POSTED
AT 3:52 o'clock P M

MAY 16 2017

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

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
§
COUNTY OF WISE §

WHEREAS, on or about August 6, 2013, a Notice of Lien was filed in the Deed Records of Wise County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Lynette Allyson Butureza, the present owner of said real property, to Chisholm Springs Homeowners Association (the "Association"); and

WHEREAS, the said Lynette Allyson Butureza has continued to default in the payment of its/his/her/their indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association;

NOW, THEREFORE, notice is hereby given that on Tuesday, June 6, 2017, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate At the steps of the South East Corner of the Wise County Court House, 101-1/2 N. Trinity, Decatur, Wise County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 1:00 o'clock p.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

> Lot 8R, Block H, of Chisholm Springs Subdivision ("Chisholm Springs Subdivision'), as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (117 Outfitters Court)

WITNESS my hand this 12 day of May, 2017

CHISHOLM SPRINGS HOMEOWNERS ASSOCIATION

By: Jason R. Reed

Jason R. Reed, Substitute Trustee
Riddle & Williams, P.C.
3710 Rawlins Street, Suite 1400
Dallas, Texas 75219

The within notice was posted by me on the 16 day of May, 2017, at the Wise County Courthouse in Wise, Texas.

1030-49749

Exhibit "A"

Lot Eight R (8R), Block H, of Chisholm Springs Subdivision ('Chisholm Springs Subdivision'), located in Wise County, Texas, according to the map or plat thereof recorded in Cabinet C, Slide(s) 177-179, (refiled in Cabinet C, Slide (s) 184-186), Map Records of Wise County, Texas. Together with the Ridge of Ingress and Egress over and across Lot 1R, Block A, Chisholm Spring Subdivision, ("Chisholm Springs Subdivision"), located in Wise County, Texas, according to the map or plat thereof recorded in Cabinet C, Slide(s) 177-179, (refiled in Cabinet C, Slide(s) 184-186), (re-platted in Cabinet C, Slide(s) 271-272 as to portions of Block F) in the Map Records of Wise County, Texas

POSTED
AT 2:37 o'clock M

Sarah Enochs

MAY 16 2017

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By DEPUTY

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 December 17, 2003, and recorded in Volume 1372, Page 80, Real Property Records, Wise County, Texas (the "Deed of Trust"), Diane Buck ("Grantor"), conveyed to Danny Scarbrough and/or Craig Smith, as Trustee for The First National Bank of Jacksboro, as Beneficiary ("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 that one certain Real Estate Lien Note dated December 17, 2003, in the original principal amount of $165,750.00, executed by Grantor and made payable to the order of Beneficiary (the "Note"); and

WHEREAS, LegacyTexas Bank ("Current Beneficiary"), is the successor-in-interest to Viewpoint Bank, which is the successor-in-interest to Beneficiary, and Current Beneficiary is the current owner and holder of the Note and the Deed of Trust;

WHEREAS, the Note and Deed of Trust were modified, renewed and extended by that one certain Modification, Renewal and Extension Agreement effective December 27, 2005, recorded in Volume 1633, Page 200, Real Property Records, Wise County, Texas, and by that one certain Modification, Renewal and Extension Agreement effective January 14, 2008, recorded as Instrument No. 2008-19217, Real Property Records, Wise County, Texas, and that one certain Modification, Renewal and Extension Agreement effective January 13, 2010, recorded as Instrument 2010-52426, Real Property Records, Wise County, Texas, and by that one certain Loan Modification Agreement dated February 13, 2012, recorded as Instrument No. 2012-2711, Real Property Records, Wise County, Texas (collectively, the "Modifications") (the Modifications and the Note are hereinafter collectively referred to as 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, Danny Scarbrough and/or Craig Smith, 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 were appointed as Substitute Trustee in the place and stead of

the said Danny Scarbrough and/or Craig Smith, said removal and appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, Current 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, as acting Substitute Trustee, to sell the Property to satisfy the indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 6th day of June, 2017, 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 will sell the Property at public auction at the southeast corner of the Wise County Courthouse located at 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 Current Beneficiary to have its bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. Said sale will begin no earlier than 10:00 A.M. and no later than three hours after that time.

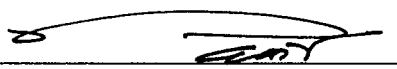
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES, IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE 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 16th day of May, 2017.

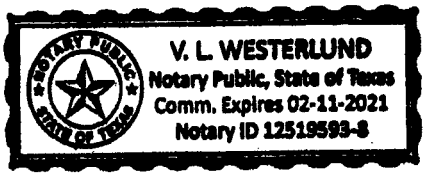
SUBSTITUTE TRUSTEE:



Matthew T. Taplett

STATE OF TEXAS §
§
COUNTY OF TARRANT §

This instrument was acknowledged before me on the 16th day of May, 2017, 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.



