

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: April 05, 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 August 03, 2011 and recorded in Document CLERK'S FILE NO. 2011-9374; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 201410814 AND 201702118 real property records of WISE County, Texas, with LISA VESCELIUS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LISA VESCELIUS, securing the payment of the indebtednesses in the original principal amount of \$135,647.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST XIII 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. RUSHMORE LOAN MANAGEMENT SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o RUSHMORE LOAN MANAGEMENT SERVICES, LLC
15480 LAGUNA CANYON RD.
SUITE 100
IRVINE, CA 92618

POSTED
AT 4:22 o'clock 7 M
MAR 10 2022

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

Sarah Enochs



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: _____

EXHIBIT "A"

LOT ONE HUNDRED HUNDRED TWO R (102R), BLOCK B, OF CHISOLM 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.

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 **April, 2022** at the **Wise County Courthouse, Decatur, Texas**. The same being **April 5, 2022**, At the southeast entrance of the Courthouse, 101 N. Trinity in the City of **Decatur, Texas**.

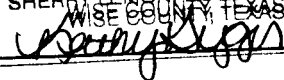
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE 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 **March 1, 2022**.


Emory Russell, Trustee

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

POSTED
AT 10:07 o'clock 2 M
MAR 01 2022

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By  Deputy

Kathy Gyger

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 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: **4/5/2022**
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 5:30 o'clock P M

FEB 25 2022

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS

By Michele Fennell Deputy

Michele Fennell



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:

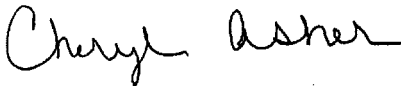
c/o AHP Servicing, LLC
440 S Lasalle St, Suite 1110
Chicago, IL 60605

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 conduce 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

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: April 05, 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 23, 2011 and recorded in Document CLERK'S FILE NO. 2011-11555; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 201507863 real property records of WISE County, Texas, with PATRICIA P MACEDO AND PAUL E LOZANO, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., (MERS) AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by PATRICIA P MACEDO AND PAUL E LOZANO, securing the payment of the indebtednesses in the original principal amount of \$177,098.00, 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 3:30 o'clock P M
FEB 25 2022

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 DAVID STOCKMAN, BRENDA WIGGS, DONNA STOCKMAN, GUY WIGGS, MICHELLE SCHWARTZ, KATHY ARRINGTON, OR JANET PINDER 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: _____

122 DROVER RIDGE ROAD
NEWARK, TX 76071

0000009412750

0000009412750

WISE



LOT EIGHTY-EIGHT R (88R), BLOCK B, 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.

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: 04/05/2022

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: 228 CR 4191, DECATUR, TX 76234

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 06/20/2006 and recorded 06/26/2006 in Book OR 1698 Page 410 Document 389901, real property records of Wise County, Texas, with **CHRISTOPHER EASTER, A SINGLE MAN AND CHRISTINA MOYERS, A SINGL PERSON** grantor(s) and **NEW CENTURY MORTGAGE CORPORATION** as Lender, U.S. Bank National Association, successor in interest to Bank of America, National Association, successor by merger to LaSalle National Association as trustee for **GSAMP Trust 2007-NC1 Mortgage Pass-Through Certificates, Series 2007-NC1** 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 **CHRISTOPHER EASTER, A SINGLE MAN AND CHRISTINA MOYERS, A SINGL PERSON**, securing the payment of the indebtedness in the original principal amount of \$21,000.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. U.S. Bank National Association, successor in interest to **Bank of America, National Association, successor by merger to LaSalle National Association as trustee for GSAMP Trust 2007-NC1 Mortgage Pass-Through Certificates, Series 2007-NC1** is the current mortgagee of the note and deed of trust or contract lien.

POSTED
AT 9:48 o'clock A M
FEB 17 2022

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

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:

Situated in the State of Texas and the County of Wise, being part of the Samuel Isaacs Survey, Abstract No. 454, being all of a tract of land conveyed to Scott C. Wesley and Sharita L. Wesley by deed recorded in Volume 503, Page 76 of the Real Property Records of Wise County, Texas and these premises being more particularly described as follows: Beginning at a 1/2 inch iron rod found in the west right-of-way line of County Road No. 4191, marking the southwest corner of a tract of land conveyed to W.C. and Clara B. Trail by deed recorded in Volume 102, Page 409 of the Real Property Records of Wise County, Texas and the northeast corner of said premises; Thence with said west right-of-way line and the east line of said premises as follows: South 00°47'19" West, 355.30 feet to a 1/2 inch iron rod set; South 66°43'20" West, 169.30 feet to a 1/2 inch iron rod set; South 29°45'31" West, 85.01 feet to a fence post found for corner marking the most easterly northeast corner of a tract of land conveyed to Harold S. and Evelyn J. Haile by deed recorded in Volume 934, Page 275 of the Real Property Records of Wise County, Texas and the most southerly southeast corner of said premises; Thence with the east line of said Haile tract and the west line of said premises, North 60°12'41" West, 21.03 feet to a fence post found for corner marking the southwest corner of said premises; Thence with the east line of said Haile tract and the west line of said premises, North 00°15'50" East, 479.49 feet to a fence post found for corner in the south line of said Trail tract, marking the northeast corner of said Haile tract and the northwest corner of said premises; Thence with the south line of said Trail tract and the north line of said premises, North 88°25'02" East, 218.73 feet to the Point of Beginning and containing 2.03 acres of land, more or less.

