

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

NOTICE OF FORECLOSURE SCHEDULED ON SEPTEMBER 5, 2023.

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.

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.

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

Property Address: 946 Fortenberry Road (2 parcels), Decatur, Wise County, TX 76234

Legal Description: ACRES: 5.660, ABST: A-538 JH MOORE together with ACRES: 1.000, ABST: A-538 JH MOORE, MAKE: WILKINS MOBILE BUILDERS, SERIAL: WMBAL0395672, MODEL: 14X60, YR: 1995; and being more particularly described as:

Tract 1:

All of the undivided interest of Grantors in and to 3-1/3 acres of land, more or less, situated in the Joseph H. Moore Survey, Abstract No. 538, in Wise County, Texas; being part of that certain 20 acre tract in said Survey conveyed by Frank Kutej and wife, to H.P. Cross by deed dated February 18, 1943, or record in Vol. 150, p. 343 of the Deed Records of Wise County, Texas; being the same property described in Deed made by Robert Cross and wife, Dora Lucille Cross to Cecil Cross and Jeff Fennell, dated April 28, 1970, recorded in Vol. 302, p. 32, Deed Records, Wise County, Texas; said 3-1/3 acre of land being more fully described as follows:

Beginning at a point which is 712.5 varas South of the Northeast corner of Subdivision No. 6 of said Joseph H. Moore Survey, at the Northeast corner of said 20 acre tract;

Thence South with the East line of said 20 acre tract 79-1/6 varas, a corner;

Thence West 237-1/2 varas, a corner;

Thence North 79-1/6 varas to a corner in the North line of said 20 acre tract;

Rex Cross and Cynthia Polack Coulson Cross
Acct.: 150460HK2

POSTED
AT 10:40 o'clock A.M.
JUN 22 2023

By *Chris Shenkir*
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
Deputy

CHRIS SHENKIR

Thence East with said line 237-1/2 varas to the Place of Beginning, containing 3-1/3 acres of land, more or less

Tract 2:

Being 3-1/3 acres of land out of the Joseph H. Moore Survey, Abstract No. 538 in Wise County, Texas, part of that certain 20 acre tract in said survey conveyed by Frank Kutej et ux to H.P. Cross by Deed dated February 18, 1943, of record in Volume 150, Page 343 of the Deed Records of Wise County, Texas, said 3-1/3 acres being more particularly described as follows:

Beginning at a point which is 79-1/6 varas South of the Northeast corner of said 20 acre tract;

Thence South with the East line of said 20 acre tract 79-1/6 varas, corner;

Thence West 237-1/2 varas, corner;

Thence North 79-1/6 varas, corner;

Thence East 237-1/2 varas to the Place of Beginning; as provided by the Wise County Taxing Authority, including any and all taxing units which it collects taxes for Account Number(s): R000012531, A0538-0020-00 & R000012532, A0538-0021-00

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

Date: SEPTEMBER 5, 2023

Time: The sale shall begin no earlier than 1:00 p.m. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 p.m.

Place: Front door at southeast corner of courthouse, or as otherwise designated by the County Commissioners.

The deed of trust/contract for foreclosure 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 re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or re-filing may be after the date originally scheduled for this sale.

3. 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 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 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 or any Substitute 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.


4. Type of Sale. The sale is a foreclosure sale pursuant to Section 51.002, Texas Property Code and the power of sale granted by the deed of trust/contract for foreclosure executed by Rex Cross and Cynthia Polack Coulson Cross. The deed of trust is dated June 10, 2015 and is recorded in the office of the County Clerk of Wise County, Texas, under Clerk's Document No. 201505727 in the Official Public Records of Wise County, Texas.

5. 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 \$13,750.00 executed by Rex Cross and Cynthia Polack Coulson Cross, now payable to the order of Hunter-Kelsey II, LLC; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Rex Cross and Cynthia Polack Coulson Cross to Hunter-Kelsey II, LLC. Hunter-Kelsey II, LLC's address is 7200 N. MoPac Expy., Ste. 120, Austin, TX 78731. **Hunter-Kelsey II, LLC is the current owner and holder of the Obligations and is the beneficiary under said Deed of Trust.**

Questions concerning the sale may be directed to the counsel for the beneficiary: Dylan Schultz with address of 7200 N MoPac Expy., Suite 310, Austin, Texas, 78731, phone number of 512-346-6011 and e-mail address of Dylan@SRBSLaw.com.

