

NOTICE OF OPEN SKY LAND COMPANY LLC'S 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.

Date: October 11, 2021

Deed of Trust:

Date: December 22, 2020
Grantor: Samantha Marie Skillman
Trustee: Jake L. Robinson
Beneficiary: Open Sky Land Company LLC
County Where Property Is Located: Wise County, Texas

Property: Being Lot 25, Block 10, RUNAWAY BAY UNIT 5, Wise County, Texas, and further described as 0.241 acres of real property; APN: R2685035000

Substitute Trustee: Jake L. Robinson, David Stockman, Brenda Wiggs, Donna Stockman, Guy Wiggs, Michelle Schwartz, Kathy Arrington, Janet Pinder

Substitute Trustee's Mailing Address (including county): 2525 Ridgmar Blvd., Suite 220
Fort Worth, Texas 76116
Tarrant County, or such other
address designated by Substitute
Trustee

Date and Time of Sale of Property: November 2, 2021 at 1:00 p.m. or within three hours
after 1:00 p.m.

Place of Sale of Property: On the Southeast porch of the Wise County Courthouse steps, or if
the preceding area is no longer the designated area, at the area most
recently designated by the County Commissioner's Court

POSTED

AT 3:31 o'clock P M

OCT 12 2021

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS

By Kathy Gyger Deputy

Kathy Gyger



Notice: Because of default in performance of the obligations of the Deed of Trust, Open Sky Land Company LLC's Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

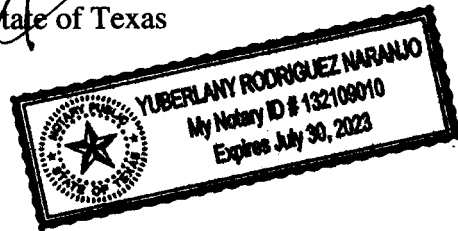
By: Donna Stockman
Substitute Trustee

Printed Name: Donna Stockman

STATE OF TEXAS §
COUNTY OF Denton §

This instrument was acknowledged before me by Donna K. Stockman on the 12 day of 10 2021.

[Signature]
Notary Public, State of Texas



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

COUNTY OF Wise

COPY

KNOW ALL MEN BY THESE PRESENTS

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, Cottdale, 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

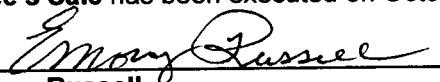
WHEREAS, the undersigned **Substitute Trustee**, acting upon the request of **KKF Supplemental Trust**, by these presents is hereby posting, filing and giving notice of the foreclosure of the Deed of Trust and lien thereof in accordance with §51.002 of the Texas Property Code and the terms and provisions 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 November, 2021 at the **Wise County Courthouse, Decatur, Texas**. The same being **November 2, 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 October 5, 2021.


Emory Russell
Substitute Trustee

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

POSTED
AT 10:05 o'clock AM

OCT 05 2021

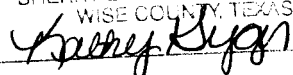
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By 
Kathy Gyger

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 ¼" 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°42'18" East, 30.00 feet and South 00°35'08" West, 897.16 feet from the Northwest corner of said Frazier tract;

THENCE South 89°42'18" East a distance of 971.07 feet to a ¼" iron pin set for the Northeast corner of the herein described tract;

THENCE South 00°35'08" West a distance of 224.29 feet to a ¼" iron pin set for the Southeast corner of the herein described tract;

THENCE North 89°42'18" West a distance of 971.07 feet to a ¼" 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°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

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 **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, Cottondale 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 November, 2021 at the **Wise County Courthouse, Decatur, Texas**. The same being **November 2, 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.

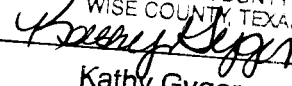
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE 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 October 5, 2021.


Emory Russell
Substitute Trustee

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

POSTED
AT 10:05 o'clock a M
OCT 03 2021

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

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, 576.73 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.

POSTED

AT 2:45 o'clock P M

SEP 28 2021

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS

By *Kathy Gyger* Deputy

Kathy Gyger

Notice of Substitute Trustee Sale

RTS-05342
T.S. #: 21-5234

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: 11/2/2021
Time: The sale will begin no earlier than 1:00 PM or no later than three hours thereafter.
The sale will be completed by no later than 4:00 PM
Place: Wise County Courthouse in DECATUR, Texas, at the following location: The Southeast porch of the courthouse steps OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

Being all of Lot 73, Block 8, Unit 1 Runaway Bay, a Subdivision on Wise County, Texas, according to the Plat(s) recorded in Plat Cabinet A, Section 111-126, Plat Records of Wise County, Texas.

