POSTED
AT 10:28 o'clock A M

JUN 13 2017

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
BY: _____ DEPUTY
Sarah Enochs

Notice of Foreclosure Sale

Notice is hereby given that a public sale at auction of the Property (as the terms are defined and described below) will be held at the date, time and place specified in this notice.

Foreclosure Sale:

Date:	Tuesday, July 4, 2017
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 10:00 A.M. and not later than three hours thereafter**.
Place:	101 ½ N Trinity Street, City of Decatur, Wise County, Texas, at the door of the first floor in the southeast corner of the Wise County Courthouse.
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 Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Deed of Trust (With Security Agreement and Assignment of Rents) (together with any and all modifications, extensions and renewals, "Deed of Trust"):

Dated:	June 24, 2011
Grantor:	51 Development Group, Inc., a Texas corporation
Trustee:	Ryan Colburn
Lender:	Regions Bank
Recorded in:	Volume 2264, Page 34, Document Number 2011-7845 of the real property records of Wise County, Texas
Legal Description:	See Exhibit A.
Secures:	Promissory Note ("Note") in the original principal amount of $3,000,000.00, executed by 51 Development Group, Inc., a Texas corporation ("Borrower") and payable to the order of Lender
Property:	The real property and improvements described in and mortgaged in the Deed of Trust, including the real property described in the attached Exhibit A, and all rights and appurtenances thereto

Substitution of Trustee:	Under the Removal and Appointment of Substitute Trustee dated January 11, 2017, Ryan Colburn was removed as Trustee, and Austin Mercer and Alison Cross were each appointed as a "Substitute Trustee"
Substitute Trustees' Address:	Strasburger & Price, LLP 901 Main Street, Suite 6000 Dallas, Texas 75202

Default has occurred in the payment of the Note secured by the Deed of Trust and in the performance of the obligations of the Deed of Trust. The indebtedness evidenced by the Note is now wholly due and payable. The owner and holder of the indebtedness has requested that the undersigned, as Substitute Trustee under the Deed of Trust, sell the Property, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender 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 "Code").

Pursuant to section 51.009 of the 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 Code, 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 Substitute Trustee.

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 Foreclosure Sale has been executed on this the 13th day of June, 2017.

Austin Mercer

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was ACKNOWLEDGED before me on June 13, 2017, by Austin Mercer, Substitute Trustee, who acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Carelyn D. Basgall
Notary Public in and for the
State of Texas

04/17/2021
My Commission Expires

Carelyn D. Basgall
Printed Name

CARELYN D BASGALL
NOTARY PUBLIC STATE OF TEXAS
MY COMM. EXP. 04/17/2021
NOTARY ID 805488-3

Exhibit A

Legal Description

Being Lot 1, Block B, Decatur Community Hospital Addition, an Addition to the City of Decatur, Wise County, Texas, according to the plat recorded in Cabinet C, Slide 426, Plat Records, Wise County, Texas.

C&S No. 44-15-1064 / VA / No
Cenlar FSB

NOTICE OF 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. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: March 07, 2014

Grantor(s): Roy L. Dilda, a married person and Mary Dilda

Original Trustee: Transtar National Title

Original Mortgagee: Mortgage Electronic Registration Systems Inc., as nominee for Peoples Bank, A Kansas Corporation, its successors and assigns

Recording Information: Clerk's File No. 201402655, in the Official Public Records of WISE County, Texas.

Current Mortgagee: Pingora Loan Servicing, LLC

Mortgage Servicer: Cenlar FSB, whose address is C/O Attn: FC or BK Department
425 Phillips Blvd Ewing, NJ 08618 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 07/04/2017 **Earliest Time Sale Will Begin:** 1:00 PM

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

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

Legal Description:
BEING LOT 14, BLOCK 1 OF LEXINGTON ADDITION, PHASE ONE, AN ADDITION TO THE CITY OF RHOME, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 144, PLAT RECORDS, WISE COUNTY, TEXAS. BEING THE SAME PROPERTY AS TRANSFERRED BY DEED DATED 10/03/2008, RECORDED 10/14/2008, DON D. LACY AND SPOUSE, MARCIA D. LACY TO ROY L. DILDA, A MARRIED PERSON, RECORDED IN VOLUME 1993, PAGE 194.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the **WISE** County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the 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.

For Information:
Codilis & Stawiarski, P.C.
650 N. Sam Houston Parkway East
Suite 450
Houston, TX 77060
(281) 925-5200

Donna Stockman

Denise Boerner as Substitute Trustee, Donna Stockman as Successor Substitute Trustee, David Stockman as Successor Substitute Trustee, Tim Lewis as Successor Substitute Trustee, Guy Wiggs as Successor Substitute Trustee, Brenda Wiggs as Successor Substitute Trustee, Michelle Schwartz as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee
c/o Servicelink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038

POSTED
AT 12:00 o'clock P M
JUN 12 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Michele Ferrell DEPUTY

4623520

Cacharel Companies Inc.

NOTICE OF TRUSTEE'S SALE

Date: June 1, 2017

DEED OF TRUST

Date: March 7, 2007

Grantor: Michael D Vess & Jenny A Vess

Grantor's Address:

192 Heine Court
Boyd, Wise County Texas 76023

Beneficiary: Cacharel Companies, Inc.

Trustee: Patton E. Maynard P.C.

Substitute Trustee: Jessica Brown

Recording Information: Recorded in Vol. 1838, Page 589, Deed Records of Wise County, Texas

Property: Being a tract of land situated in Wise County, Texas, more Particularly described as Lot 4, Brighton Oaks Addition, A subdivision in Wise County, Texas, according to the Plat records in Plat Records, Wise County, Texas.

NOTE

Date: March 7, 2007

Amount: Twenty Three Thousand, Five Hundred Dollars and 00/100 ($23,500.00)

Debtor: Michael D Vess & Jenny A Vess.

POSTED
AT 1:56 o'clock P M

JUN 07 2017

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Sarah Enochs DEPUTY
Sarah Enochs

2400 Ellis Avenue • Fort Worth, Texas 76106 • (817) 625-9974 • Fax (817) 625-9978

Holder: Cacharel Companies, Inc.

Date of Sale of Property (first Tuesday of month): **July 4, 2017**

Earliest time of Sale of Property: **10:00 A.M.**

Place of Sale of Property: The Southeast Steps of the Wise County Courthouse, #101 ½ Trinity Street, Decatur, TX

Because of default in performance of the obligations of the Deed of Trust, Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time.