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested Brian S. Bellamy and Dylan Schultz (7200 N. MoPac Expy., Suite 310, Austin, Texas, 78731), and JIM MILLS, SUSAN MILLS, ANDREW MILLS-MIDDLEBROOK, ED HENDERSON, DAVID STOCKMAN, BRENDA WIGGS, DONNA STOCKMAN, GUY WIGGS, MICHELLE SCHWARTZ, JAMIE DWORSKY, JANET PINDER, BRANDY BACON, ANGELA COOPER (9130 Jollyville Rd., STE 100-21, Austin, TX 78759 and P.O. Box 9932, Austin, TX 78766), any to act as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: June 16, 2023.



Dylan Schultz, Substitute Trustee and
Attorney for Hunter-Kelsey II, LLC
Texas Bar No. 24103529
Bellamy & Schultz, PLLC
7200 N MoPac Expy., Suite 310
Austin, Texas 78731
(512) 346-6011
(512) 346-6005 (Facsimile)
Dylan@SRBSLaw.com

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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

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COUNTY OF WISE

POSTED
AT 11:56 o'clock AM
AUG 10 2023

Date: July 28, 2022
Borrower: GPD Trucking LLC
Borrower's Address: 11004 Gessner Drive
Keller, Texas 76248

BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Walter Harvey Deputy
WALTER HARVEY

Holder: Toorak Capital Partners, LLC
Holder's Address: 15 Maple St., Second Floor West
Summit, New Jersey 07901

Substitute Trustee: Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington, Michelle Schwartz, Brandy Bacon, Angela Cooper, Jamie Dworsky, and each of them acting alone, and each of them acting alone.

Substitute Trustee's Address: 6700 N. New Braunfels Ave.
San Antonio, Texas 78209

Deed of Trust: Commerical Deed of Trust, Security Agreement, Fixture Filing and Assignment of Leases and Rents

Date: September 30, 2021
Grantor: GPD Trucking LLC
Original Lender: Global RAI Funding LLC
Trustee: Glenn Adams, PC Attorney at Law

Secures: Commercial Promissory Note, dated as of September 30, 2021 (the "Note"), executed by Grantor, payable to Original Lender, in the original stated principal amount of Two Hundred Thirty-One Thousand Four Hundred Dollars and 00/100 (\$231,400.00), presently owned and held by Holder.

Recording: Recorded in the Official Public Records of Wise County, Texas (the "Records") as Instrument No. 202116122.

Assignment from Original Lender to Toorak Capital Partners, LLC ("Toorak"): Evidenced by that certain Assignment of Deed of Trust recorded on November 23, 2021, in the Records as Instrument No. 202119133.

Property: All real property, improvements and personal property described as collateral in the Deed of Trust; the legal description of the property is also, for the sake of convenience only, described on Exhibit A attached hereto and made a part hereof for all purposes; however, the description of the real property, improvements and personal property in the Deed of Trust will control to the extent of any conflict or any deficiency in such description contained in this Notice of Substitute Trustee's Sale, it being the intent that the "Property", for all purposes hereof, means all property, real, personal, tangible and intangible, which constitutes collateral under, and described in, the Deed of Trust.

Foreclosure Sale:

Date of Sale: Tuesday, September 5, 2022

Time of Sale: The sale of the Property will take place between the hours of 1:00 p.m. and 4:00 p.m. local time; the earliest time at which the sale will take place is 1:00 p.m., and the sale will begin within three hours thereafter.

Place of Sale: THE SOUTHEAST PORCH AT THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.

Holder has appointed Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington, Michelle Schwartz, Brandy Bacon, Angela Cooper, Jamie Dworsky, and James L. Hollerbach, and each of them acting alone as Substitute Trustees under the Deed of Trust upon the contingency and in the manner outlined by the Deed of Trust and in accordance with Chapter 51 of the Texas Property Code. Default has occurred pursuant to the provisions of the Deed of Trust and other documents relating to the indebtedness

evidenced by the Note. The indebtedness evidenced by the Note is now wholly due. Holder has instructed Substitute Trustee to sell the Property toward the satisfaction of the Note.