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust is dated 2/4/2008 and is recorded in the office of the County Clerk of Wise County, Texas, under County Clerk's File No 2008-20310 recorded on 2/15/2008 in Book 1908 Page 58 of the Real Property Records of Wise County, Texas.

135 LAKESHORE DRIVE
RUNAWAY BAY, TX 76426

Trustor(s): RONALD KOSSEY Original Beneficiary: Nationstar Mortgage LLC

Current Beneficiary: US BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF TIKI SERIES III TRUST Loan Servicer: SN Servicing Corporation

Current Substituted Trustees: Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwierns, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Angie Uselton, Jami Hutton, Tonya Washington, Monica Henderson, Terry Waters, Logan Thomas, David Stockman, Donna Stockman, Brenda Wiggs, Michelle Schwartz, Guy Wiggs, Kathy Arrington, Janet Pinder, Rick Snoke, Briana Young, Patricia Sanchez, Kristy Forget, Heather Smith, Omar Reynosa, Prestige Default Services, 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

T.S. #: 21-5234

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, 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 RONALD D. KOSSEY, UNMARRIED. 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 but not limited to (1) the promissory note in the original principal amount of \$100,000.00, executed by RONALD D. KOSSEY, UNMARRIED, and payable to the order of Nationstar Mortgage LLC; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of RONALD D. KOSSEY, UNMARRIED to RONALD KOSSEY. US BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF TIKI SERIES III TRUST is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

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

US BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF TIKI SERIES III TRUST
c/o SN Servicing Corporation
323 5th Street
Eureka, CA 95501
800-603-0836

T.S. #: 21-5234

Dated: 9-28-21

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, Donna Stockman, Brenda Wiggs, Michelle
Schwartz, Guy Wiggs, Kathy Arrington, Janet Pinder, Rick Snoke, Briana
Young,
Patricia Sanchez, Kristy Forget, Heather Smith, Omar Reynosa, Prestige Default
Services, LLC



Prestige Default Services, LLC
9720 Coit Road, Suite 220-228
Plano, Texas 75025
Phone: (972) 893-3096 ext. 1019
Fax: (949) 427-2732

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services, LLC
9720 Coit Road, Suite 220-228
Plano, Texas 75025
Attn: Trustee Department

FILED

4:21 PM

September 20, 2021

BRENDA ROWE
DISTRICT CLERK-WISE COUNTY, TX
BY *Spencer Biggs* DEPUTY

CAUSE NO. CV21-07-506

**IN RE: ORDER FOR FORECLOSURE §
CONCERNING §
135 LAKESHORE DRIVE §
RUNAWAY BAY, TX 76426 §
UNDER TEX R. CIV. P. 736 §
PETITIONER: US BANK TRUST §
NATIONAL ASSOCIATION AS TRUSTEE §
OF THE TIKI SERIES III TRUST §
RESPONDENTS: RONALD D KOSSEY §**

IN THE DISTRICT COURT

WISE COUNTY, TEXAS

271ST JUDICIAL DISTRICT

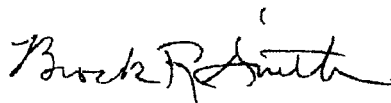
DEFAULT ORDER

1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of each Respondent subject to this order is Ronald D. Kossey, 135 Lakeshore Drive, Runaway Bay, TX 76426. Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.
3. The property that is the subject of this foreclosure proceeding is commonly known as 135 Lakeshore Drive, Runaway Bay, TX 76426 , with the following legal description:

Being all of Lot 73, Block 8, Unit 1 Runaway Bay, a Subdivision on Wise County, Texas, according to the Plat(s) recorded in Plat Cabinet A, Section 111-126, Plat Records of Wise County, Texas.
4. The lien to be foreclosed is indexed or recorded as Instrument No. 2008-20310, as Book 1908, Page 58 and recorded in the real property records of Wise County, Texas.

5. The material facts establishing Respondent's default are alleged in the Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App § 501 *et seq.*
7. Therefore, the Court grants Petitioner's motion for default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract, or lien sought to be foreclosed.
8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 20 day of 9, 2021.



