

POSTED
AT 4:26 o'clock P M

NOV 14 2022

Notice of Substitute Trustee Sale

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

T.S. #: 22-7819

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: 12/6/2022
Time: The sale will begin no earlier than 1:00 PM or no later than three hours thereafter.
The sale will be completed by no later than 4:00 PM
Place: Wise County Courthouse in Decatur, Texas, at the following location: **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 WAS POSTED OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE**

Property To Be Sold - The property to be sold is described as follows: LEGAL DESCRIPTION OF LAND:

PART OF THE G. M. VIGIL SURVEY, ABSTRACT NO. 857, IN WISE COUNTY, TEXAS BEING PART OF A TRACT OF THREE ACRES CONVEYED BY EUNICE BLACK TO MERLE R. FORTENBERRY AND G. L. BLACK BY DEED DATED 17 AUGUST 1976 AND SHOWN OF RECORD IN VOLUME 354, PAGE 783, DEED RECORDS OF WISE COUNTY, TEXAS;

BEGINNING AT THE SOUTHEAST CORNER OF THE ABOVE MENTIONED 3-ACRE TRACT, SUCH POINT BEING IN THE WEST LINE OF OLD U. S. HIGHWAY 81, AT THE NORTHEAST CORNER OF A TRACT IN SAID SURVEY HERETOFORE CONVEYED BY R. J. TERRELL ET UX TO C. O. HILL ET UX BY DEED DATED 22 SEPTEMBER 1969, OF RECORD IN VOLUME 297, PAGE 330, DEED RECORDS OF WISE COUNTY, TEXAS;

THENCE WITH THE NORTH LINE OF SAID C. O. HILL LOT, SOUTH 72 DEGREES 32.5' WEST 177 FEET TO THE NORTHWEST CORNER OF SAID HILL LOT, A SET POST IN LINE WITH AN OLD PICKET FENCE ENDING NORTH OF SUCH SET POST;

THENCE NORTHERLY TO AND WITH SAID OLD PICKET FENCE, CONTINUING BEYOND THE END OF SUCH PICKET FENCE, A TOTAL DISTANCE OF 192 FEET, TO A POINT IN LINE WITH AN EAST-WEST CHAIN-LINK FENCE;

THENCE NORTH 72 DEGREES 32.5' EAST TO AND WITH SAID CHAIN-LINK FENCE, A TOTAL DISTANCE OF 138 FEET, TO THE WEST LINE OF THE ABOVE MENTIONED OLD HIGHWAY 81;

THENCE SOUTH 34 DEGREES 55' EAST WITH THE WEST LINE OF SAID HIGHWAY, A DISTANCE OF 196 FEET, TO THE NORTHEAST CORNER OF THE ABOVE MENTIONED C.O. HILL TRACT AND THE PLACE OF BEGINNING.

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

T.S. #: 22-7819

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust is dated 4/23/2010 and is recorded in the office of the County Clerk of Wise County, Texas, under County Clerk's File No. 2010-56796, recorded on 5/17/2010, in Book 2149, Page 466, of the Real Property Records of Wise County, Texas.
Property Address: 1215 N. BUSINESS HWY 287 DECATUR, TX 76234

Trustor(s):	BARBARA J NASON	Original Beneficiary:	WELLS FARGO BANK, N.A.
Current Beneficiary:	GITSIT Solutions LLC	Loan Servicer:	Kondaaur Capital, LLC FKA Kondaaur Capital Corporation
Current Substituted Trustees:	Auction.com, David Stockman, Donna Stockman, Brenda Wiggs, Michelle Schwartz, Guy Wiggs, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Rick Snoke, Prestige Default Services, LLC		

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

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

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$187,500.00, executed by BARBARA J NASON, A SINGLE PERSON, and payable to the order of WELLS FARGO BANK, N.A.; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of BARBARA J NASON, A SINGLE PERSON to BARBARA J NASON. GITSIT Solutions LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

