Notice of Foreclosure Sale

Date: 6-12-2018

Type of Security Instrument: Deed of Trust

Date of Instrument: 9-8-2017

Grantor(s): Rhett G. Salerno and Alba D. Salerno, husband and wife

Trustee: J. Michael Ferguson

Beneficiary: Anson Financial, Inc.

County of Property: Wise

Recording Information: Deed of Trust is recorded in Index No. 201713213 of the Real Property Records of Wise County, Texas.

Property Description: 2013 32x64 Elite Legacy Homes! Serial # LH13TX8147A/B affixed to Lot 41) 770 PR 4732, Rhome, TX 76078. See Exhibit "A"

Note:

Date of Note: 9-8-2017

Amount: $100,000.00

Debtor(s): Rhett G. Salerno and Alba D. Salerno, husband and wife

Holder: Anson Financial, Inc.

Date of Sale of Property: 7-3-2018

Earliest Time of Sale of Property: The sale shall begin no earlier than 10:00:00 AM and no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place of Sale of Property: East Steps of Courthouse or place designated by the County Commissioners Court.

Because of default in the performance of the obligations of the 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 to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above and within three hours after that time.

J. Michael Ferguson, Trustee
62 Main St., Suite 310
Colleyville, Texas 76034
(817) 267-1008 Phone
(817) 485-1117 Fax
Email: mike@jmichaelferguson.com

POSTED
AT 1:07 o'clock P M
JUN 12 2018
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
TONI GRIGSBY

September 20, 1998

0530-0443

Tract 41

Field Notes For:

A 1.50 acre tract of land in the G. B. Buchanan Survey A-31, Wise County, Texas apd being part of a tract of land described in deed to The Alvord 287 Joint Venture recorded in Volume 796, Page 674 Deed Records, Wise County, Texas and being more particularly described as follows:

BEGINNING at an iron rod set in the north line of said Joint Venture tract from which the northwest corner of said tract bears South 89°36'57" West 2287.65 feet;

THENCE South 00°18'41" East 322.66 feet to an iron rod set in the north line of a sixty foot road;

THENCE North 89°41'19" East with the north line of said road 202.42 feet to an iron rod set for corner;

THENCE North 00°18'41" West 322.92 feet to an iron rod set in the north line of said Joint Venture tract;

THENCE South 89°36'57" West 202.42 feet to the POINT OF BEGINNING.

The foregoing field notes were prepared from a survey made on the ground under my supervision.

There are no visible easements or encroachments except as shown.

Surveyed May 14, 1998.
See plat dated 5-16-1998.

1ck L. ers
:::red Professional Land Surveyor

NOTICE OF NONJUDICIAL FORECLOSURE SALE

THE UNDERSIGNED INTENDS TO CONDUCT A NONJUDICIAL FORECLOSURE SALE OF PROPERTY SITUATED IN WISE COUNTY, TEXAS. THE DETAILS OF THE SALE ARE SET OUT HEREIN BELOW.

Property to be sold. The property to be sold is located in Wise County, Texas and is further described as follows: as set out in Exhibit "A" attached hereto.

("Property").

Instrument to be foreclosed. The instrument to be foreclosed is a deed of trust recorded in Wise County, Texas and further described as follows:

Date:	May 7, 2007
Filing Date:	May 11, 2007
Grantor:	Andrew Warnock 298 County Road 1787 Chico, Texas 76431 Wise County. Elisha M. Nava 298 County Road 1787 Chico, Texas 76431 Wise County.
Trustee:	Bruce Bynum 101 W. Tarrant Bowie, Texas 76230 Montague County
Original beneficiary:	Legend Bank, N.A. 101 W. Tarrant Bowie, Texas 76230 Wise County
Recording information:	Vol. 1812, Page 575 of the Official Public Records of Wise County, Texas.
Modifications:	Modification of Deed of Trust dated June 1, 2015, Recorded in Instrument Number 201505859 of the Official Public Records of Wise County, Texas.

The ("Deed of Trust"),

POSTED
AT 3:06 o'clock P M
JUN 11 2018
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Sarah Enochs

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

Date of Sale:	July 3, 2018
Time of Sale:	The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 P.M.

Place: Wise County Courthouse
101 Trinity Street
Decatur, Texas 76234
Wise County, Texas

The sale will occur at the southeast porch of the courthouse, or in the area designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code.

The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

Terms of Sale. The terms of the sale are described below:

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note(s) 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 Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Beneficiary's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Beneficiary's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

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

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold 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 nonjudicial deed of trust foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust.

Obligations Secured. The obligations secured by the Deed of Trust, include without limitation the following:

Note Description	Date	Original Amount	Borrower(s)

Note Description	Date	Original Amount	Borrower(s)
1621640	May 7, 2007	$71,800.00	Andrew Warnock

("Note"), all renewals and extensions of the Note and any all present and future indebtedness of the Borrower(s) to the beneficiary of the Deed of Trust Collectively, the ("Obligations")

Holder of Obligations and Beneficiary of Deed of Trust. The current beneficiary of the Deed of Trust ("Current Beneficiary") and the holder of the obligations secured by The Deed of Trust is:

Name: Legend Bank, N.A.

Mailing address: 101 W. Tarrant
Bowie, Texas 76230
Wise County

Appointment of Substitute Trustee. As authorized by the Deed of Trust and the Texas Property Code, the Current Beneficiary, has appointed the following to serve as Substitute Trustee under the Deed of Trust:

Name: Matthew D. Anderson, Anthony W. Bates, D. Todd Davenport, and/or Erwin Davenport

Mailing address: 3711 Maplewood Ave., Suite 200
Wichita Falls, Texas 76308
Wichita County

Notice is given that before the sale the Current Beneficiary may appoint another person to serve as substitute trustee to conduct the sale.

