NOTICE OF SALE BY TRUSTEE AND SUBSTITUTE TRUSTEE

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

THAT, WHEREAS, **BFBRP, LLC, A TEXAS LIMITED LIABILITY COMPANY** ("Borrower") became indebted to **GREAT CENTRAL MORTGAGE ACCEPTANCE COMPANY, LTD.** ("Lender"), as evidenced by that certain real estate lien note (the "Note"), dated January 15, 2019, in the original principal amount of **ONE HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS ($145,000.00)**, executed and delivered by Borrower to the order of **GREAT CENTRAL MORTGAGE ACCEPTANCE COMPANY, LTD.**, as payee, bearing interest and being due and payable as therein provided; and

WHEREAS, the indebtedness evidenced by the Note (the "Indebtedness") is secured by, among other items, that certain Deed of Trust (the "Deed of Trust") dated of even date with the Note, executed by Borrower, to **SARA E. DYSART, Trustee**, for the benefit of Lender, said Deed of Trust being filed for record and recorded under Clerk's Document No. 201900518, of the Official Public Records of Wise County, Texas, covering the Real Property described as follows, to-wit:

TRACT 1:
THE SURFACE ESTATE ONLY, in and to all that certain lot, tract or parcel of land lying and being situated in the City of Bridgeport, Wise County, Texas and being a of the J.B. Floyd Survey, Abstract number 311 and also being all of that called 2.76 acre tract of land described in deed to BFBRP, LLC recorded in Instrument number 201501354, Official Public Records, Wise County, Texas and being more fully described by metes and bounds on Exhibit "A" attached hereto and made a part hereof.

TRACT 2:
All that certain tract of land lying and being situated in the City of Bridgeport, Wise County, Texas and being a of the J.B. Floyd Survey, Abstract number 311 and also being a part of that tract of land described in deed to Justin Paul Halter recorded in Volume 2441, Page 558, Official Public Records, Wise County, Texas and being more fully described by metes and bounds on Exhibit "A" attached hereto and made a part hereof.

POSTED
AT 1:14 o'clock P M
MAY 13 2019
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Sarah Enochs

along with any and all appurtenances, improvements, fixtures and personal property of any kind located thereon or pertaining thereto, including, without limitation, any and all rights to the present or future use of wastewater, wastewater capacity, drainage, water or other facilities to the extent same pertain to or benefit all or any portion of the Property, including, without limitation, all reservations of or commitments or letters covering any such use in the future, whether now owned or hereafter acquired, and any leases and rents relating thereto, which are described therein (all of which is hereinafter referred to as the "Premises")

WHEREAS, to the full extent the Deed of Trust or any other security agreement held by Lender covers both real and personal property, including, without limitation, any and all rights to the present or future use of wastewater, wastewater capacity, drainage, water or other utility facilities to the extend same pertain to or benefit all or any portion of the Property, including, without limitation, all reservations of or commitments or letters covering any such use in the future, any of said personal property which is part of the Premises or which is otherwise covered by a lien or security interest in favor or Lender will be hereinafter included in the definition of Premises as used herein and sold at public sale, hereinafter described, pursuant to Section 9.501(d) of the Texas Uniform Commercial Code;

WHEREAS, **GREAT CENTRAL MORTGAGE ACCEPTANCE COMPANY, LTD.** ("Beneficiary") is the current holder and owner of the Deed of Trust and the note secured thereby;

WHEREAS, there may be certain leases, rental agreements, easements and/or other matters (collectively, the "Other Matters") covering and/or affecting the Premises currently in existence;

WHEREAS, the liens securing the payment of the Indebtedness may be senior and superior to one or more of the Other Matters and junior and inferior to one or more of the Other Matters;

WHEREAS, with respect to the liens securing the payment of the Indebtedness, which are senior to the Other Matters and may not so subordinate liens to one or more of the Other Matters;

WHEREAS, in the event Lender/Beneficiary chooses to subordinate its liens securing the Indebtedness of any Other Matters, such decision will be announced at the foreclosure sale;

WHEREAS, default has been made in the payment of the Note and the Indebtedness, and the Note is now unpaid, delinquent and in default;

WHEREAS, Lender/Beneficiary has given all required notices to Borrower and any and all other necessary parties with regard to the defaulted Indebtedness or such notices to such other necessary parties have been waived;

WHEREAS, pursuant to the authority granted in the Deed of Trust, Lender/Beneficiary has appointed **JOYCE MCGRADY, KELLY GODDARD, DAVID GARVIN AND MICHELLE SCHWARTZ, to act jointly or separately as Substitute Trustee along with SARA E. DYSART, Trustee,** under the Deed of Trust pursuant to a duly authorized and executed appointment document;

WHEREAS, Lender/Beneficiary has requested the undersigned to enforce the liens of the Deed of Trust by sale of the Premises in the manner set forth under the terms of the Deed of Trust and pursuant to the laws of the State of Texas and has instructed the undersigned to offer the Property for sale toward the satisfaction of the Note; and

WHEREAS, the undersigned Trustee and/or Substitute Trustee, acting upon the request of said Lender/Beneficiary, by these presents is hereby posting, filing, and giving notice of foreclosure of the Deed of Trust and the lien thereto in accordance with applicable Texas law and the terms and provisions of the Deed of Trust.

