

# 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 March, 2022 at the **Wise County Courthouse, Decatur, Texas**. The same being **March 1, 2022**, **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 February 1, 2022.

  
\_\_\_\_\_  
Emory Russell  
Substitute Trustee

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

**POSTED**  
AT 10:55 o'clock A M

**FEB 01 2022**

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS  
By  Deputy

Sarah Enochs

EXHIBIT "A"

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

BEGINNING at a  $\frac{1}{4}$ " iron pin set in the occupied East right of way line of a North-South county road for the Northwest corner of the herein described tract, and said iron pin being South 89°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  $\frac{1}{4}$ " 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  $\frac{1}{4}$ " 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  $\frac{1}{4}$ " iron pin set in the East right of way line of said county road for the Southwest corner of the herein described tract;

THENCE North 00°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

COPY

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF Wise

WHEREAS, on **January 30, 1997**, **Jim Grisham and Janie Grisham**, as grantor(s) executed a Deed of Trust, conveying to JCEF Limited, A Limited Liability Company., transferred by Assignment of Lien to **Advantage Opportunities, LP**, 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 55, Hills of Oliver Creek, more specifically described in Exhibit A attached hereto and made a part hereof for all intents and purposes**, to secure payment of one certain Real Estate Note in the amount of, **\$25,000.00** (the note), the Deed of Trust being recorded in Deed Records, **Wise County, Texas**, in **Volume 702, Page 368**. 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 **Advantage Opportunities, LP**, 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 March, 2022 at the **Wise County Courthouse, Decatur, Texas**. The same being **March 1, 2022, At the southeast door of the Wise County Courthouse, 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 February 1, 2022.

  
\_\_\_\_\_  
Emory Russell  
Substitute Trustee

After Filing Return To:  
Advantage Opportunities, LP  
8659 White Settlement Rd.  
Fort Worth, Texas 76108

POSTED  
AT 10:53 o'clock A M  
FEB 01 2022

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

## EXHIBIT A

Tract 55, Hills of Oliver Creek

### Legal description of land:

Being a 2.022 acre tract of land out of the P.P. Harding Survey, Abstract #373, situated in Wise County, Texas, and being a portion of that certain 590.334 acre tract of land out of the M.E.P. & P.R.R. Co. Survey, Abstract #638, B.G. Brock Survey, Abstract #131 P.P. Harding Survey, Abstract #373, E.M. Thomasson, 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 found in the West right-of-way line of F.M. Hwy. #2264 and the West line of a 2.19 acre tract as conveyed to the State of Texas for right-of-way in Volume 264, Page 340, Deed Records, Wise County, Texas, and also being in the East line of said 590.334 acre tract, and being South 00° 58' 00" West, 478.30 feet, South 00° 22' 30" East, 270.67 feet (Long Chord), and South 01° 43' 00" East, 697.40 feet from the most Easterly Northeast corner of said 590.334 acre tract and being the beginning of a curve to the right having a radius of 5679.58 feet;

THENCE along the West line of said F.M. Hwy. and 2.19 acre tract of land, and the East line of said 590.334 acre tract, along said curve to the right an arc distance of 165.13 feet, to a 1/2" iron pin found for the end of said curve and then South 00° 03' 00" East, a distance of 69.92 feet, to a 1/2" iron pin set for the Southeast corner of the herein described tract;

THENCE South 88° 17' 00" West, a distance of 372.02 feet, to a 1/2" iron pin set for the Southwest corner of the herein described tract;

THENCE North 01° 43' 00" West, a distance of 235.00 feet, to a 1/2" iron pin set for the Northeast corner of the herein described tract;

THENCE North 88° 17' 00" East, a distance of 376.45 feet, to the POINT OF BEGINNING and containing 2.022 acres of land.

## Notice of Trustee's Sale

**Date:** January 20, 2022

**Substitute Trustee:** Charles R. Tibbels

**Substitute Trustee's Address:** P.O. Box 207  
100 N. Trinity St.  
Decatur, Texas 76234

**Mortgagee:** Anita Espinoza Booker

**Note:** Note dated July 24, 2019, in the amount of \$30,000.00

### Deed of Trust

**Date:** July 24, 2019

**Grantor:** Christopher Tackett and wife, Shalyn Tackett

**Mortgagee:** Anita Espinoza Booker

**Recording information:** Wise County Clerk, Document No. 201908612, Official Public Records, Wise County, Texas

### Property:

1-085/1000 acres of land, more or less, situated in the J.W. Hale Survey, Abstract No. 415, in Wise County, Texas, situated about 9-7/10 miles South 46° West from the Courthouse in Wise County, Texas; embracing a portion of the 21 acre tract of land described in a Deed from J. J. Harrison to Margaret Pedigo as recorded in Vol. 381, P. 217, Deed Records of Wise County, Texas; being bounded on the West by the 1 acre tract of described in Deed to Floyd D. Puckett et al recorded in Vol. 248, P. 510, and the North and East by county roads and the above described tract of land described in Deed to Dennis Booker et ux of record in Vol. 421, P. 201, Deed Records of Wise County, Texas; being the same land described in Deed made by Margaret L. Pedigo to Dennis Booker et ux, dated November 6th, 1989, recorded in Vol. 341, P. 42, Real Records of Wise County, Texas; and being more fully described as follows:

COMMENCING at a 1/2 inch iron rod at the intersection of two county roads for the Northeast corner of said Booker tract, and said Pedigo tract, said point is purported to bear North 633-32/100 feet and West 1866-61/100 feet from the Southeast corner of said J. W. Hale Survey;

