

FILED FOR RECORD

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

2024 MAR 12 PM 12:33  
LUBBOCK COUNTY, TEXAS  
Christy King

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**T.S. No.:** 2240305026

**DATE:** March 7, 2024

**NOTE:** Promissory Note described as follows:

Date: 5/9/2022  
Debtor(s): Marcus Wright  
Original Creditor: Wideman Investments, LLC  
Original Principal Amount: \$10,900.00  
Current Holder: Wideman Investments, LLC

**DEED OF TRUST:** Deed of Trust described as follows:

Date: 5/9/2022  
Grantor: Marcus Wright  
Trustee: Brian Wideman  
Current Beneficiary: Wideman Investments, LLC  
Recorded: 5/24/2022, as Instrument No.: 2022-126757, In the County of Hardin, State of Texas

**LENDER:** Wideman Investments, LLC

**BORROWER:** Marcus Wright

**PROPERTY:** The real property described as follows:

**SEE ATTACHED LEGAL**

**Village Slough Road, Lubberton, TX 77657**

**SUBSTITUTE TRUSTEE:** TOLESOAZ Corp. dba Total Lender Solutions, an AZ Corp., Randy S. Newman, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, Margie Allen, Ed Henderson, Tommy Jackson, Keata Smith, Stephanie Hernandez, Angie Smith

Substitute Trustee's Mailing Address: One West Deer Valley Rd., Ste 103, Phoenix, Arizona 85027, Phone: 623-581-3262

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

4/2/2024, the first Tuesday of the month, to commence at 1:00 PM (or within 3 hours after).

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

Commissioners' Courtroom area of the Hardin County Courthouse, with east entrance of courthouse as alternate site, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

**RECITALS**

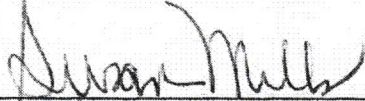
Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute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

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

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

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 Sale executed by:



TOLESOAZ Corp. dba Total Lender Solutions, an AZ Corp., Randy S. Newman, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, Margie Allen, Ed Henderson, Tommy Jackson, Keata Smith, Stephanie Hernandez, Angie Smith, Trustee

the following described real property and all improvements which are situated thereon in Hardin County, Texas, which are legally described as follows:

Being a tract or parcel of land out of and a part of the David Choate One-fourth League, Abstract No. 139, Hardin County, Texas, and being described by metes and bounds as follows, to-wit:

To ascertain the beginning corner of the tract herein described, start at the Northwest corner of the 47.28 acre tract of land that was sold by The Broussard Trust to Chas. H. Smith, et ux, by Deed dated September 16, 1944, said corner being an iron bar stake that is in the root of a sweet gum tree on the South line of the Cook Lake Road where it intersects the original West line of the lands formerly owned by The Broussard Trust;

THENCE North 0°45' West a distance of 1046.9 feet to a 3/4" pipe;

THENCE North 21°19.5' East a distance of 682.35 feet;

THENCE South 57°24' East a distance of 77.9 feet to a 5/8" solid iron rod;

THENCE continuing South 57°24' East along the North line of a proposed 40 foot road a distance of 250 feet to a point in the North line of said proposed 40 foot road to the Southwest and beginning corner of the tract described herein;

THENCE North 32°36' East 108 feet to a point in the South Bank of Village Slough for the second and Northwest corner of the tract described herein;

THENCE South 65°41' East 55.58 feet to a point for the third and Northeast corner of the tract described herein;

THENCE South 32°36' West 116 feet to a point in the North line of the proposed 40 foot road for the fourth and Southeast corner of the tract herein described;

THENCE North 57°24' West along the North line of said 40 foot road a distance of 55 feet to the place of beginning.