Jessica Brown, Trustee
2400 Ellis Ave, Ft. Worth, TX 76164
817-625-9975 x 206

Certified # 7015 0640 0001 5301 0874

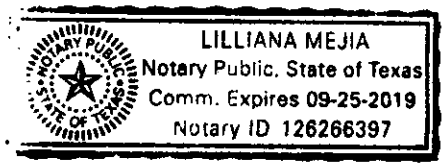
ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF TARRANT

This instrument was acknowledged before me on the 18th day of November, 2016, by Jessica Brown, Substitute Trustee.

Notary Public, State of Texas
Notary's name (printed)
Notary's commission expires:



RETURN TO:

The Real Estate Group, Inc.
2400 Ellis Ave.
Ft. Worth, Texas 76164

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

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

POSTED
AT 1:20 o'clock P M
JUN 01 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Toni Grigsby DEPUTY
TONI GRIGSBY

TS#: 17-18179

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 4/5/2010, Dewanna Smith, a single woman, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Allan B. Polunsky, as Trustee, Mortgage Electronic Registration Systems, Inc., solely as nominee for Summit Funding, Inc., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of $142,789.00, payable to the order of Mortgage Electronic Registration Systems, Inc., solely as nominee for Summit Funding, Inc., which Deed of Trust is Recorded on 4/8/2010 as Volume 2010-55065, Book 2137, Page 711, 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;

Lot 21, Block 11, Shale Creek, Phase 2B, an addition to Wise County, Texas, according to the re-plat recorded in Cabinet C, Slide 555, Map/Plat Records, Wise County, Texas.

Commonly known as: **12525 NICHOLAS PL, RHOME, TX 76078**

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 **Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Doug Woodard, Kristie Alvarez, Julian Perrine, Matt Hansen, Patrick Zwiers, Kristopher Holub, Frederick Britton, Shawn Schiller, Tonya Washington, Irene Lindsay, Cary Corenblum, Denise Boerner, Brenda Wiggs, Donna Stockman, Guy Wiggs, David Stockman, Tim Lewis, Michelle Schwartz** 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 TUESDAY, **7/4/2017** at **1:00 PM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **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 SOUTHEAST PORCH OF THE COURTHOUSE STEPS Wise County Courthouse, 101 N. Trinity Street, Decatur, TX 76234**

NOTICE IS FURTHER GIVEN that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors 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.

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 5/30/2017

Donna Stockman

By: Substitute Trustee(s)
Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Doug Woodard, Kristie Alvarez, Julian Perrine, Matt Hansen, Patrick Zwiers, Kristopher Holub, Frederick Britton, Shawn Schiller, Tonya Washington, Irene Lindsay, Cary Corenblum, Denise Boerner, Brenda Wiggs, Donna Stockman, Guy Wiggs, David Stockman, Tim Lewis, Michelle Schwartz
C/O Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

POSTED
AT 3:27 o'clock P M

MAY 25 2017

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Sarah Enochs DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WISE County
Deed of Trust Dated: October 13, 2010
Amount: $143,005.00
Grantor(s): MARK W. SKEEN

Original Mortgagee: UNIVERSAL AMERICAN MORTGAGE COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY
Current Mortgagee: UNIVERSAL AMERICAN MORTGAGE COMPANY, LLC

Mortgagee Address: UNIVERSAL AMERICAN MORTGAGE COMPANY, LLC, 1 Corporate Drive, Ste 360, Lake Zurich, IL 60047

Recording Information: Document No. 2010-63384

Legal Description: LOT 8, BLOCK 9, SHALE CREEK, PHASE 2B, AN ADDITION TO WISE COUNTY, TEXAS, ACCORDING TO THE RE-PLAT RECORDED IN CABINET C, SLIDE 555, MAP/PLAT RECORDS, WISE COUNTY, TEXAS.

Date of Sale: July 4, 2017 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.

DONNA STOCKMAN OR DAVID STOCKMAN, GUY WIGGS, BRENDA WIGGS, DENISE BOERNER, TIM LEWIS OR LORI MCCARTY have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

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

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

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

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

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

KB

KRISTEN BATES, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2014-026345

Donna Stockman

DONNA STOCKMAN OR DAVID STOCKMAN, GUY WIGGS, BRENDA WIGGS, DENISE BOERNER, TIM LEWIS OR LORI MCCARTY
c/o Tejas Trustee Services
4100 Midway Rd Ste 1040
Carrollton, TX 75007

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
7/1/2013

Grantor(s)/Mortgagor(s):
CHRISTOPHER J. MEADOWS AND SHERI D. MEADOWS, HUSBAND AND WIFE

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR PRIMEWEST MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
BOKF, N.A.

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 201323022

Property County:
WISE

Mortgage Servicer:
Bank of Oklahoma, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
7060 S. Yale Avenue, Suite 200, Tulsa , OK 74136

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Date of Sale: 7/4/2017

Earliest Time Sale Will Begin: 1:00PM

Place of Sale of Property: THE SOUTEAST 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.

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.

Notice Pursuant to Tex. Prop. Code § 51.002(i): 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.

Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Michelle Schwartz
or Cole D. Patton
or Denny Tedrow
MCCARTHY & HOLTHUS, LLP
ATTN: SALES
1255 West 15th Street, Suite 1060
Plano, TX 75075

POSTED
AT 3:27 o'clock P M
MAY 25 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By DEPUTY
Sarah Enochs

MH File Number: TX-17-32963-POS
Loan Type: FHA

TX-17-32963-POS

EXHIBIT "A"

Surface estate only and subject to all rights, privileges and immunities relating to interest not constituting part of the surface to the following described property:

Being Lot 30, Block 1 of Chico Estates, an unrecorded subdivision in the G.W. Cash Survey, Abstract No. 1424, in the City of Chico, Wise County, Texas, and being the same land described in deed to Eugene W. Bowyer and Winona June Bowyer recorded in Volume 393, Page 732, Deed Records, Wise County, Texas, and being more particularly described as follows:

BEGINNING at a ¾" iron pipe found for the southwest corner of said Lot 30 on the east line of Boca Vista Court, said point being called North 30.4 feet, East 32.6 feet, North 00 degrees 58 minutes 34 seconds West 1022.33 feet and East 351.77 feet from the southwest corner of a 100 acre tract of land described in Volume Y, Page 195, Deed Records, Wise County, Texas;

THENCE with the east line of Boca Vista Court, North 00 degrees 00 minutes East 100.00 feet to a ¾" iron pipe found for corner at the northwest corner of said Lot 30 and the southwest corner of Lot 29;

THENCE North 90 degrees 00 minutes East 150.00 feet to a ¾" iron pipe found for corner at the northeast corner of said Lot 30 and the southeast corner of said Lot 29 and the southwest corner of Lot 34 and the Northwest corner of Lot 33 and a fence corner;

THENCE South 00 degrees 00 minutes West 100.00 feet to a ¾" iron pipe found for corner at the southeast corner of said Lot 30 and the southwest corner of said Lot 33 and the northwest corner of Lot 32 and the northeast corner of Lot 31 and a fence corner;

THENCE South 90 degrees 00 minutes West 150.00 feet to the POINT OF BEGINNING.

