

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
3/20/2013

Grantor(s)/Mortgagor(s):
MATTHEW B. BADGER AND KELLY BADGER,
HUSBAND AND WIFE
Current Beneficiary/Mortgagee:
BOKF, N.A

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR
PRIMEWEST MORTGAGE CORPORATION, ITS
SUCCESSORS AND ASSIGNS

Recorded in:
Volume: 2444
Page: 97
Instrument No: 2013-18783

Property County:
WISE

Mortgage Servicer:
Bank of Oklahoma, N.A. is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
7060 S. Yale Avenue, Suite 200,
Tulsa , OK 74136

Legal Description: LOT 20, BLOCK 1, KING'S TERRACE ESTATES, AN ADDITION TO THE CITY OF DECATUR,
WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN PLAT CABINET B, SLIDE 473, PLAT RECORDS,
WISE COUNTY, TEXAS.

Date of Sale: 11/1/2022

Earliest Time Sale Will Begin: 1pm

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 IN THE AREA DESIGNATED
BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

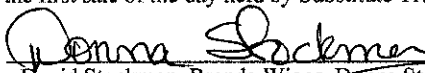
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The
sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the
purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct
an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further
conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

**Assert and protect your rights as member of
the armed forces of the United States. If you
or your spouse are serving on active military duty,
including active military duty as a member of the
Texas National 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.**

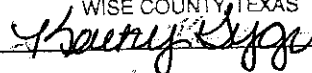

David Stockman, Brenda Wiggs, ~~Donna Stockman~~, Guy Wiggs,
Kathy Arrington, Janet Pinder, Brandy Bacon, Michelle
Schwartz, Denise Boerner, Tim Lewis, Michelle Schwartz or
Brandy Bacon
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

POSTED

AT 11:08 o'clock 9 M

OCT 06 2022

MH File Number: TX-18-66798-POS
Loan Type: FHA

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By  Deputy

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public non-judicial foreclosure sale.

1. Property to be Sold. The property to be sold includes all such real property described in the below referenced Deed of Trust and further described to include, but not to limit, as follows:

Being a tract of land in the Van Zandt County land survey, abstract no. 1182, Wise County, Texas. Being a portion of Tract 17, SOUTHFORK ADDITION, as recorded in Cabinet A, Slide 489 of the Plat Records of Wise County, Texas. Being more particularly described and recorded in Cabinet C, Slide 581, of the Plat Records of Wise County, Texas as Tract 17R4. Being 109,978 square feet.

together with all improvements thereon, or hereafter to be placed thereon, and all rights, easements, appurtenances, and fixtures now or hereafter a part of the property.

2. Deed of Trust. The document entitled Deed of Trust ("Deed of Trust") pursuant to which this sale will be conducted is described as follows:

Dated: March 27, 2020
Grantor: Gerardo Arnulfo Galindo
Beneficiary: Happy State Bank
Recorded: March 27, 2020, under Clerk's File No. 202003800 in the 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: November 1, 2022
Time: The sale shall begin no earlier than 1:00 o'clock, P.M. or no later than three (3) hours thereafter. The sale shall be completed by no later than 4:00 P.M.
Place: 306 W. Main at the Court Center next to the flagpole in Decatur, Wise County, Texas. If the preceding area is no longer the designated area, then the sale shall take place at the area most recently designated by the Wise County Commissioners.

POSTED
AT 3:24 o'clock P M.

OCT 11 2022

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

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

4. **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 day the property is sold. The Property to be sold shall include all real property and other improvements or fixtures thereon secured by the Deed of Trust that have not been previously released.

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.

5. **Type of Sale.** The sale is a non-judicial Deed of Trust Lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust.

6. **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) Promissory Note in the original principal amount of \$76,500.00, executed by Gerardo Arnulfo Galindo, and payable to the order of Happy State Bank (the "Note") and (2) all renewals and extensions of the Note. Happy State Bank is the current owner and holder of the obligations and is the Beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to the undersigned or to the Beneficiary, Happy State Bank, 701 South Taylor, Suite 440, Amarillo, Texas 79101.

7. **Default and Request to Act.** Default has occurred under the Deed of Trust, and the Beneficiary has requested me, Samuel S. Karr, Bailey Hartman, and Cathy Miller as Substitute Trustee to conduct this sale. Notice is given that before the sale the Beneficiary may appoint another person as Substitute Trustee to conduct the sale.