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

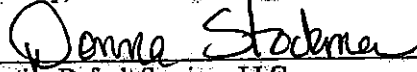
T.S. # 22-7819

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

GITSIT Solutions LLC
c/o Kondaur Capital, LLC FKA Kondaur Capital Corporation
333 S. Anita Drive,
Suite 400,
Orange, CA 92868
(888) 566-3287

Dated: 11-14-22

Auction.com, David Stockman, Donna Stockman, Brenda Wiggs, Michelle Schwartz, Guy Wiggs, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Rick Snoke, Prestige Default Services, LLC,



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

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services, LLC
9720 Coit Road, Suite 220-228
Plano, Texas 75025
Attn: Trustee Department

POSTED
AT 9:44 o'clock A M

NOV 14 2022

NOTICE OF TRUSTEE SALE

"Assert and protect your rights as a member of the armed forces of the United States if you are or your spouse is serving on active duty including active military duty 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."

SHERYL LEMONY COUNTY CLERK
WISE COUNTY, TEXAS

Vicky Gaona
Deputy

Vicky Gaona

Date: November 8, 2022

CONTRACT FOR DEED

DATE: March 20, 2021
GRANTOR: Sergio G. Martinez
GRANTOR'S ADDRESS: 360 PR 4721
Rhome, Texas 76078
SELLER: Singing Properties
COUNTY WHERE PROPERTY IS LOCATED: Wise
PROPERTY: BEING Lot 15, of the Singing Meadows Subdivision ,
Wise County, Texas
HOLDER: Singing Properties
PO Box 490069
Key Biscayne, Florida 33149
TRUSTEE: Robert J. Rockett or Cathyrine L. Rockett
SENDER OF NOTICE: Robert J. Rockett
307 W. 7th Street #1719
Fort Worth, Texas 76102


DATE of PROPERTY SALE: (First Tuesday of the Month): December 6, 2022

EARLIEST TIME OF SALE OF PROPERTY: 1:00 PM

PLACE OF PROPERTY SALE: 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.

Default has occurred in the Contract for Deed. Buyer has failed to cure the default after notice, and the period to cure has expired. Seller, the owner, and holder of the Contract for Deed, has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by section 51.002 of the Texas Property Code.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the Contract for Deed. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.


Robert J. Rockett, Trustee

Robert J. Rockett
307 West 7th St Ste. 1719
Fort Worth, Texas 76102
817-332-2434

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
6/9/2006

Grantor(s)/Mortgagor(s):
LEE T. RICHARDS AND ROMONIA L. RICHARDS

Original Beneficiary/Mortgagee:
WASHINGTON MUTUAL BANK, A FEDERAL ASSOCIATION

Current Beneficiary/Mortgagee:
JPMorgan Chase Bank, National Association

Recorded in:
Volume: 1697
Page: 799
Instrument No: 389807

Property County:
WISE

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

Mortgage Servicer's Address:
1111 Polaris Parkway,
Columbus, OH 43240

Legal Description: SHOWN ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE

Date of Sale: 12/6/2022

Earliest Time Sale Will Begin: 1pm

Place of Sale of Property: THE SOUTEAST PORCH AT THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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

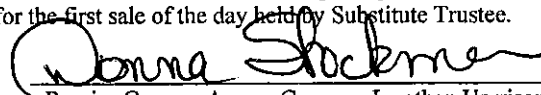
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

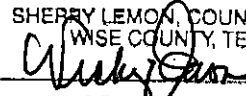
service to the sender of this notice immediately.



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, Tiffney Bruton, Auction.com, Doak Lambert, Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington, 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 12:54 o'clock P M
OCT 13 2022

MH File Number: TX-22-80411-HE
Loan Type: Conventional Residential

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

LEGAL DESCRIPTION

EXHIBIT "A"
ATTACHMENT TO SECURITY INSTRUMENT

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF WISE, STATE OF TEXAS, DESCRIBED AS FOLLOWS:

BEING 10.00 ACRES IN THE W.L. ALSTON SURVEY, ABSTRACT NO. 5, WEST COUNTY, TEXAS, AND BEING THE SAME LAND AS DEEDED TO BILLY JO PRIVETT AND WIFE, MICHELLE D. PRIVETT, RECORDED IN VOLUME 566, PAGE 554, REAL RECORDS, WISE COUNTY, TEXAS, SAID 10.00 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER POINT COUNTY ROAD 3821 AT THE NORTHWEST CORNER OF SAID 10.00 ACRES TRACT AND THE SOUTHWEST CORNER OF A 20 ACRE TRACT (RE: VOLUME 549, PAGE 554, REAL RECORDS, WISE COUNTY, TEXAS), SAID POINT BEING ON THE WEST LINE OF SAID ALSTON SURVEY AND THE EAST LINE OF LOT 55, BLOCK 2 OF THE HENDERSON COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 257, (JACK COUNTY) AND THE EAST LINE OF A 237.6 ACRE TRACT (RE: VOLUME 349, PAGE 623, DEED RECORDS, WISE COUNTY, TEXAS), SAID POINT ALSO BEING CALLED NORTH 3147.2 FEET FROM THE SOUTHWEST CORNER OF SAID ALSTON SURVEY;

THENCE LEAVING SAID ROAD, SOUTH 89 DEGREES 34 MINUTES 00 SECONDS EAST, AT 20.00 FEET PASS A 5/8 INCH IRON STAKE FOUND AT A FENCE CORNER ON THE EAST LINE OF SAID ROAD AND CONTINUING WITH A FENCE, IN ALL 1341.68 FEET TO A 4 INCH IRON POST FOUND FOR CORNER AT A FENCE CORNER ON THE WEST RIGHT-OF-WAY LINE OF F. M. HIGHWAY NO. 2210 (RE: VOLUME 310, PAGE 174, DEED RECORDS, WISE COUNTY, TEXAS), SAID POINT BEING THE NORTHEAST CORNER OF SAID 10.00 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 20 ACRE TRACT; THENCE WITH SAID RIGHT-OF-WAY LINE, SOUTH 01 DEGREES 51 MINUTES 00 SECONDS WEST 324.90 FEET TO A 5/8 INCH IRON STAKE FOUND FOR CORNER AT A FENCE CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF SAID 10.00 ACRE TRACT, AND THE NORTHEAST CORNER OF A 31.92 ACRE TRACT (RE: VOLUME 550, PAGE 884, REAL RECORDS, WISE COUNTY, TEXAS);

THENCE LEAVING SAID HIGHWAY RIGHT-OF-WAY LINE AND WITH A FENCE, NORTH 89 DEGREES 34 MINUTES 19 SECONDS WEST, AT 1322.30 FEET PASS 1/2 INCH IRON STAKE FOUND NEAR A FENCE CORNER ON THE EAST LINE OF SAID COUNTY ROAD 3821, IN ALL 1342.16 FEET TO A POINT FOR CORNER IN SAID ROAD AT THE SOUTHWEST CORNER OF SAID 10.00 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 31.92 ACRE TRACT, SAID POINT BEING ON THE WEST LINE OF SAID ALSTON SURVEY AND THE EAST LINE OF SAID 237.6 ACRE TRACT AND SAID HENDERSON COUNTY SCHOOL LAND SURVEY;

THENCE WITH SAID ROAD AND LINE, NORTH 01 DEGREES 56 MINUTES 00 SECONDS EAST 325.03 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10.00 ACRES OF LAND.

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 Grisham and Janie 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

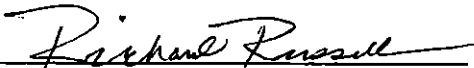
WHEREAS, the undersigned **Substitute Trustee**, acting upon the request of **Advantage Opportunities, LP**, by these presents is hereby posting, filing and giving notice of the foreclosure of the Deed of Trust and lien thereof in accordance with §51.002 of the Texas Property Code and the terms and provisions 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 December, 2022 at the **Wise County Court Center, Decatur, Texas**. The same being **December 6, 2022, At the Wise County Court Center, 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 November 1, 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 10:00 o'clock A M
NOV 01 2022

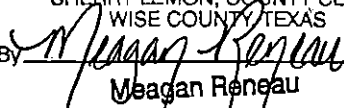
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By  Deputy
Meagan Reneau

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 264, 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.