The Company is prohibited from insuring the area or quantity of land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct. References to quantity are for informational purposes only.

526 HILLTOP TRAIL
RHOME, TX 76078

20130018800861

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. **Date, Time, and Place of Sale.**

Date: July 04, 2017

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

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

2. **Terms of Sale**. Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 29, 2002 and recorded in Document VOLUME 1188, PAGE 96; AS AFFECTED BY VOLUME 1323, PAGE 793 real property records of WISE County, Texas, with CARRIE RECKLEIN AND EARLE RECKLEIN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by CARRIE RECKLEIN AND EARLE RECKLEIN, securing the payment of the indebtednesses in the original principal amount of $102,609.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CITIMORTGAGE, INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

6. **Mortgage Servicer Information**. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. CITIMORTGAGE, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CITIMORTGAGE, INC.
1000 TECHNOLOGY DRIVE
O'FALLON, MO 63368

Donna Shoemaker for Aurora Campos

AURORA CAMPOS, JONATHAN HARRISON, MARCOS PINEDA, RAMIRO CUEVAS, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, MATT HANSEN, PATRICK ZWIERS, KRISTOPHER HOLUB, FREDERICK BRITTON, SHAWN SCHILLER, TONYA WASHINGTON, IRENE LINDSAY OR CARY CORENBLUM
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the WISE County Clerk and caused to be posted at the WISE County courthouse this notice of sale.

_____
Declarants Name:_____
Date: _____

POSTED
AT 4:37 o'clock P M

MAY 15 2017

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Sarah Enochs

NOS20130018800861

EXHIBIT "A"

LOT 30, BLOCK 2, CHISHOLM HILLS, PHASE III, AN ADDITION TO THE CITY OF RHOME, WISE COUNTY, TEXAS. ACCORDING TO THE PLAT RECORDED IN CABINET B, PAGE 440 AND 441, PLAT RECORDS, WISE COUNTY, TEXAS.

Notice of [Substitute] 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 military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. **Date, Time, and Place of Sale.**

   Date: **07/04/2017**

   Time: The sale will begin at **01:00 PM** or not later than three hours after that time

   Place: **Wise County Courthouse, 101 N. Trinity Street, Decatur, TX 76234 - THE SOUTHEAST PORCH OF THE COURTHOUSE STEPS** OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

   Property Address: 561 PR 3204, Bridgeport, TX 76426

2. **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. Any conveyance of the property is subject to all matters of record affecting the property.

3. **Instrument to be Foreclosed:** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 09/03/2008 and recorded 09/04/2008 in Document 2008-31027, Book OR 1980 Page 848, real property records of Wise County, Texas, with Carlos M. Garcia and Norma L. Garcia, grantor(s) and Assurity Financial Services, LLC DBA Assurity Lending Services LLC, a Limited, as lender, Mortgage Electronic Registration Systems, Inc., as Beneficiary.

4. **Appointment of Substitute Trustee**: The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by the above referenced Deed of Trust.

5. **Obligation Secured**: Deed of Trust or Contract Lien executed by Carlos M. Garcia and Norma L. Garcia securing the payment of the indebtedness in the original principal amount of **$ 80,931.00**, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. **Ocwen Loan Servicing, LLC** is the current mortgagee of the note and the deed of trust or contract lien.

POSTED
AT 3:13 o'clock P M
APR 27 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Sarah Enochs

Notice of [Substitute] Trustee Sale

6. **Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. **Property to be sold:** The property to be sold is described as follows:

All of the certain called 2.00 acre tract of land described in the deed recorded in Volume 1902, Page 23, of the Officical Public Records Wise County, Texas, an know described as being Lot 1, Block 1, Friendly Estates, a subdivision in Wise County, Texas, as shown of record in Cabinet B, Slide 276, Plat Records, Wise County, Texas.
Label/Seal No-NTA1197852/ NTA1197853
Serial No- HOTX09912401A/ HOTX09912401B
Size-14.0 x 52.0 / 14.0 X 52.0
Model- OAKWOOD
Manufacture Date-04/09/2002

8. **Mortgage Servicer Information:** The Mortgage Service is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. **Ocwen Loan Servicing, LLC**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O Ocwen Loan Servicing, LLC
1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409
Phone: 1-800-746-2936

Notice of [Substitute] Trustee Sale

9. **Limitation of Damages:** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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

Date: April 24, 2017

Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Keisha Lyons, Melisa Jones, Iman Walcott, Tanesha Humphrey, Claire Buxton., – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

Jonathan Harrison, Shawn Schiller, Tonya Washington, Irene Lindsay, Cary Corenblum, Dann Porter, Doug Woodard, Kristie Alvarez, Julian Perrine, Matt Hansen, Chris Demarest, Patrick Zwiers, Kristopher Holub, Frederick Britton, Donna Stockman, Brenda Wiggs, Denise Boerner, Guy Wiggs, David Stockman, Lori McCarty, Tim Lewis, Michelle Schwartz, Aurora Campos,Ramiro Cuevas, Markcos Pineda, Kelley Burns, Aarti Patel, Matthew Wolfson, Daniel Willsie, Nadia Capehart, Chance Oliver, Max Murphy or Bret Allen, Kelly Leonard, Angel L. Reyes II – Substitute Trustee(s)

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

ROUTE 2 BOX 3, FM HIGHWAY 2265
ALVORD, TX 76225

00000006775357

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. **Date, Time, and Place of Sale.**

Date: July 04, 2017

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

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

2. **Terms of Sale**. Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 22, 1994 and recorded in Document VOLUME 0560, PAGE 564 real property records of WISE County, Texas, with PATRICK ALAN CAMPBELL AND SANDRA NELL CAMPBELL, grantor(s) and C U MEMBERS MORTGAGE, A DIVISION OF COLONIAL SAVINGS, F.A., mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by PATRICK ALAN CAMPBELL AND SANDRA NELL CAMPBELL, securing the payment of the indebtednesses in the original principal amount of $44,518.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CU MEMBERS MORTGAGE, A DIVISION OF COLONIAL SAVINGS, F.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

6. **Mortgage Servicer Information**. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. COLONIAL SAVINGS, F.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o COLONIAL SAVINGS, F.A.
2626 WEST FREEWAY BUILDING B
FORT WORTH, TX 76102

DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, MICHELLE SCHWARTZ, OR TIM LEWIS
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the WISE County Clerk and caused to be posted at the WISE County courthouse this notice of sale.