NOW, THEREFORE, I, the undersigned, SARA E. DYSART and/or JOYCE MCGRADY, KELLY GODDARD, DAVID GARVIN AND MICHELLE SCHWARTZ, acting jointly or separately as Trustee or Substitute Trustee, do hereby give notice that after due publication of this notice as required by law and the Deed of Trust, I will sell the Premises at public venue, to the highest bidder or bidders, for cash, which sale will begin no earlier than 10:00a.m. and not later than 1:00 p.m. on the first Tuesday in June next, the same being June 4, 2019 at the County Courthouse in Wise County, Texas, in the area where foreclosure sales are to take place as designated by the Commissioner's Court of said county, said designation having been recorded in the Official Public records of said county.

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.

THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

THE ADDRESS OF SARA E. DYSART, TRUSTEE AND JOYCE MCGRADY, KELLY GODDARD, DAVID GARVIN AND MICHELLE SCHWARTZ, SUBSTITUTE TRUSTEE, IS 206 PRIMERA DRIVE, SAN ANTONIO, TEXAS 78212. ALL INQUIRIES SHOULD BE SENT TO THIS ADDRESS.

EXECUTED on this the 13 day of May 2019.

Kelly Goddard

Substitute Trustee: Joyce McGrady
Kelly Goddard
David Garvin
Michelle Schwartz

AFTER FILING RETURN TO:

SARA E. DYSART
Attorney at Law
206 Primera Drive
San Antonio, Texas 78212

Exhibit "A"

TRACT 1:

THE SURFACE ESTATE ONLY, in and to all that certain lot, tract or parcel of land lying and being situated in the City of Bridgeport, Wise County, Texas and being a of the J.B. Floyd Survey, Abstract number 311 and also being all of that called 2.76 acre tract of land described in deed to BFBRP, LLC recorded in Instrument number 201501354, Official Public Records, Wise County, Texas and being more fully described by metes and bounds as follows;

BEGINNING at a capped iron rod found in the North line of U.S. Highway 380 and also being the Southeast corner of a called 2.16 acre tract of land (Tract Two) described in deed to New A Malik, Inc recorded in Instrument number 201402410, Official Public Records, Wise County, Texas;

THENCE along the common line of said 2.16 acre tract and this tract, North 12 degrees 22 minutes 46 seconds West, passing the Northeast corner of said 2.16 acre tract at 378.21 feet, continuing in all a total
distance of 420.40 feet to a capped iron rod set stamped "KAZ";

THENCE North 89 degrees 07 minutes 34 seconds East, 343.20 feet to a capped iron rod found;

THENCE South 00 degrees 25 minutes 35 West, 399.97 feet to a capped iron rod found in the North line of said U.S. Highway 380;

THENCE along said North line and along a curve to the left whose long chord bears, South 86 degrees 21 minutes 39 seconds West, 250.56 feet and whose radius is 5840.00 feet and an arc length of 250.58 feet to the PLACE OF BEGINNING and containing 2.77 acres of land more or less;

TRACT 2:

All that certain tract of land lying and being situated in the City of Bridgeport, Wise County, Texas and being a of the J.B. Floyd Survey, Abstract number 311 and also being a part of that tract of land described
in deed to Justin Paul Halter recorded in Volume 2441, Page 558, Official Public Records, Wise County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a capped iron rod found in the Northeast corner of called 2.76 acre tract of land described
in deed to BFBRP, LLC recorded in Instrument number 201501354, Official Public Records, Wise County, Texas and being the Northwest corner of said Halter tract;

THENCE South 88 degrees 17 minutes 06 seconds East, 150.07 feet to a capped iron rod found;

THENCE South 00 degrees 26 minutes 27 seconds West, 188.12 feet to a ½ inch iron rod found;

THENCE North 89 degrees 36 minutes 33 seconds West, 149.99 feet to a capped iron rod set stamped "KAZ";

THENCE North 00 degrees 25 minutes 35 seconds East, 191.59 feet to the PLACE OF BEGINNING and containing 0.65 of an acre of land more or less.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

STATE OF TEXAS

COUNTY OF Wise

COPY

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, on **November 5, 1997, Thomas J. Clark and Tracy L. Clark,** as grantor(s) executed a Deed of Trust **to JCEF Limited, A Limited Liability Company**, filed in **Deed Records, Wise County, Texas,** certain real property located in the County of **Wise,** State of Texas, and being more particularly described as **Lot 158, Hills of Oliver Creek, more specifically described in Exhibit A attached hereto and made a part hereof for all intents and purposes, Texas,** to secure payment of one certain Real Estate Note in the amount of, **$32,500.00** (the note), the Deed of Trust being recorded in Deed Records, **Wise County**, Texas, in **Volume 754, Page 104.** 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 May, 2019 at the **Wise County Courthouse, Decatur, Texas.** The same being **June 4, 2019, At the southeast entrance of the Courthouse, 101 North 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 **Substitute Trustee's Sale** has been executed on May 7, 2019.