The Deed of Trust encumbers both real and personal property. Notice is hereby given of Holder's election to proceed against and sell all the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

Notice is hereby given that on the Date of Sale, at the Time of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" and further subject to any valid leases to the Property or any portion thereof, which leases shall not terminate as a result of the sale. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION OR QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY INCLUDED IN THE SALE. Holder may bid by credit against the indebtedness evidenced by the Note and secured by the Deed of Trust. The Substitute Trustee conducting the Foreclosure Sale may, at his option, postpone the sale for a reasonable time to permit the highest bidder (if other than Holder) to produce cash to pay the purchase price bid, and the sale may be resumed if the bidder fails to produce cash to pay the purchase price within such time period, provided in any event the sale shall be concluded no later than 4:00 P.M. local time.

[signature on following page]

David Stockman
David Stockman, Substitute Trustee

STATE OF TEXAS §
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COUNTY OF WISE §

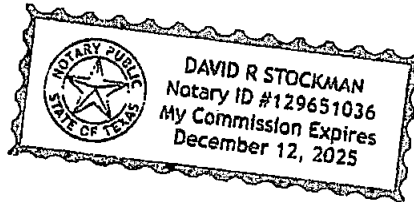
Subscribed and sworn to before me on this 10 day of Aug 2023.

David R Stockman

Notary Public, State of Texas

[SEAL]

My Commission expires:
12-12-25



After recording return to:

Adam Rayford
Polsinelli PC
2950 N. Harwood Street, Suite 2100
Dallas, Texas 75201

EXHIBIT A

The land hereinafter referred to is situated in the City of Haslet, County of Wise, State of TX, and is described as follows:

THE SURFACE ESTATE ONLY to the 2.30 acre tract in the Joseph Juner Survey, Abstract Number 473, Wise County, Texas and being part of a certain called 104 1/3 acre tract described in instrument recorded in Volume 264, Page 847, Deed Records, Wise County, Texas, and all of a certain called 1.000 acre tract (Tract II) described in instrument recorded in Volume 1795, Page 23, Official Public Records, Wise County, Texas and being described by metes and bounds as follows:

BEGINNING at an iron rod found County Road # 4843 tract for the Southeast corner of said 1.000 acre tract and the Northeast corner of a certain called 13.600 acre tract described in instrument recorded in Volume 1528, Page 482, Official Public Records, Wise County, Texas;

THENCE South 89°33'27" West a distance of 255.91 feet to a capped iron rod found for the Southwest corner of said 1.000 acre tract in the North line of said 13.600 acre tract.

THENCE South 88°48'08" West a distance of 333.62 feet to a capped 1/2" iron rod stamped MANNING set for a corner in the North line of said 13.600 acre tract and in the South line of said 104 1/3 acre tract;

THENCE North 00°16'22" West a distance of 169.12 feet to a capped 1/2" iron rod stamped MANNING set for a corner;

THENCE North 89°33'26" East a distance of 589.54 feet to an iron rod found in said County Road # 4843 for the Northeast corner of said 1.000 acre tract and the Southeast corner of a certain tract described in instrument recorded in Volume 1753, Page 715, Official Public Records, Wise County, Texas;

THENCE South 00°16'22" East a distance of 170.26 feet to the POINT OF BEGINNING and containing 2.30 acres of land.

NOTE: The company is prohibited from insuring the area or the quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes, and does not override Item 2 of Schedule "B" hereof.

Property address is commonly known as: 196 County Rd 4843, Haslet TX 76052

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, Cottdale, more specifically described in Exhibit A attached hereto and made a part hereof for all intents and purposes**, to secure payment of one certain Real Estate Note in the amount of, **\$26,942.40** (the note), the Deed of Trust being recorded in Deed Records, **Wise County, Texas**, in **Volume 2114, Page 845**. WHEREAS, (i) default has occurred in the payment of the Note secured by the Deed of Trust and/or in the performance of the covenants, agreements, and conditions set forth in the Deed of Trust, and (ii) the sums due and payable under the Note and the Deed of Trust are now wholly due and payable, and (iii) owner and holder of the Note, pursuant to the Deed of Trust has requested the undersigned to sell the property and satisfy the note, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust; and

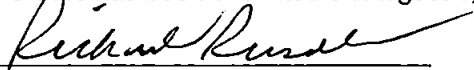
WHEREAS, the undersigned **Substitute Trustee**, acting upon the request of **KKF Supplemental Trust**, by these presents is hereby posting, filing, and giving notice of the foreclosure of the Deed of Trust and lien thereof in accordance with §51.002 of the Texas Property Code and the terms and provisions of the Deed of Trust.