_____
Declarants Name:_____
Date:_____

POSTED
AT 10:19 o'clock a M
MAY 30 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Vicky Gaona

NOS00000006775357

EXHIBIT "A"

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND AND A THIRTY (30) FOOT ROAD EASEMENT OUT OF SUBDIVISIONS 1 AND 2, SECTION 7, COOKE COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 156, WISE COUNTY, TEXAS, BEING PART OF A 80 ACRE TRACT AS DEEDED TO RAY AND ERNEST PATTERSON IN VOLUME 319, PAGE 814, DEED RECORDS, WISE COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS DEEDED TO RAY FULTON PATTERSON AND WIFE, JUDY A. PATTERSON IN VOLUME 299, PAGE 275, REAL RECORDS, WISE COUNTY, TEXAS, TOGETHER WITH A THIRTY (30) FOOT ROAD EASEMENT AS DEEDED IN VOLUME 171, PAGE 574, REAL RECORDS, WISE COUNTY, TEXAS, DESCRIBED TO WIT.

BEGINNING AT AN IRON STAKE FOUND FOR CORNER IN THE NORTH LINE OF THAT CALLED 80 ACRE TRACT AS DESCRIBED IN VOLUME 319, PAGE 814, DEED RECORDS, WISE COUNTY, TEXAS, SAID POINT BEING LOCATED 65.47 FEET NORTH 00°01'10" WEST AND 25.63 FEET NORTH 87°47'10" WEST FROM THE SOUTHWEST CORNER OF THE R.D. PRICE SURVEY, ABSTRACT NO. 675, WHICH IS A CORNER OF THE COOKE COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 156 AND THE NORTHWEST CORNER OF SUBDIVISION 1, SECTION 7, SAID BEGINNING POINT BEING THE NORTHWEST CORNER OF A CERTAIN 35.00 ACRE TRACT AS DEEDED TO CECIL WADE MATTHEWS IN VOLUME 430, PAGE 479, DEED RECORDS, WISE COUNTY, TEXAS;

THENCE WITH A FENCE LINE ON THE WEST LINE OF SAID 35.00 ACRE TRACT, SOUTH 01°22'50" EAST 1161.78 FEET TO A 2" IRON POST FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID 35.00 ACRE TRACT IN THE NORTH LINE OF A 1.1 ACRE TRACT AS DEEDED TO NORMAN BURDINE AND BETTY BURDINE IN VOLUME 388, PAGE 734, WISE COUNTY, TEXAS;
THENCE WITH THE NORTH LINE OF SAID 1.1 ACRE TRACT, NORTH 88°41'33" WEST 146.05 FEET TO AN IRON STAKE FOUND FOR CORNER IN THE WEST LINE OF SAID CALLED 80 ACRE TRACT, BEING LOCATED 120.0 FEET NORTH 01°22'50" WEST FROM THE SOUTHWEST CORNER OF SAID CALLED 80 ACRE TRACT;
THENCE WITH THE WEST LINE OF SAID CALLED 80 ACRE TRACT AND THE EAST LINE OF A CALLED 50 ACRE TRACT AS DEEDED TO ALBERT PATTERSON IN VOLUME 321, PAGE 821, DEED RECORDS, WISE COUNTY, TEXAS, NORTH 01°22'50" WEST 1164.08 FEET TO A 4" IRON POST FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID CALLED 80 ACRE TRACT;
THENCE WITH A FENCE LINE ON A SOUTH LINE OF SAID 50 ACRE TRACT AND THE NORTH LINE OF SAID CALLED 80 ACRE TRACT, SOUTH 87°47'10" EAST 146.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.90 ACRES OF LAND, MORE OR LESS

THIRTY (30) FOOT EASEMENT
BEGINNING AT A 2" IRON POST FOUND FOR CORNER IN THE NORTH LINE OF F.M. HIGHWAY NO. 2265 AT THE SOUTHWEST CORNER OF THAT CALLED 80 ACRE TRACT AS DESCRIBED IN VOLUME 319, PAGE 814, DEED RECORDS, WISE COUNTY, TEXAS, AND BEING THE SOUTHEAST CORNER OF A CALLED 50 ACRE TRACT AS DEEDED TO ALBERT PATTERSON IN VOLUME 321, PAGE 821, DEED RECORDS, WISE COUNTY, TEXAS;
THENCE WITH THE SOUTH LINE OF SAID CALLED 50 ACRE TRACT AND THE NORTH LINE OF F.M. HIGHWAY NO. 2265, NORTH 88°41'33" WEST 30.0 FEET TO A 2" IRON POST FOUND FOR CORNER;
THENCE WITH A FENCE LINE, NORTH 01°22'50" WEST 148.42 FEET TO A 2" IRON POST FOUND FOR CORNER;
THENCE WITH A FENCE LINE, SOUTH 88°41'33" EAST 30.0 FEET TO A 4" IRON POST FOUND FOR CORNER THE EAST LINE OF SAID CALLED 50 ACRE TRACT AND THE WEST LINE OF SAID CALLED 80 ACRE TRACT;
THENCE WITH THE EAST LINE OF SAID CALLED 50 ACRE TRACT AND THE WEST LINE OF SAID CALLED 80 ACRE TRACT, SOUTH 01°22'50" EAST, AT 28.42 FEET PASSING THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED 3.90 ACRE TRACT, IN ALL, 148.42 FEET TO THE POINT OF BEGINNING, BEING THE SAME EASEMENT AS DESCRIBED IN VOLUME 171, PAGE 574, REAL RECORDS, WISE COUNTY, TEXAS.

