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POSTED
AT 12:35 o'clock P M

NOV 14 2023

Notice of Substitute Trustee Sale

T.S. #: 22-5869

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

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.

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

- Date: 12/5/2023
- Time: The sale will begin no earlier than **1:00 PM** or no later than three hours thereafter. The sale will be completed by no later than **4:00 PM**
- Place: **Wise County Courthouse in Decatur, Texas, at the following location: On the southeast porch of the Wise County Courthouse steps, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE**

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

LOT 12, BLOCK B, BY WELL ESTATES, PHASE TWO, A SUBDIVISION IN WISE COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET B, SLIDE 460, PLAT RECORDS OF WISE COUNTY, TEXAS.

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 8/7/2020 and is recorded in the office of the County Clerk of Wise County, Texas, under County Clerk's File No 202010402, recorded on 8/11/2020, of the Real Property Records of Wise County, Texas.
Property Address: 1110 MEADOWLARK DR RHOME Texas 76078

Trustor(s):	JASON EDWARD SPRAY	Original Beneficiary:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR AMERICAN MORTGAGE BANK ITS SUCCESSORS AND ASSIGNS
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Current Beneficiary:	U.S. Bank National Association, not in its individual capacity but solely as trustee for RMTP Trust, Series 2021 Cottage-TT-V	Loan Servicer:	Nationstar Mortgage, LLC
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Current Substituted Trustees:	Auction.com, David Stockman, Donna Stockman, Brenda Wiggs, Michelle Schwartz, Guy Wiggs, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Angela Cooper, Rick Snoke, Prestige Default Services, LLC,
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T.S. #: 22-5869

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

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

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

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$185,576.00, executed by JASON EDWARD SPRAY, SINGLE MAN, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR AMERICAN MORTGAGE BANK ITS SUCCESSORS AND ASSIGNS ; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of JASON EDWARD SPRAY, SINGLE MAN to JASON EDWARD SPRAY, U.S. Bank National Association, not in its individual capacity but solely as trustee for RMTP Trust, Series 2021 Cottage-TT-V is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. **All checks must be made payable to Prestige Default Services, LLC**

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

U.S. Bank National Association, not in its individual capacity but solely as trustee for RMTP Trust, Series 2021 Cottage-TT-V
c/o Nationstar Mortgage, LLC
8950 Cypress Waters Blvd.
Coppell, TX 75019
(888) 480-2432

T.S. #: 22-5869

Dated: 11/14/23

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



Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732

AFTER RECORDING, PLEASE RETURN TO:

Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Attn: Trustee Department

COPY

NOTICE OF TRUSTEE SALE

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

Date: November 8, 2023

POSTED
AT 103 o'clock P M
NOV 13 2023

CONTRACT FOR DEED

DATE: September 21, 2018

GRANTOR: Henry Weir and Jacalyn Weir

GRANTOR'S ADDRESS: Henry Weir and Jacalyn Weir
417 CR 4840
Haslet, TX 76052

SELLER: American National Credit Corporation

COUNTY WHERE PROPERTY IS LOCATED: Wise County

PROPERTY: Lot 22a, Blk 2, Ph 3, Chisolm Hills Addition, an addition in Wise County, Texas, according to the plat thereof recorded in Plat Records, Wise County, Texas

HOLDER: American National Credit Corporation
112 NW 24th Street Ste 407
Fort Worth, Texas

TRUSTEE: Robert J. Rockett or Cathyrine Rockett or Rebecca Martinez

SENDER OF NOTICE: Robert J. Rockett
307 W. 7th Street #1719
Fort Worth, Texas 76102

BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Chris Shenkir Deputy
CHRIS SHENKIR

DATE of PROPERTY SALE: (First Tuesday of the Month): December 5, 2023

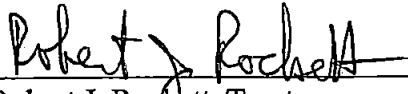
EARLIEST TIME OF SALE OF PROPERTY: 10:00 AM

PLACE OF PROPERTY SALE: 306 W. Main at the Court Center next to the flagpole in Decatur, Wise County, Texas. If the preceding area is no longer the designated area, then the sale shall take place at the area most recently designated by the Wise County Commissioners.

Default has occurred in the Note and Contract for Deed. Buyer has failed to cure the default after notice, and the period to cure has expired. Seller, the owner, and holder of the Note

and Contract for Deed, has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by section 51.002 of the Texas Property Code.