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

NAME, ADDRESS AND TELEPHONE NUMBER OF MORTGAGEE:

Mr. Michael D. Jones
LegacyTexas Bank
3100 W. 7th Street, Suite 120
Fort Worth, TX 76107
(817) 287-5745

NAME, ADDRESS AND PHONE NUMBER OF SUBSTITUTE TRUSTEE:

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

EXHIBIT A

Lot 42, Block 7, Unit 4, Runaway Bay, a subdivision in Wise County, Texas, according to the plat recorded in Cabinet A, Section 412, Plat Records, Wise County, Texas.

Notice of Foreclosure Sale

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

POSTED
AT 1:08 o'clock P M
MAY 16 2017 Sarah Enochs
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By DEPUTY

Foreclosure Sale:

Date:	Tuesday, June 6, 2017
Time:	The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; **the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter**.
Place:	101 ½ N Trinity Street, City of Decatur, Wise County, Texas, at the door of the first floor in the southeast corner of the Wise County Courthouse.
Terms of Sale:	The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

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

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

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

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

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code (the "Code").

Pursuant to section 51.009 of the Code, the Property will be sold **"AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust**. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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

IN WITNESS WHEREOF this Notice of Foreclosure Sale has been executed on this the 16th day of May, 2017.

Austin Mercer

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was ACKNOWLEDGED before me on May 16th, 2017, by Austin Mercer, Substitute Trustee, who acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

ROSA D. GRIFFIN
Notary Public, State of Texas
Comm. Expires 12-03-2017
Notary ID 3209245

My Commission Expires

Notary Public in and for the
State of Texas

Rosa D. Griffin
Printed Name

Exhibit A

Legal Description

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

540 HUNTER TRL
BRIDGEPORT, TX 76426

00000006497671

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

   Date: June 06, 2017

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

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

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

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

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

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

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

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

Donna Stockman

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

Certificate of Posting

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

_____
Declarants Name:_____
Date:_____

POSTED

[redacted]

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

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

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

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

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

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

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

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

NOTICE OF FORECLOSURE 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 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: BEING LOT 9 IN BLOCK D OF SHERWOOD FOREST SUBDIVISION NO. TWO, AN ADDITION TO THE CITY OF BRIDGEPORT, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 73, PLAT RECORDS, WISE COUNTY, TEXAS.

2. ***Instrument to be Foreclosed.*** The instrument to be foreclosed is the Deed of Trust dated 07/17/2006 and recorded in Book OR 1713 Page 695 Document 392125 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:	06/06/2017
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 CHARLES ARTHUR JOWELL JR AND BETTY JANE JOWELL, provides that it secures the payment of the indebtedness in the original principal amount of $236,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. BANK N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF MASTR ASSET BACKED SECURITIES TRUST 2006-AM3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AM3 is the current mortgagee of the note and deed of trust and OCWEN LOAN SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. BANK N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF MASTR ASSET BACKED SECURITIES TRUST 2006-AM3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AM3 c/o OCWEN LOAN SERVICING, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. ***Order to Foreclose.*** U.S. BANK N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF MASTR ASSET BACKED SECURITIES TRUST 2006-AM3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AM3 obtained a Order from the 271st District Court of Wise County on 04/18/2017 under Cause No. CV17-02-154. 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 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

DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER,GUY WIGGS, DAVID STOCKMAN, TIM LEWIS, MICHELLE SCHWARTZ OR MICHAEL W. ZIENTZ

POSTED

POSTED
AT 4:27 o'clock P M

MAY 15 2017

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

C&S No. 44-16-2555 / FHA / Yes
Cenlar FSB

NOTICE OF TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: October 22, 2015

Grantor(s): Lance Haarmeyer and Brittany Haarmeyer, husband and wife

Original Trustee: Van Shaw

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Southwest Funding, LP, its successors and assigns

Recording Information: Clerk's File No. 201510635, in the Official Public Records of WISE County, Texas.

