POSTED
AT 3:39 o'clock P M
NOV 10 2020
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Vicky Gaona DEPUTY

Notice of Trustee's Sale

Date: 11/10/2020

Original Lender: The Alvord 287 Joint Venture

Current Holder: The Alvord 287 Joint Venture

Mortgage Servicer: AFI Loan Servicing, LLC, NMLS No. 1577685

Mortgage Servicer's Address: 62 Main Street, Suite 300, Colleyville, Texas 76034

Note and Security Agreement:
A Promissory Note dated 5/27/2016 and being secured by a Deed of Trust of even date in the original amount of $30500 executed by George T Smith in favor of The Alvord 287 Joint Venture and being filed of record under Instrument Number 201605561, Real Property Records of Wise County, Texas.

Property: See Exhibit A

County: Wise

Date of Sale (first Tuesday of month): 12/1/2020

Time of Sale: 11:00:00 AM or within 3 hours of this time.

Place of Sale: Front door at southeast corner of courthoue or at place designated by the county commissioners.

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.

J. Michael Ferguson is Trustee under the Deed of Trust. Mortgage Servicer has appointed J. Michael Ferguson, Yvette Briseno, Lindsey Jackson as Trustees under the Deed of Trust. Mortgage Servicer has instructed Trustees to offer the Property for sale toward the satisfaction of the Note. This foreclosure is being administered by Mortgage Servicer. Mortgage Servicer is representing Mortgagee under a servicing agreement.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS

NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Notice is given that on the Date of Sale, Trustees will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

J. Michael Ferguson or
Yvette Briseno or
Lindsey Jackson
62 Main Street, Suite 310
Colleyville, Texas 76034
Phone (817) 267-1008
Email: legal@fnalegal.com
Trustee/Substitute Trustee

Certificate of Posting

My name is Lindsey Jackson and my address is c/o Ferguson & Associates, LLC, 62 Main Street, Suite 310, Colleyville, Texas 76034. I declare under penalty of perjury that on 11·10·20 I filed a Notice of Foreclosure with the office of the ~~Potter~~ Wise County Clerk and caused to be posted at the place designated for Foreclosure Sale Notices at the ~~Potter~~ Wise County Courthouse.

Dated: 11·10·20

Declarant's Signature: Lindsey Jackson

Declarant's Name: 11·10·20

Exhibit "A"

September 20, 1998

0530-0443

Tract 70

Field Notes For:

A 1.50 acre tract of land in the G. B. Buchanan Survey A-31,' Wise County, Texas and being part of a tract of land described in deed to The Alvord 287 Joint Venture recorded in Volume 796, Page 67 Deed Records, Wise County, Texas and being more particularly described as follows:

BEGINNING at an iron rod set in the south line of a sixty.foot road from which the southwest corner of said Joint Venture tract bears South 00°18'41" East 935.25 feet and South 89°41'19" West 3024.46 feet;

THENCE North 89°41'19" East with the south line of said road 151.80 feet to an iron rod set for corner;

THENCE South 00°18'41" East 432.78 feet to an iron rod set for corner;

THENCE South 89°41'19" West 101.29 feet to an iron rod set for corner;

THENCE North 74°45'54" West 52.43 feet to an iron rod set for corner;

THENCE North 00°18'41" West 418.73 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.

Patrick L. Walters
Registered Professional Land Surveyor

POSTED
AT 3:39 o'clock P M
NOV 10 2020
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Vicky Gaona

Notice of Trustee's Sale

Date: 11/10/2020

Original Lender: The Alvord 287 Joint Venture

Current Holder: The Alvord 287 Joint Venture

Mortgage Servicer: AFI Loan Servicing, LLC, NMLS No. 1577685

Mortgage Servicer's Address: 62 Main Street, Suite 300, Colleyville, Texas 76034

Note and Security Agreement:
A Promissory Note dated 5/16/2016 and being secured by a Deed of Trust of even date in the original amount of $30000 executed by Jose Guadalupe Vargas-Gonzalez and Brandi Nikole Vargas, Husband and Wife in favor of The Alvord 287 Joint Venture and being filed of record under Instrument Number 201605020, Real Property Records of Wise County, Texas.

Property: See Exhibit A

County: Wise

Date of Sale (first Tuesday of month): 12/1/2020

Time of Sale: 11:00:00 AM or within 3 hours of this time.