Default and Request to Act. Default has occurred under the Deed of Trust, and the Beneficiary has instructed the undersigned to offer the Property for sale toward the satisfaction of the Obligations.

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.

Matthew D. Anderson, Anthony W. Bates, D. Todd Davenport, and/or Erwin Davenport
3711 Maplewood Ave., Suite 200
Wichita Falls, Texas 76308
Wichita County
940-264-4400 Phone

EXHIBIT "A"

BEING all that certain lot, tract or parcel of land in the G.W. Cash Survey, Abstract Number 166, Wise County, Texas and being a part of a certain called 80 acre tract of land described in Deed recorded in Volume 315, Page 81, Deed Records, Wise County, Texas the subject tract being more particularly described as follows:

BEGINNING at a ½ inch capped iron rod (stamped RPLS 5479) set for corner, in the West line of
said 80 acre tract of land and said Cash Survey, and the East line of the Allen D. Burris Survey, Abstract Number 55, Wise County, Texas, from which the Southwest corner of said 80 acre tract of land bears
South a distance of 295.110 feet said iron rod lying West of a gravel road under apparent public use posted as County Road Number 1787;

THENCE North with the West line of said 80 acre tract of land and said Cash Survey, and the East line of said Burris Survey a distance of 208.710 feet to a ½ inch capped iron rod (stamped RPLS 5479) set for corner, from which a capped iron rod found for the Southwest corner of a called 2.00 acre tract of land described in the deed recorded in Volume 1151, Page 533, Official Public Records, Wise County, Texas bears North 324.90 feet;

THENCE South 88 degrees 10 minutes 23 seconds East crossing said gravel road passing at a distance
of 47.20 feet a 3 inch metal post on the East side of said Road, continuing on said course along or near a fence most of the way a total distance of 417.550 feet to a ½ inch capped iron rod (stamped RPLS 5479) set for corner;

THENCE South a distance of 208.710 feet to a ½ inch capped iron rod (stamped RPLS 5479) set for corner;

THENCE North 88 degrees 10 minutes 23 seconds West crossing said gravel road a distance
of 417.550 feet to the POINT OF BEGINNING and enclosing 2.00 acres of land more or less.

NOTICE OF NONJUDICIAL FORECLOSURE SALE

THE UNDERSIGNED INTENDS TO CONDUCT A NONJUDICIAL FORECLOSURE SALE OF PROPERTY SITUATED IN WISE COUNTY, TEXAS. THE DETAILS OF THE SALE ARE SET OUT HEREIN BELOW.

Property to be sold. The property to be sold is located in Wise County, Texas and is further described as follows:

A tract of land being 0.486 acres, more or less, situated in and being part of the James Pinchback Survey, Abstract No. 674, of Wise County, Texas, and being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof.

("Property").

Instrument to be foreclosed. The instrument to be foreclosed is a deed of trust recorded in Wise County, Texas and further described as follows:

POSTED
AT 3:20 o'clock P M
JUN 11 2018
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By DEPUTY
Sarah Enochs

Date:	June 10, 2011
Filing Date:	July 31, 2011
Grantor:	Matt Enochs 803 Lamar Alvord, Texas 76225 Wise County.
Trustee:	Jay Bearden 101 W. Tarrant Bowie, Texas 76230 Montague County
Original beneficiary:	Legend Bank, N.A. 101 W. Tarrant Bowie, Texas 76230 Montague County
Recording information:	Document No. 2011-8282, Vol. 2267, Page 79 of the Official Public Records of Wise County, Texas.

And all modifications, extensions and renewals - the ("Deed of Trust"),

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

Date of Sale:	July 3, 2018
Time of Sale:	The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 P.M.
Place:	Wise County Courthouse 101 Trinity Street Decatur, Texas 76234 Wise County, Texas The sale will occur at the southeast porch of the courthouse, or in the area designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code.

The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

Terms of Sale. The terms of the sale are described below:

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note(s) 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. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold 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 nonjudicial deed of trust foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust.

Obligations Secured. The obligations secured by the Deed of Trust, include without limitation the following:

Note Description	Date	Original Amount	Borrower(s)
16330376	June 10, 2011	$35,700.00	Matt Enochs

("Note"), all renewals and extensions of the Note and any all present and future indebtedness of the Borrower(s) to the beneficiary of the Deed of Trust Collectively, the ("Obligations")

Holder of Obligations and Beneficiary of Deed of Trust. The current beneficiary of the Deed of Trust ("Current Beneficiary") and the holder of the obligations secured by The Deed of Trust is:

Name: Legend Bank, N.A.

Mailing address: 101 W. Tarrant
Bowie, Texas 76230
Montague County

Appointment of Substitute Trustee. As authorized by the Deed of Trust and the Texas Property Code, the Current Beneficiary, has appointed the following to serve as Substitute Trustee under the Deed of Trust:

Name: Matthew D. Anderson, Anthony W. Bates, D. Todd Davenport, and/or Erwin Davenport

Mailing address: 3711 Maplewood, Suite 200
Wichita Falls, Texas 76308
Wichita County

Notice is given that before the sale the Current Beneficiary may appoint another person to serve as substitute trustee to conduct the sale.

Default and Request to Act. Default has occurred under the Deed of Trust, and the Beneficiary has instructed the undersigned to offer the Property for sale toward the satisfaction of the Obligations.

