

**NOTICE OF NONJUDICIAL FORECLOSURE SALE**

THE UNDERSIGNED INTENDS TO CONDUCT A NONJUDICIAL FORECLOSURE SALE OF PROPERTY SITUATED IN WISE COUNTY, TEXAS. THE DETAILS OF THE SALE ARE SET OUT HEREIN BELOW.

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**Property to be sold.** The property to be sold is located in Wise County, Texas and is further described as follows:  
as set out in Exhibit "A" attached hereto.

("Property").

**Instrument to be foreclosed.** The instrument to be foreclosed is a deed of trust recorded in Wise County, Texas and further described as follows:

Date: May 7, 2007

Filing Date: May 11, 2007

Grantor: Andrew Warnock  
298 County Road 1787  
Chico, Texas 76431  
Wise County.

Elisha M. Nava  
298 County Road 1787  
Chico, Texas 76431  
Wise County.

Trustee: Bruce Bynum  
101 W. Tarrant  
Bowie, Texas 76230  
Montague County

Original beneficiary: Legend Bank, N.A.  
101 W. Tarrant  
Bowie, Texas 76230  
Wise County

Recording information: Vol. 1812, Page 575 of the Official Public Records of Wise County, Texas.

Modifications: Modification of Deed of Trust dated June 1, 2015,  
Recorded in Instrument Number 201505859 of the Official  
Public Records of Wise County, Texas.

**POSTED**  
AT 12:33 o'clock P M

**MAY 10 2021**

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS  
By Kathy Gyger Deputy  
Kathy Gyger

**POSTED**  
AT \_\_\_\_\_ o'clock \_\_\_\_\_ M

**MAY 10 2021**

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS

The ("Deed of Trust"),

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

Date of Sale: June 1, 2021

Time of Sale: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 P.M.

Place: Wise County Courthouse  
101 Trinity Street  
Decatur, Texas 76234  
Wise County, Texas

The sale will occur at the southeast porch of the courthouse, or in the area designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code.

The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

**Terms of Sale.** The terms of the sale are described below:

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

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject

to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

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

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

**Type of Sale.** The sale is a nonjudicial deed of trust foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust.

**Obligations Secured.** The obligations secured by the Deed of Trust, include without limitation the following:

<b>Note Description</b>	<b>Date</b>	<b>Original Amount</b>	<b>Borrower(s)</b>
16212640	May 7, 2007	\$71,800.00	Andrew Warnock

("Note"), all renewals and extensions of the Note and any all present and future indebtedness of the Borrower(s) to the beneficiary of the Deed of Trust Collectively, the ("Obligations")

**Holder of Obligations and Beneficiary of Deed of Trust.** The current beneficiary of the Deed of Trust ("Current Beneficiary") and the holder of the obligations secured by The Deed of Trust is:

Name: Legend Bank, N.A.  
Mailing address: 101 W. Tarrant  
Bowie, Texas 76230  
Wise County

**Appointment of Substitute Trustee.** As authorized by the Deed of Trust and the Texas Property Code, the Current Beneficiary, has appointed the following to serve as Substitute Trustee under the Deed of Trust:

Name: Matthew D. Anderson, D. Todd Davenport, Anthony W. Bates and/or Peyton Cannedy

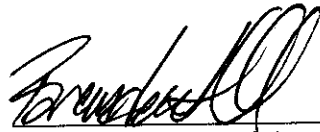
Mailing address: 3711 Maplewood Ave., Suite 200  
Wichita Falls, Texas 76308  
Wichita County

Notice is given that before the sale the Current Beneficiary may appoint another person to serve as substitute trustee to conduct the sale.

**Default and Request to Act.** Default has occurred under the Deed of Trust, and the Beneficiary has instructed the undersigned to offer the Property for sale toward the satisfaction of the Obligations.

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

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



Brandon Hill, Special Assets Manager, VP  
Legend Bank  
910 W. Business 380  
Decatur, Texas 76234  
Wise County  
Telephone 940-720-7566

**EXHIBIT "A"**

**BEING** all that certain lot, tract or parcel of land in the G.W. Cash Survey, Abstract Number 166, Wise County, Texas and being a part of a certain called 80 acre tract of land described in Deed recorded in Volume 315, Page 81, Deed Records, Wise County, Texas the subject tract being more particularly described as follows:

**BEGINNING** at a ½ inch capped iron rod (stamped RPLS 5479) set for corner, in the West line of said 80 acre tract of land and said Cash Survey, and the East line of the Allen D. Burris Survey, Abstract Number 55, Wise County, Texas, from which the Southwest corner of said 80 acre tract of land bears South a distance of 295.110 feet said iron rod lying West of a gravel road under apparent public use posted as County Road Number 1787;

**THENCE** North with the West line of said 80 acre tract of land and said Cash Survey, and the East line of said Burris Survey a distance of 208.710 feet to a ½ inch capped iron rod (stamped RPLS 5479) set for corner, from which a capped iron rod found for the Southwest corner of a called 2.00 acre tract of land described in the deed recorded in Volume 1151, Page 533, Official Public Records, Wise County, Texas bears North 324.90 feet;

**THENCE** South 88 degrees 10 minutes 23 seconds East crossing said gravel road passing at a distance of 47.20 feet a 3 inch metal post on the East side of said Road, continuing on said course along or near a fence most of the way a total distance of 417.550 feet to a ½ inch capped iron rod (stamped RPLS 5479) set for corner;

**THENCE** South a distance of 208.710 feet to a ½ inch capped iron rod (stamped RPLS 5479) set for corner;

**THENCE** North 88 degrees 10 minutes 23 seconds West crossing said gravel road a distance of 417.550 feet to the POINT OF BEGINNING and enclosing 2.00 acres of land more or less.