POSTED
AT 10:29 o'clock a M

JUN 12 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Vicky Gaona

Notice of Substitute Trustee's Sale

Date: June 9, 2017

Substitute Trustee: Mike Lester

Substitute Trustee's Address: 3045 Lackland Road, Fort Worth, TX 76116

Mortgagee: LTP Finance, LLC, a Texas limited liability company

Note: $28,000.00

Deed of Trust

Date: July 24, 2014

Grantor: Jason Downs and Ashley Nemec

Original Mortgagee: LTP Finance, LLC, a Texas limited liability company

Recording information: Document No. 201407749, Wise County, Texas

Property: Lot 94, Block 3, Chisholm Hills, Phase 3, an addition to the City of New Fairview, Wise County, Texas, according to the plat recorded in Cabinet B, Page 440 and 441, Plat Records, Wise County, Texas, including all personal property secured by the security agreement included in the Deed of Trust.

County: Wise

Date of Sale (first Tuesday of month): July 4, 2017

Time of Sale: 10:00 a.m.

Place of Sale: at the door in the southeast corner on the first floor of the Wise County Courthouse, 101 N. Trinity, Decatur, Texas 76234

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.

Mortgagee has appointed Mike Lester as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date 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." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter.

Mike Lester

151 CR 4864
AZLE, TX 76020

00000005262258

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. **Date, Time, and Place of Sale.**

Date: July 04, 2017

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

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

2. **Terms of Sale**. Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 29, 2008 and recorded in Document CLERK'S FILE NO. 2008-29906 real property records of WISE County, Texas, with TOMMY BRADY AND BILLIE BRADY, grantor(s) and TAYLOR, BEAN & WHITAKER MORTGAGE CORP, mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by TOMMY BRADY AND BILLIE BRADY, securing the payment of the indebtednesses in the original principal amount of $180,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

6. **Mortgage Servicer Information**. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. NATIONSTAR MORTGAGE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE, LLC
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019

Aurora Campos by Donna Stock

AURORA CAMPOS, JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, MATT HANSEN, PATRICK ZWIERS, KRISTOPHER HOLUB, FREDERICK BRITTON, SHAWN SCHILLER, TONYA WASHINGTON, IRENE LINDSAY OR CARY CORENBLUM
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the WISE County Clerk and caused to be posted at the WISE County courthouse this notice of sale.

_____
Declarants Name: _____
Date: _____

POSTED
AT 11:59 o'clock A M
JUN 12 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Kim Griffith

NOS00000005262258

EXHIBIT "A"

TRACT 1:

A PART OF LOT 20, BRIARDALE ACRES, A SUBDIVISION OF SECTION 14, OF THE T.H. TALLANT SURVEY, SITUATED IN PARKER AND WISE COUNTIES, TEXAS ACCORDING TO THE PLAT RECORDED IN PLAT CABINET A, SECTION 99, PLAT RECORDS, WISE COUNTY, TEXAS;

BEGINNING AT AN IRON ROD IN THE SOUTH LINE OF ABOVE SAID LOT 20, SAID IRON BEING 555.16 FEET SOUTH 89 DEG. 32 MIN. WEST FROM THE SOUTHEAST CORNER OF SAID LOT 20'

THENCE SOUTH 89 DEG. 32 MIN. WEST, 183.76 FEET ALONG THE SOUTH LINE OF SAID LOT 20, TO AN IRON ROD FOR CORNER;

THENCE NORTH, 431.99 FEET TO AN IRON ROD FOR CORNER IN THE NORTH LINE OF A 60 FOOT ROADWAY AND UTILITY EASEMENT;

THENCE EAST, 183.76 FEET ALONG THE NORTH LINE OF SAID 60 FOOT ROADWAY AND UTITITY EASEMENT TO AN IRON ROD FOR CORNER;

THENCE SOUTH 430.49 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.82 ACRES OF LAND MORE OR LESS.

TRACT 2:

A PART OF LOT 20, BRIARDALE ACRES, A SUBDIVISION OF SECTION 14, OF THE T.H. TALLAND SURVEY, SITUATED IN PARKER AND WISE COUNTIES, TEXAS ACCORDING TO THE PLAT RECORDED IN PLAT CABINET A, SECTION 99, PLAT RECORDS, WISE COUNTY, TEXAS;

BEGINNING AT AN IRON ROD IN THE SOUTH LINE OF ABOVE LOT 20, SAID IRON BEING 738.92 FEET SOUTH 89 DEG. 32 MIN. WEST FROM THE SOUTHEAST CORNER OF SAID LOT 20;

THENCE SOUTH 89 DEG. 32 MIN. WEST, 201.3 FEET ALONG THE SOUTH LINE OF SAID LOT 20, TO AN IRON ROD FOR CORNER;

THENCE NORTH 433.63 FEET TO AN IRON ROD FOR CORNER IN THE NORTH LINE OF A 60 FOOT ROADWAY AND UTILITY EASEMENT;

THENCE EAST 201.29 FEET ALONG THE NORTH LINE OF SAID 60 FOOT ROADWAY AND UTILITY EASEMENT TO AN IRON ROD FOR CORNER;

THENCE SOUTH 431.99 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.0 ACRES OF LAND, MORE OR LESS.

4953 W HIGHWAY 114
PARADISE, TX 76073

00000006497606

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. **Date, Time, and Place of Sale.**

Date: July 04, 2017

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

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

2. **Terms of Sale**. Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 16, 2008 and recorded in Document CLERK'S FILE NO. 2008-33460 real property records of WISE County, Texas, with MALCOLM SHEPHERD AND GLENDA SHEPHERD, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by MALCOLM SHEPHERD AND GLENDA SHEPHERD, securing the payment of the indebtednesses in the original principal amount of $144,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

6. **Mortgage Servicer Information**. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715

Donna Stockman

DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, MICHELLE SCHWARTZ, OR TIM LEWIS
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the WISE County Clerk and caused to be posted at the WISE County courthouse this notice of sale.

_____
Declarants Name: _____
Date: _____

POSTED
AT 11:59 o'clock A M
JUN 12 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
BY _____ DEPUTY
Kim Griffith

NOS00000006497606

EXHIBIT "A"

LOT 1, STONEGATE PARK, AN ADDITION IN WISE COUNTY, TEXAS ACCORDING TO MAP OR PLAT RECORDED IN CABINET A, PAGE 484 OF THE PLAT RECORDS OF WISE COUNTY, TEXAS.

