

POSTED

AT 4:20 o'clock P M

APR 12 2022

Notice of Substitute Trustee Sale

RTS 231

T.S. #: 21-5234

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

Sarah Enochs

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

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

Date: 5/3/2022
Time: The sale will begin no earlier than 1:00 PM or no later than three hours thereafter. The sale will be completed by no later than 4:00 PM
Place: Wise County Courthouse in DECATUR, Texas, at the following location: The Southeast porch of the courthouse steps OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

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

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

135 LAKESHORE DRIVE
RUNAWAY BAY, TX 76426

Trustor(s): RONALD KOSSEY Original Beneficiary: Nationstar Mortgage LLC
Current Beneficiary: US BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF TIKI SERIES III TRUST Loan Servicer: SN Servicing Corporation
Current Substituted Trustees: Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Angie Uselton, Jami Hutton, Tonya Washington, Monica Henderson, Terry Waters, Logan Thomas, David Stockman, Donna Stockman, Brenda Wiggs, Michelle Schwartz, Guy Wiggs, Kathy Arrington, Janet Pinder, Rick Snoke, Briana Young, Patricia Sanchez, Kristy Forget, Heather Smith, Omar Reynosa, Prestige Default Services, LLC

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.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only

part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

**Type of sale** - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by RONALD D. KOSSEY, UNMARRIED. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

**Obligations Secured** - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$100,000.00, executed by RONALD D. KOSSEY, UNMARRIED, and payable to the order of Nationstar Mortgage LLC; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of RONALD D. KOSSEY, UNMARRIED to RONALD KOSSEY. US BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF TIKI SERIES III TRUST is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

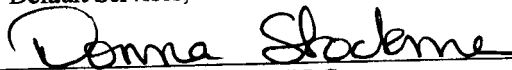
The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of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

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

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

Dated: 4-11-22

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



Prestige Default Services, LLC  
9720 Coit Road, Suite 220-228  
Plano, Texas 75025  
Phone: (972) 893-3096 ext. 1035  
Fax: (949) 427-2732

**AFTER RECORDING, PLEASE RETURN TO:**

Prestige Default Services, LLC  
9720 Coit Road, Suite 220-228  
Plano, Texas 75025  
Attn: Trustee Department

**FILED**

4:21 PM

September 20, 2021

BRENDA ROWE  
DISTRICT CLERK-WISE COUNTY, TX  
BY *Sucevia Biggestoff* DEPUTY

CAUSE NO. CV21-07-506

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

**IN THE DISTRICT COURT**

**WISE COUNTY, TEXAS**

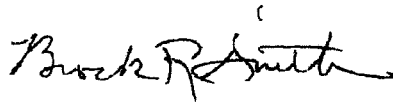
**271<sup>ST</sup> JUDICIAL DISTRICT**

**DEFAULT ORDER**

1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of each Respondent subject to this order is Ronald D. Kossey, 135 Lakeshore Drive, Runaway Bay, TX 76426. Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.
3. The property that is the subject of this foreclosure proceeding is commonly known as 135 Lakeshore Drive, Runaway Bay, TX 76426 , with the following legal description:  
  
**Being all of Lot 73, Block 8, Unit 1 Runaway Bay, a Subdivision on Wise County, Texas, according to the Plat(s) recorded in Plat Cabinet A, Section 111-126, Plat Records of Wise County, Texas.**
4. The lien to be foreclosed is indexed or recorded as Instrument No. 2008-20310, as Book 1908, Page 58 and recorded in the real property records of Wise County, Texas.

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

SIGNED this 20 day of 9, 2021.



**JUDGE PRESIDING**

**Approved and Entry Requested:**

**GHIDOTTI | BERGER LLP**

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

A

15L 81543  
22TX373-0430  
289 COUNTY ROAD 4655, RHOME, TX 76078

**NOTICE OF FORECLOSURE SALE**

Property:

The Property to be sold is described as follows:

LOT 15, ROSE HILL ESTATES, AN ADDITION TO WISE COUNTY, TEXAS, ACCORDING TO PLAT OF RECORD IN CABINET A, PAGE 343, PLAT RECORDS, WISE COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated May 22, 2017 and recorded on June 5, 2017 as Instrument Number 201706149 in the real property records of WISE County, Texas, which contains a power of sale.