Place of Sale: Front door at southeast corner of courthouse or at place designated by the county commissioners.

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.

J. Michael Ferguson is Trustee under the Deed of Trust. Mortgage Servicer has appointed J. Michael Ferguson, Yvette Briseno, Lindsey Jackson as Trustees under the Deed of Trust. Mortgage Servicer has instructed Trustees to offer the Property for sale toward the satisfaction of the Note. This foreclosure is being administered by Mortgage Servicer. Mortgage Servicer is representing Mortgagee under a servicing agreement.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS

NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Notice is given that on the Date of Sale, Trustees will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

J. Michael Ferguson or
Yvette Briseno or
Lindsey Jackson
62 Main Street, Suite 310
Colleyville, Texas 76034
Phone (817) 267-1008
Email: legal@fnalegal.com
Trustee/Substitute Trustee

Certificate of Posting

My name is Lindsey Jackson and my address is c/o Ferguson & Associates, LLC, 62 Main Street, Suite 310, Colleyville, Texas 76034. I declare under penalty of perjury that on 11.10.20 I filed a Notice of Foreclosure with the office of the ~~Potter~~ Wise County Clerk and caused to be posted at the place designated for Foreclosure Sale Notices at the ~~Potter~~ Wise County Courthouse.

Dated: 11.10.20

Declarant's Signature: Lindsey Jackson
Declarant's Name: Lindsey Jackson

Tract 81

Field Notes For:

A 1.14 acre tract of land in the G. B. Buchanan Survey A-31, Wise County, Texas and 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 a sixty foot road from which the southeast corner of said Joint Venture tract bears North 89°41'19" East 824.25 feet and South 37°52'01" East 475.92 feet;

THENCE South 89°41'19" West with the the north line of a sixty foot road 94.93 feet to an iron rod set for the beginning of a 570.00 foot radius curve, the center of circle of said curve bears North 0°18'41" West;

THENCE Westerly along said curve through a central angle of 8°15'09" for an arc length of 82.10 feet;

THENCE North 00°18'41" West 294.31 feet to an iron rod set for corner;

THENCE South 74°45'54" East 84.92 feet to an iron rod set for corner;

THENCE North 89°41'19" East 94.93 feet to an iron rod set for corner;

THENCE South 00°18'41" East 277.45 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.

SELECT PORTFOLIO SERVICING, INC. (SPS)
BRANSCUM, RICHARD
113 PR 1311, BRIDGEPORT, TX 76426

CONVENTIONAL
Firm File Number: 20-036251

NOTICE OF TRUSTEE'S SALE

WHEREAS, on September 14, 2006, RICHARD BRANSCUM, WHO HOLDS TITLE AS RICHARD LIN BRANSCUM AND WIFE, CYNTHIA E. BRANSCUM, as Grantor(s), executed a Deed of Trust conveying to ROBERT F. FRAPPIER, as Trustee, the Real Estate hereinafter described, to U.S. BANK N.A. in payment of a debt therein described. The Deed of Trust was filed in the real property records of **WISE** COUNTY, TX and is recorded under Clerk's File/Instrument Number 394811 Volume 1731, Page 704, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, December 1, 2020** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of **Wise** county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Wise, State of Texas:

BEING THE WEST 1/2 OF LOT 9 IN BLOCK 2 OF PLEASANT VIEW ESTATES, AN ADDITION IN WISE COUNTY, TEXAS, ACCORDING TO THEPLAT THEREOF RECORDED IN CABINET A SLIDE 159, WISE COUNTY, TEXAS.

Property Address:	113 PR 1311 BRIDGEPORT, TX 76426
Mortgage Servicer:	SELECT PORTFOLIO SERVICING, INC.
Mortgagee:	U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR TOWD POINT MASTER FUNDING TRUST 2019-PM13 3217 S. DECKER LAKE DR. SALT LAKE CITY, UT 84119

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

SUBSTITUTE TRUSTEE
Kathy Arrington, Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis or Michelle Schwartz
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713) 462-2565

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 military service to the sender of this notice immediately.