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



Robert J. Rockett, Trustee

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

POSTED

AT 10:41 o'clock a M

NOV 13 2023

NOTICE OF FORECLOSURE SALE

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

BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS

By Becky Parisi Deputy
BECKY PARISI

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

All property (real, personal or otherwise) described in the deed of trust (as hereinafter defined as the "Deed of Trust"), together with the rights, appurtenances and improvements thereto, including, but not limited to, the real property described on Exhibit A attached hereto and made a part hereof. In the event any property encumbered by the Deed of Trust has been released by Lender (or its predecessor in interest, as applicable), then said released property shall be excluded from the property sold at foreclosure.

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

Date: Tuesday, December 5, 2023

Time: The sale shall begin no earlier than 11:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 p.m.

Place: The sale will take place at the Wise County Courthouse at the place designated by the Wise County Commissioner's Court.

The Deed of Trust permits the Lender (as hereinafter defined) 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 and/or Texas Business and Commerce Code. Such reposting or refiled 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 Lender to have the bid credited 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.

PS

4. Type of Sale. The sale is a non-judicial foreclosure sale being conducted pursuant to the power of sale granted by that certain Deed of Trust (the "Deed of Trust") recorded under Instrument No. 201906490 in the Real Property Records of Wise County, Texas, and executed by Mark Roberts Pearson and Shirley Ann Pearson (whether one or more, the "Grantor"), for the benefit of 21st Mortgage Corporation ("Lender"), covering the property described above.

5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Indebtedness") including but not limited to the unpaid principal and interest owing on: that certain Consumer Loan Note, Security Agreement and Disclosure Statement (the "Note") dated on or about June 3, 2019, executed by the Grantor and payable to the order of Lender, and all renewals, modifications and extensions of the Note. Lender is the current owner and/or holder of the Note and the Indebtedness and is the beneficiary under the Deed of Trust.

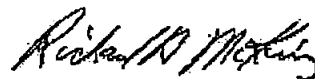
Questions concerning the sale may be directed to the undersigned or to the Lender:

21st Mortgage Corporation
620 Market Street One Center Square
Knoxville, TN 37902
Phone: 800-955-0021
Fax: 866-231-4851

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

7. Armed Forces 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.

DATED: November 8, 2023.



Richard A. McKinney, Substitute Trustee
Higier Allen & Lautin, P.C.
The Tower at Cityplace
2711 N. Haskell Ave., Suite 2400
Dallas, Texas 75204
Telephone: (972) 716-1888
Fax: (972) 716-1899

*****PLEASE FAX ALL COMMUNICATIONS REGARDING THIS MATTER TO THE
SUBSTITUTE TRUSTEE AT 972-716-1899 (FAX), NOTE THE SUBSTITUTE
TRUSTEE'S NAME ON YOUR COVER SHEET AND CONTACT THE SUBSTITUTE
TRUSTEE AT 972-716-1888 (PHONE) TO CONFIRM RECEIPT. PLEASE ASSUME
YOUR FAX HAS NOT BEEN RECEIVED UNTIL YOU VERBALLY CONFIRM
RECEIPT THEREOF WITH OUR OFFICE. THANKS IN ADVANCE FOR YOUR
COOPERATION.*****

EXHIBIT A

PROPERTY DESCRIPTION
[FOLLOWS THIS COVER PAGE]

EXHIBIT "A"

Lots 5, 6, 7, 8 and 9, Block 23, Unit 5 Satellite City, an addition to Wise County, Texas according to the Plat recorded in Cabinet B, Slide 559-563, Plat Records of Wise County, Texas.

23TX577-0064
528 LAKEVIEW RD, RHOME, TX 76078

NOTICE OF FORECLOSURE SALE

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

BEING LOT 11, BLOCK 1, OLIVER CREEK RANCH, AN ADDITION IN WISE COUNTY, TEXAS ACCORDING TO THE CORRECTION PLAT RECORDED IN PLAT CABINET A, SLIDE 567 OF THE PLAT RECORDS OF WISE COUNTY, TEXAS.

Security Instrument: Deed of Trust dated June 10, 2022 and recorded on June 13, 2022 as Instrument Number 202209807 in the real property records of WISE County, Texas, which contains a power of sale.