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 **April 29, 2010**, **Garry Reagan**, 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 **Lots 26 & 27, Cottondale Estates, 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, **\$60,000.00** (the note), the Deed of Trust being recorded in Deed Records, **Wise County, Texas**, in **Document Number 2010-57156, Volume 2151, Page 784**. 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 December, 2022 at the **Wise County Court Center, Decatur, Texas**. The same being **December 6, 2022, At the Wise County Court Center, outside the building at the flag poles located at 306 W. Main Street, 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.

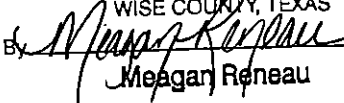
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE 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 November 1, 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 10:00 o'clock A M
NOV 01 2022

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

Property Description

Being a 5.048 acre tract of land out of Block 73, Lower Matagorda County School Land Survey, Abstract 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 08, Real Records, Wise County, Texas, and being described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin set, for the southeast corner of the herein described tract, and being South 00°35'08" West, 1570.04 feet and North 89°42'18" West, 296.73 feet, from the northeast corner of said Frazier tract;

THENCE North 89°42'18" West, a distance of 279.99 feet, to a 1/2" iron pin set for the southwest corner of the herein described tract;

THENCE North 00°35'08" East, a distance of 785.36 feet, to a 1/2" iron pin set in the south right-of-way line of a proposed 60 foot private road, for the northwest corner of the herein described tract;

THENCE South 89°42'18" East, along the said south right-of-way line, a distance of 279.99 feet, to a 1/2" iron pin set for the northeast corner of the herein described tract;

THENCE South 00°35'08" West, a distance of 785.36 feet, to the POINT OF BEGINNING and containing 5.048 acres of land.

The bearings for this survey are based on the bearings as they appear in Volume 566, Page 08, Real Records, Wise County, Texas.

Tract 27, Cottondale

Property Description

Being a 5.007 acre tract of land out of Block 73, Lower Matagorda County School Land Survey, Abstract 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 08, Real Records, Wise County, Texas, and being described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin set, for the southeast corner of the herein described tract, and being South 00°35'08" West, 1570.04 feet and North 89°42'18" West, 576.73 feet, from the northeast corner of said Frazier tract;

THENCE North 89°42'18" West, a distance of 191.05 feet, to a 1/2" iron pin set, in the east right-of-way line of a proposed 60 foot private road, for the southwest corner of the herein described tract;

THENCE along said east right-of-way line, North 07°24'40" West, a distance of 8.12 feet, to a 1/2" iron pin set for the beginning of a curve to the left, having a radius of 569.02 feet, along said curve to the left, an arc distance of 208.75 feet, to a 1/2" iron pin set for end of said curve and the beginning of a curve to the right, having a radius of 363.25 feet, along said curve to the right, an arc distance of 183.32 feet, to a 1/2" iron pin set for end of said curve and then North 00°35'08" East, a distance of 403.81 feet, to a 1/2" iron pin set in the south right-of-way line of a proposed 60 foot private road, for the northwest corner of the herein described tract;

THENCE South 89°42'18" East, along said south right-of-way line, a distance of 303.56 feet, to a 1/2" iron pin set for the northeast corner of the herein described tract;

THENCE South 00°35'08" West, a distance of 785.36 feet, to the POINT OF BEGINNING and containing 5.007 acres of land.

The bearings for this survey are based on the bearings as they appear in Volume 566, Page 08, Real Records, Wise County, Texas.

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE 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. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated August 27, 2007 and recorded under Vol. 1860, Page 559, or Clerk's File No. 2007-13652, in the real property records of WISE County Texas, with PATRICIA A. MORAN as Grantor(s) and COUNTRYWIDE BANK, FSB as Original Mortgagee.

Deed of Trust executed by PATRICIA A. MORAN securing payment of the indebtedness in the original principal amount of \$67,500.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by PATRICIA A. MORAN. Mortgage Assets Management, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. PHH Mortgage Corporation is acting as the Mortgage Servicer for the Mortgagee. PHH Mortgage Corporation, is representing the Mortgagee, whose address is: 1 Mortgage Way, Mt. Laurel, NJ 08054.