Emory Russell

Emory Russell
Substitute Trustee

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

POSTED
AT 9:45 o'clock A M

MAY 07 2019

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

Sarah Enochs

EXHIBIT A

Lot 158, Hills of Oliver Creek

Being a 3.279 acre tract of land of the P. P. Harding Survey, Abstract No. 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.O. Brock Survey, Abstract #131, P. P. Harding 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 1/2" iron pin set in the occupied Southeasterly right-of-way line of Blewett Road (County Road #4421), for the Northwest corner of the herein described tract and being South 21° 18' 19" West, 228.84 feet, South 24° 48' 19" West, 763.89 feet, South 21° 18' 19" West, 228.84 feet, South 24° 48' 19" West, 763.89 feet, South 23° 03' 14" East, 409.60 feet and South 66° 56' 58" East, 30.00 feet from the most Northerly Northwest corner of said 590.334 acre tract;
THENCE South 66° 56' 46" East, a distance of 647.65, to a 1/2" iron pin set for the Northeast corner of the herein described tract;
THENCE South 10° 32' 48" East, a distance of 240.12 feet, to a 1/2" iron pin set for the Southeast corner of the herein described tract;
THENCE North 66° 56' 46" West, a distance of 780.53 feet, to a 1/2" iron pin set in the said occupied Southeasterly right of way line, for the Southwest corner of the herein described tract;
THENCE North 23° 03' 14" East, along the said Southeasterly right of way line, a distance of 200.00 feet to the POINT OF BEGINNING and containing 3.279 acres of land, more or less.

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 **February 11, 2016, Christopher Conrad and Rachel Conrad,** as grantor(s) executed a deed of trust Kristi K. Frazier Special Needs Trust, transferred by Assignment of Lien 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 6, 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 **$30,000.00** (the note), the Deed of Trust being recorded in **Instrument Number 201601699,** 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 **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 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, 2019** at the **Wise County Courthouse, Decatur, Texas.** The same being **June 4, 2019, 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 7, 2019.**

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 9:45 o'clock A M

MAY 07 2019

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

Exhibit A

LOT 6, HILLS OF OLIVER CREEK, (AN UNRECORDED SUBDIVISION) BEING 1. 087 ACRES MORE OR LESS OUT THE ELI M. THOMASSON SURVEY ABSTRACT #801, WISE COUNTY, TEXAS.

Being a 1. 087 acre tract of land out of the Eli M. Thomasson survey, Abstract #801, situated in Wise County, Texas, and being a portion of that certain 83.226 acre tract of land out of the Eli M. Thomasson Survey, Abstract #801, the R.M. Thompson Survey, Abstract #1248 and the P.P. Harding Survey, Abstract #373, as conveyed to DALE CABLE, in Volume 817, Page 375, Real Records of Wise County, Texas, and this tract being described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin set in the north line of said 83.226 acre tract, for the northwest corner of the herein described tract, and being South 83 ° 25' 0211 East, 921.77 feet from the northwest corner of said 83.226 acre tract and being the south line of a 150.3 acre tract, as conveyed to Bill D. Fennell, in Volume 139, Page. 749, Deed Records of Wise County, Texas;

THENCE south 83 ° 25' 02" East, along said common line of said 83.226 acre and 150.3 acre tracts, a distance of 151.01 feet, to a 1/211 iron pin set for corner;

THENCE South 00° 03' 3911 East, a distance of 306.83 feet, to a 1/2" iron pin set in the north right-of-way line of a 60 ft. private road, as recorded in Volume 779, Page 836, Real Records, Wise County, Texas, for the southeast corner of the herein described tract;

THENCE South 89° 56' 21" West, along the said north right-of-way line, a distance of 150.00 feet, to a 1/2" iron pin set for the southwest corner of the herein described tract;

THENCE North 00° 03' 3911 West, a distance of 324.30 feet to the POINT OF BEGINNING and containing 1.087 acres of land.

(ALSO KNOWN AS - LOT 6, HILLS OF OLIVER CREEK, AN UNRECORDED SUBDIVISION.)

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

COUNTY OF Wise

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, on **October 1, 2010, Charles W. Boykin and Debbie R. Boykin and Tracy Boykin,** 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, and Deed of Trust to Secure Assumption, executed by Tracy Boykin filed in Document #201900989** certain real property located in the County of **Wise,** State of Texas, and being more particularly described as **Lot 104, Coyote Ridge, Phase II-A, an unrecorded subdivision in Wise County, Texas, more specifically described in Exhibit A attached hereto and made a part hereof for all intents and purposes, Texas,** to secure payment of one certain Real Estate Note in the amount of, **$64,666.71** (the note), the Deed of Trust being recorded in Deed Records, **Wise County**, Texas, in **Document Number 2010-64840, Volume 2201, Page 586, and Deed of Trust to Secure Assumption filed in Document Number 201900988.** 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 June, 2019 at the **Wise County Courthouse, Decatur, Texas.** The same being **June 4, 2019, At the southwest 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 **Substitute Trustee's Sale** has been executed on May 7, 2019.