NOW, THEREFORE, the undersigned, the **Substitute Trustee** as aforesaid, does hereby give notice that after due publication of this notice as required by law and the Deed of Trust, will sell the Property at Public Venue to the highest bidder, or bidders, for cash, at a time no earlier than **10:00 a.m.** and not later than **1:00 p.m.** on the first Tuesday in September, 2023 at the **Wise County Court Center, Decatur, Texas**. The same being **September 5, 2023, 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 August 1, 2023.


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 10:48 o'clock A M
AUG 01 2023

BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By  Deputy

CHRIS SHENKIR

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.)

A

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
TS#: 21-25689

POSTED
AT 11:51 o'clock AM
JUN 15 2023
BLANCA TJMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Chris Shenkir Deputy

NOTICE OF SUBSTITUTE TRUSTEE'S SALE CHRIS SHENKIR

WHEREAS, on 4/18/2005, Vonnie Roebuck, a single person, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Scott R. Valby, as Trustee, Allied Home Mortgage Capital Corporation, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$58,500.00, payable to the order of Allied Home Mortgage Capital Corporation, which Deed of Trust is Recorded on 4/22/2005 as Volume 367992, Book 1545, Page 196, in Wise County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

See attached exhibit "A" attached hereto and made a part hereof

Commonly known as: **304 OAKWOOD ST CHICO, TX 76431**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **David Stockman, Brenda Wiggs, Donna Stockman, Guy Wiggs, Michelle Schwartz, Kathy Arrington, Janet Pinder, Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Kathy Arrington, Michelle Schwartz or Janet Pinder**, **Dustin George** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **J.P. Morgan Mortgage Acquisition Corp.**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **9/5/2023 at 1:00 PM**, or no later than three (3) hours after such time, in **Wise County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE SOUTEAST PORCH AT THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgageors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.



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If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

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.

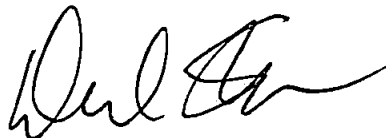
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WITNESS, my hand this 6/14/2023



By: Hung Pham, Trustee Sale Specialist
Carrington Foreclosure Services, LLC as
authorized agent for Mortgagee or Mortgage
Servicer
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

WITNESS, my hand this 6-15-23



By: Substitute Trustee(s)
David Stockman, Brenda Wiggs, Donna Stockman,
Guy Wiggs,
Michelle Schwartz, Kathy Arrington, Janet Pinder,
Donna Stockman, David Stockman, Guy Wiggs,
Brenda Wiggs, Kathy Arrington, Michelle
Schwartz or Janet Pinder

C/O Carrington Foreclosure Services, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

EXHIBIT 'A'

File No.: **542778-FW42 (GLB)**
Property: **304 Oakwood Street, Chico, TX 76431**

Being a part of the G.W. Cash Survey, Abstract No. 1424, Wise County, Texas, said tract being Lot No. 8, Block No. 8, CHICO ESTATES, a proposed subdivision to the City of Chico, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a point in the west boundary line of Oakwood Street, said point being North 30.4 feet, East 32.6 feet, North 89° 58' 12" East 1929.85 feet and North 0° 23' 01" West 200 feet from the southwest corner of the 100 acre tract of land conveyed by L. C. Ferguson to J. R. McCracken by deed dated September 1882, of record in Volume Y, Page 195 of the Deed Records of Wise County, Texas;

**THENCE North 0° 23' 01" West along the west boundary line of said Oakwood Street, 100 feet to a point for corner;
THENCE West 175.4 feet to a point for corner;
THENCE South 100 feet to a point for corner;
THENCE East 175.71 feet to the place of beginning.**