Matthew D. Anderson, Anthony W. Bates,
D. Todd Davenport, and/or Erwin Davenport
3711 Maplewood, Suite 200
Wichita Falls, Texas 76308
Wichita County
940-264-4400 - Phone

EXHIBIT "A"

FIELD NOTES to all that certain lot, tract or parcel of land in the JAMES PINCHBACK SURVEY, ABSTRACT NUMBER 674, Wise County, Texas and being a part of that certain called 7.480 acre tract of land described in the deed recorded in Volume 328, Page 436, of the Deed Records, Wise County, Texas, and being all of that certain tract of land described in the deed from Freddie T. Pate and wife, Teresa Pate to Royce Lee Ruddick and wife, Gale R. Ruddick, recorded in Volume 426, Page 755, of the Real Records, Wise County, Texas, the subject tract being more particularly described as follows:

BEGINNING at a 2-inch metal fence post for corner, same being the occupied and recognized Northwest corner of said Ruddick tract of land, and the Northeast corner of that certain called 0.48 acres tract of land described in the deed recorded in Volume 1466, Page 496, of the Official Public Records, Wise County, Texas, same being in the South right-of-way line of West Lamar Street, from which a 60d nail found for the Northwest corner of said 7.480 acre tract of land bears North 89 Degrees 18 Minutes 10 Seconds West a distance of 179.06 feet;

THENCE South 89 Degrees 21 Minutes 53 Seconds East with the North line of said Ruddick tract of land and said 7.480 acre tract of land, same being the South right-of-way line of said West Lamar Street a distance of 87.62 feet to a 2- inch metal fence post for corner, same being the occupied and recognized Northeast corner of said Ruddick tract of land and the Northwest corner of a called Tract One described in the deed to Larry Bolin, recorded in Volume 1335, Page 756, of the Official Public Records, Wise County, Texas;

THENCE South 01 Degrees 00 Minutes 09 Seconds West with the East line of said Ruddick tract of land and the West line of said Bolin tract of land along or near a fence a distance of 239.63 feet to a 2-inch metal fence post for corner, same being the occupied and recognized Southeast corner of said Ruddick tract of land;

THENCE North 89 Degrees 36 Minutes 42 Seconds West with the South line of said Ruddick tract of land along or near a fence a distance of 89.00 feet to a 2-inch metal fence post for corner, being the occupied and recognized Southwest coner of said Ruddick tract of land and the Southeast corner of said 0.48 acre tract of land;

THENCE North 01 Degrees 19 Minutes 54 Seconds East with the West line of said Ruddick tract of land and the East line of said 0.48 acre tract of land along or near a fence a distance of 240.03 feet to the POINT OF BEGINNING and enclosing 0.486 acres of land more or less.

POSTED
AT 2:25 o'clock P M
JUN 11 2018
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By DEPUTY
Sarah Enochs

COPY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WISE §

WHEREAS, by that one certain Deed of Trust dated July 20, 2009, and recorded as Instrument No. 2009-44601, Real Property Records, Wise County, Texas (the "Deed of Trust"), Juan L. Flores and Litty L. Flores ("Grantor") conveyed to Greg Reasoner, Trustee ("Trustee"), for the benefit of First State Bank ("Beneficiary"), the real property situated in Wise County, Texas, as more particularly described on Exhibit "A" attached hereto and incorporated herein for all purposes (the "Property"), to secure the payment of a portion of a Real Estate Lien Note dated July 20, 2009, in the original principal amount of $100,250.00, executed by Grantor and made payable to the order of Beneficiary (the "Note"); and

WHEREAS, default occurred under the terms of the Note and the Deed of Trust; and

WHEREAS, demand for payment of all amounts owed under the Note and the Deed of Trust was made, and all required notices have been given, including notice of intent to accelerate and notice of acceleration, all in accordance with the Note, the Deed of Trust and applicable law; and

WHEREAS, the indebtedness evidenced by the Note and secured by the Deed of Trust is now wholly due and payable; and

WHEREAS, the outstanding balance due under the Note and the Deed of Trust has not been paid; and

WHEREAS, Greg Reasoner, Trustee in the aforesaid Deed of Trust, was removed as Trustee, and the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Ethel A. Steele or Justin S. Light were appointed as Substitute Trustee in the place and stead of the said Greg Reasoner, said removal and appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, Beneficiary, the current owner and holder of said indebtedness and the current beneficiary under the Deed of Trust, has requested the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Ethel A. Steele or Justin S. Light, as acting Substitute Trustee, to sell the Property to satisfy the indebtedness secured by the Deed of Trust.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 3rd day of July, 2018, between the hours of 10:00 A.M. and 4:00 P.M., the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Ethel A. Steele or Justin S. Light will sell the Property at public auction on the southeast corner of the Wise County Courthouse, 101 N. Trinity Street, Decatur, Texas 76234, or in the area designated by the Wise County Commissioners Court, if different, to the highest bidder for cash, subject to the right of Beneficiary to have its bid credited to

the Note up to the amount of the debt that is secured by the Deed of Trust at the time of sale. Said sale will begin no earlier than 1:00 P.M. and no later than three hours after that time.

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.

The Sender of this notice and his contact information is as follows:

Matthew T. Taplett
Pope, Hardwicke, Christie, Schell, Kelly & Taplett, L.L.P.
500 W. 7th Street, Suite 600
Fort Worth, Texas 76102
817/332-3245

WITNESS MY HAND this 11th day of June, 2018.

