

POSTED  
AT 3:10 o'clock P M

AUG 11 2022

SHERY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS  
By  Deputy

**NOTICE OF TRUSTEE'S SALE**

Notice is hereby given of a public nonjudicial foreclosure sale.

Vicky Gaona

OPY

**Date of Notice:** August 11, 2022

**Original Lender, Current Holder, and Mortgage Servicer:** Shri Ganeshay, LLC, 7216 Braemar Ter., Colleyville, TX 76034.

**Note and Security Agreement:** A Promissory Note dated February 24, 2020 and being secured by a Deed of Trust also dated February 24, 2020 in the original amount of \$2,250,000.00 executed by Shrunji, LLC in favor of Shri Ganeshay, LLC in the and being filed of record under Instrument Number 202002526 in the Real Property Records of Wise County Texas.

**Property to be Sold is described as follows:** Lot 1, Block 1, Dry Creek Plaza, Phase II, an addition to the City of Bridgeport, Wise County, Texas, according to the plat recorded in Cabinet C, Page 546, Plat Records, Wise County, Texas save and except all permitted encumbrances set forth in **Exhibit B to to Special Warranty Deed**, attached to this notice.

**Date of Sale (first Tuesday of Month):** Tuesday, September 6, 2022

**Time of Sale:** The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed no later than 1:00 p.m.

**Place of Sale:** The area of the Wise County Courthouse in Decatur, Texas, designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code as a place where foreclosure sales are to take place.

**A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.) and state law, including section 51.015 Texas Property Code. 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.**

**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. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the date 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.

The sale shall not cover any part of the property that has been released of public record from the lien of 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 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 condition of the property.

**Default and Request To Act.** Default has occurred under the Deed of Trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: August 11, 2022

*Kush Patel*

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Kush Patel  
Substitute Trustee  
Law Office of Kush Patel, PLLC 14200  
Midway Road Suite 108  
Dallas, Texas 75244  
Telephone: (972) 974-5094  
Facsimile: (972) 478 -  
0702 Email: [patel@kush.law](mailto:patel@kush.law)

**EXHIBIT A**

**Description of Land**

Lot 1, Block 1, Dry Creek Plaza, Phase II, an addition to the City of Bridgeport, Wise County, Texas, according to the plat recorded in Cabinet C, Page 546, Plat Records, Wise County, Texas.

## FILED AND RECORDED

**Instrument Number: 202002527**

**Filing and Recording Date: 03/02/2020 10:15:11 AM Pages: 25 Recording Fee: \$118.00**

**I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the RECORDS of Wise County, Texas.**



*Sherry Lemon*

Sherry Lemon, County Clerk  
Wise County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE. DO NOT DESTROY - This document is part of the Official Record.

Deputy: Kim Griffith

15L 84454

22TX373-0635

521 COUNTY ROAD 4873, NEWARK, TX 76071

## NOTICE OF FORECLOSURE SALE

Property:

The Property to be sold is described as follows:

SEE EXHIBIT A

Security Instrument:

Deed of Trust dated September 20, 2019 and recorded on September 24, 2019 as Instrument Number 201911263 in the real property records of WISE County, Texas, which contains a power of sale.

Sale Information:

September 06, 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 JAMES D BOSWELL secures the repayment of a Note dated September 20, 2019 in the amount of \$165,000.00. 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 mortgage. 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.

**POSTED**  
AT 12:18 o'clock 1 M

**AUG 04 2022**

SHERYL LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS

By Vicky Gaona Deputy

Vicky Gaona

**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.**

**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.**



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



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, Brandy Bacon, Denise Boerner, Brenda Wiggs, Donna Stockman, Guy Wiggs, Tim Lewis, Michelle Schwartz, Kathy Arrington, Janet Pinder, Dustin George 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).

**EXHIBIT "A"**

**A tract of land being a portion of Lot 1, Block 5, Newark Beach Estates, an addition in Wise County, Texas and recorded in Cabinet A, Slide 331, Plat Records, Wise County, Texas and being that same tract of land described in deeds to Dan Tomlinson dated October 5, 1995 and recorded in Volume 621, Page 517, Real Records, Wise County, Texas:**

**Beginning at a half inch rebar rod found in the South line of Courtney Drive, (County Road #4873), said road being situated West, 220.28 feet from the Northeast corner of said Lot 1;**

**Thence, East, 119.52 feet along the South line of said Courtney Road, to a half inch rebar rod set at the Northwest corner of a tract of land described by deed to Darrell Lowe and Cheryl Lowe dated January 1, 1996 and recorded in Volume 640, Page 428, Deed Records, Wise County, Texas;**