## Notice of Foreclosure Sale

### Deed of Trust ("Deed of Trust"):

Dated: September 1, 2004  
Grantor: Bonifacio Villanveva and Hector Villanveva  
Trustee: CHERRY E. WELLS  
Lender: J.M. "BOB" WELLS  
Holder: Doyle Blake, LLC.  
Recorded in: Wise County, Texas as instrument number 357713

### Modification and Extension Agreement ("Modification")

Dated: September 12, 2012  
Grantor: Martin Beltran  
Lender/Holder: Doyle Blake, LLC.  
Legal Description: See Exhibit A

Secures: A Promissory Note in the amount of \$38,339.50 which was assumed in a Modification and Extension Agreement ("Note") in the principal amount of \$25,187.09, executed by Martin Beltran ("Borrower") and payable to the order of Lender

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust.

Substitute Trustee: David L. Pritchard, Alex Londoff, or any of them acting alone.

Substitute Trustee's  
Addresses: David L. Pritchard  
1244 Southridge Court, Suite 102  
Hurst, Texas 76053

Alex Londoff  
1244 Southridge Court, Suite 102  
Hurst, Texas 76053

Foreclosure Sale:

Date: June 1, 2021

**POSTED**  
AT 10:36 o'clock 9 M

**MAY 07 2021**

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS

By Kathy Gyger Deputy  
Kathy Gyger Page 1 of 3

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

Place: Wise County Courthouse in Wise, Texas, at the following location:  
**PLACE DESIGNATED BY THE COMMISSIONERS COURT**

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

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

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

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

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

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

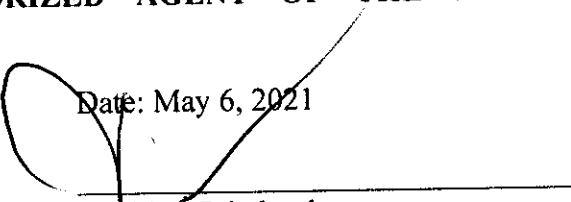
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such

further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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

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

Date: May 6, 2021

  
\_\_\_\_\_  
David L. Pritchard  
Attorney for Mortgagee/Holder  
1244 SOUTHRIDGE CT, STE 102  
HURST, TX 76053  
Telephone (817) 285-8017  
Telecopier (817) 285-0224



Survey of 10.01 acres in the J. W. MORRIS Survey, Abstract No. 1527, WISE COUNTY, TEXAS.

FIELD NOTES

Being 10.01 acres in the J. W. Morris Survey, Abstract No. 1527, Wise County, Texas, and being part of Tract 1 as described in deed to Joe Milton Wells recorded in Volume 1460, Page 248, Official Public Records, Wise County, Texas, said 10.01 acres being more particularly described as follows:

Beginning at a 1/2" iron stake found for corner in County Road 1667 at the southwest corner of said Tract 1 and said Morris Survey and the southeast corner of a 19.48 acre tract(re:330/602 R.R.W.C.T.) and of the W. Denny Survey, Abstract No. 1519 and on the north line of a 176.05 acre tract(re:362/275 D.R.W.C.T.) and of the W. Watson Survey, Abstract No. 870, said point also being the northwest corner of a 2.3 acre tract(re:51/464 R.R.W.C.T.);

Thence with said C. R. 1667, North 00 degrees 42 minutes 47 seconds East 380.74 feet to a point for corner in said road;

Thence leaving said road, South 89 degrees 59 minutes 41 seconds East, at 15.0 feet pass a 1/2" iron stake set on the east line of said road, in all 1139.62 feet to a 1/2" iron stake set for corner in a fence on the east line of said Tract 1 and the west line of Tract 3(re:1460/248 O.R.W.C.T.);

Thence with said line and fence, South 01 degrees 00 minutes 27 seconds East, at 369.87 feet pass a 2" iron post at fence corner, in all 380.77 feet to a point for corner at the southeast corner of said Tract 1 and the southwest corner of said Tract 3 on the south line of said Morris Survey and the north line of said Watson Survey and of a 33.75 acre tract(re:432/298 D.R.W.C.T.);

Thence with said line, North 89 degrees 59 minutes 41 seconds West 1151.05 feet to the Point of Beginning, and containing 10.01 acres of land.

All bearings based on 1460/248 O.R.W.C.T.

In reference to Map #48497C0025 C of the Flood Insurance Rate Maps(FIRM) effective date March 19, 1990, the scaled location of the subject tract does not lie within a flood zone.

I, Coit L. Harris, certify this plat and field notes were prepared from a survey as surveyed on the ground under my personal supervision on this date.