Sale Information:

May 03, 2022, at 1:00 PM, or not later than three hours thereafter, at the southeast porch of the Wise County Courthouse steps, or as designated by the County Commissioners Court.

Terms of Sale:

Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured:

The Deed of Trust executed by LESLIE LAEGER AND TRESA LAEGER secures the repayment of a Note dated May 22, 2017 in the amount of \$286,300.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 907 Pleasant Valley Avenue, Suite 3, Mt. Laurel, NJ 08054, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

**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.**

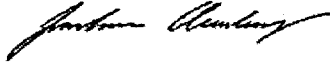
**POSTED**  
AT 8:09 o'clock A M

APR 11 2022

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

Michele Fennell

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.



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Miller, George & Suggs, PLLC  
Dustin C. George, Attorney at Law  
Tracey Midkiff, Attorney at Law  
Jonathan Andring, Attorney at Law  
5601 Democracy Drive, Suite 265  
Plano, TX 75024



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Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Angie Uselton, Jami Hutton, Tonya Washington, Monica Henderson, Terry Waters, Logan Thomas, David Stockman, Denise Boerner, Brenda Wiggs, Donna Stockman, Guy Wiggs, Tim Lewis, Michelle Schwartz, Kathy Arrington, Janet Pinder and Auction.com employees, including but not limited to those listed herein  
c/o Miller, George & Suggs, PLLC  
5601 Democracy Drive, Suite 265  
Plano, TX 75024

Certificate of Posting

I, \_\_\_\_\_, declare under penalty of perjury that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of WISE County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

**NOTICE OF FORECLOSURE SALE**

Property: The Property to be sold is described as follows:  
  
LOT 2, STRAWBERRY ESTATES, AN ADDITION IN WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SECTION 43, PLAT RECORDS, WISE COUNTY, TEXAS.

Security Instrument: Deed of Trust dated January 31, 2009 and recorded on February 9, 2009 as Instrument Number 2009-37452 in the real property records of WISE County, Texas, which contains a power of sale.

Sale Information: May 03, 2022, at 1:00 PM, or not later than three hours thereafter, at the southeast porch of the Wise County Courthouse steps, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by AMANDA WALKER AND VERNON RAY WALKER secures the repayment of a Note dated January 31, 2009 in the amount of \$64,648.00. CARRINGTON MORTGAGE SERVICES, LLC, whose address is c/o Carrington Mortgage Services, LLC, 1600 South Douglass Road, Anaheim, CA 92806, is the current mortgagee of the Deed of Trust and Note and Carrington Mortgage Services, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

**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.**

**POSTED**  
AT 11:08 o'clock A M

**MAR 31 2022**



4744862

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

**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.**



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Miller, George & Suggs, PLLC  
Dustin C. George, Attorney at Law  
Tracey Midkiff, Attorney at Law  
Jonathan Andring, Attorney at Law  
5601 Democracy Drive, Suite 265  
Plano, TX 75024



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Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Angie Uselton, Jami Hutton, Tonya Washington, Monica Henderson, Terry Waters, Logan Thomas, David Stockman, Denise Boerner, Brenda Wiggs, Donna Stockman, Guy Wiggs, Tim Lewis, Michelle Schwartz, Kathy Arrington, Janet Pinder  
c/o Miller, George & Suggs, PLLC  
5601 Democracy Drive, Suite 265  
Plano, TX 75024

Certificate of Posting

I, \_\_\_\_\_, declare under penalty of perjury that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of WISE County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).



# 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, Cottondale, 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 May, 2022 at the **Wise County Courthouse, Decatur, Texas**. The same being **May 3, 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 April 5, 2022.