SUBSTITUTE TRUSTEE:

Matthew T. Taplett

STATE OF TEXAS §
§
COUNTY OF WISE §

This instrument was acknowledged before me on the 11th day of June, 2018, by Matthew T. Taplett, Substitute Trustee, who acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

NOTARY PUBLIC STATE OF TEXAS
V. L. WESTERLUND
Notary Public, State of Texas
Comm. Expires 02-11-2021
Notary ID 12519593-8

V. L. Westerlund
Notary Public for the State of Texas

NAME, ADDRESS AND TELEPHONE NUMBER OF MORTGAGEE:

First State Bank
c/o Corey Ingram
1709 9th Street
Bridgeport, TX 76426
(940) 683-6300

NAME, ADDRESS AND PHONE NUMBER OF SUBSTITUTE TRUSTEE:

Matthew T. Taplett
Lee F. Christie
Michael L. Atchley
Jeremy Lee Harmon
Ethel A. Steele
Justin S. Light
Pope, Hardwicke, Christie, Schell,
Kelly & Taplett, L.L.P.
500 W. 7th Street, Suite 600
Fort Worth, TX 76102
(817) 332-3245

All that certain lot, tract or parcel of land in the J.M. LOVING SURVEY, ABSTRACT NUMBER 525, Wise County, Texas, and being a part of that certain called 35.85 acre tract of land described in the deed recorded in Volume 937, Page 752, of the Official Public Records Wise County, Texas, the subject tract being more particularly described as follows:

BEGINNING at a ½ inch capped iron rod (stamped Harris) found for corner, same being the Southeast corner of said 35.85 acre tract of land, in the occupied North line of an asphalt road under apparent public use posted as County Road Number 1557, same being the Southwest corner of that certain called 10 acre tract of land conveyed to Moore in the deed recorded in Volume 928, Page 583, of the Official Public Records Wise County, Texas;

THENCE North 89 Degrees 22 Minutes 10 Seconds West with the South line of said 35.85 acre tract of land and the occupied North line of said Road along or near a fence a distance of 586.48 feet to a ½ inch capped iron rod (stamped HOLAWAY TX RPLS 5479) set for corner from which the Southwest corner of said 35.85 acre tract of land bears North 89 Degrees 22 Minutes 10 Seconds West a distance of 322.75 feet;

THENCE North 00 Degree 37 Minutes 50 Seconds East a distance of 924.53 feet to a ½ capped iron rod (stamped HOLAWAY TX RPLS 5479) set for corner;

THENCE South 89 Degrees 23 Minutes 14 Seconds East a distance of 586.48 feet to a ½ inch capped iron rod (stamped HOLAWAY TX RPLS 5479) set for corner, same being in the East line of said 35.85 acre tract of land and the West line of said Moore 10 acre tract of land, from which a ½ inch capped iron rod (stamped Harris) found for the Northeast corner of said 35.85 acre tract of land bears North 00 Degree 37 Minutes 50 Seconds East a distance of 421.79 feet;

THENCE South 00 Degree 37 Minutes 50 Seconds West with the East line of said 35.85 acre tract of land and said the West line of said Moore 10 acre tract of land along or near a fence a distance of 924.71 feet to the POINT OF BEGINNING and enclosing 12.449 acres of land, more or less.

EXHIBIT A

LOT 179 SILVER LAKES
SUNSET, TX 76270

00000007558547

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 03, 2018

   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 June 23, 2003 and recorded in Document CLERK'S FILE NO. 330980 real property records of WISE County, Texas, with ALAN R KELLEY, grantor(s) and BANK OF AMERICA, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ALAN R KELLEY, securing the payment of the indebtednesses in the original principal amount of $26,910.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, 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. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP
7105 CORPORATE DRIVE
PLANO, TX 75024

Donna Stockman

AURORA CAMPOS, JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, PATRICK ZWIERS, KRISTOPHER HOLUB, FREDERICK BRITTON, SHAWN SCHILLER, TONYA WASHINGTON, IRENE LINDSAY, CARY CORENBLUM OR 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: _____

00000007558547

WISE

[redacted]

TRACT 179, SILVER LAKES RANCH, PHASE ONE, AN ADDITION TO WISE AND MONTAGUE COUNTIES, ACCORDING TO THE PLAT RECORDED IN PLAT CABINET B, SECTION 547-549 PLAT RECORDS, WISE COUNTY, TEXAS.

POSTED
AT 11:54 o'clock A M

JUN 11 2018

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Michele Fennell DEPUTY
Michele Fennell

C&S No. 44-18-0954 / VA / No / FILE NOS
LoanCare, LLC

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, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: December 22, 2015

Grantor(s): Larry Trussell and wife, Jessie Trussell

Original Trustee: Michael L. Riddle

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., solely as nominee for American Financial Resources, Inc., its successors and assigns

Recording Information: Clerk's File No. 201512817, in the Official Public Records of WISE County, Texas.

Current Mortgagee: Lakeview Loan Servicing, LLC

Mortgage Servicer: LoanCare, LLC, whose address is C/O 3637 Sentara Way, Virginia Beach, VA 23452 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.

Legal Description:
BEING A 3.218 ACRE TRACT SITUATED IN THE E.K. WILSON SURVEY, ABSRACT 1184, BEING THAT TRACT AS DESCRIBED IN VOLUME 1953, PAGE 235 OF THE OFFICIAL RECORDS OF WISE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

Date of Sale: 07/03/2018 **Earliest Time Sale Will Begin:** 1:00 PM

APPOINTMENT OF 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.

WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Denise Boerner as Substitute Trustee, Brenda Wiggs as Successor Substitute Trustee, Donna Stockman as Successor Substitute Trustee, Guy Wiggs as Successor Substitute Trustee, David Stockman as Successor Substitute Trustee, Tim Lewis as Successor Substitute Trustee, Michelle Schwartz as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee

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.

4660519

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.

Executed on this the 7th day of June, 2018.