## 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: LOTS 11 AND 12, BLOCK 7, OF NEWARK BEACH ESTATES, AN ADDITION IN WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT CABINET A, SLIDE 331, PLAT RECORDS OF WISE COUNTY, TEXAS.

**2. *Instrument to be Foreclosed.*** The instrument to be foreclosed is the Deed of Trust dated 04/19/2007 and recorded in Book 1808 Page 248 Document 2007-6039 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: 06/01/2021

Time: 01:00 PM

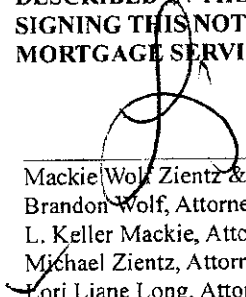
Place: Wise County, Texas at the following location: THE SOUTHEAST PORCH AT THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

**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 LILLIAN COX, provides that it secures the payment of the indebtedness in the original principal amount of \$247,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Seattle Bank is the current mortgagee of the note and deed of trust and REVERSE MORTGAGE SOLUTIONS, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is Seattle Bank c/o REVERSE MORTGAGE SOLUTIONS, INC., 14405 Walters Road, Suite 200, Houston, TX 77014 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

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

Certificate of Posting

I am \_\_\_\_\_ 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 \_\_\_\_\_ 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.

# NOTICE OF SUBSTITUTE TRUSTEE'S SALE

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS LICENSE NUMBER.

STATE OF TEXAS

COPY

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF Wise

WHEREAS, on **December 8, 2009**, **Angela Bennet**, as grantor(s) executed a Deed of Trust, conveying to Kristi K. Frazier Special Needs Trust, transferred by Assignment of Lien to **KKF Supplemental Trust**, filed in **Deed Records, Wise County, Texas**, certain real property located in the County of **Wise**, State of Texas, and being more particularly described as **Lot 14, Cottdonale, more specifically described in Exhibit A attached hereto and made a part hereof for all intents and purposes**, to secure payment of one certain Real Estate Note in the amount of, **\$26,942.40** (the note), the Deed of Trust being recorded in Deed Records, **Wise County, Texas**, in **Volume 2114, Page 845**. WHEREAS, (i) default has occurred in the payment of the Note secured by the Deed of Trust and/or in the performance of the covenants, agreements, and conditions set forth in the Deed of Trust, and (ii) the sums due and payable under the Note and the Deed of Trust are now wholly due and payable, and (iii) owner and holder of the Note, pursuant to the Deed of Trust has requested the undersigned to sell the property and satisfy the note, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust; and

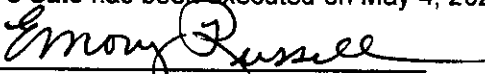
WHEREAS, the undersigned **Substitute Trustee**, acting upon the request of **KKF Supplemental Trust**, by these presents is hereby posting, filing and giving notice of the foreclosure of the Deed of Trust and lien thereof in accordance with §51.002 of the Texas Property Code and the terms and provisions of the Deed of Trust.

NOW, THEREFORE, the undersigned, the **Substitute Trustee** as aforesaid, does hereby give notice that after due publication of this notice as required by law and the Deed of Trust, will sell the Property at Public Venue to the highest bidder, or bidders, for cash, at a time no earlier than **10:00 a.m.** and not later than **1:00 p.m.** on the first Tuesday in June, 2021 at the **Wise County Courthouse, Decatur, Texas**. The same being **June 1, 2021, At the southeast entrance of the Wise County Courthouse, 101 N. Trinity, in the City of Decatur, Texas**.

Substitute Trustee does give testimony under oath that to his knowledge, all of the debtors to whom notice was given were living on the date notice of sale was posted.

**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.**

In Witness Whereof, this notice of **Substitute Trustee's Sale** has been executed on May 4, 2021.

  
Emory Russell  
Substitute Trustee

After Filing Return To:  
KKF Supplemental Trust  
8659 White Settlement Rd.  
Fort Worth, Texas 76108

**POSTED**  
AT 10:19 o'clock A M  
MAY 04 2021


SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS  
By  Deputy  
Vicky Gaona

EXHIBIT "A"

BEING a 5.000 acre tract of land out of Block 73, LOWER MATAGORDA SCHOOL LAND SURVEY, ABSTRACT NO. 534, situated in Wise County, Texas, and being a portion of that certain 156.267 acre tract of land in said survey, as conveyed to Audra Frazier, Trustee, in Volume 566, Page 8, Real Records, Wise County, Texas, and this tract being described by metes and bounds as follows:

BEGINNING at a  $\frac{1}{4}$ " iron pin set in the occupied East right of way line of a North-South county road for the Northwest corner of the herein described tract, and said iron pin being South  $89^{\circ}42'18''$  East, 30.00 feet and South  $00^{\circ}35'08''$  West, 897.16 feet from the Northwest corner of said Frazier tract;

THENCE South  $89^{\circ}42'18''$  East a distance of 971.07 feet to a  $\frac{1}{4}$ " iron pin set for the Northeast corner of the herein described tract;

THENCE South  $00^{\circ}35'08''$  West a distance of 224.29 feet to a  $\frac{1}{4}$ " iron pin set for the Southeast corner of the herein described tract;

THENCE North  $89^{\circ}42'18''$  West a distance of 971.07 feet to a  $\frac{1}{4}$ " iron pin set in the East right of way line of said county road for the Southwest corner of the herein described tract;

THENCE North  $00^{\circ}35'08''$  East along the East right of way line of said county road, a distance of 224.29 feet to the POINT OF BEGINNING, and containing 5.000 acres of land.