  
Emory Russell  
Substitute Trustee

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

**POSTED**  
AT 10:18 o'clock A M

**MAY 05 2022**

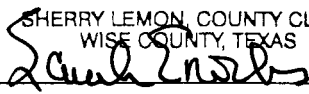
SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS  
By  Deputy  
Sarah Enochs

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  $89^{\circ}42'18''$  East, 30.00 feet and South  $00^{\circ}35'08''$  West, 897.16 feet from the Northwest corner of said Frazier tract;

THENCE South  $89^{\circ}42'18''$  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  $00^{\circ}35'08''$  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  $89^{\circ}42'18''$  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  $00^{\circ}35'08''$  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.)

MAR 14 2022

Notice of Substitute Trustee's Sale

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

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Table with 2 columns: Deed of Trust Date, Original Mortgagor/Grantor, Original Beneficiary / Mortgagee, Current Beneficiary / Mortgagee, Recorded in, Property County, Mortgage Servicer, Mortgage Servicer's Address.

\* 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.

Secures: Note in the original principal amount of \$52,473.00, executed by WILLIAM BOWLES and payable to the order of Lender.

Property Address/Mailing Address: 5396 FM 1810, CHICO, TX 76431

Legal Description of Property to be Sold: BEING A TRACT OF LAND IN THE HIRAM TIDWELL SURVEY, ABSTRACT NO. 808, IN WISE COUNTY, TEXAS, BEING PART OF A 150 ACRE TRACT OF LAND DESCRIBED IN A DEED TO H.R. HARTSELL RECORDED IN VOLUME 150, PAGE 355, DEED RECORDS, WISE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID 150 ACRE TRACT:

THENCE ALONG THE NORTH LINE OF SAID 150 ACRE TRACT, EAST, A DISTANCE OF 815.00 FEET TO A POINT IN THE NORTH RIGHT OF WAY LINE OF F.M. HIGHWAY 1810, IN A CURVE TO THE RIGHT;

THENCE ALONG THE NORTH RIGHT OF WAY LINE OF SAID F.M. HIGHWAY, AND WITH SAID CURVE TO THE RIGHT A CHORD OF S 78° 11' 35" WEST, A DISTANCE OF 904.13 FEET;

THENCE NORTH DEPARTING SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 185.00 FEET TO THE POINT OF BEGINNING, CONTAINING SOME 2 ACRES OF LAND..

Table with 2 columns: Date of Sale: May 03, 2022; Earliest time Sale will begin: 01:00 PM

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



OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *WELLS FARGO BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION AS TRUSTEE FOR REPERFORMING LOAN REMIC TRUST CERTIFICATES, SERIES 2002-1*, the owner and holder of the Note, has requested David Stockman, Brenda Wiggs, Donna Stockman, Guy Wiggs, Michelle Schwartz, Kathy Arrington, Janet Pinder, whose address is 720 S. Colorado Blvd., Suite 200 Glendale, CO 80246 or Margie Allen, Kyle Barclay, Tommy Jackson, Ron Harmon or Keata Smith, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *WELLS FARGO BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION AS TRUSTEE FOR REPERFORMING LOAN REMIC TRUST CERTIFICATES, SERIES 2002-1* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, David Stockman, Brenda Wiggs, Donna Stockman, Guy Wiggs, Michelle Schwartz, Kathy Arrington, Janet Pinder, whose address is 720 S. Colorado Blvd., Suite 200 Glendale, CO 80246 or Margie Allen, Kyle Barclay, Tommy Jackson, Ron Harmon or Keata Smith, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by David Stockman, Brenda Wiggs, Donna Stockman, Guy Wiggs, Michelle Schwartz, Kathy Arrington, Janet Pinder, whose address is 720 S. Colorado Blvd., Suite 200 Glendale, CO 80246 or Margie Allen, Kyle Barclay, Tommy Jackson, Ron Harmon or Keata Smith, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

**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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

David Stockman, Brenda Wiggs, Donna Stockman, Guy  
Wiggs, Michelle Schwartz, Kathy Arrington, Janet Pinder OR  
Margie Allen, Kyle Barclay, Tommy Jackson, Ron Harmon or  
Keata Smith, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia  
30097; PH: (470)321-7112