**Thence, South 04 Degrees 36 Minutes 00 Seconds West, 100.31 feet along the West line of said Lowe tract to a metal fence post in the North line of a tract of land described by deed to Leonard Hazel, Inc. dated May 15, 1992 and recorded in Volume 448, Page 54, Deed Records, Wise County, Texas;**

**Thence, North 89 Degrees 51 Minutes 53 Seconds West, 59.45 feet along the North line of said Hazel tract to a half inch rebar rod found at the Northwest corner of said Hazel tract;**

**Thence, South 04 Degrees 18 Minutes 07 Seconds West, 99.40 feet along the West line of said Hazel tract to a metal fence post in the North line of Lot 2, Block 5 of said Newark Beach Estates, at the Southwest corner of said Hazel tract;**

**Thence, South 89 Degrees 29 Minutes 05 Seconds West, 59.44 feet along the North line of said Lot 2 to a metal fence post at the Southeast corner of a remainder tract of said Lot 1;**

**Thence, North 04 Degrees 15 Minutes 44 Seconds East, 200.05 feet to the Point of Beginning and containing 0.41 of an acre of land more or less.**

**NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED HEREIN. ANY STATEMENT IN THE ABOVE LEGAL DESCRIPTION OF THE AREA OR QUANTITY OF LAND IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT, BUT IS MADE ONLY FOR INFORMATION AND/OR IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE ITEM 2 OF SCHEDULE B HEREOF.**

# NOTICE OF SUBSTITUTE TRUSTEE'S SALE

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS LICENSE NUMBER.

STATE OF TEXAS

COPY

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF Wise

WHEREAS, on **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 September, 2022 at the **Wise County Courthouse, Decatur, Texas**. The same being **September 6, 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.

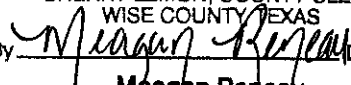
**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE 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 August 2, 2022.

  
Emory Russell  
Substitute Trustee

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

**POSTED**  
AT 10:50 o'clock A M  
**AUG 02 2022**

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS  
By  Deputy  
Meagan Reneau



**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 ¼" iron pin set in the occupied East right of way line of a North-South county road for the Northwest corner of the herein described tract, and said iron pin being South 89°42'18" East, 30.00 feet and South 00°35'08" West, 897.16 feet from the Northwest corner of said Frazier tract;**

**THENCE South 89°42'18" East a distance of 971.07 feet to a ¼" iron pin set for the Northeast corner of the herein described tract;**

**THENCE South 00°35'08" West a distance of 224.29 feet to a ¼" iron pin set for the Southeast corner of the herein described tract;**

**THENCE North 89°42'18" West a distance of 971.07 feet to a ¼" iron pin set in the East right of way line of said county road for the Southwest corner of the herein described tract;**

**THENCE North 00°35'08" East along the East right of way line of said county road, a distance of 224.29 feet to the POINT OF BEGINNING, and containing 5.000 acres of land.**

**(AKA LOT 14, COTTONDALE ESTATES, an unrecorded subdivision situated in Wise County, Texas.)**



**EXHIBIT "A"**

**Being part of Lot 2, Block 13 of the Original Town of Alvord, an addition to the Town of Alvord as shown on the plat thereof recorded in Volume 71, Page 1, Deed Records, Wise County, Texas and being all of a called 0.1 of an acre tract of land described in Deed to Michelle More as recorded in Instrument No. 201701834, Official Records, Wise County, Texas and being more particularly described herein as follows:**

**BEGINNING at a 1/2 inch iron rod found in the North line of West Elm Street (a public road) for the Southwest corner of said More tract;**

**THENCE North 26 degrees 19 minutes 18 seconds East, with the West line of said More tract, a distance of 54.85 feet to a 1/2 inch capped iron rod found for the Northwest corner of said More tract;**

**THENCE South 65 degrees 59 minutes 22 seconds East, with the North line of said More tract, a distance of 75.32 feet to a 1/2 inch capped iron rod found in the West line of a tract of land described in Deed to Samantha Louisa Delgado as recorded in Instrument No. 201707442, said Official Records for the Northeast corner of said More tract;**

**THENCE South 26 degrees 10 minutes 32 seconds West, with the East line of said More tract and the West line of said Delgado tract, a distance of 57.63 feet to a 1/2 inch iron rod found in the North line of said West Elm Street for the Southeast corner of said More tract and the Southwest corner of said Delgado tract;**