(AKA LOT 14, COTTONDALE ESTATES, an unrecorded subdivision situated in Wise County, Texas.)

# NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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STATE OF TEXAS  
COUNTY OF Wise

COPY

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, on **April 29, 2010, Garry Reagan**, as grantor(s) executed a Deed of Trust, conveying to Kristi K. Frazier Special Needs Trust, transferred by Assignment of Lien to **KKF Supplemental Trust**, filed in **Deed Records, Wise County, Texas**, certain real property located in the County of **Wise**, State of Texas, and being more particularly described as **Lots 26 & 27, Cottdale Estates, more specifically described in Exhibit A attached hereto and made a part hereof for all intents and purposes.**, to secure payment of one certain Real Estate Note in the amount of, **\$60,000.00** (the note), the Deed of Trust being recorded in Deed Records, **Wise County, Texas**, in **Document Number 2010-57156, Volume 2151, Page 784**. WHEREAS, (i) default has occurred in the payment of the Note secured by the Deed of Trust and/or in the performance of the covenants, agreements, and conditions set forth in the Deed of Trust, and (ii) the sums due and payable under the Note and the Deed of Trust are now wholly due and payable, and (iii) owner and holder of the Note, pursuant to the Deed of Trust has requested the undersigned to sell the property and satisfy the note, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust; and


WHEREAS, the undersigned **Substitute Trustee**, acting upon the request of **KKF Supplemental Trust**, by these presents is hereby posting, filing and giving notice of the foreclosure of the Deed of Trust and lien thereof in accordance with §51.002 of the Texas Property Code and the terms and provisions of the Deed of Trust.

NOW, THEREFORE, the undersigned, the **Substitute Trustee** as aforesaid, does hereby give notice that after due publication of this notice as required by law and the Deed of Trust, will sell the Property at Public Venue to the highest bidder, or bidders, for cash, at a time no earlier than **10:00 a.m.** and not later than **1:00 p.m.** on the first Tuesday in June, 2021 at the **Wise County Courthouse, Decatur, Texas**. The same being **June 1, 2021, At the southeast entrance of the Courthouse, 101 N. Trinity, in the City of Decatur, Texas**.

Substitute Trustee does give testimony under oath that to his knowledge, all of the debtors to whom notice was given were living on the date notice of sale was posted.

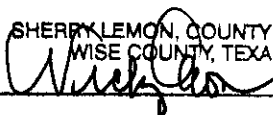
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In Witness Whereof, this notice of **Substitute Trustee's Sale** has been executed on May 4, 2021.

  
Emory Russell  
Substitute Trustee

After Filing Return To:  
KKF Supplemental Trust  
8659 White Settlement Rd.  
Fort Worth, Texas 76108

**POSTED**  
AT 10:19 o'clock a M  
**MAY 04 2021**

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS  
By  Dep. ty  
**Vicky Gaona**

## EXHIBIT "A"

## Tract 26, Cottondale

## Property Description

Being a 5.048 acre tract of land out of Block 73, Lower Matagorda County School Land Survey, Abstract 534, situated in Wise County, Texas, and being a portion of that certain 156.267 acre tract of land in said survey, as conveyed to Audra Frazier, Trustee, in Volume 566, Page 08, Real Records, Wise County, Texas, and being described by metes and bounds as follows:

**BEGINNING** at a 1/2" iron pin set, for the southeast corner of the herein described tract, and being South 00°35'08" West, 1570.04 feet and North 89°42'18" West, 296.73 feet, from the northeast corner of said Frazier tract;

**THENCE** North 89°42'18" West, a distance of 279.99 feet, to a 1/2" iron pin set for the southwest corner of the herein described tract;

**THENCE** North 00°35'08" East, a distance of 785.36 feet, to a 1/2" iron pin set in the south right-of-way line of a proposed 60 foot private road, for the northwest corner of the herein described tract;

**THENCE** South 89°42'18" East, along the said south right-of-way line, a distance of 279.99 feet, to a 1/2" iron pin set for the northeast corner of the herein described tract;

**THENCE** South 00°35'08" West, a distance of 785.36 feet, to the **POINT OF BEGINNING** and containing 5.048 acres of land.

The bearings for this survey are based on the bearings as they appear in Volume 566, Page 08, Real Records, Wise County, Texas.