Emory Russell

Emory Russell
Substitute Trustee

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

POSTED
AT 9:45 o'clock a M

MAY 07 2019

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

EXHIBIT A

BEING a 1.088 acre tract of land out of the M. E. P. & P. R. R. Co. Survey, Abstract #633, situated in Wise County, Texas, and being a portion of that certain 350.066 acre tract in the A. J. Walker Survey, Abstract # 861, and the M. E. P. & P. R. R. Co. Survey, Abstract # 633, as conveyed to JCEF LIMITED, in Volume 538, Page 738, Real Records, Wise County, Texas, and being described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin set for the southeast corner of the herein described tract and being South 89°29'09" West, 374.01 feet and North 00°05'37" West, 897.09 feet from the most southerly southeast corner of said 350.066 acre tract;

THENCE North 89°59'24" West, a distance of 316.11 feet, to a 1/2" iron pin set in the east right-of-way line of Coyote Trail, a 60' private road, for the southwest corner of the herein described tract;

THENCE North 00°00'36" East, along the said east right-of-way line, a distance of 150.00 feet, to a 1/2" iron pin set for the northwest corner of the herein described tract;

THENCE South 89°59'24" East, a distance of 315.84 feet, to a 1/2" iron pin for the northeast corner of the herein described tract;

THENCE South 00°05'37" East, a distance of 150.00 feet, to the POINT OF BEGINNING and containing 1.088 acres of land.

SAID 1.088 ACRE TRACT ALSO BEING KNOWN AS TRACT 104, COYOTE RIDGE, PHASE II-A, AN UNRECORDED SUBDIVISION IN WISE COUNTY, TEXAS.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

POSTED
AT 10:02 o'clock a M
MAY 03 2019
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By DEPUTY
Vicky Gaona

Date: May 1, 2019

Substitute Trustee: Alvin A. Miller

Substitute Trustee's Address: PO Box 588, Roanoke, Texas 76262

Beneficiary/Mortgagee: Shadow Wood-MKB Joint Venture

Deed of Trust:

Date: July 16, 1999

Grantor: Glen Matthew Gill and Lynn D'Ann Gill

Beneficiary/Mortgagee: Shadow Wood-MKB Joint Venture

Recording Information: Document 270825, Book OR, Volume 939, Page 306, in Wise County Deed of Trust Records, Wise County, Texas

Trustee: Basil L. Hoyl, Jr.

Property: Exhibit "A", AKA Lot 25, as found in the plat recorded in Wise County Clerk's real property records, Wise County Texas; including all personal property secured by the security agreement included in the Deed of Trust.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN,

Date of Sale: Tuesday, June 4, 2019

Time of Sale: Between the hours of 1:00 p.m. and 4:00 p.m.

Place of Sale: Wise County Courthouse in Wise County, Texas 76234. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §5 1.002 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.

ACTIVE MILITARY SERVICE NOTICE

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 instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

THIS INSTRUMENT APPOINTS THE TRUSTEE 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, 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. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

Alvin A. Miller, Substitute Trustee

November 15, 1998

EXHIBIT "A"

0501-0443

TRACT 25

Field Notes For:

A 4.00-acre tract of land in the F. Rozales Survey A-708, Wise County, Texas, and being a part of a tract of land described in deed to Frazier Asset Management, recorded in Volume 546, Page 485, Real Records, Wise County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod set in the north line of a tract of land described in deed to Kelly Roberts, recorded in Volume 590, Page 683, Real Records, Wise County, Texas, from which the south corner of said Frazier tract bears South 44°05'05" West, 195.99 feet;

THENCE North 45°18'44" West, 860.93 feet to an iron rod set in the southeast line of a sixty-foot road;

THENCE North 44°41'16" East with the southeast line of said road, 202.64 feet to an iron rod set for corner;

THENCE South 45°18'44" East, 858.85 feet to an iron rod set in the southeast line of said Frazier tract;

THENCE South 44°05'05" West with the southeast line of said Frazier tract, 202.65 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 February 12, 1998.
See plat dated 2-13-1998.

Patrick L. Walters
Registered Professional Land Surveyor

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
11/10/2014

Grantor(s)/Mortgagor(s):
JULIE PEREZ AND NICOLAS PEREZ, WIFE AND HUSBAND

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

Current Beneficiary/Mortgagee:
Wells Fargo Bank, N.A.

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 201411623

Property County:
WISE

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

Mortgage Servicer's Address:
1 Home Campus, MAC 2301-04C, West Des Moines, IA 50328

Legal Description: SEE EXHIBIT "A"

Date of Sale: 6/4/2019 **Earliest Time Sale Will Begin:** 1:00:00 PM

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.

Donna Stockman

Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Ronda Tyler, Kristopher Holub, Meryl Olsen, Terry Waters, David Stockman, Denise Boerner, Donna Stockman, Guy Wiggs, Brenda Wiggs, Tim Lewis, Kathy Arrington or Michelle Schwartz
or Thuy Frazier
or Cindy Mendoza
or Deanna Segovia, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

Notice Pursuant to Tex. Prop. Code § 51.002(i):
Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.