For Information:

"Servicelink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038

Annarose Harding

Annarose Harding, Attorney at Law
Codilis & Stawiarski, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by:_____

Printed Name: _____

C&S No. 44-18-0954 / VA / No
LoanCare, LLC

EXHIBIT A

LEGAL DESCRIPTION

Being a 3.218 acre tract situated in the E.K. Wilson Survey, Abstract 1184, being that tract as described in Volume 1953, Page 235 of the Official Records of Wise County, Texas, and more particularly described by metes and bounds as follows:

Beginning at a point, said point being a 1/2" IR (fnd) at the SW corner of this tract, being the NW corner of land of Douglas Conover, Vol 1648, Page 510, ORWCT, and being in the East line of Salt Creek Rd;

Thence N 06° 01' 00" E by the East line of Salt Creek Rd for 287.78' to a 1/2" IR (fnd);

Thence N 18° 47' 52" E by the East line of Salt Creek Rd for 95.48' to a point from which a 2" metal post (fnd) bears S 54° 56' 54" E., 7.80';

Thence S 54° 56' 54" E by land of Elias & Cynthia Aguilar, Vol 1460, Pg 627, ORWCT, and generally along a wire fence, for 617.96' to a 1/2" IR (fnd);

Thence S 05° 01' 32" E by land of Clifford & Misty Harris, Vol 831, Pg 419, ORWCT, for 96.32' to a point in a steep gully;

Thence S 86° 53' 44" W by land of Stewart & Sherrel Lewis, Vol 2376, Pg 36, ORWCT, for 71.50' to a RR Spike (set);

Thence N 81° 10' 52" W by land of aforesaid Douglas Conover, for 509.90' to the 1/2" IR at the Point of Beginning,
the Area being 3.218 Acres.

POSTED
AT 9:30 o'clock A M

JUN 11 2018

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

Information regarding the indebtedness and lien that is the subject of this sale:

Note:

Date: October 5, 2015

Maker: Kristopher J. Hogan and Amy Hogan

Payee: AgTexas, PCA

Original Principal Amount: $415,000.00

AgTexas, PCA Loan No. 294100118

Deed of Trust:

Date: December 28, 2017

Grantor: Kristopher J. Hogan and spouse, Amy Hogan a/k/a Amy Jerilyn Hogan

Trustee: Tim McDonald

Recorded in: Document No. 201800620, Official Public Records of Wise County, Texas.

Property:

The following described real property, together with all mineral interests, improvements, fixtures, personal property and intangible property, if any, described in and presently covered by the Deed of Trust and all other rights, privileges and appurtenances pertaining thereto:

Being the South Twenty (20) feet of Lot 3 and all of Lots 4, 5 and 6, Block 10 of BC Rhome, an Addition to the City of Rhome, Wise County, Texas, according to the Plat thereof, recorded in Volume 37, Page 390, Plat Records of Wise County, Texas, SAVE AND EXCEPT a 0.08 acre tract to the State of Texas as recorded in Volume 139, Page 587, Deed Records, Wise County, Texas.

Together with all rights, easements, appurtenances, royalties, surface, subsurface and/or mineral rights, now owned or hereafter acquired, oil and gas rights, crops, timber, all diversion payments or third party payments made to crop producers, all water and riparian rights, wells, ditches, reservoirs, and water stock and all existing and future improvements, structures, fixtures and replacements that may now, or at any time in the future, be part of the real estate described above (all referred to as "Property").

Notwithstanding any other provision, reservation or exception contained in said Deed of Trust or on any exhibit thereto, the lien shall cover all of Grantor's water rights, including, but not limited to, rights to surface water, groundwater, underground water, percolating waters, rights to any water from lakes, streams or other bodies of water, adjudicated or permitted water rights, riparian and other water rights which are owned or which are hereafter acquired by Grantor whether or not expressly excepted from the description of the Property.

Prior Modification of Note and/or Deed of Trust:

Present Owner of Note and Beneficiary under Deed of Trust:

AgTexas, PCA

Information regarding the public sale to be held:

Substitute Trustees: Joyce McGrady, Kelly Goddard, David Garvin and Michelle Schwartz

Appointed by written instrument dated June 6, 2018, executed by AgTexas, PCA and recorded or to be recorded in the appropriate Official Public Records of Wise County, Texas.

Date of Sale: July 3, 2018, being the first Tuesday in said month.

Time of Sale: The earliest time at which the sale will occur is 10:00 a.m., Decatur, Texas local time, and shall begin not later than 3 hours thereafter.

Place of Sale: The designated area of the County Courthouse as designated by the Commissioners Court of Wise County, Texas

Default has occurred in the payment of the indebtedness evidenced by the Note. Because of such default, AgTexas, PCA appointed Substitute Trustee and has requested Substitute Trustee to enforce the Deed of Trust.

Therefore, notice is given that on the date and time and at the place set forth hereinabove, any one of the above-named Substitute Trustees will sell the above-referenced Property by public sale to the highest bidder for cash in accordance with the Deed of Trust and the laws of the State of Texas.

Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens or other matters affecting title to the Property. Neither Substitute Trustee nor the AgTexas, PCA make any representation or warranty (express or implied) regarding title to or the condition of the Property. The Property to be sold at

the public sale will be sold in its present "AS IS" condition and subject to all ad valorem taxes then owing with respect to the Property.

Kelly Goddard
_____, Substitute Trustee

Please return File-Stamped Copy to:

Tommy J. Swann
McCleskey, Harriger, Brazill & Graf, L.L.P.
5010 University Ave, Floor 5
Lubbock, TX 79413-4422

NOTICE OF TRUSTEE'S SALE

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

STATE OF TEXAS
COUNTY OF Wise

COPY KNOW ALL MEN BY THESE PRESENTS

WHEREAS, on **March 1, 2012, Judy Sutherland Hallan,** as grantor(s) executed a deed of trust to Kristi K. Frazier Special Needs Trust, transferred by Assignment of Lien to **Debbie Clay** 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 13, Coyote Ridge, Phase II, 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 **$49,126.89** (the note), the Deed of Trust being recorded in **Instrument Number 2012-5263**, Deed Records, **Wise County**, Texas.