POSTED
AT 10:20 o'clock A M

NOV 09 2020

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Kim Griffith DEPUTY
Kim Griffith

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WISE County
Deed of Trust Dated: July 28, 2000
Amount: $95,500.00
Grantor(s): CHERYL E DECRISCIO
Original Mortgagee: NORTH AMERICAN MORTGAGE COMPANY
Current Mortgagee: The Bank of New York Mellon, as indenture trustee, on behalf of the holders of the CSMC Trust 2010-16 Mortgage-Backed Notes and Certificates, Series 2010-16
Mortgagee Servicer and Address: c/o SELECT PORTFOLIO SERVICING, INC., 3217 South Decker Lake Drive, Salt Lake City, UT 84119
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
Recording Information: , Page 279791
Legal Description: SEE EXHIBIT A

Date of Sale: December 1, 2020 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.

AURORA CAMPOS OR JONATHAN HARRISON, RAMIRO CUEVAS, PATRICK ZWIERS, ANGIE USELTON, KRISTOPHER HOLUB, IRENE LINDSAY, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, BRENDA WIGGS, DENISE BOERNER, TIM LEWIS, MICHELLE SCHWARTZ, LISA BRUNO, DANA KAMIN, RONDA TYLER, JANET PINDER OR KATHY ARRINGTON 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 OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

KIM ELLEN LEWINSKI, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2020-000067

c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

POSTED
AT 10:07 o'clock A M

NOV 05 2020

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By DEPUTY

Sarah Enochs

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 590.334 acre tract of land out of the M.E.P. & P.R.R. Co. SURVEY, Abstract # 633, B.G. Brock Survey, Abstract # 131, P.P. Harding Survey, Abstract # 373, E.M. Thomasson Survey, Abstract #801, and the R.M. Thompson Survey, Abstract #1248, as conveyed to AP Land Investments Limited Partnership, Dee Ring, Inc., Sandra Sue Faust, the George and Jean Kaelber Trust, the Pepper Family Limited Partnership, and Jack Doege, in Volume 664, Page 238, Real Records, Wise County, Texas and this tract being described by metes and bounds as follows:

BEGINNING at a ½" iron pin set for the Southeast corner of the herein described tract and being South 89°38'04" East, 476.12 feet, North 00°49'41" East, 468.12 feet, South 89°38'04" East, 1744.43 feet and North 09°30'26" West, 637.69 feet, from the Southwest corner of said 590.334 acre tract;

THENCE South 80°29'34" West, a distance of 435.60 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 09°30'26" West, along said East Right-of-Way line, a distance of 200.00 feet, to a ½" iron pin set for the Northwest corner of the herein described tract;

THENCE North 80°29'34" East, a distance of 435.60 feet, to a ½" iron pin set for the Northeast corner of the herein described tract;

THENCE South 09°30'26" East, a distance of 200.00 feet, to the POINT OF BEGINNING and containing 2.000 acres of land.

SAID 2.000 ACRE TRACT ALSO BEING KNOWN AS
TRACT 221, THE HILLS OF OLIVER CREEK, PHASE II,
AN UNRECORDED SUBDIVISION IN WISE COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

STATE OF TEXAS COPY KNOW ALL MEN BY THESE PRESENTS

COUNTY OF Wise

WHEREAS, on **December 2, 1996, Rosalinda Naranjo,** as grantor(s) executed a Deed of Trust, conveying 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 20, Coyote Ridge, Phase I, more specifically described in Exhibit A attached hereto and made a part hereof for all intents and purposes,** to secure payment of one certain Real Estate Note in the amount of, **$25,000.00** (the note), the Deed of Trust being recorded in Deed Records, **Wise County**, Texas, in **Volume 693, Page 695.** 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 Limited 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 December, 2020 at the **Wise County Courthouse, Decatur, Texas.** The same being **December 1, 2020, At the southeast door of the Wise County Courthouse, Decatur, Texas.**

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

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS 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 September 1, 2020.

