

NOTICE OF TRUSTEE'S SALE

T.S. #: 042021-01246-10TX

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU 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 TO THE SENDER OF THIS NOTICE IMMEDIATELY.

SALE INFORMATION:

Date: 2/1/2022
Time of Sale: 1:00 PM
Place: 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

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.

DEED OF TRUST INFORMATION:

Date: 8/1/2007
Grantor(s): DAVID L PIAZZA
Original Mortgagee: BANK OF AMERICA NA
Current Mortgagee: U.S. Bank Trust, National Association, as Trustee of American Homeowner Preservation Trust Series AHP Servicing
Original Principal Amount: \$33,950.00
Recording Information: 8/10/2007, as Instrument No. 2007-11377, in Book 1845, Page 169,
Property County: Wise
Property Address: 127 PR 4434
RHOME TX 76078
Legal Description: Being a 2.032 acre tract of land out of R. M. Thompson Survey, Abstract #1248, 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 1/2" iron pin set for the Northeast corner of the herein described tract and being South 00° 57' 58" West, 30.03 feet, North 86° 25' 39" West, 1130.31 feet and South 03° 26' 53" East, 166.40 feet, from the most Northerly Northeast corner of said 590.334 acre tract;

THENCE South 03° 26' 53" East, a distance of 168.75 feet, to a 1/2" iron pin set for the Southeast corner of the herein described tract;

THENCE North 88° 03' 35" West, a distance of 534.75 feet, to a 1/2" iron pin set in the Fast right-of-way line of a proposed 60' road, for the Southwest corner of the herein described tract;

POSTED

AT 8:06 o'clock A M

JAN 06 2022

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By  Deputy

Sarah Enochs

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THENCE North 01° 56' 25" East, along the said East right-of-way line, a distance of 168.00 feet to a 1/2" iron pin set for the Northwest corner of the herein described tract;

THENCE South 88° 03' 35" East, a distance of 518.90 feet, to the POINT OF BEGINNING and containing 2.032 acres of land.

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. AHP Servicing, LLC, as the Mortgage Servicer, is representing the current mortgagee, whose address is:


c/o AHP Servicing, LLC
440 S Lasalle St, Suite 1110
Chicago, IL 60605

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 agent for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington, Janet Pinder or Michelle Schwartz whose address is c/o Americas Trustee Services, Coppell, Texas 75019 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.

TO OBTAIN THE LATEST SALE INFORMATION PLEASE CONTACT AGENCY SALES & POSTING LLC (ASAP) AT 714-730-2727 OR SERVICELINKASAP.COM.

America's Trustee Services, LLC



Cheryl Asher, General Counsel

POSTED

AT 9:33 o'clock 2 M

DEC 29 2021

C&M No. 44-21-0913/ FILE NOS

NOTICE OF TRUSTEE'S SALE

SHERRY LEMON, COUNTY CLERK WISE COUNTY, TEXAS

By Kathy Gyger Deputy

Kathy Gyger

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. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated July 25, 2016 and recorded under Clerk's File No. 201607385, in the real property records of WISE County Texas, with James Robert Hicks, a single man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Highlands Residential Mortgage, LTD, its successors and assigns as Original Mortgagee.

Deed of Trust executed by James Robert Hicks, a single man securing payment of the indebtedness in the original principal amount of \$199,323.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by James Robert Hicks . Lakeview Loan Servicing LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. M & T Bank is acting as the Mortgage Servicer for the Mortgagee. M & T Bank, is representing the Mortgagee, whose address is: PO Box 840, Buffalo, NY 14240.

Legal Description:

LOT 5, BLOCK 1, DRY CREEK ESTATES, PHASE ONE, AN ADDITION TO THE CITY OF BRIDGEPORT, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN PLAT CABINET A-296, PLAT RECORDS, WISE COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 02/01/2022

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale: The place of the sale shall be: WISE County Courthouse, Texas at the following location: 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

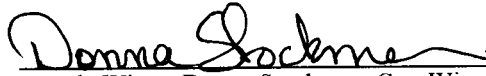
TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

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

The sale will begin at the earliest time stated above, or within three (3) hours after that time. 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 Mortgagee, the Mortgagee or the Mortgagee's attorney.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200



Brenda Wiggs, Donna Stockman, Guy Wiggs, David Stockman, Michelle Schwartz, Aurora Campos, Ramiro Cuevas, Jonathan Harrison, Patrick Zwiers, Irene Lindsay, Kathy Arrington, Angie Uselton, Dana Kamin, Darla Boettcher, Monica Henderson, Shawn Schiller, Tonya Washington, Janet Pinder, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee

ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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.

POSTED
AT 3:18 o'clock 9 M
DEC 13 2021

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, GILBERTO REGALADO, AN UNMARRIED MAN delivered that one certain Deed of Trust dated SEPTEMBER 11, 2019, which is recorded in INSTRUMENT NO. 201910782 of the real property records of WISE County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$162,011.00 payable to the order of GATEWAY MORTGAGE GROUP, A DIVISION OF GATEWAY FIRST BANK, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

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

WHEREAS, GATEWAY MORTGAGE GROUP, A DIVISION OF GATEWAY FIRST BANK, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.


NOTICE IS HEREBY GIVEN that on Tuesday, FEBRUARY 1, 2022, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

LOT NO. 2-B OF THE GAGE RE-SUBDIVISION OF BLOCKS 14 AND 15, SOUTH DECATUR ADDITION TO THE CITY OF DECATUR, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAME RECORDED IN PLAT CABINET A-83 IN THE OFFICE OF THE COUNTY CLERK, WISE COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of WISE County, Texas, for such sales (OR AT SOUTHEAST PORCH OF THE COURTHOUSE).

NOTICE IS FURTHER GIVEN that the address of GATEWAY MORTGAGE GROUP, the Mortgagee or Mortgage Servicer, is P.O. BOX 1560, JENKS, OK 74037. Pursuant to the Texas Property Code, the Mortgagee or Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: DECEMBER 13, 2021.



SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR DAVID STOCKMAN
OR DONNA STOCKMAN OR BRENDA WIGGS OR