Sale Information: December 05, 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 JORGE I. BAEZ CABRIALES AND CARINA RAHMIG secures the repayment of a Note dated June 10, 2022 in the amount of \$576,000.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o Lakeview Loan Servicing, LLC, 9726 Old Bailes Road, Suite 200, Fort Mill, SC 29707, is the current mortgagee of the Deed of Trust and Note and Lakeview Loan Servicing, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

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


POSTED
AT 10:35 o'clock A M
NOV 09 2023

BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Katja Stovall Deputy
Katja Stovall

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, Angela Cooper, Denise Boerner, Tim Lewis, Dustin George

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
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
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, Angela Cooper, Denise Boerner, Tim Lewis, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Donna Stockman, declare under penalty of perjury that on the 9th day of November, 20²³, 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).

11/14/23

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

STATE OF TEXAS

COPY

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF Wise

WHEREAS, on **January 30, 1997, Janie Grisham and Jim Grisham**, as grantor(s) executed a Deed of Trust conveying to JCEF Limited, A Limited Liability Company, Transferred by Assignment of lien to Advantage Opportunities, LP, filed in **Deed Records, Wise County, Texas**, certain real property located in the County of **Wise**, State of Texas, and being more particularly described as **Lot 55, Hills of Oliver Creek, more specifically described in Exhibit A attached hereto and made a part hereof for all intents and purposes**, to secure payment of one certain Real Estate Note in the amount of, **\$25,000.00** (the note), the Deed of Trust being recorded in Deed Records, **Wise County, Texas**, in **Volume 702, Page 368**. WHEREAS, (i) default has occurred in the payment of the Note secured by the Deed of Trust and/or in the performance of the covenants, agreements, and conditions set forth in the Deed of Trust, and (ii) the sums due and payable under the Note and the Deed of Trust are now wholly due and payable, and (iii) owner and holder of the Note, pursuant to the Deed of Trust has requested the undersigned to sell the property and satisfy the note, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust; and

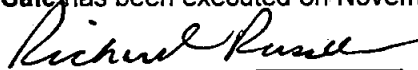
WHEREAS, the undersigned **Substitute Trustee**, acting upon the request of **Advantage Opportunities, LP**, by these presents is hereby posting, filing, and giving notice of the foreclosure of the Deed of Trust and lien thereof in accordance with §51.002 of the Texas Property Code and the terms and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

NOW, THEREFORE, the undersigned, the **Substitute Trustee** as aforesaid, does hereby give notice that after due publication of this notice as required by law and the Deed of Trust, will sell the Property at Public Venue to the highest bidder, or bidders, for cash, at a time no earlier than **10:00 a.m.** and not later than **1:00 p.m.** on the first Tuesday in December, 2023 at the **Wise County Court Center, Decatur, Texas**. The same being **December 5, 2023, At the Wise County Court Center, 306 W. Main St., Decatur, TX 76234**.

Substitute Trustee does give testimony under oath that to his knowledge, all of the debtors to whom notice was given were living on the date notice of sale was posted.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

In Witness Whereof, this notice of **Substitute Trustee's Sale** has been executed on November 7, 2023.



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

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

POSTED

AT 10:20 o'clock aM

NOV 07 2023

BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS

By  Deputy

BECKY PARISI

EXHIBIT A

Tract 55, Hills of Oliver Creek

Legal description of land:

Being a 2.022 acre tract of land out of the P.P. Harding Survey, Abstract #373, situated in Wise County, Texas, and being a portion of that certain 590.334 acre tract of land out of the M.E.P. & P.R.R. Co. Survey, Abstract #638, B.G. Brock Survey, Abstract #131 P.P. Harding Survey, Abstract #373, E.M. Thomasson, Abstract #801, and the R.M. Thompson Survey, Abstract #1248, as conveyed to AP Land Investments Limited Partnership, Dee Ring, Inc., Sandra Sue Faust, The George and Jean Kaelber Trust, the Pepper Family Limited Partnership and Jack Doege, in Volume 664, Page 238, Real Records, Wise County, Texas, and this tract being described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin found in the West right-of-way line of F.M. Hwy. #2264 and the West line of a 2.19 acre tract as conveyed to the State of Texas for right-of-way in Volume 264 Page 340, Deed Records, Wise County, Texas, and also being in the East line of said 590.334 acre tract, and being South 00° 58' 00" West, 478.30 feet, South 00° 22' 30" East, 270.67 feet (Long Chord), and South 01° 43' 00" East, 697.40 feet from the most Easterly Northeast corner of said 590.334 acre tract and being the beginning of a curve to the right having a radius of 5679.58 feet;

THENCE along the West line of said F.M. Hwy. and 2.19 acre tract of land, and the East line of said 590.334 acre tract, along said curve to the right an arc distance of 165.13 feet, to a 1/2" iron pin found for the end of said curve and then South 00° 03' 00" East, a distance of 69.92 feet, to a 1/2" iron pin set for the Southeast corner of the herein described tract;

THENCE South 88° 17' 00" West, a distance of 372.02 feet, to a 1/2" iron pin set for the Southwest corner of the herein described tract;

THENCE North 01° 43' 00" West, a distance of 235.00 feet, to a 1/2" iron pin set for the Northeast corner of the herein described tract;

THENCE North 88° 17' 00" East, a distance of 376.45 feet, to the POINT OF BEGINNING and containing 2.022 acres of land.