Legal Description:

LOT 11, BLOCK 1, OF NEWARK BEACH ESTATES, AN ADDITION TO THE CITY OF NEWARK, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET B, PAGE 28, PLAT RECORDS, WISE COUNTY, TEXAS

SALE INFORMATION

Date of Sale: 12/06/2022

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale: The place of the sale shall be: WISE County Courthouse, Texas at the following location: 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

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.



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.

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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I **HEREBY APPOINT AND DESIGNATE** Brenda Wiggs, Donna Stockman, Guy Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ServiceLink Agency Sales And Posting, as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on 09/26/2022.

/s/ Olufunmilola Oyekan SBOT No. 24084552, Attorney at
Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by: _____

Printed Name: _____

C&M No. 44-21-0350

POSTED
AT 4:11 o'clock P M

SEP 29 2022

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

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: ALL THAT CERTAIN TRACT LOT OR PARCEL OF LAND, A PART OF THE T & P RR CO. SECTION 45 SURVEY A-848, WISE COUNTY, TEXAS, AND ALSO BEING ALL OF THAT CERTAIN CALLED 3.002 ACRES TRACT OF LAND THAT IS DESCRIBED BY PLAT AND FIELD NOTES DATED 02/13/2007 BY R.P.L.S. NO 3562 AND ALSO BEING RECORDED UNDER AN AFFIDAVIT OF HEIRSHIP DATED 10/26/2012 FROM WANDA PERRY, ET AL, FILLED UNDER INSTRUMENT NO. 2012-12836 IN THE DEED RECORDS OF WISE COUNTY, TEXAS, AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS TO WIT; BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE BASE OF A 6 INCH STEEL FENCE POST, IN CONCRETE, AT THE S.E.C. OF SAID TRACT AND THE N.B.L. OF COUNTY ROAD # 3791; THENCE SOUTH 88 DEGREES 13 MINUTES 02 SECONDS WEST, ALONG THE S.B.L. OF SAID TRACT AND THE N.B.L. OF SAID COUNTY ROAD # 3791 FOR A DISTANCE OF 200.53 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE S.W.C. OF SAID TRACT; THENCE NORTH 00 DEGREES 49 MINUTES 17 SECONDS WEST, ALONG THE OCCUPIED W.B.L. OF SAID TRACT AND THE E.B.L. OF A SAID CERTAIN CALLED 3.00 ACRES TO COX FOR A DISTANCE OF 653.47 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, AT THE BASE OF A 6 INCH STEEL FENCE POST, IN CONCRETE, AT THE N.W.C. OF SAID TRACT; THENCE NORTH 89 DEGREES 02 MINUTES 43 SECONDS EAST, ALONG THE OCCUPIED N.B.L. OF SAID TRACT FOR A DISTANCE OF 200.27 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, AT THE BASE OF A 6 INCH STEEL FENCE POST, IN CONCRETE, AT THE N.E.C. OF SAID TRACT; THENCE SOUTH 00 DEGREES 50 MINUTES 30 SECONDS EAST, ALONG THE OCCUPIED E.B.L. OF SAID TRACT AND THE W.B.L. OF A CERTAIN CALLED 12.298 ACRES TO RAMSEY FOR A DISTANCE OF 650.58 FEET TO THE PLACE OF BEGINNING CONTAINING 2.9995 ACRES.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 08/28/2018 and recorded in Document 201810464 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: 12/06/2022

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 ROBERT A. ALEXANDER AND MICHELE ALEXANDER, provides that it secures the payment of the indebtedness in the original principal amount of \$250,505.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I is the current mortgagee of the note and deed of trust and CARRINGTON MORTGAGE SERVICES LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I c/o CARRINGTON MORTGAGE SERVICES LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 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.

POSTED

AT 12:00 o'clock P M

OCT 20 2022

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS

By Kathy Gyger Deputy
Kathy Gyger



Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Vori 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.