8. **Statutory Notice of Servicemember Rights.** 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.

DATED this the 11th day of October, 2022.

BURDETT, MORGAN, & WILLIAMSON, LLP
701 South Taylor, Suite 440
Amarillo, Texas 79101
Telephone: (806) 358-8116
Facsimile: (806) 350-7642

By: 
C. Jared Knight

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 November, 2022 at the **Wise County Court Center, Decatur, Texas**. The same being **November 1, 2022, Wise County Court Center, 306 W. Main St., Decatur, Texas 76234**.

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 October 4, 2022.


Richard Russell, Substitute Trustee
8659 White Settlement Rd., Fort Worth, TX 76108

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

POSTED
AT 10:17 o'clock A M

OCT 04 2022


SHERRA LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By  Deputy
Vicky Gaona

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.)

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 June 15, 2021, Jessie Rodriguez and Jesus Rodriguez, as grantor(s) executed a Deed of Trust, conveying to Texas Land Home Sales, LP, 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 125, Coyote Ridge, 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, \$74,300.00 (the note), the Deed of Trust being recorded in Deed Records, Wise County, Texas, in Instrument Number 202113020. 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 November, 2022 at the Wise County Court Center, Decatur, Texas. The same being November 1, 2022, At the Wise County Court Center, outside the building a the flagpoles, located at 306 W. Main St., Decatur, TX 76234.

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 October 4, 2022.


Richard Russell, Substitute Trustee
8659 White Settlement Rd., Fort Worth, TX 76108

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

POSTED
AT 10:24 o'clock A M

OCT 04 2022

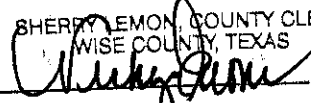
SHERYL LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By  Deputy
Vicky Gaona

EXHIBIT "A"

Being a 2.145 acre tract of land out of the A.J. Walker Survey, Abstract #861, situated in Wise County, Texas, and being a portion of that certain 350.066 acre tract in the A.J. Walker Survey, Abstract #861 and the M.E.P. & P.R.R. Co. Survey, Abstract #633, as conveyed to JCEF LIMITED, in Volume 538, Page 738, Real Records, Wise County, Texas, same being all of Tract 125. The bearings for this survey are based on the bearings as they appear in Volume 538, Page 738, Real Records, Wise County, Texas. Said 2.145 acre tract being described by metes and bounds as follows:

BEGINNING at a ½" iron rod set in the west line of the said 350.066 acre tract and being N 00°00'36" E 2155.70 Feet from the southwest corner of the said 350.066 acre tract of land, same being the southwest corner of Tract 125;

THENCE N 0°00'36" E, along the said west line a distance of 150.02 feet to a ½" iron rod set for the northwest corner of said Tract 125;

THENCE S 89°10'19" E, a distance of 624.08 feet to a ½" iron rod set on the west right of way line of Coyote Trail a 60' private road, for the northeast corner of said Tract 125;

THENCE S 0°49'41" W, along the said west line of Coyote Trail, a distance of 150.00 feet to a ½" iron rod set for the southeast corner of said Tract 125;

THENCE N 89°10'19" W, along the south line of Tract 125, a distance of 621.94 feet to the POINT OF BEGINNING, and containing a computed area of 2.145 acres of land, more or less.

SAID 2.145 ACRE TRACT ALSO BEING KNOWN AS TRACT 125, COYOTE RIDGE PHASE II-A, AN UNRECORDED SUBDIVISION IN WISE COUNTY, TEXAS.

22-01561
175 PRIVATE RD 4442, RHOME, TX 76078

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART
HERE OF AS EXHIBIT "A".

Security Instrument: Deed of Trust dated June 12, 2020 and recorded on June 19, 2020 at Instrument Number 202007693 in the real property records of WISE County, Texas, which contains a power of sale.

Sale Information: November 1, 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 ANTHONY ENGLISH secures the repayment of a Note dated June 12, 2020 in the amount of \$133,536.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o LoanCare, LLC, 3637 SENTARA WAY, STE 303, VIRGINIA BEACH, VA 23452, is the current mortgagee of the Deed of Trust and Note and LoanCare, 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.

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.