23-02933
307 N TRAPPIER ST, ALVORD, TX 76225

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

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

Lot 3 And 4, Block 5 Of Original Town Of Alvord, Wise County, Texas,
According To The Plat Of Same Of Record In The Office Of The County Clerk
Of Wise County, Texas.

Security Instrument: Deed of Trust dated August 25, 2021 and recorded on August 27, 2021 at Instrument
Number 202113843 in the real property records of WISE County, Texas, which contains
a power of sale.

Sale Information: December 5, 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 COLTON HILL AND UNKNOWN TENANT secures
the repayment of a Note dated August 25, 2021 in the amount of \$137,464.00.
LAKEVIEW LOAN SERVICING, LLC, whose address is c/o LoanCare, LLC, 3637
Sentara Way, Virginia Beach, VA 23452, is the current mortgagee of the Deed of Trust
and Note and LoanCare, LLC is the current mortgage servicer for the mortgagee.
Pursuant to a servicing agreement and Texas Property Code section 51.0025, the
mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

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

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

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED
STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING
ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL
GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED
FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY
MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

~~POSTED
AT _____ o'clock _____ M
OCT 06 2023
BLANC _____ Y CLERK
WISCONSIN _____~~

Katja Stovall

4797859

POSTED
AT 10:27 o'clock A M
OCT 06 2023
BLANCA TJUMA, COUNTY CLERK
WISE COUNTY, TEXAS
Katja Stovall

Nicki Company

De Cubas & Lewis, P.C.
Nicki Company, Attorney at Law
14425 Torrey Chase Blvd., Suite 130,
Houston, TX 77014

Donna Stockman

Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Angie Uselton, Jami Hutton, Tonya Washington, Monica Henderson, Terry Waters, Logan Thomas, ~~David Stockman~~, Denise Boerner, Brenda Wiggs, Donna Stockman, Guy Wiggs, Tim Lewis, ~~Michelle Schwartz~~, Angela Cooper, Kathy Arrington, and Janet Pinder, Tionna Hadnot, Janet Pinder, Brandy Bacon, Jamie Dworsky, Stockman Foreclosure Services Inc. and Xome employees included but not limited to those listed herein.

c/o De Cubas & Lewis, P.C.
1999 N University Drive, Suite 204
Coral Springs, FL 33071

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of WISE County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

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 10:45 o'clock A M

SEP 21 2023

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

CHRIS SHENKIR

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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, Kathy Arrington, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington, Michelle Schwartz, Brandy Bacon or Jamie Dworsky**

, **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 **12/5/2023 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.

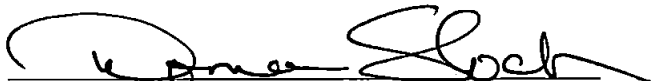
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WITNESS, my hand this 9/20/2023

WITNESS, my hand this 9/21/23

Francesca Ojeda

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



By: Substitute Trustee(s)
David Stockman, Brenda Wiggs, Donna Stockman, Guy Wiggs, Kathy Arrington, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington, Michelle Schwartz, Brandy Bacon or Jamie Dworsky

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 SALE

Deed of Trust Date: 1/5/2007	Grantor(s)/Mortgagor(s): ANGELA J. MURILLO, A SINGLE PERSON
Original Beneficiary/Mortgagee: WELLS FARGO BANK, NATIONAL ASSOCIATION	Current Beneficiary/Mortgagee: Wells Fargo Bank, N.A.
Recorded in: Volume: 1769 Page: 404 Instrument No: 2007-448	Property County: WISE
Mortgage Servicer: Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 1 Home Campus, MAC 2301-04C, West Des Moines, IA 50328
Date of Sale: 12/5/2023	Earliest Time Sale Will Begin: 1pm
Place of Sale of Property: THE SOUTHEAST PORCH AT THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: BEING THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN WISE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington, Michelle Schwartz, Brandy Bacon, Angela Cooper or Jamie Dworsky, Cole Patton, Myra Homayoun, Tuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under their 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

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

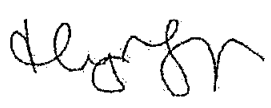
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

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

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.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Dated: 10/30/2023 _____



Tuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Wells Fargo Bank, N.A.