## Tract 27, Cottondale

## Property Description

Being a 5.007 acre tract of land out of Block 73, Lower Matagorda County School Land Survey, Abstract 534, situated in Wise County, Texas, and being a portion of that certain 156.267 acre tract of land in said survey, as conveyed to Audra Frazier, Trustee, in Volume 566, Page 08, Real Records, Wise County, Texas, and being described by metes and bounds as follows:

**BEGINNING** at a 1/2" iron pin set, for the southeast corner of the herein described tract, and being South 00°35'08" West, 1570.04 feet and North 89°42'18" West, 376.73 feet, from the northeast corner of said Frazier tract;

**THENCE** North 89°42'18" West, a distance of 191.05 feet, to a 1/2" iron pin set, in the east right-of-way line of a proposed 60 foot private road, for the southwest corner of the herein described tract;

**THENCE** along said east right-of-way line, North 07°24'40" West, a distance of 8.12 feet, to a 1/2" iron pin set for the beginning of a curve to the left, having a radius of 569.02 feet, along said curve to the left, an arc distance of 208.75 feet, to a 1/2" iron pin set for end of said curve and the beginning of a curve to the right, having a radius of 363.25 feet, along said curve to the right, an arc distance of 183.32 feet, to a 1/2" iron pin set for end of said curve and then North 00°35'08" East, a distance of 403.81 feet, to a 1/2" iron pin set in the south right-of-way line of a proposed 60 foot private road, for the northwest corner of the herein described tract;

**THENCE** South 89°42'18" East, along said south right-of-way line, a distance of 303.56 feet, to a 1/2" iron pin set for the northeast corner of the herein described tract;

**THENCE** South 00°35'08" West, a distance of 785.36 feet, to the **POINT OF BEGINNING** and containing 5.007 acres of land.

The bearings for this survey are based on the bearings as they appear in Volume 566, Page 08, Real Records, Wise County, Texas.

# NOTICE OF TRUSTEE'S SALE

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS LICENSE NUMBER.

STATE OF TEXAS  
COUNTY OF Wise

COPY

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, on **August 2, 2017**, **Mayra Rivera**, as grantor(s) executed a deed of trust to **Kristi K. Frazier Special Needs Trust**, transferred by Assignment of Lien to **KKF Supplemental Needs Trust**, filed in **Deed Records, Wise County, Texas** certain real property located in the county of **Wise State of Texas**, and being more particularly described as **Lot 91, Hills of Oliver Creek, more specifically described in Exhibit A attached hereto and made a part hereof for all intents and purposes.**, to secure payment of one certain Real Estate Note in the amount of **\$32,000.00** (the note), the Deed of Trust being recorded in **Instrument Number 201708677**, Deed Records, **Wise County, Texas**.

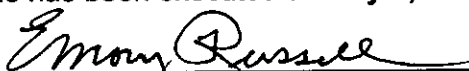
WHEREAS, (i) default has occurred in the payment of the Note secured by the Deed of Trust and/or in the performance of the covenants, agreements, and conditions set forth in the Deed of Trust, and (ii) the sums due and payable under the Note and the Deed of Trust are now wholly due and payable, and (iii) owner and holder of the Note, pursuant to the Deed of Trust has requested the undersigned to sell the property and satisfy the note, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust; and

WHEREAS, the undersigned **Trustee**, acting upon the request of **KKF Supplemental Needs Trust** by these presents is hereby posting, filing and giving notice of the foreclosure of the Deed of Trust and lien thereof in accordance with §51.002 of the Texas Property Code and the terms and provisions of the Deed of Trust.

NOW, THEREFORE, the undersigned, the Trustee as aforesaid, does hereby give notice that after due publication of this notice as required by law and the Deed of Trust, will sell the Property at Public Venue to the highest bidder, or bidders, for cash, at a time no earlier than **10:00 a.m.** and not later than **1:00 p.m.** on the first Tuesday in **June, 2021** at the **Wise County Courthouse, Decatur, Texas**. The same being **June 1, 2021, At the southeast entrance of the Courthouse, 101 N. Trinity, in the city of Decatur, Texas.**


**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.**

In Witness Whereof, this Notice of Trustee's Sale has been executed on **May 4, 2021**.

  
Emory Russell Trustee

After Filing Return To:  
KKF Supplemental Needs Trust  
8659 White Settlement Rd.  
Fort Worth, Texas 76108

POSTED  
AT 10:19 o'clock AM  
MAY 04 2021

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS  
By  Deputy  
Vicky Geona



## EXHIBIT "A"

Being a 3.549 acre tract of land out of the P.P. Harding Survey, Abstract #373, situated in Wise County, Texas, and being a portion of that certain 590.334 acre tract of land out of the M.E.P. & P.R.R. Co. Survey, Abstract #633, B.G. Brock Survey, Abstract #131, P.P. Harding Survey, Abstract #373, E.M. Thomasson Survey, Abstract #801, and the R.M. Thompson Survey, Abstract #1248, as conveyed to AP Land Investments Limited Partnership, Dee Ring, Inc., Sandra Sue Faust, The George and Jean Kaelber Trust, the Pepper Family Limited Partnership, and Jack Doege, in Volume 664, Page 238, Real Records, Wise County, Texas, and this tract being described by metes and bounds as follows:

BEGINNING at a point in Oliver Creek for the southeast corner of the herein described tract, and being North 85° 01' 54" West, 135.72 feet, South 73° 59' 08" West, 193.76 feet, South 83° 48' 24" West, 274.06 feet, North 78° 32' 41" West, 331.48 feet, South 84° 42' 34" West, 431.68 feet, North 89° 01' 58" West, 624.70 feet, South 65° 27' 24" West, 601.23 feet and North 63° 06' 38" West, 145.71 feet, from the most easterly southeast corner of said 590.334 acre tract;

