

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: 05/27/1999
Grantor(s): GEORGE W. DAUGHERTY AND SPOUSE, GRACIE P. DAUGHERTY
Original Mortgagee: GREEN TREE FINANCIAL SERVICING CORPORATION
Original Principal: \$85,307.50
Recording Information: Book 874 Page 644 Instrument 259261
Property County: Wise
Property: (See Attached Exhibit "A")
Reported Address: 180 KAKER CT, BRIDGEPORT, TX 76426

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: U.S. Bank National Association, as Trustee, for Manufactured Housing Contract Senior/Subordinate Pass-Through Certificate Trust 1999-5
Mortgage Servicer: Shellpoint Mortgage Servicing
Current Beneficiary: U.S. Bank National Association, as Trustee, for Manufactured Housing Contract Senior/Subordinate Pass-Through Certificate Trust 1999-5
Mortgage Servicer Address: 55 Beattie Place, Suite 110, Greenville, SC 29601

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of July, 2022
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: AT THE SOUTHEAST PORCH OF THE COURTHOUSE STEPS in Wise County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Wise County Commissioner's Court, at the area most recently designated by the Wise County Commissioner's Court.

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 were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and David Stockman, Brenda Wiggs, Donna Stockman, Guy Wiggs, Michelle Schwartz, Kathy Arrington, Janet Pinder, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; 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 has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. David Stockman, Brenda Wiggs, Donna Stockman, Guy Wiggs, Michelle Schwartz, Kathy Arrington, Janet Pinder, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, 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 and 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 of the Deed of Trust.

POSTED

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a 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 offered "AS-IS", purchasers 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 interests 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.

Substitute Trustee(s): David Stockman, Brenda Wiggs, Donna Stockman, Guy Wiggs, Michelle Schwartz, Kathy Arrington, Janet Pinder, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 425, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am _____ whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on _____ I filed and / or recorded 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.

By: _____

Exhibit "A"

LOT 4, HILLSIDE ESTATES, A SUBDIVISION IN WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, PAGE 362, OF THE PLAT RECORDS, WISE COUNTY, TEXAS

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS

*

KNOWN ALL MEN BY THESE PRESENT

*

COUNTY OF WISE

*

WHEREAS, by Deed of Trust dated **MARCH 2, 2021**, recorded under **WISE** County Clerk's File #**202103962**, Deed Records, **WISE** County, Texas, executed by **LESS4DFW PROPERTIES, LLC**, to Charles C. Gumm, III or Carrie Waibel, Trustee, for the benefit of **First Funding Realty I, LLC**, with the property situated in the County of **WISE**, Texas, to wit:

LOT 38 AND 39, BLOCK 13, UNIT 6, RUNAWAY BAY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SECTION 430, PLAT RECORDS, WISE COUNTY, TEXAS. aka:512 Flozell Adams Dr., Runway Bay, TX 76426.

(herein the "Property") to secure that certain Promissory Note therein described in the original principal amount of **\$289,750.00**, executed by **LESS4DFW PROPERTIES, LLC**, and made payable to the order of **FIRST FUNDING REALTY I, LLC**.

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the **5th** day of **JULY, 2022**, between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m., I will sell said real estate at the area of the County Courthouse in **WISE** County for such sales, to the highest bidder for cash. Said sale will begin at **1:00 P.M.** or not later than three (3) hours thereafter.

"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."

WITNESS MY HAND this 9TH day of JUNE, 2022



CHARLES C. GUMM, III, Trustee
2205 Martin Dr., Ste 200, Bedford, TX 76021

POSTED

AT 10:37 o'clock a M

JUN 09 2022

Kathy Gyger

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS

By Kathy Gyger Deputy

NOTICE OF FORECLOSURE SALE

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

1. Property to Be Sold. The property to be sold is described as follows: BEING TRACT 17, OF BALD RIDGE RANCHETS, A SUBDIVISION IN WISE COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN CABINET A, PAGE 356, PLAT RECORDS OF WISE COUNTY, TEXAS

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 08/31/2020 and recorded in Document 202011488 real property records of Wise County, Texas.

