE A DISTANCE OF 601.42' TO A 2" METAL POST (FND);

THENCE S 89°14'54" W, ALONG THE NORTH LINE OF LAND OF SAID ANTHONY WENDLING, AND GENERALLY ALONG THE LINE OF A WIRE FENCE, A DISTANCE OF 377.89' TO A 2" METAL POST (FND) IN THE EAST LINE OF FM 730;

THENCE N 4°25'29" W, ALONG THE EAST LINE OF FM 730 A DISTANCE OF 627.06' TO A 4" METAL POST (FND);

THENCE N 00°20'41" W, ALONG THE EAST LINE OF LAND OF FREDA BENNETT, VOL 780/ PG 857, ORWCT, AND GENERALLY ALONG THE LINE OF A WIRE FENCE, A DISTANCE OF 354.10' TO A 2" ANGLE IRON (FND) FOR THE SW CORNER OF TRACT 1;

THENCE S 81°31'34" E, BY THE SOUTH LINE OF TRACT 1, A DISTANCE OF 367.19' TO A POINT;

THENCE N 13°53'31" E, BY THE EAST LINE OF TRACT 1, A DISTANCE OF 239.88' TO A POINT IN THE APPROXIMATE CENTER LINE OF JENNINGS AVE.;

THE FOLLOWING 4 COURSES ARE BY THE APPROXIMATE CENTER LINE OF JENNINGS AVE.

THENCE S 30°58'44" E, A DISTANCE OF 128.46';

THENCE S 26°44'55" E, A DISTANCE OF 178.13';

THENCE S 52°51'28" E, A DISTANCE OF 113.29';

THENCE S 77°39'53" E, A DISTANCE OF 137.20';

THENCE S 1°29'19" E, A DISTANCE OF 21.00' TO THE 4" METAL POST AT THE POINT OF BEGINNING, SAID PARCEL BEING 964127 SQ FT OR 22.133 ACRES.

THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF LAND DESCRIBED HEREIN. THEREFORE, THE COMPANY DOES NOT REPRESENT THAT THE ACREAGE OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT. REFERENCES TO QUANTITY ARE FOR INFORMATIONAL PURPOSES ONLY.

Property Address: 224 JENNINGS AVENUE
BOYD, TX 76023

Mortgage Servicer: TRUHOME SOLUTIONS, LLC
Mortgagee: ALLIANCE CREDIT UNION
6330 SPRINT PARKWAY
OVERLAND PARK, KS 66211

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

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

SUBSTITUTE TRUSTEE
Tejas Corporate Services, LLC
14800 Landmark Blvd, Suite 850
Dallas, TX 75254

WITNESS MY HAND this day August 10, 2026.

By: _____
Grant Tabor
Texas Bar No. 24027905
gtabor@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for Alliance Credit Union

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

POSTED
AT 8:59 o'clock A M
AUG 06 2026
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy
CHRIS SHENKIR

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: BEING TRACT 17, OF BALD RIDGE RANCHETS, A SUBDIVISION IN WISE COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN CABINET A, PAGE 356, PLAT RECORDS OF WISE COUNTY, TEXAS

2. ***Instrument to be Foreclosed.*** The instrument to be foreclosed is the Deed of Trust dated 08/31/2020 and recorded in Document 202011488 real property records of Wise County, Texas.

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

Date:	10/06/2026
Time:	01:00 PM
Place:	Wise County, Texas at the following location: AT THE DOOR OF THE FIRST FLOOR IN THE SOUTHEAST CORNER OF THE WISE COUNTY COURTHOUSE LOCATED AT 101 1/2 NORTH TRINITY 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 SCOTT WILLARD SIEK AND KATHLEEN KAYE SIEK, provides that it secures the payment of the indebtedness in the original principal amount of $340,714.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY is the current mortgagee of the note and deed of trust and SERVICE FIRST MORTGAGE COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY c/o SERVICE FIRST MORTGAGE COMPANY, 1 Corporate Dr., Ste 360, Lake Zurich, IL 60047 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
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Sheridan Stills, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: servicelinkauction.com/texas or (866) 539-4173

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 08/06/26 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 805 o'clock A M
JUL 21 2026

