Johnson Oaks LP

NOTICE OF TRUSTEE'S SALE

Date: February 14, 2017

DEED OF TRUST

Date: August 12, 2015

Grantor: Tina L. Martinez

Grantor's Address:
269 Branding Iron
Rhome, TX 76058

Beneficiary: Johnson Oaks LP.

Trustee: Ron G. Crabtree

Substitute Trustee: Jessica Brown

Recording Information: Deed Records of Wise County, Texas

Property: Being a tract of land situated in Wise, Texas, more Particularly described as Lot 21, Block 1, Chisolm Addition, A subdivision in Wise County, Texas, according to the Plat records in Plat Records, Wise County, Texas.

NOTE

Date: August 12, 2015

Amount: Twenty Five Thousand Five Dollars and 00/100 ($25,500.00)

Debtor: Tina Martinez

POSTED
AT 3:02 o'clock P M

FEB 14 2017

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

Sarah Enochs

2400 Ellis Avenue • Fort Worth, Texas 76164 • (817) 625-9974 • Fax (817) 625-9978

Holder: Johnson Oaks LP,

Date of Sale of Property (first Tuesday of month): **March 7, 2017**

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

Place of Sale of Property: on the steps of the southeast seps of the Wise County Courthouse, #101 ½ Trinity S., Decatur, Texas as designated by the Wise County Commissioners as the location for foreclosures.

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

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

Certified Mail #7015-0640-0001-5301-0720

ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF TARRANT

This instrument was acknowledged before me on the 14th day of February, 2017, by Jessica Brown, Substitute Trustee.

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

LILLIANA MEJIA
Notary Public, State of Texas
Comm. Expires 09-25-2019
Notary ID 126266397

RETURN TO:

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

Cacharel Companies Inc.

NOTICE OF TRUSTEE'S SALE

Date: February 14, 2017

DEED OF TRUST

Date: May 6, 2005

Grantor: Shirley J Jones

Grantor's Address:
142 Bolt Court
Boyd, TX 76023

Beneficiary: Cacharel Companies, Inc.

Trustee: Ron G. Crabtree

Substitute Trustee: Jessica Brown

Recording Information: Deed Records of Wise County, Texas

Property: Being a tract of land situated in Wise, Texas, more Particularly described as Lot 29, Brighton Oaks Addition, A subdivision in Wise County, Texas, according to the Plat records in Plat Records, Wise County, Texas.

NOTE

Date: May 6, 2005

Amount: Twenty Six Thousand Dollars and 00/100 ($26,000.00)

Debtor: Shirley J Jones

POSTED
AT 2:51 o'clock P M

FEB 14 2017

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

Sarah Enochs

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

Holder: Cacharel Companies Inc,

Date of Sale of Property (first Tuesday of month): **March 7, 2017**

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

Place of Sale of Property: on the steps of the southeast steps of the Wise County Courthouse, #101 ½ Trinity S., Decatur, Texas as designated by the Wise County Commissioners as the location for foreclosures.

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

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

Certified Mail #7015-0640-0001-5301-0744

ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF TARRANT

This instrument was acknowledged before me on the 14th day of February, 2017, by Jessica Brown, Substitute Trustee.

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

LILLIANA MEJIA
Notary Public, State of Texas
Comm. Expires 09-25-2019
Notary ID 126266397

RETURN TO:

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

POSTED
AT 10:31 o'clock A M
FEB 14 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By DEPUTY
TONI GRIGSBY

Notice of Foreclosure Sale

February 4, 2017

Deed of Trust ("Deed of Trust"):

Dated:	November 6, 1998
Grantor:	Mary L. Bowerman and Matthew F. Bowerman
Trustee:	Jim Vancini
Original Lender:	Oakwood Acceptance Corporation
Current Holder:	The Bank of New York Mellon
Recorded in:	Volume 826, Page 618 of the real property records of Wise County, Texas
Legal Description:	See Exhibit A In addition to manufactured home more particularly described by Serial No. HOTX10A03898A/B
Secures:	Promissory Note ("Note") in the original principal amount of $116,919.00, executed by Mary L. Bowerman and Matthew F. Bowerman ("Borrower") and payable to the order of Lender
Substitute Trustee:	Craig C. Lesok
Substitute Trustee's Address:	226 Bailey Ave, Ste 101, Fort Worth, TX, 76107
Mortgage Servicer:	Vanderbilt Mortgage and Finance, Inc.
Mortgage Servicer's Address:	P.O. Box 9800, Maryville, TN, 37802

Foreclosure Sale:

Date:	Tuesday, March 7, 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: On the southeast porch of the Wise County Courthouse or if the preceding area is no longer the designated area, at the most recently designated area by the County Commissioner's Court

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 Oakwood Acceptance Corporation'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, The Bank of New York Mellon, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

Mortgage Servicer is representing The Bank of New York Mellon in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with The Bank of New York Mellon. The address of Mortgage Servicer is set forth above.