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

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: February 15, 2022



Camisha Scott, Iman Walcott, Tanesha Humphrey, Claire Buxton, Glenda Hamilton – 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.

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: April 05, 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 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. ("MERS"), 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

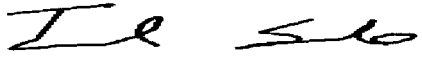
POSTED
AT 8:20 o'clock A M
FEB 07 2022

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Michelle Fennell 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: _____

526 HILLTOP TRAIL
RHOME, TX 76078

0000009366626

0000009366626

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.

NOTICE OF ACCELERATION AND NOTICE OF 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.

DEED OF TRUST INFORMATION:

Date: **October 19, 2012**
Grantor(s): **TAMMY MILLICAN, AN UNMARRIED WOMAN AND MIKEUL D FITE, JR., AN UNMARRIED MAN**
Original Mortgagee: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SOUTHWEST STAGE FUNDING, LLC DBA CASCADE FINANCIAL SERVICES**

Original Principal: **\$152,219.00**

Recording Information: **2012-12892**

Property County: **Wise**

Property: **Being a 4.48 acre tract in the G.L. Bledsoe Survey, Abstract Number 37, Wise County, Texas, also being part of a certain called 48.209 acre tract described in instrument recorded in Volume 36, Page 540, Real Records, Wise County, Texas, and being described by metes and bounds as follows: COMMENCING at a 4" steel fence post found in the South R.O.W. of County Road #4757 for the most North Northwest corner of said 48.209 acre tract; THENCE South 00005118h1 West with the West line of said 48.029 acre tract a distance of 817.92 feet to a 1/2" iron rod with yellow plastic cap stamped STEADHAM R.P.L.S. 4281 set at the POINT OF BEGINNING for the Northwest corner of the tract herein described; THENCE North 88 degrees 55 minutes 58 seconds East a distance of 585.70 feet to a 1/2" iron rod with a yellow plastic cap stamped STEADHAM R.P.L.S. 4281 set for a corner in the East line of said 48.209 acre tract for the Northeast corner of the tract herein described; THENCE South 00 degrees 09 minutes 10 seconds West with the East line of said 48.209 acre tract a distance of 333.72 feet to a 1/2" iron rod with a yellow plastic cap stamped STEADHAM R.P.L.S. 4281 set for a corner Southeast corner of the tract herein described; THENCE South 88 degrees 55 minutes 58 seconds West a distance of 585.33 feet to a 1/2" iron rod with a yellow plastic cap stamped STEADHAM R.P.L.S. 4281 set the West line of said 48.209 acre tract and in the West R.O.W. of P.R. #4751 for a corner; THENCE North 00 degrees 05 minutes 18 seconds East with a West line of said 48.209 acre tract and said west R.O.W. a distance of 333.71 feet to the POINT OF BEGINNING and containing 4.48 acres of land.**

POSTED
AT 8:08 o'clock A M

JAN 26 2022

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

FREE AND UNINTERRUPTED NON-EXCULISVE EASEMENT TRACT: Being a 20 foot wide Roadway Easement for ingress to and egress from that certain 13.00 acre tract or parcel of land in the George L. Bledsoe Survey, Abstract No. 37, in Wise County, Texas, being a part of that called 103 acre tract of land described in Deed made by W.S. Alderson et ux to C.W. Rickman et ux, dated August 26, 1912, of record in Volume 136, Page 200, Deed Records of Wise County, Texas, and being more particularly described as follows: BEGINNING at a point in the East line of that certain 13.00 acre tract of land, said point being South 06 degrees 30 minutes 22 seconds, West 10.00 feet from the Northeast corner of said 13.00 acre tract; THENCE with the centerline of the 20 foot wide Roadway Easement the following calls: South 83 degrees 29 minutes 38 seconds East 10.00 feet; North 06 degrees 30 minutes 22 seconds East 365.60 feet to a point; North 00 degrees 05 minutes 18 seconds East 475.83 feet to a point North 21 degrees 19 minutes 57 seconds East 254.11 feet to a point; North 23 degrees 17 minutes 25 seconds East 157.83 feet to a point; and North 00 degrees 31 minutes 58 seconds West 451.29 feet to a point in the South line of a County Road, said point being South 89 degrees 36 minutes 08 seconds East 159.37 feet from the most Northwesterly corner of the called 103 acre tract of land, and being the North end of the described 20 foot Roadway Easement.

Property Address: **133 Private Road 4751
Boyd, TX 76023**

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: **Southwest Stage Funding, LLC dba Cascade Financial Services**
Mortgage Servicer: **Cascade Financial Services**
Mortgage Servicer **2701 E Insight Way**
Address: **Suite 150
Chandler, AZ 85286**

SALE INFORMATION:

Date of Sale: **April 5, 2022**
Time of Sale: **1:00 pm - 4:00 pm or within three hours thereafter.**
Place of Sale: **The southeast porch at the Courthouse or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**
Substitute **Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim**
Trustee: **Lewis, Kathy Arrington or Michelle Schwartz, any to act**
Substitute **5501 East LBJ Frwy, Ste. 925**
Trustee Address: **Dallas, TX 75240**

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington or Michelle Schwartz, any to act, have been appointed as Substitute Trustees and authorized by the Mortgage

Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington or Michelle Schwartz, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. 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, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

Padgett Law Group
6267 Old Water Oak Road
Suite 203
Tallahassee, FL 32313
(850) 422-2520