A.P.N.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WISE County

Deed of Trust Dated: April 12, 2018

Amount: \$71,910.00

Grantor(s): REYNALDO JIMENEZ and YOLANDA JIMENEZ

Original Mortgagee: VETERANS LAND BOARD OF THE STATE OF TEXAS

Current Mortgagee: Veterans Land Board of the State of Texas

Mortgagee Address: Veterans Land Board of the State of Texas, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047

Recording Information: Document No. 201804182

Legal Description: PLEASE SEE EXHIBIT "A"

Date of Sale: September 5, 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, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, CONRAD WALLACE, TONYA WASHINGTON, MONICA HENDERSON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, TIONNA HADNOT, DAVID RAY, ASHLEE LUNA, DONNA TROUT, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, BRENDA WIGGS, DENISE BOERNER, TIM LEWIS, MICHELLE SCHWARTZ, BRANDY BACON, JANET PINDER, JAMIE DWORSKY OR KATHY ARRINGTON, ANGELA COOPER 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 Mortgagee, the Mortgagee's attorney.

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

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

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


Anthony Alan Garcia, ATTORNEY AT LAW
HUGHES, WATERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2023-003308


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

POSTED
AT 11:09 o'clock A M
JUL 20 2023

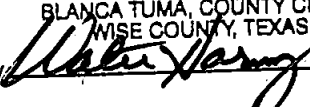
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By  Deputy
WALTER HARVEY

EXHIBIT "A"

RANCH 5 - 15.20 ACRE TRACT

A tract of land containing 15.20 acres within the F. De La Garza Survey, Abstract No. 326, in Wise County, Texas, being a portion of the called 515.26 acre tract described in the deed to The Ranches at Deer Oaks, recorded in Instrument No. 201708918 of the Official Public Records of Wise County, Texas; and being more particularly described as follows: All bearings recited herein are based on the Texas Coordinate System, North Central Zone, 1993 Datum.

Beginning at a 5/8 inch iron rod set in the east line of said 515.26 acre tract and the west line of County Road 1990, bearing South 00 degrees 01 minutes 14 seconds West for a distance of 811.14 feet from a 3/4 inch iron rod found in the south line of the called 49.16 acre tract described in the deed to Billy C. Bond, recorded in Volume 2119, Page 105, of the Official Public Records of Wise County, Texas, and in the west line of County Road 1990, for the northeast corner of said 515.26 acre tract and the northwest corner of the 100 foot right-of-way deeded to Wise County, in Volume 174, Page 185, of the Deed Records of Wise County, Texas;

Thence South 00 degrees 01 minutes 14 seconds West with said east line and said county road for a distance of 421.18 feet to a 5/8 inch iron rod set for corner;

Thence North 89 degrees 14 minutes 21 seconds West for a distance of 1571.72 feet to a 5/8 inch iron rod set for corner;

Thence North 00 degrees 06 minutes 21 seconds West for a distance of 421.19 feet to a 5/8 inch iron rod set for corner;

Thence South 89 degrees 14 minutes 21 seconds East for a distance of 1572.65 feet to the point of beginning.

POSTED
AT 10:14 o'clock A M

JUL 28 2023

Notice of Foreclosure Sale

BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Chris Henkir Deputy

CHRIS SHENKIR

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. *Property to Be Sold.* The property to be sold is described as follows: BEING Lot 41, Block 2, THIRD INSTALLEMENT OF UNIT NUMBER 6 OF RUNAWAY BAY, The City of Runaway Bay, Texas, Wise County, Texas according to the Plat thereof, recorded in Cabinet A, Slide 443-444, Plat Records of Wise County, Texas.

2. *Instrument to Be Foreclosed.* The instrument to be foreclosed is the *Deed of Trust* recorded under Clerk's File Number 202003938. Official Public 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: September 5, 2023

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the foreclosure sale will begin is 1:00 p.m. and not later than three hours thereafter.

Place: Wise County Courthouse in Decatur, Texas, at the following location: The front door at the southeast corner of the Wise County Courthouse.

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*. The reposting or refiled 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 their bid immediately in cash if their bid is accepted.