Current Mortgagee: AmeriHome Mortgage Company, LLC

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

Date of Sale: 06/06/2017 **Earliest Time Sale Will Begin:** 1:00 PM

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

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

Legal Description:
BEING A 22.00 ACRE TRACT OF LAND OUT OF BLOCK 75 AND BLOCK 76, VAN ZANDT COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 1182, WISE COUNTY, TEXAS, SAID TRACT BEING A PORTION OF THAT CERTAIN TRACT OF LAND RECORDED IN A DEED OF TRUST IN VOLUME 1422, PAGE 592, OFFICIAL RECORDS, WISE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the **WISE** County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

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

Donna Stockman

Denise Boerner as Substitute Trustee, Donna Stockman as Successor Substitute Trustee, David Stockman as Successor Substitute Trustee, Tim Lewis as Successor Substitute Trustee, Guy Wiggs as Successor Substitute Trustee, Brenda Wiggs as Successor Substitute Trustee, Aurora Campos as Successor Substitute Trustee, Ramiro Cuevas as Successor Substitute Trustee, Markcos Pineda as Successor Substitute Trustee, Michelle Schwartz as Successor Substitute Trustee, Jonathan Harrison as Successor Substitute Trustee, Dann Porter as Successor Substitute Trustee, Doug Woodard as Successor Substitute Trustee, Kristie Alvarez as Successor Substitute Trustee, Julian Perrine as Successor Substitute Trustee, Matt Hansen as Successor Substitute Trustee, Chris Demarest as Successor Substitute Trustee, Patrick Zwiers as Successor Substitute Trustee, Kristopher Holub as Successor Substitute Trustee, Frederick Britton as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee

4620200

EXHIBIT "A"

Being a 22.00 acre tract of land out of BLOCK 75 and BLOCK 76, VAN ZANDT COUNTY SCHOOL LAND SURVEY, Abstract No. 1182, Wise County, Texas, said tract being a portion of that certain tract of land recorded in a Deed of Trust in Volume 1422, Page 592, Official Records, Wise County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found for the Southeast corner of said Volume 1422, Page 592, O.R.W.C.T., same being in the North line of Volume 383, Page 702, R.R.W.C.T;

THENCE S 86°44'34" W, with the North line of said Volume 383, Page 702, 982.24 feet to a ½" iron rod found;

THENCE S 87°11'24" W, continuing with the North line of said Volume 383, Page 702, 512.30 feet to a 2" steel fence post in the East line of C.R. No. 3381;

THENCE N 00°13'15" E, with the East line of said road, 708.12 feet to a ½" capped iron #2023 set;

THENCE N 84°37'04" E, 723.41 feet to a ½" capped iron #2023 set;

THENCE S 68°29'10" E, 832.46 feet to a ½" capped iron #2023 set in the West line of Volume 474, Page 590, R.R.W.C.T.;

THENCE S 00°44'40" W, with the West line of said Volume 474, Page 590, R.R.W.C.T., 389.79 feet to the **POINT OF BEGINNING** and containing 22.00 acres of land.

POSTED
AT 4:37 o'clock P M

MAY 15 2017

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

Sarah Enochs

SPECIALIZED LOAN SERVICING LLC (SPZ)
LILES, EDDIE
1119 COUNTY RD 2395, ALVORD, TX 76225

CONVENTIONAL
Firm File Number: 17-027161

NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 20, 2002, EDDIE S. LILES, A SINGLE PERSON, as Grantor(s), executed a Deed of Trust conveying to DON W. LEDBETTER, as Trustee, the Real Estate hereinafter described, to SEBRING CAPITAL CORPORATION 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 305920 Volume 1147, Page 612, 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, **June 6, 2017** 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, I 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:

SEE EXHIBIT A

Property Address:	1119 COUNTY RD 2395 ALVORD, TX 76225
Mortgage Servicer:	SPECIALIZED LOAN SERVICING LLC
Noteholder:	THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS THROUGH CERTIFICATES SERIES 2002-KS4 8742 LUCENT BLVD SUITE 300 HIGHLANDS RANCH, COLORADO 80129

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

Donna Stockman

SUBSTITUTE TRUSTEE
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.

EXHIBIT "A"

BEING a 10.97 acre tract in the JOSEPH LUCE SURVEY, ABSTRACT NO. 498, Wise County, Texas, also being part of a certain called 38 acre tract (Second Tract) described in instrument recorded in Volume 356, Page 33, Deed Records, Wise County, Texas, and this part being described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped Steadham RPLS #4281 found in the West line of said 38 acre tract for the Southwest corner of Lot 1, Block 1, Byers Addition, being a subdivision in Wise County, Texas, according to the plat recorded in Plat Cabinet B, Section 168, Plat Records, Wise County, Texas, said point also being in the East right of way of County Road 2395; THENCE North 89°26'09" East with the South line of said Lot 1 a distance of 1004.96 feet to a 1/2" iron rod with a yellow plastic cap stamped Steadham RPLS #4281 set for a corner;

THENCE North 01°39'44" East a distance of 254.63 feet to a 1/2" iron rod with a yellow plastic cap stamped Steadham RPLS #4281 set for a corner;

THENCE South 87°28'08" East a distance of 216.03 feet to a 1/2" iron rod with a yellow plastic cap stamped Steadham RPLS #4281 set for a corner;