THENCE North 63° 06' 38" West, along said creek, a distance of 149.38 feet, to a point for corner;

THENCE South 69° 20' 48" West, continuing along said creek, a distance of 168.35 feet, to a point for corner, a 1/2" iron pin set, bears North 00° 06' 05" West, 82.45 feet;

THENCE North 00° 06' 05" West, at 82.45 feet, passing a 1/2" iron pin set, in all a distance of 692.91 feet, to a 1/2" iron pin set in the south right-of-way line of a proposed 60' private road and being the beginning of a non-tangent curve to the left, having a radius of 830.00 feet;

THENCE along said south right-of-way line, along said curve to the left, an arc distance of 133.45 feet to a 1/2" iron pin set, for end of said curve and then North 80° 41' 10" East, a distance of 41.79 feet, to a 1/2" iron pin set for corner;

THENCE South 09° 18' 50" East, at 618.72 feet, passing a 1/2" iron pin set, in all a distance of 728.39 feet to the Point of Beginning and containing 3.549 acres of land.

(ALSO KNOWN AS - LOT 91, HILLS OF OLIVER CREEK, AN UNRECORDED SUBDIVISION.)

# NOTICE OF TRUSTEE'S SALE

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS LICENSE NUMBER.

STATE OF TEXAS  
COUNTY OF Wise

**COPY** KNOW ALL MEN BY THESE PRESENTS

WHEREAS, on **September 1, 2018**, **Mayra Rivera and David Miranda**, as grantor(s) executed a deed of trust to **Debbie Clay**, filed in **Deed Records, Wise County, Texas** certain real property located in the county of **Wise** State of Texas, and being more particularly described as **Lot 13, Coyote Ridge, Phase II, more specifically described in Exhibit A attached hereto and made a part hereof for all intents and purposes**, to secure payment of one certain Real Estate Note in the amount of **\$56,400.00** (the note), the Deed of Trust being recorded in **Instrument Number 201810722**, Deed Records, **Wise County, Texas**.

WHEREAS, (i) default has occurred in the payment of the Note secured by the Deed of Trust and/or in the performance of the covenants, agreements, and conditions set forth in the Deed of Trust, and (ii) the sums due and payable under the Note and the Deed of Trust are now wholly due and payable, and (iii) owner and holder of the Note, pursuant to the Deed of Trust has requested the undersigned to sell the property and satisfy the note, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust; and

WHEREAS, the undersigned **Trustee**, acting upon the request of **Debbie Clay** by these presents is hereby posting, filing and giving notice of the foreclosure of the Deed of Trust and lien thereof in accordance with §51.002 of the Texas Property Code and the terms and provisions of the Deed of Trust.

NOW, THEREFORE, the undersigned, the Trustee as aforesaid, does hereby give notice that after due publication of this notice as required by law and the Deed of Trust, will sell the Property at Public Venue to the highest bidder, or bidders, for cash, at a time no earlier than **10:00 a.m.** and not later than **1:00 p.m.** on the first Tuesday in **June, 2021** at the **Wise County Courthouse, Decatur, Texas**. The same being **June 1, 2021**, At the southeast entrance of the Courthouse, 101 N. Trinity, in the City of Decatur, TX.

**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.**

In Witness Whereof, this Notice of Trustee's Sale has been executed on **May 4, 2021**.

  
Emory Russell, Trustee

After Filing Return To:  
Debbie Clay  
8659 White Settlement Rd.  
Fort Worth, Texas 76108

**POSTED**  
AT 10:19 o'clock a M  
MAY 04 2021

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS  
By  Deputy  
Vicky Gibson

## EXHIBIT "A"

Being a 2.000 acre tract of land out of the M.E.P. & P.R.R. Co. Survey, Abstract #633, situated in Wise County, Texas, and being a portion of that certain 350.066 acre in the A.J. Walker Survey, Abstract #861 and the M.E.P. & P.R.R. Co. Survey, Abstract #633, as conveyed to JCEF LIMITED, in Volume 538, Page 738, Real Records, Wise County, Texas, and being described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin set in the east line of said 350.066 acre tract and in the west line of a 590.334 acre tract, as recorded in Volume 664, Page 238, Real Records, Wise County, Texas, for the southeast corner of the herein described tract and being North 00° 49' 41" East, 1274.49 feet, from the most easterly southeast corner of said 350.066 acre tract;

THENCE North 89° 10' 19" West, a distance of 573.25 feet, to a 1/2" iron pin set in the east right-of-way line of a 60' private road, for the southwest corner of the herein described tract;

THENCE North 00° 49' 41" East, along the said east right-of-way line, a distance of 151.98 feet, to a 1/2" iron pin set for the northwest corner of the herein described tract;

THENCE South 89° 10' 19" East, a distance of 573.25 feet to a 1/2" iron pin set, in the common line of said 350.066 and 590.334 acre tracts, for the northeast corner of the herein described tract;

THENCE South 00° 49' 41" West, along the said common line, a distance of 151.98 feet to the POINT OF BEGINNING and containing 2.000 acres of land.

SAID 2.000 ACRE TRACT ALSO BEING KNOWN AS  
TRACT 13, COYOTE RIDGE, PHASE II,  
AN UNRECORDED SUBDIVISION IN WISE COUNTY, TEXAS.