Emory Russell
Substitute Trustee

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

POSTED
AT 9:28 o'clock A M

NOV 03 2020

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

Sarah Enochs

CE20 Exhibit A

FIELD NOTES
3.190 ACRES

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, 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 McMurdy 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 N 79° 25' 38" E, 1244.29 feet with said Road to an iron rod set for the POINT OF BEGINNING;

THENCE N 79° 25' 38" E, 15.00 feet with said Road to an iron rod set for corner;

THENCE S 10° 34' 22" E, 930.00 feet to an iron rod set for corner;

THENCE S 79° 25' 38" W, 179.63 feet to an iron rod set for corner;

THENCE S 10° 34' 22" E, 624.23 feet to an iron rod set for corner;

THENCE S 56° 32' 32" W, 196.32 feet to an iron rod set for corner;

THENCE N 10° 34' 22" W, 715.57 feet to an iron rod set for corner;

THENCE N 79° 25' 38" E, 345.50 feet to an iron rod set for corner;

THENCE N 10° 34' 22" W, 915.00 feet to the PLACE OF BEGINNING and containing 3.190 acres of land.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

STATE OF TEXAS

COPY

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF Wise

WHEREAS, on **December 8, 2009, Angela Bennet,** as grantor(s) executed a Deed of Trust, conveying to Kristi K. Frazier Special Needs Trust, transferred by Assignment of Lien to **KKF Supplemental 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 14, Cottondale, 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, **$26,942.40** (the note), the Deed of Trust being recorded in Deed Records, **Wise County**, Texas, in **Volume 2114, Page 845.** 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 **KKF Supplemental 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 **Substitute Trustee** as aforesaid, does hereby give notice that after due publication of this notice as required by law and the Deed of Trust, will sell the Property at Public Venue to the highest bidder, or bidders, for cash, at a time no earlier than **10:00 a.m.** and not later than **1:00 p.m.** on the first Tuesday in December, 2020 at the **Wise County Courthouse, Decatur, Texas.** The same being **December 1, 2020, At the southeast entrance of the Wise County Courthouse, 101 N. Trinity, in the City of Decatur, Texas.**

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

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS 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 November 3, 2020.

Emory Russell

Emory Russell
Substitute Trustee

After Filing Return To:
KKF Supplemental Trust
8659 White Settlement Rd.
Fort Worth, Texas 76108

POSTED
AT 9:32 o'clock A M

NOV 03 2020

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

Sarah Enochs

EXHIBIT "A"

BEING a 5.000 acre tract of land out of Block 73, LOWER MATAGORDA SCHOOL LAND SURVEY, ABSTRACT NO. 534, situated in Wise County, Texas, and being a portion of that certain 156.267 acre tract of land in said survey, as conveyed to Audra Frazier, Trustee, in Volume 566, Page 8, Real Records, Wise County, Texas, and this tract being described by metes and bounds as follows:

BEGINNING at a ½" iron pin set in the occupied East right of way line of a North-South county road for the Northwest corner of the herein described tract, and said iron pin being South 89°42'18" East, 30.00 feet and South 00°35'08" West, 897.16 feet from the Northwest corner of said Frazier tract;

THENCE South 89°42'18" East a distance of 971.07 feet to a ½" iron pin set for the Northeast corner of the herein described tract;

THENCE South 00°35'08" West a distance of 224.29 feet to a ½" iron pin set for the Southeast corner of the herein described tract;

THENCE North 89°42'18" West a distance of 971.07 feet to a ½" iron pin set in the East right of way line of said county road for the Southwest corner of the herein described tract;

THENCE North 00°35'08" East along the East right of way line of said county road, a distance of 224.29 feet to the POINT OF BEGINNING, and containing 5.000 acres of land.

(AKA LOT 14, COTTONDALE ESTATES, an unrecorded subdivision situated 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 **September 13, 2012, Joseph Randolph Nixon,** as grantor(s) executed a deed of trust to Kristi K. Frazier Special Needs Trust, transferred by Assignment of Lien to **KKF Supplemental 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 68, Coyote Ridge, Phase II-A, Wise County, Texas, 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 **$31,000.00** (the note), the Deed of Trust being recorded in **Volume 2394, Page 190,** 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 **KKF Supplemental 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 **December, 2020** at the **Wise County Courthouse, Decatur, Texas.** The same being **December 1, 2020, 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 **November 3, 2020.**

Emory Russell

Emory Russell, Trustee

After Filing Return To:
KKF Supplemental Trust
8659 White Settlement Rd.
Fort Worth, Texas 76108

POSTED
AT 9:32 o'clock A M

NOV 03 2020

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

EXHIBIT "A"