THENCE South 00°00'00" East a distance of 492.70 feet to a 1/2" iron rod with a yellow plastic cap stamped Steadham RPLS #4281 set for a corner;

THENCE South 83°53'42" West a distance of 284.98 feet to a 2" steel fence post found for a corner;

THENCE South 77°20'48" West a distance of 536.97 feet to an 18" oak tree found for a corner;

THENCE South 83°13'17" West a distance of 423.78 feet to a 1/2" iron rod with a yellow plastic cap stamped Steadham RPLS #4281 set in the West line of said 38 acre tract and in said right of way for a corner;

THENCE North 00°00'00" West with the West line of said 38 acre tract and with said right of way a distance of 435.78 feet to the POINT OF BEGINNING and containing 10.97 acres of land.

POSTED
AT 12:04 o'clock P M

MAY 15 2017

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

Sarah Enochs

Notice of Substitute Trustee's Sale

Date: May 11, 2017

Substitute Trustee: Mike Lester

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

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

Note: $28,000.00

Deed of Trust

Date: July 24, 2014

Grantor: Jason Downs and Ashley Nemec

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

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

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

County: Wise

Date of Sale (first Tuesday of month): June 6, 2017

Time of Sale: 10:00 a.m.

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

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

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

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter.



Mike Lester

POSTED
AT 4:01 o'clock P M

MAY 12 2017

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By DEPUTY

Sarah Enochs

Notice of Foreclosure Sale

May 3, 2017

Deed of Trust ("Deed of Trust"):

Dated:	September 1, 2010
Grantor:	Frederico Baeza and Maria Moreno
Trustee:	McAlister & Garcia, Substitute Trustee
Lender:	Paula Whitley, Doug Angell, and Jennifer Angell
Recorded in:	Document Number 2011-3607 of the real property records of Wise County, Texas
Legal Description:	Lot 65, Block 2, Chisholm Hills, Phase III, an Addition to the City of Fairview, Wise County, Texas, according to plat recorded in Cabinet B, page 440, 441 Plat Records, Wise County, Texas.
Secures:	PROMISSORY NOTE ("Note") in the original principal amount of $49,500.00, executed by Frederico Baeza and Maria Moreno ("Borrower") and payable to the order of Lender.

Foreclosure Sale:

Date:	Tuesday, June 6, 2017
Time:	The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10 A.M. and not later than three hours thereafter.
Place:	The base of the courthouse steps on the east side of the Wise County Courthouse or as designated by the county commissioners.
Terms of Sale:	The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Paula Whitley, Doug Angell, and Jennifer Angell's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Paula Whitley, Doug Angell, and

Jennifer Angell, the owners and holders of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Paula Whitley, Doug Angell, and Jennifer Angell's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Paula Whitley, Doug Angell, and Jennifer Angell's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

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

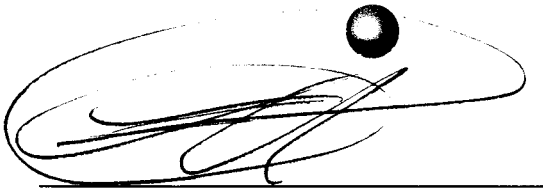
If Paula Whitley, Doug Angell, and Jennifer Angell pass the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Paula Whitley, Doug Angell, and Jennifer Angell. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by 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.



Martin A. Garcia, for the firm
2800 S. Hulen St., Suite 210
Fort Worth, TX 76109
Telephone (817) 335-5455
Telecopier (817) 335-7110

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
9/20/1999

Grantor(s)/Mortgagor(s):
DEBORAH M. LEADER

Original Beneficiary/Mortgagee:
HILLS OF BRIAR OAKS L.L.P

Current Beneficiary/Mortgagee:
M&T Bank

Recorded in:
Volume: 905
Page: 878
Instrument No: 264956

Property County:
WISE

Mortgage Servicer:
M&T Bank is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Fountain Plaza, Buffalo, NY 14203

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Date of Sale: 6/6/2017 **Earliest Time Sale Will Begin:** 1:00PM

Place of Sale of Property: THE SOUTEAST PORCH AT THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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

Notice Pursuant to Tex. Prop. Code § 51.002(i): **Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

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

POSTED
AT 11:47 o'clock A M
MAY 11 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Vicky Gaona

MH File Number: TX-13-19577-FC
Loan Type: Conventional Residential

TX-13-19577-FC

EXHIBIT "A"

BEING a 1.000 acre tract of land and being a portion of that certain 210 acre tract of land conveyed to B.B. Daniel and Pauline Daniel according to the deed recorded in Volume 162, Page 154, Deed Records of Wise County, Texas and being in the M.E.P. & P.R.R. COMPANY SURVEY, SECTION 15, ABSTRACT NUMBER 617, Wise County, Texas and being more particularly described as follows:

COMMENCING at a ½" iron rod found for corner and being the northwest corner of Lot 63, Block 2, THE HILLS OF BRIAR OAKS, PHASE ONE, according to the plat recorded in Cabinet B, Slide 468, Plat Records of Wise County, Texas; Thence, North 00 degrees 12 minutes 29 seconds West, along the east line of Briar Oaks Drive, a private road, 290.40 feet to a ½" iron rod found for corner, Thence, North 89 degrees 47 minutes 31 seconds East, along the south line of Prairie Grass Drive, a private rod, 300.00 feet to the POINT OF BEGINNING;

THENCE North 89 degrees 47 minutes 31 seconds East, continuing along the south line of said Prairie Grass Drive. 150.00 feet to a ½" iron rod set for corner;

THENCE South 00 degrees 12 minute 29 seconds East, 290.40 feet to a ½" iron rod set for corner, said iron rod being in the north line of Lot 61, Block 2, said Hills of Briar Oaks - Phase One;

THENCE South 89 degrees 47 minutes 31 seconds West, along the north line of said Lot 61, 150.00 feet to a ½" iron rod set for corner;

THENCE North 00 degrees 12 minutes 29 seconds West, 290.40 feet to the POINT OF BEGINNING.

The tract of land herein described contains 1.000 acres of land.

SAID 1.0 ACRE TRACT ALSO BEING KNOWN AS
LOT 3, BLOCK 2, THE HILLS OF BRIAR OAKS, PHASE 3,
AN UNRECORDED SUBDIVISION IN WISE COUNTY, TEXAS.

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
11/15/2005

Grantor(s)/Mortgagor(s):
JOE M. WALKER A/K/A JOE WALKER AND SHANNON R. WALKER, HUSBAND AND WIFE

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR INDYMAC BANK, F.S.B., A FEDERALLY CHARTERED SAVINGS BANK, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America

Recorded in:
Volume: 1622
Page: 1
Instrument No: 379023

Property County:
WISE

Mortgage Servicer:
Seterus, Inc. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
14523 SW Millikan Way, Suite 200, Beaverton, OR 97005

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

Date of Sale: 6/6/2017 **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): **Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

Donna Stockman

Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Patrick Zwiers, Kristopher Holub, Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Michelle Schwartz
or Cole D. Patton
or Denny Tedrow
McCARTHY & HOLTHUS, LLP
ATTN: SALES
1255 West 15th Street, Suite 1060
Plano, TX 75075

POSTED
AT 11:48 o'clock A M
MAY 11 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Vicky Gaona

MH File Number: TX-17-33087-POS
Loan Type: Conventional Residential

TX-17-33087-POS

EXHIBIT "A"

4.993 acres situated in and being a portion of the NORTHEAST ¼ OF SECTION 31, M.E.P. & P. RAILROAD COMPANY SURVEY, ABSTRACT NO. 615, Wise County, Texas and being that certain tract of land conveyed to Joe M. Walker et ux Shannon R. Walker by deed recorded in Volume 1042, Page 727, Official Records, Wise County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron found, said iron being called by deed to be, N. 88°47'05" W, 1372.91 feet and S. 89°48'37" W, 783.34 feet from the southeast corner of said Northeast ¼ of Section 31;

THENCE S 89°49'55" W, 505.17 feet to a ½" iron found in the east line of Hamm Road;

THENCE N 00°05'13" E, with the east line of said Hamm Road, 431.30 feet to a ½" iron set in the south line of County Road No. 4886;

THENCE N 89°59'12" E, with the south line of said County Road No. 4886, 504.94 feet to a ½" iron found;

THENCE S 00°03'24" W, 429.93 feet to the POINT OF BEGINNING and containing 4.993 acres of land.

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 **July 23, 2015, Michael Cravens,** 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 91, Hills of Oliver Creek, 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 **$36,250.00** (the note), the Deed of Trust being recorded in **Instrument Number 201507596**, 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 **June, 2017** at the **Wise County Courthouse, Decatur, Texas.** The same being **June 6, 2017, 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 **May 2, 2017.**

Emory Russell
Emory Russell, Trustee

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

POSTED
AT 9:39 o'clock A M

MAY 02 2017

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

EXHIBIT "A"