SELECT PORTFOLIO SERVICING, INC. (SPS)  
HODGE, ESTATE OF LINDA AND ROLAND  
985 COUNTY ROAD 4460, DECATUR, TX 76234

CONVENTIONAL  
Firm File Number: 17-028413

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on November 25, 2005, LINDA HODGE, AND ROLAND HODGE, as Grantor(s), executed a Deed of Trust conveying to CTC REAL ESTATE SERVICES, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC. 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 379590 Volume 1626, Page 36, 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, June 1, 2021** 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 in the area designated by the Commissioners Court, of **Wise** 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:

BEING A 5.04 ACRE TRACT IN THE P. BARTON SURVEY, ABSTRACT NUMBER 92, WISE COUNTY, TEXAS, AND BEING PART OF A CERTAIN 117.55 ACRE TRACT (TRACT 1) DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 1012, PAGE 368, OFFICIAL PUBLIC RECORDS, WISE COUNTY, TEXAS AND A CERTAIN 14.31 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 1012, PAGE 384, OFFICIAL PUBLIC RECORDS, WISE COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID 14.31 ACRE TRACT IN COUNTY ROAD #4460; THENCE SOUTH 88° 33' 07" WEST WITH THE NORTH LINE OF SAID 14.31 ACRE TRACT AND SAID COUNTY ROAD A DISTANCE OF 338.86 FEET TO A POINT FOR THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE SOUTH 04° 36' 32" EAST PASSING A 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED STEADHAM REFERENCE SET AT A DISTANCE OF 11.57 FEET IN ALL A DISTANCE OF 409.91 FEET TO A STEEL FENCE POST FOR A CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE SOUTH 50° 28' 05" WEST A DISTANCE OF 315.08 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED STEADHAM R.P.L.S. 4281 SET FOR A CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE SOUTH 88° 33' 07" WEST A DISTANCE OF 159.44 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED STEADHAM R.P.L.S. 4281 SET FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE NORTH 02° 10' 41" WEST PASSING A 1/2" IRON WITH A RED YELLOW PLASTIC CAP STAMPED STEADHAM REFERENCE SET AT 591.45 FEET IN ALL A DISTANCE OF 603.69 FEET TO A POINT IN THE NORTH LINE OF SAID 117.55 ACRE TRACT AND SAID COUNTY ROAD FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE NORTH 88° 33' 07" EAST WITH SAID NORTH LINE AND SAID COUNTY ROAD A DISTANCE OF 392.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.04 ACRES OF LAND.

Property Address: 985 COUNTY ROAD 4460  
DECATUR, TX 76234  
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.  
Mortgagee: THE BANK OF NEW YORK MELLON AS TRUSTEE FOR CWABS, INC.  
ASSET-BACKED CERTIFICATES, SERIES 2005-17  
3217 S. DECKER LAKE DR.  
SALT LAKE CITY, UT 84119

Kathy Gyger

SHERRY LEMON, COUNTY CLERK  
DECATUR, WISE COUNTY TEXAS

POSTED  
AT 2:55 o'clock P M  
APR 22 2021

7

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.



SUBSTITUTE TRUSTEE

Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Irene Lindsay, Patrick Zwiers, Dana Kamin, Lisa Bruno, Ronda Tyler, Angie Uselton, Kristopher Holub, Guy Wiggs, Denise Boerner, Brenda Wiggs, Donna Stockman, David Stockman, Tim Lewis, Kathy Arrington or Michelle Schwartz

c/o Law Office of Gerald M. Shapiro, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713) 462-2565

**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.**

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

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

**DEED OF TRUST INFORMATION:**

**Date:** 09/05/2019  
**Grantor(s):** MARIANA BEATRIZ RODRIGUEZ, AN UNMARRIED WOMAN AND BRENDANN RAY RODRIGUEZ, AN UNMARRIED MAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR V.I.P. MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$159,065.00  
**Recording Information:** Instrument 201910706  
**Property County:** Wise  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 190 HUDSON ST, NEWARK, TX 76071

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** Idaho Housing and Finance Association  
**Mortgage Servicer:** Idaho Housing and Finance Association  
**Current Beneficiary:** Idaho Housing and Finance Association  
**Mortgage Servicer Address:** 565 W. Myrtle, Boise, ID 83702

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 1st day of June, 2021  
**Time of Sale:** 1:00PM or within three hours thereafter.  
**Place of Sale:** AT THE SOUTHEAST PORCH OF THE COURTHOUSE STEPS in Wise County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Wise County Commissioner's Court, at the area most recently designated by the Wise County Commissioner's Court.

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington or Michelle Schwartz, Braden Barnes, Michael Burns, Tori Jones, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington or Michelle Schwartz, Braden Barnes, Michael Burns, Tori Jones, or Suzanne Suarez, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**Substitute Trustee(s):** Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington or Michelle Schwartz, Braden Barnes, Michael Burns, Tori Jones, or Suzanne Suarez, any to act.

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 425, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

#### Certificate of Posting

I am \_\_\_\_\_ whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on \_\_\_\_\_ I filed and / or recorded this Notice of Foreclosure Sale at the office of the Wise County Clerk and caused it to be posted at the location directed by the Wise County Commissioners Court.