**THENCE North 63 degrees 52 minutes 31 seconds West, with the South line of said More tract, a distance of 75.40 feet to the POINT OF BEGINNING and containing, within the metes and bounds herein recited, 0.097 of an acre of land, more or less.**

## 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: LOT 35, BLOCK 2, MESA RIDGE, AN ADDITION TO WISE COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN PLAT CABINET B, SLIDE 64, PLAT RECORDS, WISE COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 12/15/2016 and recorded in Document 201613186 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: 09/06/2022

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 SHELBY HAMM AND JESSICA HAMM, provides that it secures the payment of the indebtedness in the original principal amount of \$199,192.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. MIDFIRST BANK is the current mortgagee of the note and deed of trust and MIDFIRST BANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is MIDFIRST BANK c/o MIDFIRST BANK, 999 N.W. Grand Blvd, Oklahoma City, OK 73118 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.

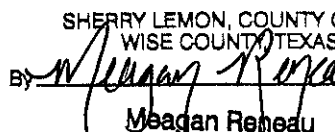
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**



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

POSTED  
AT 9:53 o'clock A M

JUL 28 2022

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS  
By  Deputy  
Meagan Reneau

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 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: LOT 15, BLOCK 15, NEWARK BEACH ESTATES, AN ADDITION IN WISE COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN CABINET A, SECTION 329, PLAT RECORDS, WISE COUNTY, TEXAS.

**2. *Instrument to be Foreclosed.*** The instrument to be foreclosed is the Deed of Trust dated 05/31/2019 and recorded in Document 201906347 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: 09/06/2022

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 WYATT C. HILL, provides that it secures the payment of the indebtedness in the original principal amount of \$166,666.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Nations Direct Mortgage, LLC is the current mortgagee of the note and deed of trust and NATIONS DIRECT MORTGAGE, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Nations Direct Mortgage, LLC c/o NATIONS DIRECT MORTGAGE, LLC, 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.

ABC

**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:** 06/19/2006  
**Grantor(s):** JAIME MADDUX, AN UNMARRIED PERSON  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR SOUTHWEST SECURITIES, FSB, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$84,245.00  
**Recording Information:** Book 1704 Page 875 Instrument 390821  
**Property County:** Wise  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 134 COUNTY ROAD 4713, RHOME, TX 76078

**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  
**Mortgage Servicer:** U.S. Bank National Association  
**Current Beneficiary:** U.S. Bank National Association  
**Mortgage Servicer Address:** 4801 Frederica Street, Owensboro, KY 42301

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 6th day of September, 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 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, 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. 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, 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.



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):** 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, 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"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE COUNTIES OF DENTON AND WISE, STATE OF TEXAS, BEING A PART OF THE BLOCK NO. TWO, SMITH COUNTY SCHOOL LAND SURVEY, DENTON COUNTY ABSTRACT NO. 1137 AND WISE COUNTY ABSTRACT NO. 744, BEING A PORTION OF THAT CERTAIN TRACT OF LAND, CONTAINING A CALLED 63.5 ACRES, CONVEYED BY JOHN WILLIAM EASTER, ET AL TO SIDNEY R. KING BY DEED RECORDED IN VOLUME 994, PAGE 189, DEED RECORDS, DENTON COUNTY, TEXAS AND VOLUME 401, PAGE 781, DEED RECORDS, WISE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS. ALL BEARING BEING CORRECTED TO THE NORTH RIGHT OF WAY LINE OF F.M. HIGHWAY NO. 497 (NORTH 89 DEGREES 19 MINUTES AND 20 SECONDS WEST) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

FIELD NOTES TO ALL THAT CERTAIN TRACT OF LAND SITUATED IN BLOCK TWO OF SMITH COUNTY SCHOOL LAND SURVEY ABSTRACT NUMBER 1137, DENTON COUNTY, TEXAS AND ABSTRACT NUMBER 744 WISE COUNTY, TEXAS AND BEING ALL OF THE CALLED 3.45 ACRE TRACT DESCRIBED IN THE DEED FROM J. PHIL CREMANS AND DEBRA G. CREMANS GARRETT TO MICHAEL P. MALONE ET UX, RECORDED UNDER CLERK'S FILE NUMBER 93-R0024247 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS AS RECOGNIZED AND OCCUPIED ON THE GROUND, THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED HEREIN AT A CAPPED IRON ROD SET FOR THE NORTHEAST CORNER OF SAID 3.45 ACRE TRACT, SAID CORNER BEING BY CALL NORTH 88 DEGREES WEST A DISTANCE OF 1036.11 FEET AND SOUTH 00 DEGREES 12 MINUTES WEST A DISTANCE OF 2050.28 FEET FROM THE NORTHEAST CORNER OF SAID BLOCK TWO SAID SURVEY;