JUDGE PRESIDING

Approved and Entry Requested:

GHIDOTTI | BERGER LLP

By: /s/ Chase A. Berger
Chase A. Berger
State Bar No.: 24115617
Ghidotti | Berger, LLP
9720 Coit Road, Suite 220-228
Plano, Texas 75025
Tel: (305) 501-2808
Fax: (954) 780-5578
Email: cberger@ghidottiberger.com
ATTORNEY FOR PETITIONER

STATE OF TEXAS §
COUNTY OF Wise §

POSTED
AT 3:50 o'clock P M

SEP 27 2021

NOTICE OF FORECLOSURE SALE

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

Vicky Gaona

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:

157 Buffalo Ridge Drive, Newark, TX 76071; a/k/a

Lot Eight R (8R), Block F, of Chisholm Springs Subdivision (Chisholm Springs Subdivision), located in Wise County, Texas, according to the Map or Plat thereof recorded in Cabinet C, Slide(s) 177-179, (refiled in Cabinet C, Slide(s) 184-186), Map Records of Wise County, Texas, together with the right of ingress and egress over and across Lot 1R, Block A, Chisholm Springs Subdivision (Chisholm Springs Subdivision), located in Wise County, Texas, according to the Map or Plat thereof recorded in Cabinet C, Slide(s) 177-179, (refiled in Cabinet C, Slide(s) 184-186)(Re-platted in Cabinet C, Slide(s) 271-272 as to portions of Block F) in the Map Records of Wise County, Texas;

2. **Owner(s):** Ms. Keeta M. McKenzie

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

Date: Tuesday, November 2, 2021

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.

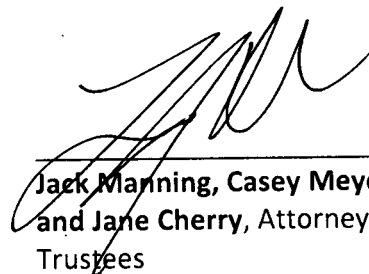
The sale will be made expressly subject to the provisions of the Declaration, any and all prior matters of records affecting the Property and any rights of redemption granted by law. **Prospective bidders are strongly urged to examine the applicable property records and the law.**

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 against 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 \$12,174.09, as of September 22, 2021.

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 22, 2021



**Jack Manning, Casey Meyers, Lance Erickson,
and Jane Cherry, 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 11:15 o'clock A M

SEP 22 2021

311 County Rd 4372, Decatur, TX 76234

20-007909

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS

By *Michelle Fennell* Deputy
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: 11/02/2021

Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Wise County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 04/05/2002 and recorded in the real property records of Wise County, TX and is recorded under Clerk's File/Instrument Number, 1156, Page 398, with Milton McConnell and Kimberly McConnell (grantor(s)) and ABN AMRO Mortgage Group, Inc. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Milton McConnell and Kimberly McConnell, securing the payment of the indebtedness in the original amount of \$65,550.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Specialized Loan Servicing, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. BEING A 2.95 ACRE TRACT IN THE PHILLIP TURRIAN SURVEY, ABSTRACT NO. 824, WISE COUNTY, TEXAS, AND BEING THE SAME TRACT AS DESCRIBED IN DEED RECORDED IN VOLUME 324, PAGE 168, REAL RECORDS, WISE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF THIS TRACT, SAID CORNER BEING BY DEED CALL 1525.00 FEET EAST, 2554.00 FEET SOUTH 89 DEGREES 47 MINUTES 00 SECONDS EAST, 1224.10 FEET SOUTH 00 DEGREES 26 MINUTES 00 SECONDS EAST, 2512.60 FEET SOUTH 00 DEGREES 10 MINUTES 00 SECONDS WEST, 553.39 FEET NORTH 61 DEGREES 15 MINUTES 59 SECONDS WEST, 415.00 FEET SOUTH 00 DEGREES 38 MINUTES 59 SECONDS WEST, 322.91 FEET NORTH 56 DEGREES 54 MINUTES 10 SECONDS WEST AND 226.01 FEET SOUTH 00 DEGREES 38 MINUTES 59 SECONDS WEST FROM THE NORTHWEST CORNER OF THE PHILLIP TURRIAN SURVEY:

THENCE SOUTH 00 DEGREES 38 MINUTES 59 SECONDS WEST 226.02 FEET TO A 5/8 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF THIS TRACT:

THENCE WEST, PASSING A 1/2 INCH IRON ROD SET FOR REFERENCE AT 462.22 FEET, ON THE EAST LINE OF COUNTY ROAD 4372. A 60 FT. WIDE ROAD, AND CONTINUING A TOTAL DISTANCE OF 495.73 FEET TO A POINT IN SAID COUNTY ROAD:



4735160

THENCE NORTH 26 DEGREES 31 MINUTES 28 SECONDS EAST 12.85 FEET WITH SAID COUNTY ROAD TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT:

THENCE, WITH SAID CURVE (CH EQUALS NORTH 14 DEGREES 16 MINUTES 09 SECONDS EAST 195.69 FEET-RADIUS EQUALS 473.63 FEET), 197.10 FEET TO THE POINT OF TANGENCY OF SAID CURVE IN SAID COUNTY ROAD:

THENCE NORTH 02 DEGREES 40 MINUTES 50 SECONDS EAST 39.40 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT IN SAID COUNTY ROAD:

THENCE, WITH SAID CURVE (CH EQUALS NORTH 08 DEGREES 43 MINUTES 34 SECONDS EAST 97.43 FEET-RADIUS EQUALS 462.66 FEET), 97.61 FEET TO A POINT IN SAID COUNTY ROAD:

THENCE, LEAVING SAID COUNTY ROAD, SOUTH 75 DEGREES 28 MINUTES 31 SECONDS EAST, PASSING AN 1/2 INCH IRON ROD FOUND FOR REFERENCE IN THE EAST LINE OF SAID ROAD AT 30.01 FEET, AND CONTINUING A TOTAL DISTANCE OF 440.68 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.95 ACRES OF LAND, MORE OR LESS.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Specialized Loan Servicing, LLC, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Specialized Loan Servicing, LLC
8742 Lucent Blvd Suite 300
Highlands Ranch, CO 80129

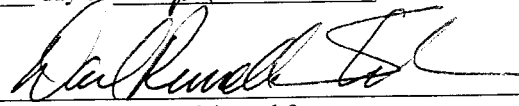
SUBSTITUTE TRUSTEE

David Stockman, Brenda Wiggs, Donna Stockman,
Guy Wiggs, Michelle Schwartz, Kathy Arrington,
Janet Pinder
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF Texas
COUNTY OF Parker

Before me, the undersigned authority, on this day personally appeared Donna Stockman, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 22 day of Sept, 2021.


NOTARY PUBLIC in and for

Parker COUNTY

My commission expires: 12-12-21

Print Name of Notary:
David Russell Stockman

CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on _____ I filed at the office of the Wise County Clerk and caused to be posted at the Wise County courthouse this notice of sale.

Declarants Name: _____
Date: _____

526 HILLTOP TRAIL
RHOME, TX 76078

00000009280785

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: November 02, 2021

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE DOOR OF THE FIRST FLOOR IN THE SOUTHEAST CORNER OF THE WISE COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 29, 2002 and recorded in Document VOLUME 1188, PAGE 96; AS AFFECTED BY VOLUME 1323, PAGE 793 AND BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 201706399 real property records of WISE County, Texas, with EARLE RECKLEIN AND CARRIE RECKLEIN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by EARLE RECKLEIN AND CARRIE RECKLEIN, securing the payment of the indebtednesses in the original principal amount of \$102,609.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

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

POSTED
AT 4:17 o'clock P M

AUG 26 2021

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

Sarah Enochs



526 HILLTOP TRAIL
RHOME, TX 76078

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 hereby remove the original trustee and all successor substitute trustees and appoints in their stead RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, MONICA HENDERSON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, AUCTION.COM, DOAK LAMBERT, DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, MICHELLE SCHWARTZ, OR TIM LEWIS 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 _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the WISE County Clerk and caused to be posted at the WISE County courthouse this notice of sale.

Declarants Name: _____

Date: _____

526 HILLTOP TRAIL
RHOME, TX 76078

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WISE



LOT 30, BLOCK 2, CHISHOLM HILLS, PHASE III, AN ADDITION TO THE CITY OF FAIRVIEW, WISE COUNTY, TEXAS,
ACCORDING TO THE PLAT RECORDED IN CABINET B, PAGE 440 AND 441, PLAT RECORDS, WISE COUNTY, TEXAS.