By: \_\_\_\_\_

#### Exhibit "A"

BEING A 0.50 ACRE TRACT OF LAND IN THE CAIN T. BRUSH SURVEY, ABSTRACT NO. 93, WISE COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN DEED AS RECORDED IN VOLUME 339, PAGE 582, DEED RECORDS, WISE COUNTY, TEXAS, AND A PART OF THE 1.00 ACRE TRACT AS DESCRIBED IN DEED AS RECORDED IN VOLUME 200, PAGE 2, DEED RECORDS, WISE COUNTY TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET IN THE SOUTH LINE OF HUDSON STREET EXTENDED, BEING AT THE NORTHWEST CORNER OF SAID 1.0 ACRE TRACT (200/2) AND BEING THE NORTHEAST CORNER OF A 1.0 ACRE TRACT AS DESCRIBED IN DEED AS RECORDED IN VOLUME 98, PAGE 302, DEED RECORDS, WISE COUNTY, TEXAS AND BEING 174.2 FEET EAST OF A 2 INCH STEEL FENCE CORNER POST FOUND AT THE NORTHWEST CORNER OF SAID 1.0 TRACT (98/302) AND THE NORTHWEST CORNER OF A 0.165 ACRE TRACT AS DESCRIBED IN VOLUME 680, PAGE 708, DEED RECORDS, WISE COUNTY, TEXAS;

THENCE EAST, WITH THE SOUTH LINE OF HUDSON STREET (EXTENDED) AND THE NORTH LINE OF SAID 1.0 ACRE TRACT (200/2), 87.0 FEET TO A 60 D NAIL SET FOR CORNER AND BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO HERMAN ANDREW CHAISSON AND WIFE, CYLINDA C. CHAISSON AS RECORDED IN VOLUME 231, PAGE 219, REAL RECORDS, WISE COUNTY, TEXAS;

THENCE SOUTH, LEAVING THE SOUTH LINE OF HUDSON STREET (EXTENDED) AND THE NORTH LINE OF SAID 1.0 ACRE TRACT (200/2) WITH THE WEST LINE OF SAID CHAISSON TRACT FOR 140 FEET, CONTINUING A DISTANCE OF 250.0 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER IN THE SOUTH LINE OF SAID 1.0 ACRE TRACT (200/2) AND BEING 87.2 FEET WEST FROM A 4 INCH STEEL FENCE POST FOUND AT THE OCCUPIED SOUTHEAST CORNER OF SAID 1.0 ACRE TRACT (200/2);

THENCE WEST, WITH SAID SOUTH LINE, 87.0 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER AT THE SOUTHWEST CORNER OF SAID 1.0 ACRE TRACT (200/2) AND THE SOUTHEAST CORNER OF SAID 1.0 ACRE TRACT (98/302);

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

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

**DEED OF TRUST INFORMATION:**

**Date:** 08/28/2012  
**Grantor(s):** BRENDA K BISHOP AND JOE K BISHOP, WIFE AND HUSBAND AS  
COMMUNITY PROPERTY  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS  
NOMINEE FOR R.H. LENDING, INC., ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$88,420.00  
**Recording Information:** Book 2390 Page 498 Instrument 2012-10790  
**Property County:** Wise  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 232 LATHAM LN, NEW FAIRVIEW, TX 76078

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** Freedom Mortgage Corporation  
**Mortgage Servicer:** Freedom Mortgage Corporation  
**Current Beneficiary:** Freedom Mortgage Corporation  
**Mortgage Servicer Address:** 907 Mt. Pleasant Valley, Mt. Laurel, NJ 08054

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 1st day of June, 2021  
**Time of Sale:** 1:00PM or within three hours thereafter.  
**Place of Sale:** AT THE SOUTHEAST PORCH OF THE COURTHOUSE STEPS in Wise County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Wise County Commissioner's Court, at the area most recently designated by the Wise County Commissioner's Court.

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Angie Uselton, Jami Hutton, Tonya Washington, Monica Henderson, Terry Waters, Logan Thomas, David Stockman, Braden Barnes, Michael Burns, Tori Jones, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Angie Uselton, Jami Hutton, Tonya Washington, Monica Henderson, Terry Waters, Logan Thomas, David Stockman, Braden Barnes, Michael Burns, Tori Jones, or Suzanne Suarez, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.



4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**Substitute Trustee(s):** Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Angie Uselton, Jami Hutton, Tonya Washington, Monica Henderson, Terry Waters, Logan Thomas, David Stockman, Braden Barnes, Michael Burns, Tori Jones, or Suzanne Suarez, any to act.

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 425, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

#### Certificate of Posting

I am \_\_\_\_\_ whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on \_\_\_\_\_ I filed and / or recorded this Notice of Foreclosure Sale at the office of the Wise County Clerk and caused it to be posted at the location directed by the Wise County Commissioners Court.

By: \_\_\_\_\_

#### Exhibit "A"

BEING LOT 13, BLOCK 5, OF CHISHOLM HILLS, PHASE 3, AN ADDITION TO THE CITY OF FAIRVIEW, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDS IN CABINET B, PAGE 440-441, OF THE PLAT RECORDS OF WISE COUNTY, TEXAS.

**Return to:** Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254