

NOTICE OF TRUSTEE'S SALE

Date: December 6, 2022

Trustee: Alvin Miller

Trustee's Address: PO Box 588, Roanoke, Texas 76262

Beneficiary/Mortgagee: Shadow Wood-MKB Joint Venture

Deed of Trust:

Date: October 2, 2001

Grantor: Ronnie Willett and Angela Willett

Beneficiary/Mortgagee: Shadow Wood-MKB Joint Venture

Recording Information: Document 307322, Volume 1156, Page 687, in Wise County Deed of Trust Records, Wise County, Texas

Trustee: Alvin Miller

Property: Exhibit "A", AKA Lot 19, as found in the plat recorded in Wise County Clerk's real property records, Wise County Texas; including all personal property secured by the security agreement included in the Deed of Trust.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN,

Date of Sale: Tuesday, January 3, 2023

Time of Sale: Between the hours of 1:00 p.m. and 4:00 p.m.

Place of Sale: Wise County Courthouse in Wise County, Texas 76234. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §5 1.002 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.

ACTIVE MILITARY SERVICE NOTICE

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 10:42 o'clock A M

DEC 09 2022

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


COPY

Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

THIS INSTRUMENT APPOINTS THE TRUSTEE 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.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

WITNESS MY HAND THIS 6th day of December 2022



Alvin Miller, Trustee

November 15, 1998

EXHIBIT "A"

0501-0443

TRACT 19

Field Notes For:

A 4.00 acre tract of land in the P. Rosales Survey A-708, Wise County, Texas and being a part of a tract of land described in deed to Frazier Asset Management recorded in Volume 546, Page 485, Real Records, Wise County, Texas and being more particularly described as follows:

BEGINNING at an iron rod set in the northwest line of a tract of land described in deed to Mrs Wayne Joyce recorded in Volume 697, Page 559, Real Records, Wise County, Texas from which the east corner of said Frazier tract bears North 44°44'55" East 3588.38 feet;

THENCE South 45°44'03" West with the southeast line of said Frazier tract 200.54 feet to an iron rod set for corner;

THENCE North 45°18'44" West 865.44 feet to an iron rod set in the southeast line of a sixty foot road;


THENCE North 44°41'16" East with the southeast line of said road 200.51 feet to an iron rod set for corner;

THENCE South 45°18'44" East 869.10 feet to the **POINT OF BEGINNING**.

The foregoing field notes were prepared from a survey made on the ground under my supervision.

There are no visible easements or encroachments except as shown.

Surveyed February 12, 1998.
See plat dated 2-13-1998.


Patrick L. Walters
Registered Professional Land Surveyor

15L 87443

22TX373-0801

12605 FOREST LAWN RD, RHOME, TX 76078

NOTICE OF FORECLOSURE SALE

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

LOT 2, BLOCK 3 OF SHALE CREEK, PHASE 2B, AN ADDITION TO WISE COUNTY, TEXAS ACCORDING TO THE RE-PLAT RECORDED IN CABINET C, SLIDE 555 OF THE MAP/PLAT RECORDS OF WISE COUNTY, TEXAS.

Security Instrument: Deed of Trust dated May 29, 2020 and recorded on June 1, 2020 as Instrument Number 202006737 in the real property records of WISE County, Texas, which contains a power of sale.

Sale Information: January 03, 2023, 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.

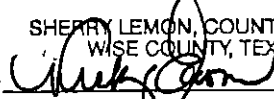
Obligation Secured: The Deed of Trust executed by AMBER MORTON secures the repayment of a Note dated May 29, 2020 in the amount of \$178,092.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 907 Pleasant Valley Avenue, Suite 3, Mt. Laurel, NJ 08054, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

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

POSTED

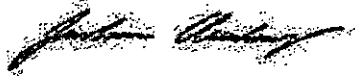
AT 9:43 o'clock ^a M

NOV 29 2022

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By  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, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, David Ray, Ashlee Luna, David Stockman, Donna Stockman, Guy Wiggs, Michelle Schwartz, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Brenda Wiggs, Denise Boerner, Tim Lewis, Dustin George
c/o Miller, George & Suggs, PLLC
5601 Democracy Drive, Suite 265
Plano, TX 75024

Certificate of Posting

I, Jamie Dworsky, declare under penalty of perjury that on the 29 day of November, 2022, 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).

POSTED

AT 4:26 o'clock P M

NOV 14 2022

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS

Sherry Lemon
Deputy

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

Vicky Gaor

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated October 02, 2020 and recorded under Clerk's File No. 202013514, in the real property records of WISE County Texas, with Emily Wilson, a single woman as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for SWBC Mortgage Corp., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Emily Wilson, a single woman securing payment of the indebtedness in the original principal amount of \$143,726.00 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 Emily Wilson. SWBC Mortgage Corporation 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. Cenlar FSB is acting as the Mortgage Servicer for the Mortgagee. Cenlar FSB, is representing the Mortgagee, whose address is: Attn: BK Department, 425 Phillips Blvd, Ewing, NJ 08618.