POSTED
AT 8:10 o'clock A M

SEP 22 2022

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Meagan Renau
Meagan Renau

Kirk Schwartz

De Cubas & Lewis, Schwartz, P.A.
Kirk Schwartz, Attorney at Law
1999 N University Drive, Suite 204
Coral Springs, FL 33071

Substitute Trustee(s): David Stockman, Brenda
Wiggs, Donna Stockman, Guy Wiggs, Michelle
Schwartz, Kathy Arrington or Janet Pinder, Tim
Lewis, Michelle Schwartz, and XOME employees
including but not limited to those listed herein
c/o De Cubas & Lewis, Schwartz, P.A.
1999 N University Drive, Suite 204
Coral Springs, FL 33071

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).

Date: June 12, 2020
MIN: 1000922-1400634089-1

Loan Number: 1400634089
Case Number: 513-1863686-703

EXHIBIT "A"

LEGAL DESCRIPTION

Being a tract of land situated in the Memphis, El Paso, and Pacific Railroad Company 640 Acre Survey, Abstract No. 633, Wise County, Texas, same being that tract of land conveyed to Meljuan Chen, by deed recorded in Instrument No. 201812401, Official Public Records of Wise County, Texas, also known as Lot 228 of Hills of Oliver Creek, Phase 2, an unrecorded Subdivision in Wise County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being the Northeast corner of that tract of land conveyed to Austin Allen Carter, by deed recorded in Instrument No. 201913763, Official Public Records of Wise County, Texas, and lying along the Westerly line of Private Road 4442 (60 foot right-of-way);

THENCE North 81 degrees 08 minutes 50 seconds West, along the North line of said Carter tract, a distance of 54.00 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of said Carter tract, and being the Southeast corner of that tract of land conveyed to Glen D. Williams and Larami J. Williams, by deed recorded in Instrument No. 201605933, Official Public Records of Wise County, Texas;

THENCE North 43 degrees 35 minutes 13 seconds West, along the Northeast line of said Williams tract, a distance of 391.32 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of aforesaid Williams tract, and lying along the Southeast line of Private Road 4443 (public right-of-way), and being the beginning of a non-tangent curve turning to the left, with a radius of 430.00 feet, a delta angle of 05 degrees 58 minutes 10 seconds, a chord bearing of North 43 degrees 29 minutes 10 seconds East, and a chord length of 44.78 feet;

THENCE along said curve to the left, along the South line of said Private Road 4443, an arc length of 44.80 feet to a point for corner, from which a 1/2 inch iron rod found bears South 33 degrees 42 minutes 01 seconds East, a distance of 0.35 feet for witness, and being the beginning of a non-tangent curve turning to the right, with a radius of 370.00 feet, a delta angle of 21 degrees 00 minutes 04 seconds, a chord bearing of North 51 degrees 02 minutes 21 seconds East, and a chord length of 134.86 feet;

THENCE along said curve to the right, an arc length of 135.62 feet to a 1/2 iron rod found for corner, and being the beginning of a tangent curve turning to the right, with a radius of 170.00 feet, a delta angle of 55 degrees 24 minutes 42 seconds, a chord bearing of North 89 degrees 14 minutes 45 seconds East, and a chord length of 158.08 feet;

THENCE along said curve to the right, an arc length of 164.41 feet to a 1/2 iron rod found for corner, and being the beginning of a non-tangent curve turning to the left, with a radius of 140.00 feet, a delta angle of 24 degrees 56 minutes 39 seconds, a chord bearing of South 75 degrees 24 minutes 13 seconds East, and a chord length of 60.47 feet;

THENCE along said curve to the left, along the South line of said Private Road 4443, an arc length of 60.95 feet to a point for corner, said corner being the Northwest corner that tract of land conveyed to William H. Smith and wife, Nancy L. Smith, by deed recorded in Volume 871, Page 206, Deed Records of Wise County, Texas, from which a 1/2 inch iron rod found on-line bears in a Northerly direction at a distance of 0.62 feet for reference;

THENCE South 01 degrees 43 minutes 39 seconds West, along a West line of said Smith tract, a distance of 150.60 feet to a 1/2 inch iron rod found for corner;

THENCE South 07 degrees 53 minutes 37 seconds East, along the said West line of said Smith tract, a distance of 130.83 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of said Smith tract, and being the Northwest corner of that tract of land conveyed to Maria Socorro Romo, a single person, by deed recorded in Instrument No. 201909170, Official Public Records of Wise County, Texas;

THENCE South 07 degrees 33 minutes 06 seconds East, along the West line of said Socorro tract, a distance of 66.08 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of said Socorro tract, and lying along the aforementioned Westerly line of Private Road 4442, and being the beginning of a non-tangent curve turning to the left, with a radius of 60.00 feet, a delta angle of 73 degrees 26 minutes 58 seconds, a chord bearing of South 45 degrees 32 minutes 42 seconds West, and a chord length of 71.76 feet;

THENCE along said curve to the left, along said Northwest line of Private Road 4442, an arc length of 76.92 feet to the POINT OF BEGINNING and containing 98,798 square feet or 2.27 acres of land.