540 HUNTER TRL
BRIDGEPORT, TX 76426

00000006497671

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. **Date, Time, and Place of Sale.**

   Date: July 04, 2017

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

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

2. **Terms of Sale**. Cash.

3. ***Instrument to be Foreclosed.*** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 12, 2008 and recorded in Document CLERK'S FILE NO. 2008-31902 real property records of WISE County, Texas, with GLENDA R LESLIE AND BOBBIE J LESLIE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by GLENDA R LESLIE AND BOBBIE J LESLIE, securing the payment of the indebtednesses in the original principal amount of $105,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715

Donna Stockman

DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, MICHELLE SCHWARTZ, OR TIM LEWIS
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the WISE County Clerk and caused to be posted at the WISE County courthouse this notice of sale.

_____
Declarants Name:_____
Date:_____

POSTED
AT 11:59 o'clock A M
JUN 12 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Kim Griffith

NOS00000006497671

EXHIBIT "A"

BEING A PART OF LOT 10, BRANTLEY ACRES, AN ADDITION TO WISE COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN CABINET A, SLIDES 379-382, PLAT RECORDS WISE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND AT THE COMMON SOUTH CORNER OF LOTS 9 AND 10 OF SAID ADDITION ON THE CURVING NORTH LINE OF HUNTER TRAIL AT A CORNER FENCE POST, SAID CURVE BEING TO THE LEFT WITH A RADIUS OF 1.390 FEET;

THENCE ALONG SAID CURVE TO THE LEFT AND THE NORTH LINE OF HUNTER TRAIL, AN ARC DISTANCE OF 361.71 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 88 DEGREES 26 MINUTES EAST 360.69 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 631.8 FEET;

THENCE ALONG THE CURVING NORTH RIGHT-OF-WAY OF HUNTER TRAIL, 48.23 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 86 DEGREES 03 MINUTES 42 SECONDS EAST, 48.22 FEET, TO A 5/8 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 10 AND AT THE NORTHWEST CORNER OF THE INTERSECTION OF HUNTER TRAIL AND OLD OAK TRAIL;

THENCE NORTH 26 DEGREES 25 MINUTES 28 SECONDS WEST, 50.09 FEET ALONG THE COMMON LINE OF SAID LOT 10 AND OLD OAK TRAIL, TO A 5/8 INCH IRON ROD FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 455 FEET;

THENCE A CHORD BEARING AND DISTANCE OF NORTH 01 DEGREES 23 MINUTES 49 SECONDS EAST 425.99 FEET AND AN ARC DISTANCE OF 443.32 FEET ALONG THE COMMON LINE OF LOT 10 AND OLD OAK TRAIL TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 89 DEGREES 22 MINUTES 36 SECONDS WEST, 397.34 FEET THRU THE INTERIOR OF SAID LOT 10 TO A 5/8 INCH IRON ROD FOUND FOR CORNER IN A FENCE ON THE COMMON LINE OF SAID LOTS 9 AND 10;

THENCE SOUTH 0 DEGREES 04 MINUTES 05 SECONDS EAST, 468.49 FEET ALONG SAID COMMON FENCED LINE OF LOTS 9 AND 10 TO THE PLACE OF BEGINNING AND CONTAINING 3.96 ACRES OF LAND, MORE OR LESS.

139 PR 4862
BOYD,TX 76023

00000004306395

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. **Date, Time, and Place of Sale.**

   Date: July 04, 2017

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

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

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 16, 2007 and recorded in Document CLERK'S FILE NO. 2007-10467 real property records of WISE County, Texas, with NANCY H. PENNINGTON AND B J PENNINGTON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by NANCY H. PENNINGTON AND B J PENNINGTON, securing the payment of the indebtednesses in the original principal amount of $136,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BAYVIEW LOAN SERVICING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. BAYVIEW LOAN SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o BAYVIEW LOAN SERVICING
4425 PONCE DE LEON BLVD 5TH FLOOR
CORAL GABLES, FL 33146

DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, MICHELLE SCHWARTZ, OR TIM LEWIS
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

POSTED
AT 11:56 o'clock A M
JUN 12 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By DEPUTY
Kim Griffith

139 PR 4862
BOYD,TX 76023

00000004306395
Date of Sale: 07/04/2017

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas. I declare under penalty of perjury that on _____ I filed at the office of the WISE County Clerk and caused to be posted at the WISE County courthouse this notice of sale.

_____

Declarants Name: _____

Date: _____

EXHIBIT "A"

TRACT 1:

BEING A 4.00 ACRE TRACT IN THE D. MCLAIN SURVEY ABSTRACT NUMBER, 1136 AND PART OF SECTION 20 OF THE M.E.P. & P.R.R. CO. SURVEY, ABSTRACT NUMBER 625, (PARENT TRACT) WISE COUNTY, TEXAS, ALSO BEING PART OF A CERTAIN CALLED 20 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 320, PAGE 608, DEED RECORDS, WISE COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED STEADHAM R.P.L.S. 4281 SET FOR THE SOUTHEAST CORNER OF SAID 20 ACRE TRACT IN COUNTY ROAD #4863;

THENCE SOUTH 87 DEG 16' 00" WEST WITH THE SOUTH LINE OF SAID 20 ACRE TRACT AND SAID COUNTY ROAD #4863 A DISTANCE OF 30.02 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED STEADHAM R.P.L.S. SET FOR A CORNER AT THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE SOUTH 87 DEG 16' 00" WEST WITH THE SOUTH LIEN OF SAID 20 ACRE TRACT A DISTANCE OF 313.29 FEET TO A POINT IN SAID COUNTY ROAD #4863 FOR A CORNER;

THENCE NORTH 07 DEG 51' 28" EAST PASSING A 2" STEEL FENCE POST AT A DISTANCE OF 21.33 FEET IN ALL A DISTANCE OF 219.45 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED STEADHAM R.P.L.S. 4281 FOR A CORNER;

THENCE NORTH 23 DEG 29' 20" WEST A DISTANCE OF 206.13 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED STEADHAM R.P.L.S. 4281 SET FOR A CORNER;

THENCE NORTH 35 DEG 35' 41" WEST A DISTANCE OF 180.23 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED STEADHAM R.P.L.S. 4281 SET FOR A CORNER;

THENCE SOUTH 85 DEG 21' 20" EAST A DISTANCE OF 465.55 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED STEADHAM R.P.L.S. 4281 SET FOR A CORNER;

THENCE SOUTH 00 DEG 41' 00" EAST A DISTANCE OF 500.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.00 ACRES OF LAND.