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

Notice of Substitute Trustee Sale

PPP7941
T.S. #: 24-10752

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

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

Date:	10/6/2026
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: **Wise County Courthouse, 101 N. Trinity Street, Decatur, TX 76234 - At the door of the first floor in the southeast corner** 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 ATTACHED EXHIBIT "A"

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 2/4/2021 and is recorded in the office of the County Clerk of Wise County, Texas, under County Clerk's File No 202106677, recorded on 4/27/2021, of the Real Property Records of Wise County, Texas.
Property Address: 512 W STATE ST ALVORD TEXAS 76225

Trustor(s):	**BURL HURLEY**	Original Beneficiary:	**Mortgage Electronic Registration Systems, Inc. (MERS), as beneficiary, as nominee for VILLAGE CAPITAL & INVESTMENT, LLC, its successors and assigns**
Current Beneficiary:	**Planet Home Lending, LLC**	Loan Servicer:	**Planet Home Lending, LLC**
Current Substituted Trustees:	**Auction.com, David Stockman, Donna Stockman, Brenda Wiggs, Michelle Schwartz, Guy Wiggs, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Angela Cooper, Rick Snoke, Prestige Default Services, 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 BURL EDWARD HURLEY, AN UNMARRIED PERSON. 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 $202,524.02, executed by BURL EDWARD HURLEY, AN UNMARRIED PERSON, and payable to the order of Mortgage Electronic Registration Systems, Inc. (MERS), as beneficiary, as nominee for VILLAGE CAPITAL & INVESTMENT, LLC, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of BURL EDWARD HURLEY, AN UNMARRIED PERSON to BURL HURLEY. Planet Home Lending, 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:
Planet Home Lending, LLC
321 Research Parkway
Meriden, Connecticut 06450-8301
(855) 884-2250

T.S. #: 24-10752

Dated: 7/21/26

Auction.com, David Stockman, Donna Stockman, Brenda Wiggs, Michelle Schwartz, Guy Wiggs, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Angela Cooper, Rick Snoke, Prestige Default Services, 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: (800) 793-6107
Website: www.auction.com

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

T.S. #: 24-10752

Exhibit A

Legal Description

Being 0.547of an acre of land, more or less, a tract of land situated in the James Pinchback Survey, Abstract No. 674, Wise County, Texas, being comprised of two tracts referred to as "Second Tract" and "Third Tract" as conveyed to Colt Reichman Lemond and Cassandra Ryan Lemond by Deed recorded in Instrument No. 201503152, Official Records. Wise County, Texas, and being more particularly described herein as follows:

Beginning at a square bolt found for the Southwest corner of said Third Tract being the Southeast corner of a called 0.195 of an acre tract conveyed to Jeffery W. Alexander and wife, Stacey Alexander by Deed recorded in Instrument No. 201508134, said Records, and being in the North line of West State Street (a public road);

Thence North 00 degrees 27 minutes 10 seconds West (called North by Deed), with the West line of said Third tract, along or near a fence, a distance of 203.48 feet (called 206 feet by Deed) to a 5/8 inch iron rod with cap stamped "PLS INC" set (typical) for the Westernmost Northwest corner of said Third tract and being in the East line of a called 0.19 of an acre tract of land conveyed to Michael Wayne Barclay by Deed recorded in Volume 45, Page 364, Real Records of Wise County, Texas;

Thence North 89 degrees 53 minutes 09 seconds East (called East by Deed), along the Westernmost North line of said Third Tract and South line of said Barclay tract, along or near a fence, a distance of 11.50 feet to a 2 inch steel fence corner found for an ell corner in the North line of said Third tract and South line of said Barclay tract;

Thence North 02 degrees 00 minutes 14 seconds West (called North by Deed), along East line of said Lemond Third tract and the East line of said Barclay tract, along and near a fence, a distance of 11.01 feet (called 11 feet by Deed) to a 2 inch steel fence corner found for the most Northerly Northwest corner of said Third tract and Southwest corner of a called 0.28 of an acre tract of land conveyed to Jody Daniel Barclay and wife, Misty Barclay by Deed recorded in Volume 1837, Page 19, Official Records, Wise County, Texas;

Thence North 89 degrees 30 minutes 46 seconds East (called East by Deed), along the a North line of said Third tract and Second tract, along and near a fence, a distance of 123.14 feet to a 1/2 inch iron rod with cap stamped "Edwards RPLS 1869" found for the Northeast corner of the herein described tract and Northwest corner of a called 0.627 of an acre tract of land conveyed to Richard Tow II and Tammy Edwards by Deed recorded in Instrument No. 201325681, said Official Records;