Legal Description:

BEING LOT 4R, BLOCK H, CHISHOLM SPRINGS, AN ADDITION TO WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, SLIDE 184, PLAT RECORDS, WISE COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 01/03/2023

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.**

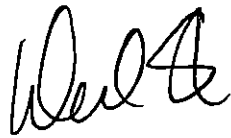


The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee 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 Auction, 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 11/11/2022.

/s/ Danya F. Gladney SBOT No. 24059786, 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. 44-22-2916

202216691

NOTTS

10/20/2022 12:00:05 PM Total Pages: 3 Fee: 30.00
Sherry Lemon, County Clerk - Wise County, Texas



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WISE County

Deed of Trust Dated: July 26, 2017

Amount: \$127,645.00

Grantor(s): KAYLA RIGBY and ROBERT RIGBY

Original Mortgagee: AMERICAN FINANCIAL RESOURCES, INC.

Current Mortgagee: Lakeview Loan Servicing, LLC

Mortgagee Servicer and Address: c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, 8950 Cypress Waters Blvd., Coppell, TX 75019

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. 201709384

Legal Description: LOT 6, BLOCK 6, CHISHOLM HILLS, PHASE 3, AN ADDITION TO THE CITY OF NEW FAIRVIEW, WISE COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN CABINET B, PAGE 440 AND 441, PLAT RECORD, WISE COUNTY, TEXAS

Date of Sale: January 3, 2023 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, BRANDY BACON, LISA BRUNO, DANA KAMIN, JANET PINDER, JAMIE DWORSKY 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 Adam Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2022-000347

Printed Name: Jamie Dworsky
c/o Service Link
7301 N. Hwy 161, Ste. 305
Irving, Texas 75039

CLERKS NOTE:
Instrument records as presented
upon customer's requested.

POSTED
AT 12:00 o'clock P M
OCT 20 2022

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

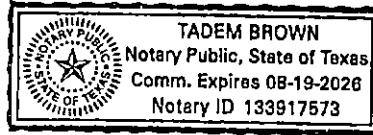
STATE OF TEXAS

COUNTY OF WISE

Before me, the undersigned authority, on this 20 day of October, personally appeared Jamie Dworski, known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Tadem Brown
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
Hughes, Watters & Askanase, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2022-000347



FILED AND RECORDED

Instrument Number: 202216691

Filing and Recording Date: 10/20/2022 12:00:05 PM Pages: 3 Recording Fee: \$30.00

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: Kathy Gyger

COPY

Notice of substitute trustee's sale

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: 12/05/2022

NOTE: described as follows:

Date: 11/09/2021
Maker: OM Time Real Estate Inc.
Payee: Pinnacle Bank
Original Principal Amount: \$1,573,000

DEED OF TRUST: described as follows:

Date: 11/09/2021
Grantor: OM Time Real Estate Inc.
Trustee: Ronny D. Korb
Beneficiary: Pinnacle Bank
Recorded: Instrument Number 202118458 in the real property records of Wise County, Texas

LENDER: Pinnacle Bank

BORROWER: OM Time Real Estate Inc.

PROPERTY: The real property described as follows:

See Exhibit A

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

SUBSTITUTE TRUSTEE: Justin Rader
Substitute Trustee's Mailing Address:
250 W Lancaster Ave., #170, Fort Worth, TX 76102

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:
01/03/2023, the first Tuesday of the month, to commence at 10:00am, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:
Southeast corner of the Wise County Courthouse located at 101 ½ North Trinity. Or as designated by the Wise County Commissioner's Court.

POSTED
AT 9:29 o'clock a M

DEC 06 2022

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

NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

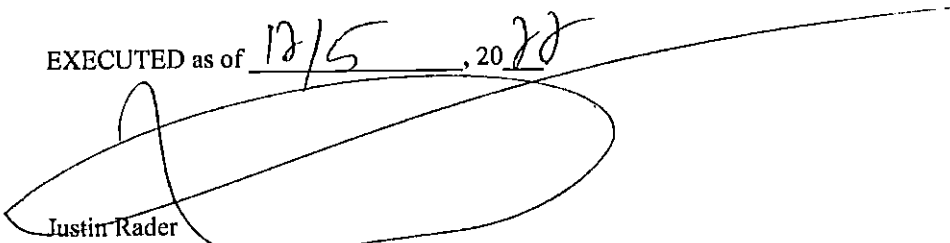
RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EXECUTED as of 12/5, 2020



Justin Rader
Senior Vice President & Attorney at Law
Pinnacle Bank

After recording, please return original to:

Pinnacle Bank
C/O Justin Rader
PO Box 2668
Fort Worth, TX 76113

EXHIBIT "A"

TRACT ONE:

Being a 164.150 acre tract in the Jesse B. Atkinson Survey, Abstract No. 2, the M.E.P. & P. R.R. Co. Survey No. 5, Abstract No. 633 and the A.J. Walker Survey, Abstract No. 861, situated in Wise County, Texas, and being a portion of that certain 563.029 acre tract described in deed to KMBS Joint Venture, recorded in Volume 182, Page 749, Real Records, Wise County, Texas, and more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found at the southeast corner of said KMBS Joint Venture 563.029 acre tract, said iron rod being by deed call in the north line of Block 56, Smith County School Land Survey, Abstract No. 744, from said iron rod a "T" bar with cap found at the southwest corner of a 350.006 acre tract described in deed to JCEF Limited, recorded in Volume 538, Page 738, Real Records, Wise County, Texas, bears North 00°58'01" East, 1.7 feet;

THENCE North 89°41'00" West, along the south line of said 563.029 acre tract and the called north line of said Block 56, Smith County School Land Survey, a distance of 750.36 feet to a concrete monument found for corner, said monument being by deed call, the southwest corner of said M.E.P. & P. R.R. Co. Survey, and the southeast corner of said Jesse B. Atkinson Survey;

THENCE North 89°48'14" West, continuing along the south line of said 563.029 acre tract and the called north line of said Block 56, Smith County School Land Survey, a distance of 1802.28 feet to a 1/2" iron rod found for the southeast corner of the Oliver Creek Ranch Addition, the plat thereof recorded in Plat Cabinet A, Page 567, Plat Records, Wise County, Texas;

THENCE North 01°38'16" East, along the east line of said Oliver Creek Ranch Addition, a distance of 3150.51 feet to a 1" iron rod found in the northerly edge of a soil and water conservation lake;

THENCE along the edge of said lake as follows:

North 73°21'33" East, a distance of 32.70 feet;

North 27°08'39" East, a distance of 106.29 feet;

North 70°44'55" East, a distance of 105.49 feet;

South 52°54'18" East, a distance of 34.52 feet;

North 73°25'01" East, a distance of 158.24 feet;

South 89°46'21" East, a distance of 47.89 feet;

North 62°17'38" East, a distance of 39.29 feet;

North 78°20'40" East, a distance of 56.53 feet;

North 85°48'53" East, a distance of 98.27 feet;

South 83°42'25" East, a distance of 64.25 feet;

South 55°22'54" East, a distance of 78.08 feet;

South 21°04'12" East, a distance of 62.32 feet;

South 23°46'29" East, a distance of 97.88 feet;

South 51°10'41" East, a distance of 28.20 feet;

South 20°18'56" East, a distance of 39.44 feet;

South 11°50'14" West, a distance of 35.33 feet;

South 18°43'59" East, a distance of 180.53 feet;

South 18°59'16" East, a distance of 216.70 feet;

South 18°37'47" East, a distance of 176.38 feet;

South 18°54'12" East, a distance of 170.21 feet;

South 17°59'14" West, a distance of 51.02 feet;

South 35°53'09" West, a distance of 26.77 feet;

THENCE South 55°55'39" East, at a distance of 42.99 feet passing a 1/2" iron rod found for corner in the southwesterly line of a 6.049 acre tract described in deed to Anthony J. Pofatler, recorded in Volume 327, Page 300, Real Records, Wise County, Texas, in all a total distance of 211.88 feet to a 2" pipe corner post found for corner;

THENCE North 71°19'51" East, along the southerly line of said 6.049 acre tract, a distance of 56.89 feet to a 2" pipe corner post found for corner;

THENCE along the easterly line of said 6.049 acre tract, North 09°52'03" West, 332.96 feet to a 2" pipe corner post found for corner and North 19°27'30" West, 168.77 feet to a 1/2" iron rod found for the southwesterly corner of a 100.25 acre tract described in deed to Russell J. Starr, recorded in Volume 560, Page 584, Real Records, Wise County, Texas.

THENCE South 89°02'20" East, along the southerly line of said 100.25 acre tract, a distance of 1316.41 feet to a 1/2" iron rod found for the southeasterly corner thereof, said iron rod being in the east line of said KMBS Joint Venture 563.029 acre tract and in the west line of said JCEF Limited 350.006 acre tract;

THENCE South 00°58'01" West, along the common line between said 563.029 acre tract and said 350.006 acre tract, a distance of 2658.88 feet to the POINT OF BEGINNING and containing 164.150 acres of land.