TOGETHER WITH INGRESS AND EGRESS EASEMENT DESCRIBED AS FOLLOWS:

TRACT 2:

BEING A 0.34 ACRE INGRESS AND EGRESS EASEMENT IN THE D. MCLAIN SURVEY ABSTRACT NUMBER, 1136 AND PART OF SECTION 20 OF THE M.E.P. & P.R.R. CO. SURVEY, ABSTRACT NUMBER 625, (PARENT TRACT) WISE COUNTY, TEXAS, ALSO BEING PART OF A CERTAIN CALLED 20 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 320, PAGE 608, DEED RECORDS, WISE COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED STEADHAM R.P.L.S. 4281 SET FOR THE SOUTHEAST CORNER OF SAID 20 ACRE TRACT IN COUNTY ROAD #4863;

THENCE SOUTH 87 DEG 16' 00" WEST A DISTANCE OF 30.02 FEET TO A 1/2" IRON ROD STAMPED STEADHAM R.P.L.S. 4281 SET IN SAID COUNTY ROAD #4863 FOR A CORNER;

THENCE NORTH 00 DEG 41' 00" WEST A DISTANCE OF 500.39 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED STEADHAM R.P.L.S. 4281 SET FOR A CORNER;

THENCE SOUTH 85 DEG 21' 20" EAST A DISTANCE OF 30.13 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC

CAP STAMPED STEADHAM R.P.L.S. 4281 SET FOR A CORNER IN THE EAST LINE OF SAID 20 ACRE TRACT FOR A CORNER;

THENCE SOUTH 00 DEG 41' 00" EAST A DISTANCE OF 496.52 TO THE POINT OF BEGINNING AND CONTAINING 0.34 ACRES OF LAND.

RECEIVED

Cause No. CV15-03-143

BAYVIEW LOAN SERVICING, LLC, Plaintiff,	§	IN THE DISTRICT COURT
v.	§	
LISA BLANCHARD, KEITH WHEELER, TERESA KENNEY, BOBBY RAY PENNINGTON, BELINDA PENNINGTON, SUSAN FIELDS, THE UNKNOWN HEIRS AT LAW OF B. J. PENNINGTON, DECEASED, AND THE UNKNOWN HEIRS AT LAW OF NANCY PENNINGTON, DECEASED, Defendants.	§	OF WISE COUNTY, TEXAS
In Re: 139 PR 4862, BOYD, TEXAS 76023	§	271ST JUDICIAL DISTRICT

DEFAULT AND AGREED JUDGMENT

After considering plaintiff, Bayview Loan Servicing, LLC's, its successors or assigns, motion for default and entry of an agreed judgment, pleadings, and evidence on file the Court GRANTS the motion and finds:

1. Citation properly served on defendants according to law and remained on file with the Clerk of this Court for the time prescribed by law.

2. Defendant, Bobby Ray Pennington was served with process and defendant has not filed an answer or any pleading constituting an answer and has not entered an appearance in this lawsuit. The last known address for defendant, Bobby Ray Pennington is as follows: 329 Jeremy Lane, Weatherford, Texas 76088.

3. Defendant, Lisa Blanchard was served with process and defendant has not filed an answer or any pleading constituting an answer and has not entered an appearance in this lawsuit. On June 15, 2016, this Court entered an Interlocutory Default Judgment against Lisa Blanchard. The last

FILED
11:54 AM ______PM

MAY 03 2017

BRENDA ROWE
DISTRICT CLERK-WISE COUNTY, TX
BY______________DEPUTY

known address for defendant, Lisa Blanchard is as follows: 340 County Road 4863, Azle, Texas 76020.

4. Defendant, Keith Wheeler was served with process and defendant has not filed an answer or any pleading constituting an answer and has not entered an appearance in this lawsuit. On June 15, 2016, this Court entered an Interlocutory Default Judgment against Keith Wheeler. The last known address for defendant, Keith Wheeler is as follows: 2431 County Road 328, Glen Rose, Texas 76043.

5. Defendant, Teresa Kenney was served with process and defendant has not filed an answer or any pleading constituting an answer and has not entered an appearance in this lawsuit. On June 15, 2016, this Court entered an Interlocutory Default Judgment against Teresa Kenney. The last known address for defendant, Teresa Kenney is as follows: 338 County Road 4863, Azle, Texas 76020.

6. Defendant, Belinda Pennington was served with process and defendant has not filed an answer or any pleading constituting an answer and has not entered an appearance in this lawsuit. On June 15, 2016, this Court entered an Interlocutory Default Judgment against Belinda Pennington. The last known address for defendant, Belinda Pennington is as follows: 6960 Villa Drive, Houston, Texas 77061.

7. Defendant, Susan Fields was served with process and defendant has not filed an answer or any pleading constituting an answer and has not entered an appearance in this lawsuit. On June 15, 2016, this Court entered an Interlocutory Default Judgment against Susan Fields. The last known address for defendant, Susan Fields is as follows: 143 PR 4862, Boyd, Texas 76023.

8. None of the defendants who were personally served are in active military service.

9. Allen L. Williamson was appointed as attorney ad litem according to TEX. R. CIV. P. 244 for defendants, the unknown heirs-at-law of B. J. Pennington, deceased and the unknown heirs-at-law of Nancy Pennington, deceased served citation by publication.

10. The Loan Agreement between B. J. Pennington, Nancy Pennington and the plaintiff is in default and that plaintiff is the beneficiary of that agreement on the property made the basis of this lawsuit.