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

Date: 07/05/2022

Time: 01:00 PM

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

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. Obligations Secured. The Deed of Trust executed by SCOTT WILLARD SIEK AND KATHLEEN KAYE SIEK, provides that it secures the payment of the indebtedness in the original principal amount of \$340,714.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY is the current mortgagee of the note and deed of trust and SERVICE FIRST MORTGAGE COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY c/o SERVICE FIRST MORTGAGE COMPANY, 1 Corporate Dr., Ste 360, Lake Zurich, IL 60047 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


Mackie Wolf Zientz & Mann, P.C.

Brandon Wolf, Attorney at Law

L. Keller Mackie, Attorney at Law

Michael Zientz, Attorney at Law

Lori Liane Long, Attorney at Law

✓ Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law

Karla Balli, Attorney at Law

Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Wise County Clerk and caused it to be posted at the location directed by the Wise County Commissioners Court.

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 **January 30, 1997**, **Jim GrishamJanie 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 July, 2022 at the **Wise County Courthouse, Decatur, Texas**. The same being **July 5, 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 June 7, 2022.


Emory Russell
Substitute Trustee

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

POSTED
AT 2:38 o'clock P. M
JUN 07 2022


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

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 204, 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.

POSTED

AT 11:20'clock A M

MAY 12 2022

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS

By Michelle Fennell Deputy

A **NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

RTS 411

T.S. #: 2022-01710

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: 7/5/2022

Time: **The earliest time the sale will begin is 1:00 PM**

Place: Wise County Courthouse, Texas, at the following location: Wise County Courthouse, 101 N. Trinity Street, Decatur, TX 76234

Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners 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 LOT 14 HEMBREE ADDITION, AN ADDITION TO THE TOWN OF BRIDGEPORT, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 184, PAGE 111, DEED RECORDS, WISE COUNTY, TEXAS.

Commonly known as: 1501 VINE ST BRIDGEPORT, TX 76426

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated 4/12/2019 and recorded in the office of the County Clerk of Wise County, Texas, recorded on 4/16/2019 under County Clerk's File No 201904116, in Book -- and Page -- of the Real Property Records of Wise County, Texas.

Grantor(s): DANIEL CORTEZ AND ALIZA CORTEZ, HUSBAND AND WIFE

Original Trustee: Loretta J. Pike, An Individual

Substitute Trustee: Auction.com, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, Kathy Arrington, Janet Pinder, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Nestor Trustee Services, LLC, L. Keller Mackie, Michael Zientz

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for DAS Acquisition Company, LLC, its successors and assigns

Current Mortgagee: Freedom Mortgage Corporation

Mortgage Servicer: Freedom Mortgage Corporation

T.S. #: 2022-01710

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 referenced 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 mortgagee 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.

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

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

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. 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.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$198,341.00, executed by DANIEL CORTEZ AND ALIZA CORTEZ, HUSBAND AND WIFE, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for DAS Acquisition Company, LLC, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee 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 Mortgagee:

Freedom Mortgage Corporation
10500 Kincaid Drive
Fishers, IN 46037
Phone: 855-690-5900

Default and Request to Act - Default has occurred under the deed of trust, and the mortgagee has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

T.S. #: 2022-01710

Dated: 5-12-22

Auction.com, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, Kathy Arrington, Janet Pinder, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Nestor Trustee Services, LLC, L. Keller Mackie, Michael Zientz



c/o Nestor Trustee Services, LLC
2850 Redhill Blvd., Suite 240
Santa Ana, CA 92705
Phone: (888) 403-4115
Fax: (888) 345-5501

For sale information visit: <https://www.auction.com> or Contact (800) 280-2832.


SENDER OF THIS NOTICE:
AFTER FILING, PLEASE RETURN TO:

Nestor Trustee Services, LLC
2850 Redhill Avenue, Suite 240
Santa Ana, California 92705

T.S. #: 2022-01710

CERTIFICATE OF POSTING

My name is Donna Stockman, and my address is 409 McDermott Allen Tr 78013. I declare under penalty of perjury that on MAY 12 2022 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: Donna Stockman
Date: MAY 12 2022

POSTED
AT 3:52 o'clock P M

MAY 19 2022

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2022-01794

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: 7/5/2022
Time: **The earliest time the sale will begin is 1:00 PM**
Place: Wise County Courthouse, Texas, at the following location: Wise County Courthouse, 101 N. Trinity Street, Decatur, TX 76234
Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

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

See Attached Exhibit A

Commonly known as: 296 COUNTY RD 4470 DECATUR, TX 76234

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust dated 3/27/2017 and recorded in the office of the County Clerk of Wise County, Texas, recorded on 3/28/2017 under County Clerk's File No 201703486, in Book -- and Page -- of the Real Property Records of Wise County, Texas.

