

## 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: October 5, 2021

**POSTED**  
AT 3:04 o'clock p M  
**SEP 13 2021**

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS  
By Michele Fennell Deputy

**Michele Fennell**



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 1:00 p.m. 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: September 9, 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. Penny Survey, Abstract No. 1510 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 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 **February 14, 2019**, **Leonard Hamilton Lott**, 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 124, Coyote Ridge, Phase II-A, Wise County, Texas, 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 **\$67,700.00** (the note), the Deed of Trust being recorded in **Instrument Number 201902366**, 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 **October, 2021** at the **Wise County Courthouse, Decatur, Texas**. The same being **October 5, 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.**

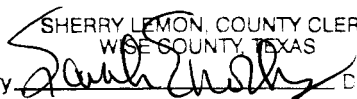
In Witness Whereof, this Notice of Trustee's Sale has been executed on **September 7, 2021**.

  
Emory Russell, Trustee

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

**POSTED**  
AT 9:43 o'clock A M

**SEP 08 2021**

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS  
By  Deputy  
Sarah Enochs



## **EXHIBIT "A"**

Being a 2.138 acre tract of land out of the M. E. P. & P. R. R. Co. Survey, Abstract # 633A. J. Walker Survey, Abstract #861, situated in Wise County, Texas, and being a portion of that certain 350.066 acre tract in the A. J. Walker Survey, Abstract No. 861 and the M.E.P. & P.R.R.Co. Survey, Abstract No. 633, as conveyed to JCEF LIMITED, in Volume 538, Page 738, Real Records, Wise County, Texas, same being all of Tract 124, The bearings for this survey are based on the bearings as they appear in Volume 538, Page 738, Real Records, Wise County, Texas. Said 2.138 acre tract being described by metes and bounds as follows:

**BEGINNING** at a ½" iron rod set in the west line of the said 350.066 acre tract and being N 00°00'36" E 2005.68 feet from the southwest corner of the said 350.066 acre tract of land, same being the southwest corner of Tract 124;

**THENCE** N 0° 00' 36" E, along the said west line a distance of 150.02 feet to a ½" iron rod set for the northwest corner of said Tract 124;

**THENCE** S 89°10'19" E, a distance of 621.94 feet to a ½" iron rod set on the west right of way line of Coyote Trail a 60' private road, for the northeast corner of said Tract 124;

**THENCE** S 0° 49'41" W, along the said west line of Coyote Trail, a distance of 150.00 feet to a ½" iron rod set for the southeast corner of said Tract 124;

**THENCE** N 89°10'19" W, along the south line of Tract 124, a distance of 618.90 feet to the **POINT OF BEGINNING**, and containing a computed area of 2.138 acres of land, more or less.

**SAID 2.138 ACRE TRACT BEING ALSO KNOWN AS  
TRACT 124, COYOTE RIDGE, PHASE II-A,  
AN UNRECORDED SUBDIVISION IN WISE COUNTY, TEXAS.**



## NOTICE OF FORECLOSURE SALE

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

- 1. Property to Be Sold.** The property to be sold is described as follows: LOT 26, BLOCK 3, UNIT 6 OF RUNAWAY BAY, SUBDIVISION IN WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF, RECORDED IN CABINET A, SLIDE 444, PLAT RECORDS OF WISE COUNTY, TEXAS.
- 2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 11/27/2017 and recorded in Document 201713391 real property records of Wise County, Texas. Re-filed in Document 202004183 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: 10/05/2021  
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 LORNE T DITTMAN AND KAREN J. DITTMAN, provides that it secures the payment of the indebtedness in the original principal amount of \$187,728.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. MIDFIRST BANK is the current mortgagee of the note and deed of trust and MIDFIRST BANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is MIDFIRST BANK c/o MIDFIRST BANK, 999 N.W. Grand Blvd, Oklahoma City, OK 73118 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
- 6. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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



Mackie Wolf Zientz & Mann, P.C.

Brandon Wolf, Attorney at Law

✓ L. Keller Mackie, Attorney at Law

Michael Zientz, Attorney at Law

Lori Liane Long, Attorney at Law

Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law

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 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:** 10/05/2021

**Time:** The sale will begin at 01:00 PM or not later than three hours after that time

**Place:** Wise County, Texas at the following location: **THE SOUTHEAST PORCH AT THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

**Property Address:** 513 TROXELL BLVD, RHOME, TX 76078

**2. 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. Any conveyance of the property is subject to all matters of record affecting the property.

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 03/20/2006 and recorded 03/22/2006 in Book OR Vol 1662 Page 236 Document 384667, real property records of Wise County, Texas, with SEILEY A. SISK, A SINGLE WOMAN, grantor(s) and OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION, as Lender, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-OPT3, ASSET-BACKED CERTIFICATES, SERIES 2006-OPT3, as Beneficiary.

**4. Appointment of Substitute Trustee:** In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent 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.

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by SEILEY A. SISK, A SINGLE WOMAN, securing the payment of the indebtedness in the original principal amount of \$82,400.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-OPT3, ASSET-BACKED CERTIFICATES, SERIES 2006-OPT3 is the current mortgagee of the note and deed of trust or contract lien.



TS No.: 2020-00338-TX  
20-000263-673

## **Notice of [Substitute] Trustee Sale**

**6. Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

**7. Property to be sold:** The property to be sold is described as follows:

**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.**

**8. 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. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

**C/O PHH Mortgage Corporation**

**1 Mortgage Way  
Mt. Laurel, NJ 08054**

**Phone: 877-744-2506**




TS No.: 2020-00338-TX  
20-000263-673

## Notice of [Substitute] Trustee Sale

**9. 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 the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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

**Date:** August 11, 2021

  
  
  
  
  
Stephanie Spurlock, Camisha Scott, Iman Walcott, Tanesha Humphrey, Claire Buxton – Attorney  
or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.  
Northpark Town Center  
1000 Abernathy Rd. NE; Bldg. 400, Suite 200  
Atlanta, GA 30328  
Telephone: 855-427-2204  
Fax: 866-960-8298

**POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.**

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.