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 **Trustee**, acting upon the request of **Debbie Clay** 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 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 **July, 2018** at the **Wise County Courthouse, Decatur, Texas.** The same being **July 3, 2018, At the southeast entrance of the courthouse, 101 N. Trinity, in the City of Decatur, Texas.**

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVIING 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 Trustee's Sale has been executed on **June 5, 2018.**

Emory Russell, Trustee

After Filing Return To:
Debbie Clay
8659 White Settlement Rd.
Fort Worth, Texas 76108

POSTED
AT 9:11 o'clock A M
JUN 05 2018
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By DEPUTY
Vicky Gabna

EXHIBIT "A"

Being a 2.000 acre tract of land out of the M.E.P. & P.R.R. Co. Survey, Abstract #633, situated in Wise County, Texas, and being a portion of that certain 350.066 acre in the A.J. Walker Survey, Abstract #861 and the M.E.P. & P.R.R. Co. Survey, Abstract #633, as conveyed to JCEF LIMITED, in Volume538, Page 738, Real Records, Wise County, Texas, and being described by metes and bounds as follows:

BEGINNING at a ½" iron pin set in the east line of said 350.066 acre tract and in the west line of a 590.334 acre tract, as recorded in Volume 664, Page 238, Real Records, Wise County, Texas, for the southeast corner of the herein described tract and being North 00° 49' 41" East, 1274.49 feet, from the most easterly southeast corner of said 350.066 acre tract;

THENCE North 89° 10' 19" West, a distance of 573.25 feet, to a ½" iron pin set in the east right-of-way line of a 60' private road, for the southwest corner of the herein described tract;

THENCE North 00° 49' 41" East, along the said east right-of-way line, a distance of 151.98 feet, to a ½"iron pin set for the northwest corner of the herein described tract;

THENCE South 89° 10' 19" East, a distance of 573.25 feet to a ½" iron pin set, in the common line of said 350.066 and 590.334 acre tracts, for the northeast corner of the herein described tract;

THENCE South 00° 49' 41" West, along the said common line, a distance of 151.98 feet to the POINT OF BEGINNING and containing 2.000 acres of land.

SAID 2.000 ACRE TRACT ALSO BEING KNOWN AS
TRACT 13, COYOTE RIDGE, PHASE II,
AN UNRECORDED SUBDIVISION IN WISE COUNTY, TEXAS.

NOTICE OF TRUSTEE'S SALE

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

STATE OF TEXAS
COUNTY OF Wise

COPY

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, on **June 25, 2013, Miranda Dawn Clanin,** as grantor(s) executed a deed of trust to **Kristi K. Frazier Special Needs Trust** filed in **Deed Records, Wise County, Texas** certain real property located in the county of **Wise** State of Texas, and being more particularly described as **Lot 48, Coyote Ridge, 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 **$25,347.38** (the note), the Deed of Trust being recorded in **Instrument Number 201324136**, Deed Records, **Wise County**, Texas.

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 **Trustee**, acting upon the request of **Kristi K. Frazier Special Needs Trust** by these presents is hereby posting, filing and giving notice of the foreclosure of the Deed of Trust and lien thereof in accordance with §51.002 of the Texas Property Code and the terms and provisions of the Deed of Trust.

NOW, THEREFORE, the undersigned, the 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 **July, 2018** at the **Wise County Courthouse, Decatur, Texas.** The same being **July 3, 2018, At the southeast entrance of the Courthouse, 101 N. Trinity, in the City of Decatur, Texas.**

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVIING 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 Trustee's Sale has been executed on **June 5, 2018.**

Emory Russell, Trustee

After Filing Return To:
Kristi K. Frazier Special Needs Trust
8659 White Settlement Rd.
Fort Worth, Texas 76108

POSTED
AT 9:11 o'clock a M
JUN 05 2018
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Vicky Gaona

EXHIBIT "A"

SAID 2.000 ACRE TRACT ALSO BEING KNOWN AS
TRACT 48, COYOTE RIDGE, PHASE II-A,
AN UNRECORDED SUBDIVISION IN WISE COUNTY, TEXAS

PROPERTY DESCRIPTION

Being a 2.000 acre tract of land out of the M.E.P. & P.R.R. Co. Survey, Abstract #633, and the A.J. Walker Survey, Abstract #861, situated in Wise County, Texas, and being a portion of that certain 350.066 acre tract in the A.J. Walker Survey, Abstract #861 and the M.E.P. & P.R.R. Co. Survey, Abstract #633, as conveyed to JCEF LIMITED, in Volume 538, Page 738, Real Records, Wise County, Texas, and being described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin set for the southeast corner of the herein described tract and being North 89 deg 20 min 15 sec West, 1178.00 feet and North 00 deg 49 min 41 sec East, 1783.99 feet from the most easterly southeast corner of said 350.066 acre tract;

THENCE North 89 deg 10 min 19 sec West, a distance of 544.75 feet, to a 1/2" iron pin set for the east right-of-way line of Ridge Trail, a 60' private road, for the southwest corner of the herein described tract;

THENCE North 00 deg 49 min 41 sec East, along said east right-of-way line, a distance of 159.93 feet, to a 1/2" iron pin set for the northwest corner of the herein described tract;

THENCE South 89 deg 10 min 19 sec East, a distance of 544.75 feet to a 1/2" iron pin set for the northeast corner of the herein described tract;

THENCE South 00 deg 49 min 41 sec West, a distance of 159.93 feet to the POINT OF BEGINNING and containing 2.000 acres of land, more or less.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

STATE OF TEXAS

COUNTY OF Wise

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, on **March 5, 1999, Hollis L. Waddle, Sr. and Wilma Waddle,** as grantor(s) executed a Deed of Trust to **JCEF Limited, A Limited Liability Company**, 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 21, Coyote Ridge, more specifically described in Exhibit A attached hereto and made a part hereof for all intents and purposes,** to secure payment of one certain Real Estate Note in the amount of, **$26,500.00** (the note), the Deed of Trust being recorded in Deed Records, **Wise County**, Texas, in **Volume 859, Page 114.** 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 **JCEF Limited, A Llimited Liability Company**, 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 July, 2018 at the **Wise County Courthouse, Decatur, Texas.** The same being **July 3, 2018, At the southeast door of the Wise County Courthouse, Decatur, Texas.**

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVIING 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 June 5, 2018.