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

Pursuant to the 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 "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the *Texas Property Code*, the trustee or any substitute 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. This sale will be conducted subject to the right of rescission contained in section 51.016 of the *Texas Property Code*.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Jackie N. McLendon and wife, Glenda M. McLendon. The real property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note in the original principal amount of \$210,600.00, executed by Jackie N. McLendon and wife, Glenda M. McLendon, and payable to the order of The First National Bank of Evant, which 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, The First National Bank of Evant.

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

THIS INSTRUMENT APPOINTS THE SUBSTITUTE 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.

Dated July 26, 2023.



WALT FAIR, Trustee
Attorney for The First National Bank of Evant
State Bar Number 06781800
1508 North Valley Mills Drive
Waco, Texas 76710
Telephone: (254) 772-6400
Telecopier: (254) 772-6432
walt@waltfairpllc.com

**NOTICE OF FORECLOSURE SALE
("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.

DATE OF NOTICE: July 26, 2023

INSTRUMENT TO BE FORECLOSED: Deed of Trust ("Deed of Trust")

POSTED
AT 12:14 o'clock P M

JUL 25 2023

DATED: October 30, 2020

GRANTOR: Walter Daniel Alvarado Martinez and Mildred Puebla Guerrero

BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Walter Harvey Deputy
WALTER HARVEY

TRUSTEE: Salvador Espino, Esq.

LENDER: Francisco Ruben Martinez Gandara

CURRENT HOLDER: Francisco Ruben Martinez Gandara

RECORDED IN: Deed of Trust recorded under Instrument Number 202015168 of the real property records of Wise County, Texas.

LEGAL DESCRIPTION & PROPERTY TO BE SOLD: PLEASE SEE EXHIBIT "A" ATTACHED

(MORE COMMONLY KNOWN AS: 296 PRIVATE ROAD 4436, RHOME, TEXAS 76078)

OBLIGATION SECURE: Deed of Trust or Contract Lien executed by Walter Daniel Alvarado Martinez and Mildred Puebla Guerrero, securing the payment of the indebtedness in the original principal amount of \$190,900.00, and obligations therein described including but not limited to (a) the Promissory Note and (b) **any and all modifications, renewals, and extensions of the Promissory Note.** Francisco Ruben Martinez Gandara, is the current mortgagee of the Promissory Note and Deed of Trust.

FORECLOSURE SALE:

DATE: September 5, 2023

TIME: The earliest time the sale will begin is 1:00 P.M., but not later than three (3) hours after such time

PLACE: THE SOUTHEAST PORCH OF THE WISE COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S COURT

TERMS OF SALE: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash; except that the Current Lender/Holder's herein may bid and such bid may be credited against the indebtedness secured by the lien of the Deed of Trust and any and all modifications thereof.

SUBSTITUTE TRUSTEE(S): Ashleigh Renfro, AND/OR Ashley Tarver AND/OR Joseph Juarez

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Francisco Ruben Martinez Gandara, the owner and holder of the Note, has requested the Substitute Trustee named herein to sell the Property.

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

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, the Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law. If Francisco Ruben Martinez Gandara, passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Francisco Ruben Martinez Gandara. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, any Trustee or Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

THIS INSTRUMENT HEREBY 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.

Name and Address of Sender of Notice:

Renfro Law, PLLC
By: Ashleigh Renfro
10226 Midway Road
Dallas, Texas 75229
Phone: 972-708-4425
Fax: 972-521-6413

Notice Pursuant to Section 51.0025 of the Texas Property Code

DIA Servicing, LLC, pursuant to a written servicing agreement, represents your Lender, Francisco Ruben Martinez Gandara This agreement grants DIA Servicing, LLC, with the authority to service your mortgage loan and to administer, or cause to be administered, any necessary steps or actions related to the potential foreclosure of your property subject to foregoing requirements contained in this letter. DIA Servicing, LLC, has retained Renfro Law, PLLC, to carry out any necessary actions that may be required under all applicable state and federal laws and the services of this law firm are being carried out on behalf of DIA Servicing, LLC, and your Lender, Francisco Ruben Martinez Gandara Contact information for DIA Servicing, LLC, may be found below:

DIA Servicing, LLC
10226 Midway Road
Dallas, Texas 75229

Phone: 1.844.222.9450 or 972.708.4425
Email: info@diaservicingtx.com

[THIS SPACE INTENTIONALLY LEFT BLANK]