THENCE SOUTH 00 DEGREES 12 MINUTES 00 SECONDS WEST WITH THE EAST LINE OF SAID 3.45 ACRES NEAR A FENCE A DISTANCE OF 290.80 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 3.45 ACRES SAME BEING THE NORTHEAST CORNER OF THE CALLED 3.475 ACRE TRACT DESCRIBED IN THE DEED TO RONALD L. AND JERE T. WATSON RECORDED IN VOLUME 216, PAGE 687, REAL PROPERTY RECORDS, WISE COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 48 MINUTES 00 SECONDS WEST WITH THE NORTH LINE THEREOF AND SOUTH LINE OF SAID 3.45 ACRES ALONG AND NEAR A FENCE, AT BY CALL, 182.72 FEET CROSSING THE APPARENT WEST DENTON COUNTY LINE AND EAST WISE COUNTY LINE AND CONTINUING ALONG SAID COURSE AT 485.77 FEET PASSING A 1/2 INCH IRON ROD FOUND FOR REFERENCE ON THE EAST SIDE OF COUNTY ROAD 4713 AND CONTINUING ALONG SAID COURSE, IN ALL, A TOTAL DISTANCE OF 516.41 FEET TO THE SOUTHWEST CORNER OF SAID MALONE TRACT IN THE MIDDLE OF SAID ROAD;

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WISE County**

**Deed of Trust Dated:** August 26, 2005

**Amount:** \$115,100.00

**Grantor(s):** CONSTANCE J ANDREWS and GEORGE RONALD ANDREWS

**Original Mortgagee:** ALETHES, L.L.C. DBA AMERINET MORTGAGE

**Current Mortgagee:** FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-3

**Mortgagee Servicer and Address:** c/o SELECT PORTFOLIO SERVICING, INC., 3217 South Decker Lake Drive, Salt Lake City, UT 84119

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

**Recording Information:** Document No. 374718

**Legal Description:** SEE EXHIBIT "A"

WHEREAS GEORGE RONALD ANDREWS is deceased.

**Date of Sale:** September 6, 2022 between the hours of 1:00 PM and 4:00 PM.

**Earliest Time Sale Will Begin:** 1:00 PM


**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the WISE County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.


AURORA CAMPOS OR JONATHAN HARRISON, RAMIRO CUEVAS, PATRICK ZWIERS, SHAWN SCHILLER, DARLA BOETTCHER, ANGIE USELTON, TONYA WASHINGTON, MONICA HENDERSON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, DOAK LAMBERT, SHELLEY NAIL, CASSIE MARTIN OR DONNA TROUT, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, BRENDA WIGGS, DENISE BOERNER, TIM LEWIS, MICHELLE SCHWARTZ, LISA BRUNO, DANA KAMIN, JANET PINDER OR KATHY ARRINGTON have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. 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.

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

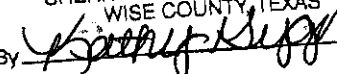
A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member 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.

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.

  
Anthony Alan Garcia, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2021-000304

  
Printed Name: David Stockman  
c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

**POSTED**  
AT 4:36 o'clock P M  
**JUL 07 2022**

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

**EXHIBIT "A"**

Being a 1.50 acre tract in the G.B. Buchanan Survey Abstract Number 31, Wise County, Texas, being a certain called 1.50 acre tract described in instrument recorded in Volume 946, Page 576, Official Public Records, Wise County, Texas, said tract also being commonly known as Lot 64, Diamond Ridge Addition an unrecorded Addition in Wise County, Texas, being described by Metes and bounds as follows:

BEGINNING at a 5/8" iron rod found in the South R.O.W. of PR. # 4732 for the Northeast corner of said Lot 64, said point also being the Northwest corner of Lot 65; THENCE South 00°18'19" East a distance of 320.49 feet to a 5/8" iron rod found for the Southeast corner of said Lot 64 and the Southwest corner of said Lot 65, said point also being in the North line of Lot 87;

THENCE South 89°39'37" West a distance of 203.92 feet to a 5/8" Iron rod found for the Southwest corner of said Lot 64 and the Southeast corner of Lot 63;

THENCE North 00°18'19" West a distance of 320.59 feet to a 5/8" iron rod found in said South R.O.W. for the Northwest corner of said Lot 64 and the Northeast corner of Lot 63;

THENCE North 89°41'19" East with said South R.O.W. a distance of 203.92 feet to the POINT OF BEGINNING and containing 1.50 acres of land.