Grantor(s): BOBBY JAY MORRISON and DESIREE NICOLE BAUGH, husband and wife
Original Trustee: Richard A. Ramirez
Substitute Trustee: Auction.com, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, Kathy Arrington, Janet Pinder, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Nestor Trustee Services, LLC, L. Keller Mackie, Michael Zientz
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for AmCap Mortgage, LTD., its successors and assigns
Current Mortgagee: Freedom Mortgage Corporation
Mortgage Servicer: Freedom Mortgage Corporation

T.S. #: 2022-01794

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 referenced 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 mortgagee 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.

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

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

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. 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.

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 \$225,834.00, executed by BOBBY JAY MORRISON and DESIREE NICOLE BAUGH, husband and wife, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for AmCap Mortgage, LTD., its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee 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 Mortgagee:

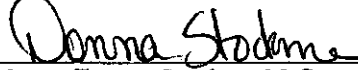
Freedom Mortgage Corporation
10500 Kincaid Drive
Fishers, IN 46037
Phone: 855-690-5900

Default and Request to Act - Default has occurred under the deed of trust, and the mortgagee has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

T.S. #: 2022-01794

Dated: May 19, 2022

Auction.com, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, Kathy Arrington, Janet Pinder, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Nestor Trustee Services, LLC, L. Keller Mackie, Michael Zientz



c/o Nestor Trustee Services, LLC
2850 Redhill Blvd., Suite 240
Santa Ana, CA 92705
Phone: (888) 403-4115
Fax: (888) 345-5501

For sale information visit: <https://www.auction.com> or Contact (800) 280-2832.

SENDER OF THIS NOTICE:
AFTER FILING, PLEASE RETURN TO:

Nestor Trustee Services, LLC
2850 Redhill Avenue, Suite 240
Santa Ana, California 92705

EXHIBIT A

Being a 1.00 acre tract in the W. Ritchie Survey, Abstract Number 704, Wise County, Texas, also being a certain 1.0 acre tract described in instrument recorded in Volume 11, Page 717, Real Records, Wise County, Texas and being described by metes and bounds as follows:

BEGINNING at a point in County Road Number 4470 for the Northwest corner of said 1.0 acre tract and a corner called 81.37 acre tract described in Volume 692, Page 557, Real Records, Wise County, Texas, said point being by previous description 1482.88 varas East and 368.14 varas South of the Northwest corner of the Ritchie Survey: **THENCE** South 89°42'25" East passing a ½" reference iron rod found at a distance of 24.87 feet, in all a distance of 208.72 feet to a ½" iron rod found for the Northeast corner of said 1.0 acre tract and a corner of said 81.37 acre tract;

THENCE South 00°15'42" West a distance of 208.71 feet to a 3" steel fence post found for the Southeast corner of said 1.0 acre tract and a corner of said 81.37 acre tract;

THENCE North 89°41'04" West passing a 4" steel fence post found at a distance of 184.65 feet, in all a distance of 208.72 feet to a point in said County Road for the Southwest corner of said 1.0 acre tract and a corner of said 81.37 acre tract;

THENCE North 00°15'42" East with said County Road a distance of 208.62 feet to the **POINT OF BEGINNING** and containing 1.00 acre of land.

T.S. #: 2022-01794

CERTIFICATE OF POSTING

My name is Donna Stockman, and my address is 2850 Redhill Ave Santa Ana CA 92705. I
declare under penalty of perjury that on May 19 2022 I filed at the office of
the Wise County Clerk and caused to be posted at the Wise County courthouse this notice of sale.

Donna Stockman

Declarants Name: Donna Stockman

Date: May 19 2022

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.

5965-588

NOTICE OF FORECLOSURE SALE

1 THE PROPERTY TO BE SOLD

COMMONLY KNOWN AS

410 C R 1595, ALVORD, TEXAS 76225

LEGAL DESCRIPTION

SEE EXHIBIT A.