Being a 3.549 acre tract of land out of the P.P. Harding Survey, Abstract #373, 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 point in Oliver Creek for the southeast corner of the herein described tract, and being North 85° 01′ 54" West, 135.72 feet, South 73° 59′ 08" West, 193.76 feet, South 83° 48′ 24" West, 274.06 feet, North 78° 32′ 41" West, 331.48 feet, South 84° 42′ 34" West, 431.68 feet, North 89° 01′ 58" West, 624.70 feet, South 65° 27′ 24" West, 601.23 feet and North 63° 06′ 38" West, 145.71 feet, from the most easterly southeast corner of said 590.334 acre tract;
THENCE North 63° 06′ 38" West, along said creek, a distance of 149.38 feet, to a point for corner;
THENCE South 69° 20′ 48" West, continuing along said creek, a distance of 168.35 feet, to a point for corner, a 1/2" iron pin set, bears North 00° 06′ 05" West, 82.45 feet;
THENCE North 00° 06′ 05" West, at 82.45 feet, passing a 1/2" iron pin set, in all a distance of 692.91 feet, to a 1/2" iron pin set in the south right-of-way line of a proposed 60′ private road and being the beginning of a non-tangent curve to the left, having a radius of 830.00 feet;
THENCE along said south right-of-way line, along said curve to the left, an arc distance of 133.45 feet to a 1/2" iron pin set, for end of said curve and then North 80° 41′ 10" East, a distance of 41.79 feet, to a 1/2" iron pin set for corner;
THENCE South 09° 18′ 50" East, at 618.72 feet, passing a 1/2" iron pin set, in all a distance of 728.39 feet to the Point of Beginning and containing 3.549 acres of land.

(ALSO KNOWN AS - LOT 91, HILLS OF OLIVER CREEK, AN UNRECORDED SUBDIVISION.)

POSTED
AT 8:56 o'clock A M

APR 10 2017

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

[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#: 17-18437

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 1/20/2009, MICHAEL TRAMMELL, JOINED HEREIN PRO FORMA BY HIS SPOUSE, ANGELA TRAMMELL, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of SCOTT R. VALBY, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. FOR UNIVERSAL AMERICAN MORTGAGE COMPANY, LLC, A FLORIDA LIMITED LIABILITY, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of $157,865.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. FOR UNIVERSAL AMERICAN MORTGAGE COMPANY, LLC, A FLORIDA LIMITED LIABILITY, which Deed of Trust is Recorded on 1/30/2009 as Volume 2009-37058, Book , Page , and Under Loan Modification recorded 5/22/2015 IN INSTRUMENT NO. 201504768 MODIFYING AMOUNT AND MATURITY DATE, NEW AMOUNT $195,276.36, NEW MATURITY DATE 12/01/2044. in Wise County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

LOT 24, BLOCK 21, SHALE CREEK, AN ADDITION IN WISE AND DENTON COUNTIES, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDE 336, MAP/PLAT RECORDS, WISE COUNTY, TEXAS.

Commonly known as: **12812 CARPENTER LANE, RHOME, TX 76078**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Donna Stockman, Brenda Wiggs, Denise Boerner, David Stockman, Tim Lewis, Guy Wiggs, 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.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on TUESDAY, **6/6/2017** at **1:00 PM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **Wise** County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **The Southeast porch of the courthouse steps**
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.

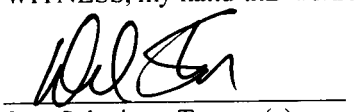
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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 4/5/2017



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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WISE County
Deed of Trust Dated: November 17, 2006
Amount: $720,000.00
Grantor(s): JUSTIN MCWILLIAMS and TONI MCWILLIAMS

Original Mortgagee: WASHINGTON MUTUAL BANK
Current Mortgagee: Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of WaMu Asset-Backed Certificates WaMu Series 2007-HE1 Trust

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: Document No. 2007-4784

Legal Description: SEE EXHIBIT A

Date of Sale: June 6, 2017 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the WISE County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

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

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

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

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

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

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

KB

KRISTEN BATES, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2014-021316

Donna Stockman

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

POSTED
AT 8:12 o'clock A M

APR 06 2017

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

BEING 2.6874 acres in the CAIN T. BRUSH SURVEY, A-93, and the B.D. HENLEY SURVEY, ABSTRACT 1408, and being Lot 4, and Lot 5, Block 7, of NEWARK BEACH ESTATES, as recorded in Cabinet A, Slide 331, Plat Records, Wise County, Texas, including a 1.39 acre tract described in deed to Larry E. O'Quin recorded in Volume 376, Page 629, Deed Records, Wise County, Texas, and a 1.16 acre tract described in Deed to Larry E. O'Quin, recorded in Volume 377, Page 170, Deed Records, Wise County, Texas.