Renfro Law, PLLC



By: Ashleigh Renfro
Attorney/Substitute Trustee
Texas Bar No. 24093029
10226 Midway Road
Dallas, Texas 75229
Telephone (972) 708-4425
Fax (972) 521-6413
ashleigh@renfrolawtx.com

CERTIFICATION OF MAILING

Walter Daniel Alvarado Martinez
Mildred Puebla Guerrero
296 Private Road 4436
Rhome, Texas 76078

DATE SENT: JULY 26, 2023
VIA USPS FIRST-CLASS MAIL &
VIA CMRRR # 9589-0710-5270-0634-8831-13

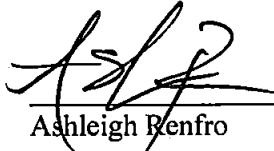
BY:  _____

Walter Daniel Alvarado Martinez
Mildred Puebla Guerrero
2420 Lee Avenue
Fort Worth, Texas 76164

DATE SENT: JULY 26, 2023
VIA USPS FIRST-CLASS MAIL &
VIA CMRRR # 9589-0710-5270-0634-8830-83

BY:  _____

I HEREBY CERTIFY THAT ON JULY 26, 2023, TRUE AND CORRECT COPIES OF THIS DOCUMENT WERE SENT TO THE RECIPIENTS AT THE ADDRESS AND BY THE METHOD(S) DESCRIBED ABOVE.



Ashleigh Renfro

EXHIBIT "A"

296 PRIVATE ROAD 4436, RHOME, TEXAS 76078 MORE PARTICULARLY DESCRIBED AS BEING A 2.922 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 #633, B.G. BROOK SURVEY, ABSTRACT #131, P.P. HARDING SURVEY, ABSTRACT #373, E.M. THOMASSON SURVEY, 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 KAELEBER 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 POINT IN OLIVER CREEK FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, AND BEING NORTH 85°01'54" WEST, 135.72 FEET, SOUTH 73°59'08" WEST, 193.76 FEET, SOUTH 83°48'24" WEST, 274.06 FEET, NORTH 78°32'41" WEST, 331.48 FEET, SOUTH 84°42'34" WEST, 431.68 FEET, NORTH 89°01'58" WEST, 624.70 FEET, AND SOUTH 65°27'24" WEST, 178.98 FEET FROM THE MOST EASTERLY SOUTHEAST CORNER OF SAID 590.334 ACRE TRACT;

THENCE SOUTH 65°27'24" WEST ALONG SAID CREEK, A DISTANCE OF 181.37 FEET TO A POINT FOR CORNER, A 1/2" IRON PIN SET BEARS NORTH 09°18'50" WEST, 98.79 FEET;

THENCE NORTH 09°18'50" WEST, AT 98.79 FEET, PASSING A 1/4" IRON PIN SET, IN ALL, A DISTANCE OF 751.81 FEET, TO A 1/2" IRON PIN SET IN THE SOUTH RIGHT OF WAY LINE OF A PROPOSED 60' PRIVATE ROAD;

THENCE NORTH 80°41'10" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 175.00 FEET TO A 1/2" IRON PIN SET FOR CORNER;

THENCE SOUTH 09°18'50" EAST, AT 583.46 FEET, PASSING A 1/2" IRON PIN SET, IN ALL, A DISTANCE OF 703.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.922 ACRES OF LAND.

(ALSO KNOWN AS -LOT 88, HILLS OF OLIVER CREEK, AN UNRECORDED SUBDIVISION)

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: 09/05/2023

Time: 01:00 PM


Place: Wise County, Texas at the following location: THE AREA BY THE FLAGPOLE AT THE SOUTH END OF THE WISE COUNTY COURT CENTER LOCATED AT 306 W. MAIN, DECATUR, TX 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.



Mackie Wolf Zientz & Mann, P.C.

Brandon Wolf, Attorney at Law

L. Keller Mackie, Attorney at Law

Michael Zientz, Attorney at Law

Lori Liane Long, Attorney at Law

Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law

Karla Balli, Attorney at Law

Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

POSTED

AT 8:19 o'clock A M

JUL 27 2023

BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS

Ry  CLERK