

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: December 07, 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 CLERK'S FILE NO. 202112753; AS AFFECTED 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 10:44 o'clock A M

NOV 04 2021

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



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

0000009280785

0000009280785

WISE

EXHIBIT "A"

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.

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public non-judicial foreclosure sale.

1. **Property To Be Sold.** The property to be sold is described as follows:

All property (real, personal or otherwise) described in the deed of trust (as hereinafter defined as the "Deed of Trust"), together with the rights, appurtenances and improvements thereto, including, but not limited to, the real property described on **Exhibit A** attached hereto and made a part hereof. In the event any property encumbered by the Deed of Trust has been released by Lender (or its predecessor in interest, as applicable), then said released property shall be excluded from the property sold at foreclosure.

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

Date: Tuesday, December 7, 2021.

Time: The sale shall begin no earlier than 1:00 p.m. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 p.m.

Place: The sale will take place at the Wise County Courthouse at the place designated by the Wise County Commissioner's Court.

The Deed of Trust permits the Lender (as hereinafter defined) 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 and/or Texas Business and Commerce Code. Such reposting or refileing may be after the date originally scheduled for this sale.

3. **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 Lender to have the bid credited up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

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

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

POSTED

AT 1:58 o'clock P M

NOV 15 2021

Notice of Foreclosure Sale - Page 1

File No. 1909.288

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS

By Kathy Gvger Deputy

Kathy Gvger

4. Type of Sale. The sale is a non-judicial foreclosure sale being conducted pursuant to the power of sale granted by that certain Deed of Trust (the "Deed of Trust") recorded under Instrument No. 201509748 in the Real Property Records of Wise County, Texas, and executed by Nicolas K. Scoughton and Andrea D. Scoughton (whether one or more, the "Grantor"), for the benefit of 21st Mortgage Corporation ("Lender"), covering the property described above.

5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Indebtedness") including but not limited to the unpaid principal and interest owing on: that certain Consumer Loan Note, Security Agreement and Disclosure Statement (the "Note") dated on or about September 24, 2015, executed by the Grantor and payable to the order of Lender, and all renewals, modifications and extensions of the Note. Lender is the current owner and/or holder of the Note and the Indebtedness and is the beneficiary under the Deed of Trust.

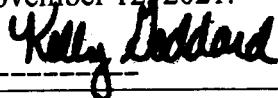
Questions concerning the sale may be directed to the undersigned or to the Lender:

21st Mortgage Corporation
620 Market Street One Center Square
Knoxville, TN 37902
Phone: 800-955-0021
Fax: 866-231-4851


6. Default and Request To Act. Default has occurred under the Deed of Trust, and Lender has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale Lender may appoint another person as substitute trustee to conduct the sale.

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

DATED: November 12, 2021.



Kelly Goddard



Richard A. McKinney, Substitute Trustee
Higier Allen & Lautin, P.C.
The Tower at Cityplace
2711 N. Haskell Ave., Suite 2400
Dallas, Texas 75204
Telephone: (972) 716-1888
Fax: (972) 716-1899

*****PLEASE FAX ALL COMMUNICATIONS REGARDING THIS MATTER TO THE
SUBSTITUTE TRUSTEE AT 972-716-1899 (FAX), NOTE THE SUBSTITUTE
TRUSTEE'S NAME ON YOUR COVER SHEET AND CONTACT THE SUBSTITUTE
TRUSTEE AT 972-716-1888 (PHONE) TO CONFIRM RECEIPT. PLEASE ASSUME
YOUR FAX HAS NOT BEEN RECEIVED UNTIL YOU VERBALLY CONFIRM
RECEIPT THEREOF WITH OUR OFFICE. THANKS IN ADVANCE FOR YOUR
COOPERATION.*****

Notice of Foreclosure Sale - Page 3

File No. 1909.288

EXHIBIT A

PROPERTY DESCRIPTION

[FOLLOWS THIS COVER PAGE]

EXHIBIT "A"

Being a 10.01 acre tract in the J. Ritchey Survey, Abstract Number 717, Wise County, Texas, being part of a certain called 59 acre tract (First Tract) described in instrument recorded in Volume 1510, Page 732, Official Public Records, Wise County, Texas and being described by metes and bounds as follows:

BEGINNING at a point in County Road 1860 and the South line of said Ritchey Survey and said 59 acre tract for the Southeast corner of the tract herein described and the Southwest corner of a certain called 12.75 acre tract described in instrument recorded in Volume 209, Page 287, Real Records, Wise County, Texas;

THENCE South 89 degrees 08 minutes 43 seconds West with said County Road and said South line of the Ritchey Survey and said 59 acre tract a distance of 363.04 feet to a point for the Southwest corner of the tract herein described;

THENCE North 00 degrees 00 minutes 00 seconds East passing a ½" reference iron rod set at a distance of 28.15 feet, in all a distance of 465.08 feet to a ½" iron rod set for a corner of the tract herein described;

THENCE North 06 degrees 53 minutes 38 seconds West a distance of 658.13 feet to a ½" iron rod set in the North line of said 59 acre tract for the Northwest corner of the tract herein described;

THENCE North 88 degrees 05 minutes 57 seconds East with the North line of said 59 acre tract a distance of 356.63 feet to a 4" tree found for the Northeast corner of the tract herein described and the Northwest corner of said 12.75 acre tract;

THENCE South 10 degrees 03 minutes 33 seconds East a distance of 156.68 feet to a ½" iron rod set for a corner of said 12.75 acre tract and the tract herein described;

THENCE South 12 degrees 11 minutes 23 seconds East a distance of 117.57 feet to a ½" iron rod set for a corner of said 12.75 acre tract and the tract herein described;

THENCE South 14 degrees 54 minutes 13 seconds East a distance of 223.80 feet to a ½" iron rod set for a corner of said 12.75 acre tract and the tract herein described;

THENCE South 07 degrees 26 minutes 28 seconds East a distance of 72.80 feet to a ½" iron rod set for a corner of said 12.75 acre tract and the tract herein described;

THENCE South 07 degrees 30 minutes 03 seconds East a distance of 166.10 feet to a ½" iron rod set for a corner of said 12.75 acre tract and the tract herein described;

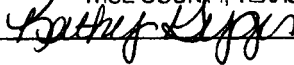
THENCE South 09 degrees 07 minutes 17 seconds West a distance of 238.46 feet to a ½" iron rod set for a corner of said 12.75 acre tract and the tract herein described;

THENCE South 05 degrees 58 minutes 42 seconds West passing a ½" reference iron rod set at a distance of 139.79 feet, in all a distance of 168.00 feet to the POINT OF BEGINNING and containing 10.01 acres of land.

NOTE* Company does not represent that the above acreage and/or square footage calculations are correct.**

OCT 07 2021

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS

By  Deputy

Kathy Gyger

NOTICE OF FORECLOSURE SALE

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

1. Property to Be Sold. The property to be sold is described as follows: BEING THE WEST ONE HALF OF LOT 3, BLOCK 43 OF THE DECATUR SOUTH ADDITION TO THE TOWN OF DECATUR AS RECORDED IN VOLUME 8, PAGE 642 OF THE DEED RECORDS OF WISE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE HALF INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 100 FEET TO A ONE HALF INCH IRON ROD FOUND; THENCE EAST 75 FEET TO A FENCE CORNER; THENCE SOUTH 100 FEET TO A TREE; THENCE WEST 75 FEET TO THE POINT OF BEGINNING AND CONTAINING IN ALL 7500 SQUARE FEET OR 0.172 ACRES OF LAND.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 02/16/2017 and recorded in Document 201701823 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: 12/07/2021

Time: 01:00 PM

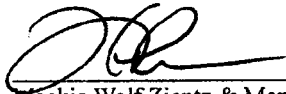
Place: Wise County, Texas at the following location: THE SOUTHEAST PORCH AT THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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 VALERIE J BRAKEFIELD, provides that it secures the payment of the indebtedness in the original principal amount of \$85,360.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. COLONIAL NATIONAL MORTGAGE, A DIVISION OF COLONIAL SAVINGS, F.A. is the current mortgagee of the note and deed of trust and COLONIAL SAVINGS is mortgage servicer. A servicing agreement between the mortgagee, whose address is COLONIAL NATIONAL MORTGAGE, A DIVISION OF COLONIAL SAVINGS, F.A. c/o COLONIAL SAVINGS, 2626 West Freeway, Building B, Fort Worth, TX 76102 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.