Parcel ID: R0633000137

Commonly Known As: 175 Private Rd 4442, Rhome, Texas 76078

POSTED
AT 8:43 o'clock A M

SEP 12 2022

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

RTS 1595
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: 11/1/2022
Time: The earliest time the sale will begin is 1:00 PM
Place: Wise County Courthouse, Texas, at the following location: 101 North Trinity Street, Decatur, TX 76234 THE SOUTEAST PORCH AT THE COURTHOUSE
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 -- The subject Deed of Trust was modified by Loan Modification recorded as Instrument 202118676 and recorded on 11/16/2021. 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 by 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: 9-12-22

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.xome.com> or Contact (800) 758-8052.

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 906 W. McDermott Dr. Ste 116 Allen TX 75013. I declare under penalty of perjury that on 9-12-22 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: 9-12-22

ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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.

POSTED
AT 8:43 o'clock A M

SEP 12 2022

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, BRANDI PEBBLES AND HUSBAND, RUSSELL PEBBLES delivered that one certain Deed of Trust dated DECEMBER 22, 2008, which is recorded in INSTRUMENT NO. 200800035901 of the real property records of WISE County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$133,324.00 payable to the order of AMERICAN HOMESTAR MORTGAGE, LLC, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, the undersigned has been appointed Substitute Trustee in place of the original Trustee, upon the contingency and the manner authorized by the Deed of Trust; and

WHEREAS, WESTSTAR MORTGAGE CORPORATION, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

NOTICE IS HEREBY GIVEN that on Tuesday, NOVEMBER 1, 2022, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

The sale will occur at that area designated by the Commissioners Court of WISE County, Texas, for such sales (OR AT THE FLAT POLES OUTSIDE THE WISE COUNTY COURT CENTER AT 306 W. MAIN ST., DECATUR, TEXAS).

NOTICE IS FURTHER GIVEN that the address of WESTSTAR MORTGAGE CORPORATION, the Mortgagee or Mortgage Servicer, is P.O. BOX 25400, ALBUQUERQUE, NM 87125. Pursuant to the Texas Property Code, the Mortgagee or Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: SEPTEMBER 12, 2022.


SUBSTITUTE TRUSTEE(S)

MICHAEL J. SCHROEDER OR DAVID STOCKMAN
OR DONNA STOCKMAN OR GUY WIGGS OR
MICHELLE SCHWARTZ OR KATHY ARRINGTON OR
JANET PINDER OR BRANDY BACON OR JAMIE
DWORSKY

FILE NO.: WMC-3590
PROPERTY: 1080 COUNTY ROAD 4781
BOYD, TEXAS 76023

RUSSELL PEBBLES

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tele: (972) 394-3088
Fax: (972) 394-1263

EXHIBIT "A"

BEING a 2.00 acre tract in Section 25, T.&P. RR Survey, Abstract Number 844, Wise County, Texas, being part of a certain called 73 acres (First Tract) described in instrument recorded in Volume 890, Page 175, Official Public Records, Wise County, Texas and being described by metes and bounds as follows:

COMMENCING at an X-tie found in the South line of the N. McClennan Survey, Abstract Number 571, Wise County, Texas for the most Southerly Northeast corner of said 73 acre tract and said T.&P. RR Survey;

THENCE South 00 degrees 00 minutes 00 seconds East with the East line of said 73 acre tract and said T.&P. RR Survey, a distance of 168.07 feet to a 1/2" iron rod with a yellow plastic cap stamped STEADHAM R.P.L.S. 4281 set in the West line of County Road Number 4781 for the POINT OF BEGINNING and Northeast corner of the tract herein described;

THENCE South 00 degrees 00 minutes 00 seconds East with the East line of said 73 acre tract and said T.&P. RR Survey and said County Road a distance of 295.16 feet to a 1/2" iron rod with a yellow plastic cap stamped STEADHAM R.P.L.S. 4281 set for the Southeast corner of the tract herein described;

THENCE North 90 degrees 00 minutes 00 seconds West a distance of 295.16 feet to a 1/2" iron rod with yellow plastic cap stamped STEADHAM R.P.L.S. 4281 set for the Southwest corner of the tract herein described;

THENCE North 00 degrees 00 minutes 07 seconds West a distance of 295.16 feet to a 1/2" iron rod with a yellow plastic cap stamped STEADHAM R.P.L.S. 4281 set for the Northwest corner of the tract herein described;

THENCE South 90 degrees 00 minutes 00 seconds East a distance of 295.17 feet to the POINT OF BEGINNING and containing 2.00 acres of land.