POSTED
AT 12:51 o'clock P M
MAY 02 2019
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Sarah Enochs DEPUTY
Sarah Enochs

A

MH File Number: TX-19-71146-POS
Loan Type: Farm Loan

TX-19-71146-POS

EXHIBIT "A"

Being a 0.1959 acres of land, more or less, and being Lot 8, Block 4, Helm Acres, an addition to the City of Decatur, Wise County, Texas, as shown by plat of record in Cabinet B, Slide 5, Plat Records of Wise County, Texas, and which said tract was conveyed to Larry James Wallace and wife, Patsy Nadine Wallace, by deed of record in Volume 278, Page 668, the Real Records of Wise County, Texas, said tract of land is more particularly described by metes and bounds as follows:

BEGINNING at a found iron rod at the northeast corner of said Lot 8;

THENCE South 00 degrees 21 minutes 00 seconds East a distance of 81.25 feet to a set iron rod for corner;

THENCE South 89 degrees 39 minutes 00 seconds West a distance of 105.00 feet to a set iron rod for corner at the southwest corner of said Lot 8;

THENCE North 00 degrees 21 minutes 00 seconds WEst a distance of 81.25 feet to a set iron rod for corner;

THENCE North 89 degrees 39 minutes 00 seconds east a distance of 105.00 feet to the POINT OF BEGINNING and containing 8,531 square feet or 0.1959 acres of land more or less.

262 Prairie Grass Ln , Azle, TX 76020 19-005658

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: 06/04/2019

Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Wise County, pursuant to §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.

2. **Terms of Sale**. Highest bidder for cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 05/29/2003 and recorded in the real property records of Wise County, TX and is recorded under Clerk's File/Instrument Number, Vol. 1293, Page 14, with Jarrod Smith and Jessica D. Smith (grantor(s)) and Texas Residential Mortgage L.P. mortgagee to which reference is herein made for all purposes.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by Jarrod Smith and Jessica D. Smith, securing the payment of the indebtedness in the original amount of $87,000.00, 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.** LOT 13 BLOCK 2 OF THE HILLS OF BRIAR OAKS, PHASE FOUR, A SUBDIVISION IN WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET B, SECTION 500, PLAT RECORDS OF WISE COUNTY, TEXAS.

POSTED
AT 8:51 o'clock A M
APR 25 2019
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Vicky Gaona

4691542

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 §51.002, 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:

Wells Fargo Home Mortgage
3476 Stateview Blvd.
Fort Mill, SC 29715

Donna Stockman
SUBSTITUTE TRUSTEE
David Stockman, Denise Boerner, Brenda Wiggs, Donna Stockman, Guy Wiggs, Tim Lewis, Michelle Schwartz, Kathy Arrington,
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF Texas
COUNTY OF Parker

Before me, the undersigned authority, on this day personally appeared Donna Stockman, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 25 day of April, 2019.

DAVID RUSSELL STOCKMAN
Notary ID #129651036
My Commission Expires
December 12, 2021

David Russell Stockman
NOTARY PUBLIC in and for
Parker COUNTY
My commission expires: 12-12-21
Print Name of Notary:
David Russell Stockman

CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. 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: _____

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date:	03/07/2014
Grantor(s):	ROY L. DILDA, A MARRIED PERSON
MARY DILDA	
Original Mortgagee:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR PEOPLES BANK, A KANSAS CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal:	$203,740.00
Recording Information:	Instrument 201402655
Property County:	Wise
Property:	ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE CITY OF HASLET, COUNTY OF WISE AND STATE OF TEXAS BOUNDED AND DESCRIBED AS FOLLOWS: BEING LOT 14, BLOCK 1 OF LEXINGTON ADDITION, PHASE ONE, AN ADDITION TO THE CITY OF RHOME, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 144, PLAT RECORDS, WISE COUNTY, TEXAS. BEING THE SAME PROPERTY AS TRANSFERRED BY DEED DATED 10/03/2008, RECORDED 10/14/2008, DON D. LACY AND SPOUSE, MARCIA D. LACY TO ROY L. DILDA, A MARRIED PERSON, RECORDED IN VOLUME 1993, PAGE 194.
Reported Address:	288 COUNTY ROAD 4841, HASLET, TX 76052

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee:	Freedom Mortgage Corporation
Mortgage Servicer:	Freedom Mortgage Corporation
Current Beneficiary:	Freedom Mortgage Corporation
Mortgage Servicer Address:	907 Mt. Pleasant Valley, Mt. Laurel, NJ 08054

SALE INFORMATION:

Date of Sale:	Tuesday, the 4th day of June, 2019
Time of Sale:	1:00PM or within three hours thereafter.
Place of Sale:	AT THE SOUTHEAST PORCH OF THE COURTHOUSE STEPS in Wise County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Wise County Commissioner's Court.
Substitute Trustee(s):	Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Ronda Tyler, Kristopher Holub, Meryl Olsen, Terry Waters, David Stockman, Denise Boerner, Michael Burns, Sammy Hooda, or Suzanne Suarez, any to act
Substitute Trustee Address:	14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Ronda Tyler, Kristopher Holub, Meryl Olsen, Terry Waters, David Stockman, Denise Boerner, Michael Burns, Sammy Hooda, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Ronda Tyler, Kristopher Holub, Meryl Olsen, Terry Waters, David Stockman, Denise Boerner, Michael Burns, Sammy Hooda, or Suzanne Suarez, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date:	09/28/2012
Grantor(s):	SHEMEKA KIMNBLE, A SINGLE PERSON
Original Mortgagee:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR AMCAP MORTGAGE, LTD DBA HMS MORTGAGE, ITS SUCCESSORS AND ASSIGNS
Original Principal:	$102,247.00
Recording Information:	Instrument 2012-11829
Property County:	Wise
Property:	LOT 21, BLOCK, 8, SHALE CREEK, PHASE 2B, AN ADDITION TO WISE COUNTY, TEXAS, ACCORDING TO THE RE-PLAT RECORDED IN CABINET C, SLIDE 555, MAP/PLAT RECORDS, WISE COUNTY, TEXAS
Reported Address:	12218 BIG ROCK DRIVE, RHOME, TX 76078

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee:	JPMorgan Chase Bank, National Association
Mortgage Servicer:	JPMorgan Chase Bank, N.A.
Current Beneficiary:	JPMorgan Chase Bank, National Association
Mortgage Servicer Address:	PO Box 1015238, Columbus, OH 43219

SALE INFORMATION:

Date of Sale:	Tuesday, the 4th day of June, 2019
Time of Sale:	1:00PM or within three hours thereafter.
Place of Sale:	AT THE SOUTHEAST PORCH OF THE COURTHOUSE STEPS in Wise County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Wise County Commissioner's Court.
Substitute Trustee(s):	Donna Stockman or Brenda Wiggs or Denise Boerner or David Stockman or Tim Lewis or Guy Wiggs or Lori McCarty or Kathy Arrington, Michael Burns, Sammy Hooda, or Suzanne Suarez, any to act
Substitute Trustee Address:	14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Donna Stockman or Brenda Wiggs or Denise Boerner or David Stockman or Tim Lewis or Guy Wiggs or Lori McCarty or Kathy Arrington, Michael Burns, Sammy Hooda, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Donna Stockman or Brenda Wiggs or Denise Boerner or David Stockman or Tim Lewis or Guy Wiggs or Lori McCarty or Kathy Arrington, Michael Burns, Sammy Hooda, or Suzanne Suarez, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Ronda Tyler, Kristopher Holub, Meryl Olsen, Terry Waters, David Stockman, Denise Boerner
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

ISL 58518

TS No TX07000103-19-1 APN R1022-0052-00-0000 TO No 1060211

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on January 30, 2017, BRADFORD ALLAN BENSON II, SINGLE MAN as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of BLACK, MANN AND GRAHAM, LLP as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for FREEDOM MORTGAGE CORPORATION, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of $175,828.00, payable to the order of FREEDOM MORTGAGE CORPORATION as current Beneficiary. which Deed of Trust recorded on February 9, 2017 as Document No. 201701477 in Wise County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN R1022-0052-00-0000

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 **Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Ronda Tyler, Kristopher Holub, Meryl Olsen, Terry Waters, David Stockman, Denise Boerner** 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 **FREEDOM MORTGAGE CORPORATION**, 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.

POSTED
AT 11:48 o'clock A M

APR 11 2019

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

TS No TX07000103-19-1 APN R1022-0052-00-0000 TO No 1060211

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, June 4, 2019** at **01:00 PM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Wise County, Texas, 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: **Wise County Courthouse, 101 N. Trinity Street, Decatur, TX 76234**.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and FREEDOM MORTGAGE CORPORATION's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and FREEDOM MORTGAGE CORPORATION's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

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. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 9 day of April, 2019.

Ramiro Cuevas

By: Ramiro Cuevas, ~~Aurora Campos~~, ~~Jonathan Harrison~~, ~~Shawn Schiller~~, ~~Patrick Zwiers~~, ~~Darla Boettcher~~, ~~Irene Lindsey~~, ~~Dana Kamin~~, ~~Lisa Bruno~~, ~~Ronda Tyler~~, ~~Kristopher Holub~~, ~~Meryl Olsen~~, ~~Terry Waters~~, ~~David Stockman~~, ~~Denise Boerner~~
Substitute Trustee(s)

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.

SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

TS No TX07000103-19-1 APN R1022-0052-00-0000 TO No 1060211

EXHIBIT "A"

LOT 4, BLOCK 2 OF MESA RIDGE, A SUBDIVISION IN WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDE 64 OF THE PLAT RECORDS OF WISE COUNTY, TEXAS

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 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. ***Property to Be Sold.*** The property to be sold is described as follows: SEE EXHIBIT "A"

2. ***Instrument to be Foreclosed.*** The instrument to be foreclosed is the Deed of Trust dated 12/29/2016 and recorded in Document 201613705 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: 06/04/2019
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 SAMUEL BARROW AND ASHLEE BARROW, provides that it secures the payment of the indebtedness in the original principal amount of $140,311.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. First Guaranty Mortgage Corporation is the current mortgagee of the note and deed of trust and RUSHMORE LOAN MANAGEMENT SERVICES, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is First Guaranty Mortgage Corporation c/o RUSHMORE LOAN MANAGEMENT SERVICES, LLC, 15480 Laguna Cyn Road, Suite 100, IRVINE, CA 92618 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. ***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 DAVID STOCKMAN, DENISE BOERNER, BRENDA WIGGS, DONNA STOCKMAN, GUY WIGGS, TIM LEWIS, MICHELLE SCHWARTZ, KATHY ARRINGTON OR MICHAEL W. ZIENTZ, Substitute Trustee to act under and by virtue of said Deed of Trust.