BEING 2.6874 acres in the Cain T. Brush Survey, Abstract 93, and the B.D. Henley Survey, Abstract 1408 in Wise County, Texas, being Lot 4, and Lot 5 of Block 7 of NEWARK BEACH ESTATES as recorded in Cabinet A, Slide 331, Plat Records, Wise County, Texas, including a 1.39 acre tract described in deed to Larry E. O'Quin, and recorded in Volume 376, Page 629, Deed Records, Wise County, Texas, and also a 1.16 acre tract described in deed to Larry E. O'Quin and recorded in Volume 377, Page 170, Deed Records of Wise County, Texas, being located on the North end of Eagle Mountain Lake, and being more fully described as follows:

BEGINNING at a 1/2 inch iron rod found (control monument) in the South line of Beach Drive (also known as County Road 4874), at the Northeast corner of the Robert C. Strafford, Lot Number 3 of Block 7, and being for the Point of Beginning, and the occupied Northwest corner of the aforementioned 1.39 acre tract;

THENCE North 89 degrees 58 minutes 51 seconds East with the South line of Beach Drive 121.94 feet to the Northeast corner of Lot 4, and the Northeast corner of the aforementioned 1.39 acre tract, and being for the Northwest corner of the aforementioned 1.16 acre tract, and being at the beginning of a curve to the left with a radius of 220 feet, a 1/2 inch iron rod set for reference bears North 88 degrees 55 minutes 18 seconds East 28.66 feet;

THENCE Northeasterly along said curve 167.04 feet (called 145.5 feet) to a 1/2 inch iron rod found at the occupied Northeast corner of this tract, and the Northwest corner of the of the Ratliff tract, (part of Lot 6, Block 7, recorded in Volume 454, Page 587, Official Records, Wise County, Texas), being at the Northwest corner of a concrete block wall, (chord = N 52 degrees 30 minutes 22 seconds E 163.06 feet);

THENCE South 00 degrees 49 seconds 59 seconds West, along the occupied East line of this tract, passing at 297.0 feet the Southerly common corner of Lot 5 and Lot 6, a total distance of 324.06 feet to the approximate center of a former creek, now a constructed channel;

THENCE Southwesterly along approximate Channel towards Eagle Mountain Lake as depicted graphically without dimensions on the Plat of NEWARK BEACH ESTATES as follows:

South 47 degrees 42 minutes 25 seconds West 50.27 feet;

South 22 degrees 46 minutes 43 seconds West 81.36 feet;

South 30 degrees 08 minutes 29 seconds West 186.04 feet;

South 10 degrees 39 minutes 05 seconds East 78.49 feet;

South 06 degrees 55 minutes 17 seconds East 54.46 feet;

South 34 degrees 17 minutes 19 seconds West departing said creek 21.20 to a point on top of bank and shoreline;

THENCE continuing along said bank and shoreline as follows:

South 75 degrees 23 minutes 02 seconds West 9.51 feet;

North 41 degrees 33 minutes 26 seconds West 6.42 feet;

North 37 degrees 23 minutes 02 seconds West 19.01 feet;

North 46 degrees 53 minutes 24 seconds West 28.48 feet;

North 46 degrees 45 minutes 05 seconds East 21.98 feet;

Exhibit A (Continued)

North 22 degrees 54 minutes 20 seconds West 31.98 feet;

North 44 degrees 08 minutes 37 seconds West 19.33 feet;

North 58 degrees 31 minutes 22 seconds West 33.28 feet;

N 63 degrees 34 minutes 56 seconds West 31.44 feet to a 1/2 inch iron rod 4 feet long set and capped "Harp 2002" (control monument) for the Southwest corner of this tract, and the Southeast corner of a portion of the Robert C. Strafford tract recorded in Volume 192, Page 570, called to be at 649 feet elevation, (iron set by deed call, as bank caving has caused the 649 elevation point to move);

THENCE North 02 degrees 04 minutes 51 seconds East (Bearing Reference line) to and along the West side of a concrete block wall 3 feet high, passing at 187.0 feet a 1/2 iron rod found on the West face of said block wall at the Northeast corner of the aforementioned tract described in Volume 192, Page 570, and the Southeast corner of Lot 3, continuing with said Strafford East line a total distance of 516.94 feet to the Point of Beginning, and containing 2.6874 acres of land more or less, the plat of which is incorporated by reference herein.

Our File Number: 17-02386
Name: SHANNON B MCCAIN, A SINGLE PERSON

NOTICE OF TRUSTEE'S SALE

WHEREAS, on September 8, 2010, SHANNON B. MCCAIN, A SINGLE PERSON, executed a Deed of Trust/Security Instrument conveying to THOMAS E BLACK. JR, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS A NOMINEE FOR AMERIPRO FUNDING, INC., in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2010-61864, in Book 2182, at Page 407, in the DEED OF TRUST OR REAL PROPERTY records of **WISE** COUNTY, TEXAS; and

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 the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JUNE 6, 2017,** 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, I will sell said Real Estate at the County Courthouse in **WISE** COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said 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 was posted.