FILE NO.: WMC-3590
BRANDI PEBBLES

POSTED

AT 4:07 o'clock P M

SEP 08 2022

THE MONEY SOURCE INC. (MYS)
MCBRIDE, GARY AND VALERIE
1005 NORTH TRINITY STREET, DECATUR, TX 76234

FHA 513-0818622-703
Firm File Number: 22-037633

NOTICE OF TRUSTEE'S SALE

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS

Handwritten signature
Deputy
Handwritten signature
Cathy Gyger

WHEREAS, on July 22, 2016, GARY W. MCBRIDE AND VALERIE A. MCBRIDE, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to BARRY H. ORR, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PRIMEWEST MORTGAGE CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of WISE COUNTY, TX and is recorded under Clerk's File/Instrument Number 201607394, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Tuesday, November 1, 2022** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in WISE COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Wise, State of Texas:

TRACT ONE:

DESCRIPTION FOR A 0.70 ACRE TRACT BEING A PORTION OF LOTS 1 & 3 AND ALL OF LOT 2, BLOCK 1 OF TERRELLS ADDITION, AN ADDITION TO THE CITY OF DECATUR, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME R, PAGE 641, DEED RECORDS, WISE COUNTY, TEXAS AND AS SHOWN IN PLAT CABINET B, SLIDE 595, PLAT RECORDS, WISE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED IRON FOUND IN THE WEST LINE OF NORTH TRINITY STREET, SAID IRON BEING 36 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK 1 AND FROM WHICH A 1" PIPE FOUND AT THE NORTHEAST CORNER OF VOLUME 265, PAGE 365, REAL RECORDS, WISE COUNTY TEXAS AND THE SOUTHEAST CORNER OF VOLUME 156, PAGE 543, DEED RECORDS, WISE COUNTY, TEXAS BEARS S 00°04'39" W, 395.73 FEET;
THENCE N 89°32'18" W, 190.00 FEET TO A 1/2" IRON SET IN THE EAST LINE OF NORTH STATE STREET, AND FROM WHICH THE SOUTHWEST CORNER OF VOLUME 2396, PAGE 751, OFFICIAL RECORDS, WISE COUNTY, TEXAS BEARS S 00°07'30" W, 488.44 FEET;
THENCE N 00°08'22" E, WITH THE EAST LINE OF SAID NORTH STATE STREET AND WITH THE WEST LINE OF SAID LOTS 1, 2 & 3, BLOCK 1, 159.94 FEET TO A " IRON SET IN THE SOUTH LINE OF LOT 3R, BLOCK 4, RANGE H, DEVEREUX'S ADDITION, AN ADDITION TO THE CITY OF DECATUR, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET D, SLIDE 566, PLAT RECORDS, WISE COUNTY, TEXAS AND FROM WHICH A CAPPED IRON FOUND AT THE SOUTHWEST CORNER OF SAID LOT 3R, BLOCK 4, RANGE H, DEVEREUX'S ADDITON BEARS N 89°32'18" W, 14.63 FEET;
THENCE S 89°32'18" E, WITH THE SOUTH LINE OF SAID LOT 3R, BLOCK 4, RANGE H, 190.00 FEET TO A 1/2" IRON FOUND AT THE SOUTHEAST CORNER OF SAID LOT 3R, BLOCK 4, RANGE H, AND BEING IN THE WEST LINE OF SAID NORTH TRINITY STREET AND FROM WHICH A 1/2- IRON FOUND AT THE NORTHEAST CORNER OF SAID LOT 3R, BLOCK 4, RANGE H BEARS N 00°07'18" E, 162.52 FEET;
THENCE S 00°08'22" W, WITH THE WEST LINE OF SAID NORTH TRINITY STREET AND WITH THE EAST LINE OF SAID LOTS 1, 2 & 3, BLOCK 1, 159.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.700 ACRES OF LAND.