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

Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254

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

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Wise County Clerk and caused it to be posted at the location directed by the Wise County Commissioners Court.

GF#16-42387

EXHIBIT "A"

All that certain 1.38 acres tract or parcel of land being situated in Block 104 of the Van Zandt County School Land Survey, Abstract 1182, in Wise County, Texas and being all of the called 1.38 acres tract of land described in a Warranty Deed to Larry D. Middleton and wife Stacy L. Middleton, as recorded in Vol. 1259, Page 647 of the Official Public Records of said county and said 1.38 acres tract being described by metes and bounds, as follows:

BEGINNING at a 3/8 inch iron rod found at the southwest corner of a called 5.0 acres tract recorded in Vol. 1418, Pg. 76 of said Official Public Records and being the northwest corner of another called 5.0 acres tract recorded in Vol. 397, Pg. 318 of the Real Property Records of said county;
THENCE South 10°15'15" West, along the west line of said Vol. 397, Pg. 318, a distance of 157.91 feet to an iron rod, with cap stamped "STEADHAM", found on the west line of said Vol. 397, Pg. 318, and being the southern northeast corner of a called 10.00 acres tract described in Vol. 1703, Pg.79 of said Official Public Records and being the southeast corner herein;
THENCE South 79°15'56" West, along the easterly south line of said 10.00 acres tract, a distance of 85.00 feet to an iron rod, with a cap stamped "STEADHAM", found for an ell corner of said 10.00 acres tract and the southwest corner herein;
THENCE North 10°49'57" West, along the northerly east line of said 10.00 acres tract, at 427.84 feet passing a 3 inch pipe fence post found for reference and continuing in all, a total distance of 453.22 feet to a point in County Road 4590, for northeast corner of said 10.00 acres tract and the northwest corner herein;
THENCE North 79°17'01" East, along said County Road 4590, a distance of 141.67 feet to a point for the northwest corner said 5.0 acres tract described in Vol. 1418, Pg. 76 and the northeast corner herein;
THENCE South 10°51'40" East, leaving said road and along the west line of said 5.0 acres tract in Vol. 1418, Pg. 76 and at 37.30 feet passing a 3/8 inch iron rebar found for reference and continuing in all, a total distance of 305.74 feet to the **POINT OF BEGINNING** and containing **60,060 square feet** or **1.38 acres** of land.

SB JB

POSTED
AT 3:40 o'clock P M
APR 10 2019
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By DEPUTY
Sarah Enochs

[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#: 19-22609

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 6/24/2009, JEFF LANGSTON, A MARRIED MAN, AND HIS WIFE SHEILA LANGSTON, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of STEVE HOLMES & ASSOCIATES P.C., as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR ALACRITY LENDING COMPANY, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of $87,190.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR ALACRITY LENDING COMPANY, which Deed of Trust is Recorded on 7/14/2009 as Volume 2009-44032, Book , Page , in Wise County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

See attached exhibit "A" attached hereto and made a part hereof

Commonly known as: **2089 COUNTY RD 2360, DECATUR, TX 76234**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **David Stockman, Denise Boerner, Brenda Wiggs, Donna Stockman, Guy Wiggs, Tim Lewis, Michelle Schwartz, Kathy Arrington,** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **J.P. Morgan Mortgage Acquisition Corp.**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

4690632

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **6/4/2019** at **1:00 PM**, or no later than three (3) hours after such time, in **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**

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 4/10/2019

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

EXHIBIT "A"

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

Being a tract of land out of the Richard Salmon Survey, Abstract No. 964, Wise County, Texas being the same tract of land, Wise County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the centerline of County Road 2360 for the southwest corner of said Jeff and Shelia Langston tract and the northwest corner of a tract of land conveyed to Howard W. Langston and wife Hannelore Langston by deed recorded in Volume 980, Page 825, DRWCT;

THENCE NORTH (record bearing) with the centerline of said County Road 2360 and the west line of said Jeff and Shelia Langston tract, 200.00 feet to a point for the northwest corner of said Jeff and Shelia Langston tract and the southwest corner of a tract of land conveyed to Marla Hill by deed recorded in Volume 1222, Page 41, DRWCT;

THENCE EAST with the north line of said Jeff and Shelia Langston tract and the south line of said Marla Hill tract, at 30.00 feet passing a 1/2" iron rod found for reference, a distance of 691.97 feet in all to a ½" iron rod set in the west line of a tract of land conveyed to Frank Lambert by deed recorded in Volume 1390, page 161, DRWCT, for the northeast corner of said Jeff and Shelia Langston tract and the southeast corner of said Marla Hill tract;

THENCE SOUTH with the east line of said Jeff and Shelia Langston tract and the west line of said Marla Hill tract, 200.00 feet to a 6" wood fence post for the southeast corner of said Jeff and Shelia Langston tract and the northeast corner of said Howard and Hannelore Langston tract;

THENCE WEST with the south line of said Jeff and Shelia Langston tract and the north line of said Howard and Hannelore Langston tract, at 641.97 feet passing a ½" iron rod found for reference, a distance of 671.97 feet in all to the POINT OF BEGINNING and containing 3.0853 acres of land.