2 THE DEED OF TRUST TO BE FORECLOSED UPON

RECORDED IN REAL PROPERTY RECORDS OF
WISE COUNTY

RECORDED ON
DECEMBER 10, 2008

UNDER DOCUMENT#
2008-35181

3 THE SALE IS SCHEDULED TO BE HELD

PLACE

DATE

TIME

THE SOUTHEAST PORCH AT THE COURTHOUSE OR
AS DESIGNATED BY THE COUNTY COMMISSIONER'S
OFFICE

JULY 5, 2022

1:00 PM - 4:00 PM

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 § 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.

OBLIGATIONS SECURED

The Deed of Trust executed by NORA F. NIVENS, provides that it secures the payment of the indebtedness in the original principal amount of \$157,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. MORTGAGE ASSETS MANAGEMENT, LLC is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is the current mortgage servicer. A servicing agreement between the mortgager, whose address is 1 Mortgage Way, Mount Laurel, New Jersey, 08054, and the mortgage service exists. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.

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.

In accordance with Texas Property Code § 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust:

DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, BRENDA WIGGS, DENISE BOERNER, TIM LEWIS, KATHY ARRINGTON, MICHELLE SCHWARTZ, NICHOLAS S. CAMPBELL, ANNAROSE M. HARDING, SARA A. MORTON, JONATHON AUSTIN, and/or BRANCH M. SHEPPARD.

ATTORNEYS AT LAW

Branch M. Sheppard
Annarose M. Harding
Sara A. Morton
Jonathon Austin

GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH

A PROFESSIONAL LAW CORPORATION

1301 McKinney Street, Suite 1400

Houston, Texas 77010

(713) 599-0700

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED _____

NAME _____ TRUSTEE

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.

5965-588

**EXHIBIT A – LEGAL DESCRIPTION
for 410 C R 1595, Alvord, Texas 76225**

BEING TWO TRACTS OF LAND OUT OF THE ISAAC NICKELL SURVEY, ABSTRACT NO. 1137, ALSO BEING A PORTION OF A CALLED 40 ACRE TRACT OF LAND CONVEYED TO FRANK E. STAGG AND WIFE, EMILY ANNIE STAGG, BY DEED DATED FEBRUARY 23, 1944, AND SHOWN OF RECORD IN VOLUME 154, PAGE 558, DEED RECORDS, WISE COUNTY, TEXAS, AND BEING THE SAME "FIRST TRACT" AND "SECOND TRACT" CONVEYED TO LOUIE B. NIVENS AND WIFE, NORA F. NIVENS BY DEED RECORDED IN VOLUME 321, PAGE 761, DRWCT, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: BEARINGS SHOWN HEREIN ARE REFERENCED TO (SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST) ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF CR 1595 AND THE NORTHEAST LINE OF A TRACT OF LAND CONVEYED TO LOUIE B. NIVENS AND WIFE, NORA F. NIVENS BY DEED RECORDED IN VOLUME 321, PAGE 761, DRWCT.

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE SOUTHWEST RIGHT-OF-WAY LINE OF CR 1595 FOR THE NORTH CORNER OF SAID NIVENS TRACT;

THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST (RECORD BEARING), WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID CR 1595 AND THE NORTHEAST LINE OF SAID NIVENS TRACT, 418.43 FEET (CALLED 420.00 FEET TO A 1/2 INCH IRON ROD SET FOR THE EAST CORNER OF SAID NIVENS TRACT;

THENCE SOUTH 43 DEGREES 15 MINUTES 25 SECONDS (CALLED SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST), WITH THE SOUTHWEST LINE OF SAID NIVENS TRACT, 210.16 FEET (CALLED 210.00 FEET) TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTH CORNER OF SAID NIVENS TRACT;

THENCE NORTH 45 DEGREES 08 MINUTES 39 SECONDS WEST (CALLED NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST), WITH THE SOUTHWEST LINE OF SAID NIVENS TRACT, 418.40 FEET (CALLED 420.00 FEET) TO A 1/2 INCH IRON ROD FOUND FOR THE WEST CORNER OF SAID NIVENS TRACT;

THENCE NORTH 43 DEGREES 15 MINUTES 25 SECONDS EAST (CALLED NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST), WITH THE NORTHWEST LINE OF SAID NIVENS TRACT, 211.21 FEET (CALLED 210.00 FEET) TO THE POINT OF BEGINNING AND CONTAINING 2.0228 ACRES OF LAND.

POSTED
AT 8:09 o'clock A M
APR 11 2022

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

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED _____

NAME _____ TRUSTEE