Said Real Estate is described as follows:

LOT SIXTEEN R (16R), BLOCK F, CHISHOLM SPRINGS SUBDIVISION (CHISHOLM SPRINGS SUBDIVISION), LOCATED IN WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, SLIDE(S) 177-179, (REFILED IN CABINET C, SLIDE(S) 184-186), MAP RECORDS OF WISE COUNTY, TEXAS.

Property Address: 125 BUFFALO RIDGE DRIVE
NEWARK, TX 76071

Mortgage Servicer: BANK OF AMERICA, N.A.

Noteholder: BANK OF AMERICA, N.A.
7105 CORPORATE DRIVE
PLANO, TX 75024-4100

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

ACTIVE MILITARY SERVICE NOTICE

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

WITNESS MY HAND this 22 day of March, 2017.

Donna Stockman, David Stockman, Brenda Wiggs, Denise Boerner, Tim Lewis, Frederick Britton, Doug Woodard, Jonathan Harrison, Matt Hansen, Julian Perrine, Aurora Campos, Patrick Zwiers, Guy Wiggs, Kristie Alvarez, Kristopher Holub, Ramiro Cuevas, Markcos Pineda, Michelle Schwartz, Shawn Schiller, Cary Corenblum, Tonya Washington, Irene Lindsay, Substitute Trustees

c/o Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

POSTED
AT 11:35 o'clock AM

MAR 22 2017

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WISE County
Deed of Trust Dated: July 27, 2015
Amount: $279,837.00
Grantor(s): BRADLEY D. BRITE and BRANDY L. BRITE

Original Mortgagee: GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION
Current Mortgagee: GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION

Mortgagee Address: GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, 5898 COPLEY DR. 4TH FLOOR, SAN DIEGO, CA 92111

Recording Information: Document No. 201507318

Legal Description: BEING A 2.00 ACRE TRACT IN THE E. EMBERSON SURVEY, ABSTRACT NUMBER 275, WISE COUNTY, TEXAS, ALSO BEING A CERTAIN CALLED 2.00 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 2149, PAGE 417, OFFICIAL PUBLIC RECORDS, WISE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO.

Date of Sale: June 6, 2017 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the WISE County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

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

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

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

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

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

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

KB

KRISTEN BATES, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2017-000005

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

POSTED
AT 8:44 o'clock A M

APR 10 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Vicky Gaona

GF#15-41145

EXHIBIT "A"

Being a 2.00 acre tract in the E. EMBERSON SURVEY, ABSTRACT NUMBER 275, Wise County, Texas, also being a certain called 2.00 acre tract described in instrument recorded in Volume 2140, Page 417, Official Public Records, Wise County, Texas and being more particularly described as follows:

BEGINNING at a MAG nail set in County Road 1110 for the Northeast corner of said 2.00 acre tract and the Southeast corner of a certain called 6.358 acre tract described in instrument recorded in Volume 177, Page 367, Real Records, Wise County, Texas, said point also being the Northeast corner of a certain called 90.62 acre tract described in instrument recorded in Volume 903, Page 439, Official Public Records, Wise County, Texas;
THENCE South 00°43'49" West with said County Road and the East line of said 90.62 acre tract a distance of 212.82 feet to a nail with shiner found for the Southeast corner of said 2.00 acre tract:
THENCE North 89°23'10" West a distance of 409.67 feet to a 1/2" iron rod found for the Southwest corner of said 2.00 acre tract;
THENCE North 00°43'49" East a distance of 212.82 feet to a 1/2" iron rod found in the North line of said 90.62 acre tract and the South line of said 6.358 acre tract for the Northwest corner of said 2.00 acre tract;
THENCE South 89°23'10" East with said North line and said South line a distance of 409.67 feet to the **POINT OF BEGINNING** and containing 2.00 acres of land.

412 BROOKFIELD DRIVE
BOYD, TX 76023

00000006717409

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: June 06, 2017

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 13, 2015 and recorded in Document CLERK'S FILE NO. 201502452 real property records of WISE County, Texas, with JONATHAN UNDERWOOD AND MARY UNDERWOOD, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by JONATHAN UNDERWOOD AND MARY UNDERWOOD, securing the payment of the indebtednesses in the original principal amount of $156,649.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Pingora Loan Servicing, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o CENLAR FSB
425 PHILLIPS BLVD
EWING, NJ 08618

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

Certificate of Posting

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

_____
Declarants Name: _____
Date: _____

POSTED

LOT 6, OF MEADOW PARK, AN ADDITION TO THE CITY OF BOYD, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 263, OF THE PLAT RECORDS OF WISE COUNTY, TEXAS.