(ALSO REFERRED TO AS TRACT 3, FOSSIL HILL ESTATES - AN UNRECORDED SUBDIVISION)

NOTE: THE COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

121 CHISHOL SPRINGS CT
NEWARK, TX 76071

00000008339038

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 04, 2019

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 02, 2016 and recorded in Document CLERK'S FILE NO. 201605518 real property records of WISE County, Texas, with MATTHEW S WHEELER AND KELLIE M WHEELER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MATTHEW S WHEELER AND KELLIE M WHEELER, securing the payment of the indebtednesses in the original principal amount of $168,547.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. FIRST UNITED BANK AND TRUST COMPANY 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. FIRST UNITED BANK & TRUST, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FIRST UNITED BANK & TRUST
1400 West Main
Durant, OK 74701

POSTED
AT 10:28 o'clock A M

MAY 13 2019

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

NTSS00000008339038

121 CHISHOL SPRINGS CT
NEWARK, TX 76071

00000008339038

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.

The undersigned as attorney for the mortgagee or mortgage servicer does herby remove the original trustee and all successor substitute trustees and appoints in their steed DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, MICHELLE SCHWARTZ, OR TIM LEWIS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust: and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

Shawnika Harris

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. 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:_____

121 CHISHOL SPRINGS CT
NEWARK, TX 76071

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WISE

[redacted]

BEING IN LOT 11R, IN BLOCK A OF CHISHOLM SPRINGS, AN ADDITION TO WISE COUNTY, TEXAS, ACCORDING TO THE REPLAT THEREOF RECORDED IN CABINET C, PAGE 184, PLAT RECORDS, WISE COUNTY, TEXAS.

313 COUNTY ROAD NO. 3598
BOYD, TX 76023

20100169814123

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 04, 2019

   Time: The sale will begin at 1:00 PM 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 November 16, 2005 and recorded in Document VOLUME 1621, PAGE 195 real property records of WISE County, Texas, with JAMES W. PETERS, JR. AND ROBYN PETERS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JAMES W. PETERS, JR. AND ROBYN PETERS, securing the payment of the indebtednesses in the original principal amount of $156,750.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. SPECIALIZED 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. SPECIALIZED LOAN SERVICING LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SPECIALIZED LOAN SERVICING LLC
8742 LUCENT BLVD., SUITE 300
HIGHLANDS RANCH, CO 80129

POSTED
AT 10:28 o'clock A M
MAY 13 2019
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Kim Griffith DEPUTY
Kim Griffith

NTSS20100169814123

313 COUNTY ROAD NO. 3598
BOYD, TX 76023

20100169814123

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.

The undersigned as attorney for the mortgagee or mortgage servicer does herby remove the original trustee and all successor substitute trustees and appoints in their steed RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, IRENE LINDSAY, DANA KAMIN, LISA BRUNO, RONDA TYLER, KRISTOPHER HOLUB, MERYL OLSEN, TERRY WATERS, OR DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, MICHELLE SCHWARTZ, OR TIM LEWIS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

Shawnika Harris

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. 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:_____

[redacted]

DESCRIPTION FOR A 13.00 ACRE TRACT OF LAND OUT OF THE JOSE MARIA MORA SURVEY, ABSTRACT NO. 541, WISE COUNTY, TEXAS, SAID TRACT BEING A PORTION OF VOLUME 233, PAGE 263, D.R.W.C.T.;

COMMENCING AT A 1" PIPE FOUND, SAID PIPE BEING BY DEED CALL EAST, 1665.40 VARAS FROM THE SOUTHWEST CORNER OF SAID MORA SURVEY, THENCE EAST 1423.40 FEET, THENCE N 00 DEG. 15' 52" E, 995.32 FEET TO A 1/2" IRON SET FOR THE POINT OF BEGINNING;

THENCE S 89 DEG. 30' 07" W, 348.25 FEET TO A 1/2" IRON SET;

THENCE N 00 DEG. 15' 52" E, AT 1601.20 FEET PASSING A 1/2" REF. IRON SET AND CONTINUING IN ALL 1626.20 FEET TO A POINT IN THE APPROXIMATE CENTER OF COUNTY ROAD NO. 3598;

THENCE N 89 DEG. 30' 07" E, WITH THE APPROXIMATE CENTER OF SAID COUNTY ROAD NO. 3598, 348.25 FEET TO A 60D NAIL FOUND, SAID NAIL BEING FOR THE NORTHWEST CORNER OF VOLUME 381, PAGE 403, R.R.W.C.T.;

THENCE S 00 DEG. 15' 52" W, WITH THE WEST LINE OF SAID VOLUME 381, PAGE 403, 1626.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.00 ACRES OF LAND, MORE OR LESS.