TRACT TWO:

DESCRIPTION FOR 78 SQUARE FEET OF LAND, SAID TRACT BEING A PORTION OF LOT 3, BLOCK 1, OF TERRELLS ADDITION, AND ADDITION TO THE CITY OF DECATUR, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME R, PAGE 641, DEED RECORDS, WISE COUNTY, TEXAS AND AS SHOWN IN PLAT CABINET B, SLIDE 595, PLAT RECORDS, WISE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A CAPPED IRON FOUND IN THE WEST LINE OF NORTH TRINITY STREET, SAID IRON BEING 36 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK 1 AND FROM WHICH A 1" PIPE FOUND AT THE NORTHEAST CORNER OF VOLUME 265, PAGE 365, REAL RECORDS,

WISE COUNTY, TEXAS AND THE SOUTHEAST CORNER OF VOLUME 156, PAGE 543, DEED RECORDS,
WISE COUNTY, TEXAS BEARS S 00°04'39" W 395.73 FEET;
THENCE N 89°32'18" W, 111.37 FEET TO A 1/2" IRON SET FOR THE POINT OF BEGINNING;
THENCE S 02°39'53" W, 4.58 FEET TO A 1/2" IRON SET;
THENCE N 87°22'36" W, 18.43 FEET TO A 1/2" IRON SET;
THENCE N 02°40'49" E, 3.88 FEET TO A 1/2" IRON SET;
THENCE S 89°32'18" E, 18.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 78 SQUARE FEET
OF LAND.

Property Address: 1005 NORTH TRINITY STREET
DECATUR, TX 76234
Mortgage Servicer: THE MONEY SOURCE INC.
Mortgagee: THE MONEY SOURCE INC.
500 SOUTH BROAD STREET
SUITE #100A
MERIDEN, CT 06450


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.

**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**

SUBSTITUTE TRUSTEE

Brandy Bacon, 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, ,
Doak Lambert
I Mauchly
Irvine, CA 92618

WITNESS MY HAND this day August 31, 2022.

By: 
H. Gray Burks IV
Texas Bar # 03418320
Ronny George
Texas Bar # 24123104
Grant Tabor
Texas Bar # 24027905
gburks@logs.com
rgeorge@logs.com
gtabor@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for THE MONEY SOURCE INC.

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 military service to the sender of this notice immediately.

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: 11/01/2022

Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Wise County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 10/16/2020 and recorded in the real property records of Wise County, TX and is recorded under Clerk's File/Instrument Number, 202014285 with Michael Oliver and Joy Oliver (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Loandepot.com, LLC mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Michael Oliver and Joy Oliver, securing the payment of the indebtedness in the original amount of \$216,505.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Loandepot.com, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT 114 BLOCK B, OF CHISHOLM SPRINGS, PHASE 2 A SUBDIVISION IN WISE COUNTY, TEXAS ACCORDING TO THE FINAL MAP OR PLAT THEREOF, RECORDED IN CABINET E, SLIDE 153 OF THE MAP RECORDS OF WISE COUNTY, TEXAS, AND REFERENCED TO BY INSTRUMENT FILED FOR RECORD UNDER WISE COUNTY CLERK'S FILE NO. 201907769.

POSTED
AT 4:52 o'clock P M

SEP 01 2022

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



4758783

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. LoanDepot.com, LLC, as Mortgage Servicer, is representing the current Mortgagee whose address is:

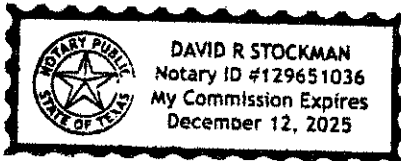
Loandepot.com, LLC
5465 Legacy Drive Suite 400
Plano, TX 75024

Donna Stockman
SUBSTITUTE TRUSTEE
David Stockman, Brenda Wiggs, Donna Stockman,
Guy Wiggs, Michelle Schwartz, Kathy Arrington,
Janet Pinder
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF Texas
COUNTY OF Parker

Before me, the undersigned authority, on this day personally appeared Donna Stockman, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 1 day of Sept, 2022.



David R. Stockman
NOTARY PUBLIC in and for
Parker COUNTY
My commission expires: 12-12-25
Print Name of Notary:
David R. Stockman

CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on _____ I filed at the office of the Wise County Clerk and caused to be posted at the Wise County courthouse this notice of sale.

Declarants Name: _____
Date: _____