Emory Russell

Emory Russell
Substitute Trustee

After Filing Return To:
JCEF Limited, A Llimited Liability Company
8659 White Settlement Rd.
Fort Worth, Texas 76108

POSTED
AT 9:17 o'clock A M

JUN 05 2018

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

Vicky Gaona

EXHIBIT "A"
Tract 21 Coyote Ridge

BEING all that certain lot, tract or parcel of land situated in the A. Walker Survey Abstract Number 861, in the County of Wise, Texas, being a part of that certain (called) 62.591 acre "Tract I" conveyed by deed from Doug Bryan to JCEF Limited, recorded in Volume 538, Page 738, Real Records, Wise County, Texas, and being a part of that certain (called) 350.066 acre "Tract III" conveyed by deed from Doug Bryan to JCEF Limited, recorded in Volume 538, Page 738, Real Records, Wise County, Texas, and being more particularly described as follows:

COMMENCING at an iron rod found for corner in the West line of said Walker Survey and in the east line of the Jessie B. Atkinson Survey Abstract Number 2, said point being the most southerly southeast corner of that certain tract of land conveyed by deed from Allen McCurdy to Floyd T. McCurdy, recorded in Volume 237, Page 591, Deed Records, Wise County, Texas;

THENCE NORTH, 489.58 feet with the common line between said Walker Survey and said Atkinson Survey and with Blewett Road, a public roadway, to an iron rod set at a bend in said Road;

THENCE NORTH, 79 degrees, 25 minutes and 38 seconds East, 1229.29 feet with said Road to an iron rod set for the POINT OF BEGINNING;

THENCE NORTH, 79 degrees, 25 minutes and 38 seconds East, 15.00 feet with said Road to an iron rod found for corner;

THENCE SOUTH, 10 degrees, 34 minutes and 22 seconds East, 915.00 feet to an iron rod set for corner;

THENCE SOUTH, 79 degrees, 25 minutes and 38 seconds West, 345.50 feet to an iron rod set for corner;

THENCE SOUTH, 10 degrees, 34 minutes and 22 seconds East, 715.57 feet to an iron rod set for corner;

THENCE SOUTH, 56 degrees, 32 minutes and 32 seconds West, 256.86 feet to an iron rod set for corner;

THENCE NORTH, 00 degrees, 00 minutes and 36 seconds East, 844.83 feet to an iron rod set for corner in the south line of said 62.591 acre tract and in the north line of said 350.066 acre tract;

THENCE NORTH, 79 degrees, 25 minutes and 38 seconds East, 411.98 feet with said south line of said 62.591 acre tract and said north line of said 350.066 acre tract to an iron rod set for corner;

THENCE NORTH, 10 degrees, 34 minutes and 22 seconds West, 900.00 feet to the PLACE OF BEGINNING and containing 3.190 acres of land.

[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

TS#: 18-19798

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 8/11/2004, JAMES A. BOOTS, A SINGLE MAN, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of ROBERT FRAPPIER, ATTORNEY, as Trustee, UNION FEDERAL BANK OF INDIANAPOLIS, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of $76,245.00, payable to the order of UNION FEDERAL BANK OF INDIANAPOLIS, which Deed of Trust is Recorded on 8/18/2004 as Volume 354766, Book **1458,** Page 715, And Re Recorded 8/1/2005 under Instrument 372963 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: **436 COUNTY ROAD 3597, BOYD, TX 76023**

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, Denise Boerner, Brenda Wiggs, Donna Stockman, Guy Wiggs, Tim Lewis, Michelle Schwartz, Kathy Arrington, 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 **Carrington Mortgage Services, LLC**, 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.

POSTED
AT 8:50 o'clock A M

MAY 17 2018

4658104

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Toni Grigsby DEPUTY
TONI GRIGSBY

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on TUESDAY, **7/3/2018** 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 OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

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 5/16/2018

By: Substitute Trustee(s)
David Stockman, Denise Boerner, Brenda Wiggs, Donna Stockman, Guy Wiggs, Tim Lewis, Michelle Schwartz, Kathy Arrington, 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.

2277628

Exhibit A
Texas Deed of Trust
Given By: James A. Boots

2.320 acre situated in and being a portion of the JOSE MARIA MORA SURVEY, Abstract No. 541, Wise County, Texas, said tract being the same tract of land conveyed to Debra L. Van Arsdel by deed recorded in Volume 993, Page 892, Official Records, Wise County, Texas:

BEGINNING at a ½" iron found said iron being called by deed to be, S 00 °04'53" W, 849.46 feet and N 89 °10'40" E, 1875.23 feet from the Northwest corner of that certain 169 acre tract of land recorded in Volume 57, Page 95, Deed Records, Wise County, Texas;

THENCE N 89 °10'40" E, 505.37 feet to a point in County Road No. 3597 from which a ½" iron found bears S.80 °31'19"W., 4.48 feet;

THENCE S 00 °53'40" E, with said County Road No. 3597, 199.99 feet to a point;

THENCE S 89 °10'40" W, 505.37 feet to a ½" iron found;

THENCE N 00 °53'40" W, 199.99 feet to the POINT OF BEGINNING and containing 2.320 acres of land.

J.B.

