

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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.

SUBSTITUTE TRUSTEE(S): Stuart Atwell, Raymond Fischer, and/or W. Alan Wright, 2001 Ross Ave., Suite 4400, Dallas, Texas 75201.

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Senders are: Stuart Atwell, Raymond Fischer, and/or W. Alan Wright, 2001 Ross Ave., Suite 4400, Dallas, Texas 75201.

Deed of Trust Date:
January 6, 2015

Grantor(s) Mortgagor(s):
SWEETWATER ASSETS, LLC

Original Mortgagee:
Basis Real Estate Capital II, LLC

Current Mortgagee:
WFCM 2015-C28 SOUTHEAST GEORGIA AVENUE, LLC

Recorded on: January 8, 2015
As Instrument No.: 15-17092

Property County:
Nolan County

Default has occurred under the Deed of Trust and Security Agreement ("Deed of Trust") and a contemporaneously executed Promissory Note, the debt has been accelerated, and the same is now wholly due, and the owner and holder has requested to sell all secured property identified by the Deed of Trust, including the real property described below and any fixtures or personal property located on same, to satisfy all indebtedness.

Legal Description:

LOT 1, BLOCK 1 OF THE NEWCREST ADDITION, AN ADDITION TO THE CITY OF SWEETWATER, NOLAN COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN SLIDE 244B OF THE PLAT RECORDS OF NOLAN COUNTY, TEXAS.

Date of Sale: February 7, 2023

Earliest Time Sale Will Begin: 1:00 p.m.

Place of Sale of Property: NOLAN COUNTY COURTHOUSE, 100 EAST 3RD STREET, SWEETWATER, TEXAS 79556, IN THE COURTHOUSE LOBBY or, if the preceding area is no longer the designated area, at the area most recently designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code. If no place is designated by the Commissioner's Court, then the sale will be conducted at the Main Entrance of the Nolan County Courthouse.

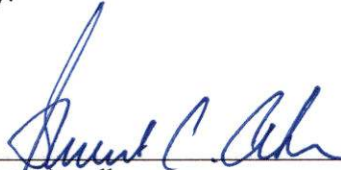
Mortgage Servicer is authorized to represent the Mortgagee by virtue of servicing agreement with the Mortgagee, its successors and assigns. Pursuant to Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure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

The undersigned has been appointed Substitute Trustee in place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust.

The Substitute Trustee(s) will sell the secured property identified in the Deed of Trust, as such instrument may from time to time have been amended, assumed, consolidated, modified and/or assigned, by public auction to the highest bidder for cash at the place and date specified, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. **Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.**

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

Dated: December 21st, 2022


_____, Substitute Trustee
Stuart Atwell
Raymond Fischer
W. Alan Wright
c/o KILPATRICK TOWNSEND & STOCKTON LLP
2001 Ross Avenue, Suite 4400
Dallas, Texas 75201

For Information:

KILPATRICK TOWNSEND & STOCKTON LLP
2001 Ross Avenue, Suite 4400
Dallas, Texas 75201 / (214) 922-7100

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DEC 22 2022
Nolan County Clerk