**POSTED**  
AT 9:27a o'clock a M  
**JAN 20 2022**

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

THENCE South 00° 4' 8" West, along a county road and the East line of said Booker tract, and said Pedigo tract, 235 feet to a 5/8 inch iron rod for the Southeast corner of said Booker tract; and West, along the South line of said Booker tract, 15 feet to a 5/8 inch iron rod in the West line of said county road for the Point of Beginning of the herein described tract;

THENCE South 00° 4' 8" West, along the said West line of a county road, 27-56/100 feet to a 5/8 inch iron rod found for the Southeast corner of the herein described tract;

THENCE North 89° 36' 28" West 394-65/100 feet to a 5/8 inch iron rod in the East line of said Puckett tract from which a 5/8 inch iron rod for the Southeast corner of said Puckett tract bears South 00° 8' East 17-4/10 feet;

THENCE North 00° 8' West, along the East line of said Puckett tract 235-85/100 feet to a 5/8 inch iron rod in the South line of a county road for the Northeast corner of said Puckett tract from which a 3 inch steel pipe fence corner post in concrete for the Northwest corner of said Puckett tract bears West 172 feet;

THENCE East, along the said South Line of a county road, 175-48/100 feet to a 5/8inch iron rod for the Northwest corner of said Booker tract;

THENCE South 0° 7' 3" West, along the West line of said Booker tract, 210-99/100 feet to a 5/8 inch iron rod for the Southwest corner of said Booker tract;

THENCE East, along the South line of said Booker tract, 220 feet to the Point of Beginning, and containing 1-085/1000 acres of land.

**County:** Wise County, Texas

**Date of Sale (first Tuesday of month):** Tuesday, the 1st of March 2022

**Time of Sale:** 10:00 AM or within three hours thereafter

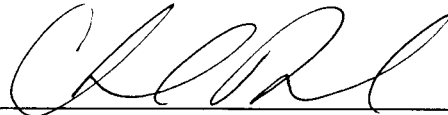
**Place of Sale:** The door of the first floor in the southeast corner of the Wise County Courthouse in Decatur, Texas

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.

Mortgagee has appointed Charles R. Tibbels as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substituted Trustee to offer the Property for sale toward the satisfaction of the Note.

**INSTRUMENT NO. 202201040, OFFICIAL PUBLIC RECORDS, WISE COUNTY, TEXAS, APPOINTED 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.**

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



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Charles R. Tibbels  
P.O. Box 207  
100 N. Trinity St.  
Decatur, Texas 76234

**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: March 01, 2022

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 September 21, 2001 and recorded in Document VOLUME 1092, PAGE 279; AS AFFECTED BY CLERK'S FILE NO. 202003529 real property records of WISE County, Texas, with ROBERT RALEY AND JOAN VILETA, grantor(s) and AMERICAN UNITED MORTGAGE SERVICES OF AMERICA, INC., mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by ROBERT RALEY AND JOAN VILETA, securing the payment of the indebtednesses in the original principal amount of \$114,900.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD  
FORT MILL, SC 29715

**POSTED**  
AT 2:09 o'clock p M  
JAN 20 2022

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS  
By Michelle Ferrell Deputy





**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: \_\_\_\_\_

0000008761330

WISE

**EXHIBIT "A"**

BEING A 2.015 ACRE TRACT OF LAND OUT OF THE A.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 #861 AND THE M. E. P. & P.R.R. CO. SURVEY, ABSTRACT #633, AS CONVEYED TO JCEF LIMITED, IN VOLUME 538, PAGE 738, REAL RECORDS, WISE COUNTY, TEXAS, SAME BEING ALL OF TRACT 143. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE BEARINGS AS THEY APPEAR IN VOLUME 538, PAGE 738, REAL RECORDS, WISE COUNTY, TEXAS. SAID 2.015 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET ON THE NORTHERLY RIGHT OF WAY LINE OF COYOTE TRAIL, A 60' PRIVATE ROAD, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, AND BEING NORTH 00°00'36" EAST, 4175.93 FEET, SOUTH 89°59'24" EAST, 1764.35 FEET OF THE SOUTHEAST CORNER OF THE SAID 350.066 ACRE TRACT;

THENCE NORTH 1°17'38" WEST, A DISTANCE OF 721.63 FEET TO A 1/2" IRON ROD SET ON THE SOUTH LINE OF THAT CERTAIN TRACT DESCRIBED AS TRACT 1 IN DEED TO JCEF, LTD. AND RECORDED IN VOLUME 538, PAGE 738 OF THE REAL RECORDS OF WISE COUNTY, TEXAS;

THENCE SOUTH 89°59'59" EAST, A DISTANCE OF 102.80 FEET TO A 1/2" IRON ROD SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING ALONG THE WEST LIEN OF THE HEREIN DESCRIBED TRACT THE FOLLOWING COURSES:

SOUTH 9°52'22" WEST, A DISTANCE OF 233.78 FEET TO A 1/2" IRON ROD SET;

SOUTH 25°06'19" EAST, A DISTANCE OF 282.91 FEET TO A 1/2" IRON ROD SET;

SOUTH 1°17'38" EAST, A DISTANCE OF 231.16 FEET TO A 1/2" IRON ROD SET ON THE NORTHERLY RIGHT OF WAY LINE OF SAID COYOTE TRAIL;

THENCE SOUTH 88°42'22" WEST, ALONG THE SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 171.59 FEET TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 2.015 ACRES, MORE OR LESS.