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date:	04/23/2004
Grantor(s):	JERRY S. WOOTTON AND SHANNA D. WOOTTON, FORMERLY KNOWN AS SHANNA PERRY AND SHANNA DENICE PERRY, HUSBAND AND WIFE
Original Mortgagee:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR W.R. STARKEY MORTGAGE, L.L.P., ITS SUCCESSORS AND ASSIGNS
Original Principal:	$102,289.00
Recording Information:	Book 1418 Page 191 Instrument 348108
Property County:	Wise
Property:	BEING LOTS 9 AND 11, BLOCK 1 OF PARK ESTATES SUBDIVISION, AN ADDITION IN WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 225, PLAT RECORDS, WISE COUNTY, TEXAS.
Reported Address:	124 CR 1635, CHICO, TX 76431

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee:	Wells Fargo Bank, NA
Mortgage Servicer:	Wells Fargo Bank, N. A.
Current Beneficiary:	Wells Fargo Bank, NA
Mortgage Servicer Address:	3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale:	Tuesday, the 3rd day of July, 2018
Time of Sale:	1:00PM or within three hours thereafter.
Place of Sale:	AT THE SOUTHEAST PORCH OF THE COURTHOUSE STEPS in Wise County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Wise County Commissioner's Court.
Substitute Trustee(s):	Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Doug Woodard, Kristie Alvarez, Julian Perrine, Patrick Zwiers, Kristopher Holub, Frederick Britton, Shawn Schiller, Tonya Washington, Irene Lindsay, Cary Corenblum, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, or Suzanne Suarez, any to act
Substitute Trustee Address:	14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Doug Woodard, Kristie Alvarez, Julian Perrine, Patrick Zwiers, Kristopher Holub, Frederick Britton, Shawn Schiller, Tonya Washington, Irene Lindsay, Cary Corenblum, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Doug Woodard, Kristie Alvarez, Julian Perrine, Patrick Zwiers, Kristopher Holub, Frederick Britton, Shawn Schiller, Tonya Washington, Irene Lindsay, Cary Corenblum, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, or Suzanne Suarez, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior

POSTED
AT 10:06 o'clock A M

MAY 03 2018

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

NOTICE OF FORECLOSURE SALE

Sarah Enochs

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

1. ***Property to Be Sold.*** The property to be sold is described as follows: LOT 19 AND LOT 20 AND THE EAST 10 FEET OF LOT 18, BLOCK 15, ORIGINAL TOWN OF BOYD, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 26, PAGE 288, DEED RECORDS, WISE COUNTY, TEXAS, BEING PART OF THE SAME TRACT OF LAND AS DEEDED TO STEVE GARSKE IN VOLUME 1205, PAGE 18, OFFICIAL RECORDS, WISE COUNTY, TEXAS.

2. ***Instrument to be Foreclosed.*** The instrument to be foreclosed is the Deed of Trust dated 01/25/2010 and recorded in Book 2121 Page 33 Document 2010-52500 real property records of Wise County, Texas.

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

Date:	07/03/2018
Time:	01:00 PM
Place:	Wise County Courthouse, Texas at the following location: THE SOUTHEAST PORCH AT THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER`S OFFICE or as designated by the County Commissioners Court.

4. ***Terms of Sale.*** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. ***Obligations Secured.*** The Deed of Trust executed by JEANETTE SNODGRASS AND WAYNE SNODGRASS, provides that it secures the payment of the indebtedness in the original principal amount of $153,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. REVERSE MORTGAGE SOLUTIONS, INC. is the current mortgagee of the note and deed of trust and REVERSE MORTGAGE SOLUTIONS, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is REVERSE MORTGAGE SOLUTIONS, INC. c/o REVERSE MORTGAGE SOLUTIONS, INC., 14405 Walters Road, Suite 200, Houston, TX 77014 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. ***Order to Foreclose.*** REVERSE MORTGAGE SOLUTIONS, INC. obtained a Order from the 271st District Court of Wise County on 04/03/2018 under Cause No. CV18-02-118. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. ***Substitute Trustee(s) Appointed to Conduct Sale.*** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER,GUY WIGGS, DAVID STOCKMAN, TIM LEWIS, MICHELLE SCHWARTZ, KATHY ARRINGTON OR MICHAEL W. ZIENTZ, Substitute Trustee to act under and by virtue of said Deed of Trust.

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

Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
✓ L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Tracey Midkiff, Attorney at Law
Marissa Sibal, Attorney at Law
Parkway Office Center, Suite 900

DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER,GUY WIGGS, DAVID STOCKMAN, TIM LEWIS, MICHELLE SCHWARTZ, KATHY ARRINGTON OR MICHAEL W. ZIENTZ
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
9/30/2015

Grantor(s)/Mortgagor(s):
JONATHAN APLING AND ANGEL APLING
HUSBAND AND WIFE

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

Current Beneficiary/Mortgagee:
Ditech Financial LLC

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 201510865

Property County:
WISE

Mortgage Servicer:
Ditech Financial LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
345 St. Peter Street,
St. Paul, MN 55102

Legal Description: LOT 30, BLOCK 14 SHALE CREEK, AN ADDITION IN WISE AND DENTON COUNTIES, TEXAS, ACCORDING TO THE PLAT THEREOF, RECORDED IN CABINET B, SLIDE 336 & 337, PLAT RECORDS, WISE COUNTY, TEXAS.

Date of Sale: 7/3/2018 **Earliest Time Sale Will Begin:** 1PM

Place of Sale of Property: Wise County Courthouse, 101 N. Trinity Street, Decatur, TX 76234 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): **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.**

Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Doug Woodard, Kristie Alvarez, Julian Perrine, Patrick Zwiers, Kristopher Holub, Frederick Britton, Shawn Schiller, Tonya Washington, Irene Lindsay, Cary Corenblum, Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington or Michelle Schwartz
or Cole D. Patton
or Deanna Segovia, Substitute Trustee
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075

POSTED
AT 4:30 o'clock P M
MAY 31 2018
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Vicky Gaona

MH File Number: TX-18-55591-POS
Loan Type: FHA