Dated: **NOV 02 2023** _____

~~Donna Stockman~~

Printed Name: _____

Donna Stockman

Substitute Trustee
c/o Tejas Trustee
1255 West 15th Street, Suite 1060
Plano, TX 75075

POSTED
AT 2:44 o'clock PM
NOV 02 2023

MH File Number: TX-23-100087-POS
Loan Type: Conventional Residential

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

Exhibit "A"

FIELD NOTES to all that certain lot, tract or parcel of land in the P.P. HARDING SURVEY, ABSTRACT NUMBER 373, Wise County, Texas and being a part of that certain called 590.334 acre tract of land out of the M.E.P. & P.R.R. Co. SURVEY ABSTRACT NUMBER 633, B.G. BROCK SURVEY ABSTRACT NUMBER 131, E.M. THONMASSON SURVEY ABSTRACT NUMBER 801, and the R.M. THOMPSON SURVEY ABSTRACT NUMBER 1248, Wise County, Texas as described in the deed recorded in Volume 664, Page 238, of the Real Records Wise County, Texas, and being all of a called 2.400 acre tract of land described in the deed recorded in Volume 1706, Page 372, of the Official Public Records Wise County, Texas, also known as Lot 95, of the HILLS OF OLIVER CREEK, an unrecorded subdivision in Wise County, Texas, the subject tract being more particularly described as follows;

BEGINNING at a 1/2-inch iron rod found for corner, being the Southeast corner of said 2.400 acre tract of land and said Lot 95, in the West line of Lot 94, of said unrecorded subdivision, and the most Easterly Northeast corner of Lot 97, of said unrecorded subdivision, said 1/2-inch iron rod being by deed North 85° 01' 54" West a distance of 135.72 feet, South 73° 59' 08" West a distance of 193.76 feet, South 83° 48' 24" West a distance of 274.06 feet, North 78° 32' 21" West a distance of 331.48 feet, South 84° 42' 34" West a distance of 431.68 feet, North 89° 01' 58" West a distance of 624.71, South 65° 27' 2" West a distance of 601.23, North 63° 06' 38" West a distance of 295.08 feet, South 69° 20' 48" West a distance of 469.85 feet, South 70° 05' 21" West a distance of 309.70 feet, South 82° 36' 13" West a distance of 262.62 feet, and North 17° 00' 02" East a distance of 517.73 feet from the most Easterly Southeast corner of said 590.334 acre tract of land;

THENCE North 43° 45' 49" West with the South line of said 2.400 acre tract of land and said Lot 95, and the North line of said Lot 97, along or near a fence a distance of 115.63 feet to a 1/2-inch iron rod found for corner, same being the Southwest corner of said 2.400 acre tract of land and said Lot 95, and the Southeast corner of Lot 96, of said unrecorded subdivision;

THENCE North 03° 39' 57" West with the West line of said 2.400 acre tract of land, and said Lot 95, and the East line of said Lot 96, along or near a fence most of the way a distance of 514.12 feet to a 1/2-inch iron rod found for corner being the Northwest corner of said 2.400 acre tract of land and said Lot 95, and the Northeast corner of said Lot 96, in the called South right-of-way line of an asphalt road under apparent public use posted as Private Road Number 4436, same being the beginning of a non-tangent curve to the right having a radius of 760.00 feet a chord bearing of South 83° 12' 01" East a chord distance of 274.77 feet;

THENCE with the arc of said curve to the right and the Westerly North line of said 2.400 acre tract of land and said Lot 95, and said right-of-way line an arc distance of 276.29 feet to a 1/2-inch iron rod found for corner being the end of said curve to the right;

THENCE South 73° 41' 40" East with the Easterly North line of said 2.400 acre tract of land and said Lot 95 a distance of 12.07 feet to a 1/2-inch iron rod found for corner being the Northeast corner of said 2.400 acre tract of land and said Lot 95, same being the Northwest corner of said Lot 94;

THENCE South 17° 00' 56" West with the East line of said 2.400 acre tract of land and said Lot 95, and the West line of said Lot 94 along or near a fence most of the way a distance of 586.32 feet to the POINT OF BEGINNING and enclosing 2.400 acres of land more or less.