Being a 2.000 acre tract of land out of 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 ½" iron pin set for the southwest corner of the herein described tract and being North 89°20'15" West, 1178.00 feet, North 00°49'41" East 664.48 feet, North 89°10'19" West 1149.50 feet and North 00°49'41" East, 959.58 feet, from the most easterly southeast corner of said 350.066 acre tract;

THENCE North 00°49'41" East, a distance of 159.93 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 544.75 feet, to a ½" iron pin set in the west right-of-way line of Ridge Trail, a 60' private road, for the northeast corner of the herein described tract;

THENCE South 00°49'41" West, along the said west right-of-way line, a distance of 159.93 feet, to a ½" iron pin set for the southeast corner of the herein described tract;

THENCE North 89°10'19" West, a distance of 544.75 feet, to the POINT OF BEGINNING and containing 2.000 acres of land.

SAID 2.000 ACRE TRACT ALSO BEING KNOWN AS TRACT 68, COYOTE RIDGE, PHASE II-A, AN UNRECORDED SUBDIVISION IN WISE COUNTY, TEXAS.

FILED
AT 10:50 o'clock A M

OCT 29 2020

CORRINE STEWART COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Vicky Gaona

C&M No. 44-20-0799/ FILE NOS

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF 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. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated October 24, 2003 and recorded under Vol. 1363, Page 691, or Clerk's File No. 339665, in the real property records of WISE County Texas, with Gary McDaniel as Grantor(s) and Ameriquest Mortgage Company as Original Mortgagee.

Deed of Trust executed by Gary McDaniel securing payment of the indebtedness in the original principal amount of $276,000.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Gary McDaniel. U.S. Bank National Association, not in its individual capacity, but solely as Trustee for NRZ Pass-Through Trust VII (NPL) is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Fay Servicing, LLC is acting as the Mortgage Servicer for the Mortgagee. Fay Servicing, LLC, is representing the Mortgagee, whose address is: 1601 LBJ Freeway, Suite 150, Farmers Branch, TX 75234.

Legal Description:
BEING A 4.99 ACRE TRACT IN BLOCK 16, MATAGORDA COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 535, WISE COUNTY, TEXAS, AND ALSO BEING ALL OF A CERTAIN CALLED 4.994 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 729, PAGE 888, REAL RECORDS, WISE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSE

SALE INFORMATION

Date of Sale: 12/01/2020 **Earliest Time Sale Will Begin: 1:00 PM**

Location of Sale: **The place of the sale shall be: WISE** County Courthouse, Texas at the following location: On the southeast porch of the Wise County Courthouse steps, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.***

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.

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, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE Denise Boerner, Brenda Wiggs, Donna Stockman, Guy Wiggs, David Stockman, Tim Lewis, Michelle Schwartz, Kathy Arrington, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ServiceLink Agency Sales And Posting, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on 10/26/2020.

/s/ Nicole M. Bartee SBOT No. 24001674, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by:_____

Printed Name: _____

C&M No. 44-20-0799

EXHIBIT "A"

BEING a 4.99 acre tract in Block 16, MATAGORDA COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 535, Wise County, Texas, and also being all of a certain called 4.994 acre tract described in instrument recorded in Volume 729, Page 888, Real Records, Wise County, Texas and being described by metes and bounds as follows;

BEGINNING at a ½" iron rod found in the North ROW of County Road # 3336 for the Southwest corner of said 4.994 acre tract; THENCE North 00° 04' 21" East with the West line of said 4.994 acre tract a distance of 512.29 feet to a ½" iron rod found for the Northwest corner of said 4.994 acre tract;

THENCE South 69° 57' 31" East with the North line of said 4.994 acre tract a distance of 283.30 feet to a 1/2" iron rod found for corner;

THENCE South 00° 07' 01" West a distance of 28.62 feet to a ½" rod found for an ell corner of said 4.994 acre tract;

THENCE South 89° 55' 30" East with a North line of said 4.994 acre tract a distance of 105.29 feet to PK Nail set for a corner in County Road #3331;

THENCE South 00° 04' 33" West with the East line of said 4.994 acre tract a distance of 482.67 feet to a PK Nail set in said County Road #3331;

THENCE South 69° 58' 23" West with the South line of said 4.994 acre tract and the said North ROW a distance of 433.54 feet to the POINT of BEGINNING and containing 4.99 acres of land, more or less.