T.S. #: 24-10752

Continued Exhibit A

Thence South 01 degrees 18 minutes 28 seconds West, along the recognized and occupied line of said West line of said Tow/Edwards tract, a distance of 97.58 feet to a 1/2 inch iron rod with cap stamped "Edwards RPLS 1869" found for the most Easterly Southeast corner of the herein described tract and the most Westerly Southwest corner of said Tow/Edwards tract and being in the North line of a tract of land conveyed to Mary Ann Hodges by Deed recorded in Instrument No. 201707291, said Official Records;

Thence North 89 degrees 03 minutes 57 seconds West, (called West by Deed) with the South line of said Second tract and North line of said Hodges tract, a distance of 36.93 feet to a 1/2 inch iron rod found for the Southwest corner of said Second tract and Northwest comer of said Hodges tract and being in the East line of said Third tract;

Thence South 00 degrees 30 minutes 45 seconds West, (called South by Deed) with the East line of said Third tract and the West line of said Hodges tract, a distance of 120.00 feet to a 5/8 inch iron rod set for Southeast corner of said Third tract and Southwest corner of said Hodges tract and being in the North line of said West State Street;

Thence North 89 degrees 07 minutes 48 seconds West, (called West by Deed) with South line of said Third tract and North line of said West State Street, a distance of 92.43 feet (called 92 feet by Deed) to the Point of Beginning.

Parcel ID: S006039103000

UNOFFICIAL DOCUMENT

Vylla Solutions, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
TS#: 24-31021

POSTED
AT 8:01 o'clock A M
JUL 09 2026
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ Deputy

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 6/9/2023, KATHERINE JANE LEONARD, AN UMARRIED WOMAN, AND JARROD RANDALL DOTSON, AN UNMARRIED MAN, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of ANGELA R. HERNANDEZ, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR DHI MORTGAGE COMPANY, LTD., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of $379,425.00, payable to the order of DHI MORTGAGE COMPANY, LTD., which Deed of Trust is Recorded on 6/12/2023 as Volume 202307866, Book , Page , in Tarrant County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

Lot 16, Block 71, of North Star, an addition to the Far North Fort Worth Municipal Utility District No. 1, Tarrant and Wise Counties, according to the Map or Plat thereof recorded in Document No. D222143106, Plat Records of Tarrant County, Texas and in Cabinet F, Slide 128, Plat Records of Wise County, Texas. (Said Lot Lies in Wise County)

Commonly known as: **14429 BOOTES DRIVE FORT WORTH, TX 76052**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Dustin George, Auction.com, LLC, Agency Sales and Posting LLC, Xome Inc., Prestige Posting and Publishing, LLC, Tejas Corporate Services LLC, NFPDS-TX LLC,** or any one of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 500 N. State College Blvd., Suites 1030, 1300 & 1400, Orange, CA 92868, is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **10/6/2026** at **10:00 AM**, or no later than three (3) hours after such time, in **Tarrant** County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **AT THE BASE OF THE COURTHOUSE STEPS ON THE EAST SIDE OF THE BUILDING**

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

4880263

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

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

Please be advised that the trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a substitute trustee's deed will be issued for covered transfers. The Buyer may be required to pay charges associated with the gathering and reporting of information to FinCEN. Additional information regarding these regulations and the required transferee information and certifications can be found at:
https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers and https://www.fincen.gov/rre-faqs#D_5

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

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

WITNESS, my hand this 7/8/2026

Kavonnah Dobson

By: Kavonnah Dobson, Sr. Trustee Sale Specialist
Vylla Solutions, LLC as
authorized agent for Mortgagee or Mortgage Servicer
500 N. State College Blvd., Suite 1400A
Orange, CA 92868

WITNESS, my hand this 07-09-26

Donna Stedeman

By: Substitute Trustee(s)
Dustin George, Auction.com, LLC, Agency Sales and Posting LLC, Xome Inc., Prestige Posting and Publishing, LLC, Tejas Corporate Services LLC, NFPDS-TX LLC
C/O Vylla Solutions, LLC
500 N. State College Blvd., Suite 1400A
Orange, CA 92868