11. Plaintiff is entitled to the relief sought in plaintiff's original petition. Therefore it is:

ORDERED that

All of B. J. Pennington and Nancy Penniogton's (together "Decedent") heirs-at-law have been made defendants to this suit and were immediately vested with all of Decedent's right, title and interest in the real property and improvements commonly known as 139 PR 4862, Boyd, Texas 76023 ("Property") and legally described as:

TRACT 1:

BEING A 4.20 ACRE TRACT IN THE D. MCLAIN SURVEY ABSTRACT NUMBER, 1136 AND PART OF SECTION 20 OF THE M.E.P. & P.R.R. CO. SURVEY, ABSTRACT NUMBER 625, (PARENT TRACT) WISE COUNTY, TEXAS, ALSO BEING PART OF A CERTAIN CALLED 20 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 320, PAGE 608, DEED RECORDS, WISE COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED STEADHAM R.P.L.S. 4281 SET FOR THE SOUTHEAST CORNER OF SAID 20 ACRE TRACT IN COUNTY ROAD #4863;

THENCE SOUTH 87 DEG 16' 00" WEST WITH THE SOUTH LINE OF SAID 20 ACRE TRACT AND SAID COUNTY ROAD #4863 A DISTANCE OF 30.02 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED STEADHAM R.P.L.S. SET FOR A CORNER AT THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE SOUTH 87 DEG 16' 00" WEST WITH THE SOUTH LIEN OF SAID 20 ACRE TRACT A DISTANCE OF 313.29 FEET TO A POINT IN SAID COUNTY ROAD #4863 FOR A CORNER;

THENCE NORTH 07 DEG 51' 28" EAST PASSING A 2" STEEL FENCE POST AT A

DISTANCE OF 21.33 FEET IN ALL A DISTANCE OF 219.45 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED STEADHAM R.P.L.S. 4281 FOR A CORNER;

THENCE NORTH 23 DEG 29' 20" WEST A DISTANCE OF 206.13 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED STEADHAM R.P.L.S. 4281 SET FOR A CORNER;

THENCE NORTH 35 DEG 35' 41" WEST A DISTANCE OF 180.23 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED STEADHAM R.P.L.S. 4281 SET FOR A CORNER;

THENCE SOUTH 85 DEG 21' 20" EAST A DISTANCE OF 465.55 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED STEADHAM R.P.L.S. 4281 SET FOR A CORNER;

THENCE SOUTH 00 DEG 41' 00" EAST A DISTANCE OF 500.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.00 ACRES OF LAND.

TOGETHER WITH INGRESS AND EGRESS EASEMENT DESCRIBED AS FOLLOWS:

TRACT 2:

BEING A 0.34 ACRE INGRESS AND EGRESS EASEMENT IN THE D. MCLAIN SURVEY ABSTRACT NUMBER, 1156 AND PART OF SECTION 20 OF THE M.E.P. & P.R.R. CO. SURVEY, ABSTRACT NUMBER 625, (PARENT TRACT) WISE COUNTY, TEXAS, ALSO BEING PART OF A CERTAIN CALLED 20 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 339, PAGE 608, DEED RECORDS, WISE COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED STEADHAM R.P.L.S. 4281 SET FOR THE SOUTHEAST CORNER OF SAID 20 ACRE TRACT IN COUNTY ROAD #4863;

THENCE SOUTH 87 DEG 19' 00" WEST A DISTANCE OF 30.02 FEET TO A 1/2" IRON ROD STAMPED STEADHAM R.P.L.S. 4281 SET IN SAID COUNTY ROAD #4863 FOR A CORNER;

THENCE NORTH 00 DEG 41' 00" WEST A DISTANCE OF 500.39 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED STEADHAM R.P.L.S. 4281 SET FOR A CORNER;

THENCE SOUTH 85 DEG 21' 20" EAST A DISTANCE OF 30.13 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED STEADHAM R.P.L.S. 4281 SET FOR A CORNER IN THE EAST LINE OF SAID 20 ACRE TRACT FOR A CORNER;

THENCE SOUTH 00 DEG 43' 00" EAST A DISTANCE OF 49.52 TO THE POINT OF BEGINNING AND CONTAINING 0.34 ACRES OF LAND.

FURTHER ORDERED plaintiff has a valid lien on the Property by way of a Texas Home Equity Security Instrument dated July 16, 2007 and filed under Clerk's File No. 2007-10467 of the Official Public Records of Wise County, Texas.

FURTHER ORDERED that this Judgment serves as an Order authorizing plaintiff to foreclose its lien created under TEX. CONST. art. XVI, § 50(a)(6) in compliance with the Loan Agreement and TEX. PROP. CODE § 51.002.

FURTHER ORDERED that a copy of this judgment shall be sent to defendants with the notice of the date, time, and place of the foreclosure sale.

FURTHER ORDERED that plaintiff may communicate with the defendants and all third parties reasonably necessary to conduct the foreclosure sale.

FURTHER ORDERED that if defendants are represented by counsel, the notice of foreclosure sale also be mailed to counsel by certified mail.

FURTHER ORDERED that one of the effects of the non-judicial foreclosure shall be that defendants are divested and the purchaser of the Property at the non-judicial foreclosure sale is vested with all right, title and interest to the Property.

FURTHER ORDERED that no personal liability or deficiency for the Loan Agreement debt shall be asserted against the defendants or the putative estate of Decedent.

FURTHER ORDERED that after the non-judicial foreclosure is held, if the property remains occupied after this judgment becomes final and the plaintiff is the purchaser of the Property at the non-judicial foreclosure sale, a writ of possession shall issue against any occupant of the Property in accordance with TEX. R. CIV. P. 310.

IT IS FURTHER ORDERED that the Interlocutory Default Judgment against defendants, Lisa Blanchard, Keith Wheeler, Teresa Kenney, Belinda Pennington, and Susan Fields signed on June 15, 2016 is incorporated into this judgment.

FURTHER ORDERED that as part of the costs of court, and payable by plaintiff, Allen L. Williamson, the Attorney Ad Litem is granted the sum of $750.00 and discharged as Ad Litem in this cause.

FURTHER ORDERED that all other costs of court are taxed against the party incurring same.

All relief not expressly granted is denied.

This judgment finally disposes of all parties and all claims and is appealable.

SIGNED this 28 day of April, 2017.

PRESIDING JUDGE

APPROVED AS TO FORM & SUBSTANCE:

Joseph M. Vacek
State Bar No.: 24039948
4904 Belt Line Road, Suite 100
Addison, Texas 75001-4320
(972) 340-7809
(972) 341-0734 (Facsimile)
JosephV@bdfgroup.com

ATTORNEY FOR PLAINTIFF

APPROVED AS TO FORM ONLY:

Allen L. Williamson
State Bar No.: 24077533 24/00 5345
P. O. Box 957
Decatur, Texas 76234
(940) 627-8308
(940) 627-8092 (Facsimile)
awilliamson@hpwiew.com

ATTORNEY AD LITEM