COPY

Notice of substitute trustee's sale

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: 12/05/2022

NOTE: described as follows:

Date: 11/09/2021
Maker: OM Time Real Estate Inc.
Payee: Pinnacle Bank
Original Principal Amount: \$1,573,000

DEED OF TRUST: described as follows:

Date: 11/09/2021
Grantor: OM Time Real Estate Inc.
Trustee: Ronny D. Korb
Beneficiary: Pinnacle Bank
Recorded: Instrument Number 202118457 in the real property records of Wise County, Texas

LENDER: Pinnacle Bank

BORROWER: OM Time Real Estate Inc.

PROPERTY: The real property described as follows:

Being a 14.24 acre tract in Block 24, Grayson County School Land Survey, Abstract Number 329, Wise County, Texas, also being a certain called 5.6 acre tract (First Tract) and a certain called 8.63 acre tract (Second Tract) recorded in Volume 886, Page 157, Official Public Records, Wise County, Texas and being described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found in the West line of a certain called 148.608 acre tract recorded in Volume 147, Page 536, Deed Records, Wise County, Texas, for the Northeast corner of said Second Tract and the Southeast corner of a certain called 20.00 acre tract recorded in Volume 1638, Page 512, Official Public Records, Wise County, Texas;

THENCE South 01° 14' 50" East with said West line a distance of 1361.22 feet to a 3' monument found in the Northeast right-of-way of U. S. Highway Number 81/287 for the most Southerly corner of said First Tract and a corner of said 148.608 acre tract;

THENCE North 35° 02' 50" West with the said right-of-way and passing an X-tie found at a distance of 1616.60 feet, in all a distance of 1639.03 feet to a point in a ditch for the Northwest corner of said Second Tract and the Southwest corner of said 20.00 acre tract, and from which a 3' steel fence post bears 63.18 feet North 88 ° 05' 02" East;

THENCE North 88° 48' 10" East a distance of 911.26 feet to the POINT OF BEGINNING and containing 14.24 acres of land.

The Real Property or its address is commonly known as 4566 N US HWY 287, ALVORD, TX 76078.

POSTED
AT 9:29 o'clock a M
DEC 06 2022

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By *Katny Gyger* Deputy
Katny Gyger

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

SUBSTITUTE TRUSTEE: Justin Rader
Substitute Trustee's Mailing Address:
250 W Lancaster Ave., #170, Fort Worth, TX 76102

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:
01/03/2023, the first Tuesday of the month, to commence at 10:00am, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:
Southeast corner of the Wise County Courthouse located at 101 ½ North Trinity. Or as designated by the Wise County Commissioner's Court.

NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

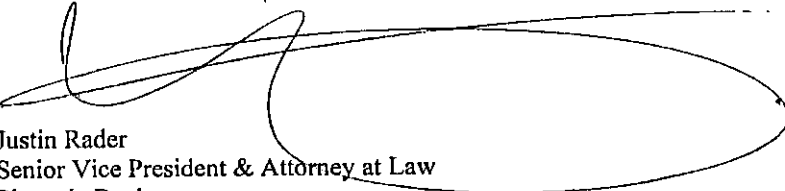
RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EXECUTED as of 12/5, 2022


Justin Rader
Senior Vice President & Attorney at Law
Pinnacle Bank

After recording, please return original to:

Pinnacle Bank
C/O Justin Rader
PO Box 2668
Fort Worth, TX 76113

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: January 03, 2023

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE DOOR OF THE FIRST FLOOR IN THE SOUTHEAST CORNER OF THE WISE COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 23, 2004 and recorded in Document VOLUME 1415, PAGE 499 real property records of WISE County, Texas, with ROBERT N PONDER AND LATECIA KAY PONDER, HUSBAND AND WIFE, grantor(s) and NEW CENTURY MORTGAGE CORPORATION, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ROBERT N PONDER AND LATECIA KAY PONDER, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$89,100.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

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 § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. SELENE FINANCE, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SELENE FINANCE
3501 OLYMPUS BLVD
5TH FLOOR, SUITE 500
DALLAS, TX 75019

POSTED
AT 3:49 o'clock P M
NOV 17 2022

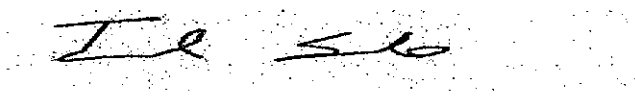
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By *Meagan Renneau* Deputy
Meagan Renneau



NTSS0000009358987

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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead DAVID STOCKMAN, JAMIE DWORSY, DONNA STOCKMAN, GUY WIGGS, MICHELLE SCHWARTZ, JANET PINDER, BRANDY BACON, OR STOCKMAN FORECLOSURE SERVICES INC. whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. 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: _____

200 SUMMIT ST
ALVORD, TX 76225

0000009358987

0000009358987

WISE

EXHIBIT "A"

BEING LOT ONE (1), BLOCK ONE (1), TRIO ADDITION, TO THE CITY OF ALVORD, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET "A", SECTION 48, MAP RECORDS, WISE COUNTY, TEXAS.