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 The Bank of New York Mellon 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 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 The Bank of New York Mellon. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

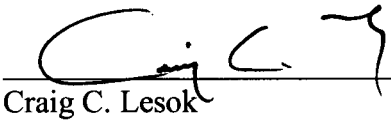
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for

under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

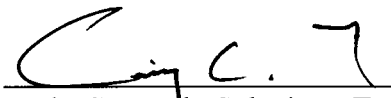
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

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.



Craig C. Lesok
Attorney for Mortgage Servicer
SBOT No. 24027446
E-mail: craig@lesoklaw.com



Craig C. Lesok, Substitute Trustee
226 Bailey Ave, Ste 101
Fort Worth, TX 76107
Telephone (817) 882-9991
Telecopier (817) 882-9993

EXHIBIT "A"

THAT CERTAIN DEED OF TRUST/MORTGAGE, DATED 11/06/98 EXECUTED BY MARY L. BOWERMAN AND MATTHEW F. BOWERMAN, HUSBAND AND WIFE, AS JOINT TENANTS, IN FAVOR OF JIM VANCINI AND FOR THE BENEFIT OF OAKWOOD ACCEPTANCE CORPORATION, SECURING THE ORIGINAL PRINCIPAL AMOUNT OF $116,919.00 ON 11/06/98 IN THE OFFICIAL RECORDS OF THE RECORDING OFFICE FOR WISE COUNTY IN THE STATE OF TEXAS, VOL. 826, PAGE 618.

LEGAL DESCRIPTION

BEING A 1.075 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 JCEF LIMITED, IN VOLUME 664, PAGES 227, REAL RECORDS, WISE COUNTY, TEXAS, AND THIS TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 1/2" IRON PIN SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING SOUTH 83 DEGREES 25' 02" EAST, 458.75 FEET, SOUTH 00 DEGREES 03' 39" EAST, 740.95 FEET AND SOUTH 88 DEGREES 03' 35" EAST, 150.00 FEET FROM THE NORTHWEST CORNER OF SAID 83.226 ACRE TRACT; THENCE NORTH 00 DEGREES 03' 39" WEST A DISTANCE OF 309.48 FEET TO A 1/2 IRON PIN SET IN THE SOUTH RIGHT-OF-WAY LINE OF A 60 FT. PRIVATE ROAD, AS REORDER IN VOLUME 779, PAGE 836, REAL RECORDS, WISE COUNTY, TEXAS FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE NORTH 89 DEGREES 56' 21" EAST, ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 150.00 FEET, TO A 1/2" IRON PIN SET FOR THIS NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE SOUTH 00 DEGREES 03' 30" EAST, A DISTANCE OF 31.72 FEET, TO A 1/2" IRON PIN SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE NORTH 89 DEGREES 03' 36" WEST, A DISTANCE OF 150.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.075 ACRES OF LAND.

(ALSO KNOWN AS LOT 32, HILLS OF OLIVER CREEK, AN UNRECORDED SUBDIVISION)

POSTED
AT 4:15 o'clock P M
FEB 13 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By DEPUTY
Sarah Enochs

NOTICE OF TRUSTEE'S SALE

February 10, 2017

Deed of Trust ("Deed of Trust"):

Dated: July 29, 2015

Grantor: Donnie Chambless and Jerry K. Chambless

Trustee: Zachary N. Renfro

Lender: Highlander Community Services & Investments, LLC

Recorded in: Instrument Number 201507564 of the real property records of Wise County, Texas.

Legal Description: Including a 16 x 68, 2003 Saratoga Label: HWC0333115, Make: CMH Manufacturing Inc., Serial: CBJ012696TX

All that certain tract or parcel of land out of Block 60, Bell County School Land Survey, Abstract No. 27, Wise County, Texas, being the same tract of land deeded to W.T. Wade in Volume 365, Page 812, Deed Records, Wise County, Texas being described as follows to-wit:

BEGINNING at a "X" tie post for corner in the Northwest Right of Way of FM Highway No. 1655, said point being located 50.0 feet N 45 degrees 00" W and 325.47 feet N 44 degrees 45' E from the West corner of Block 60 of the Bell County School Land Survey, Abstract No. 27; THENCE with a fence line, N 11 degrees 37' 35" E 169.0 feet to a 18" oak tree for corner; THENCE with a fence line, N 11 degrees 26' 10" W 555.54 feet to a 24" oak tree for corner; THENCE with a fence line, N 81 degrees 44' E 431.75 feet to an iron stake for corner in the West line of a county road, S 03 degrees 25' 20" W 318.49 feet to a "X" tie post for corner; THENCE with the West line of said county road, S 04 degrees 13' 45" W 123.28 feet to a "X" tie post for corner in the North Right of Way of FM Highway No. 1655; THENCE with the Northwest Right of Way of FM Highway No. 1655, S 52 degrees 30' 10" W 155.29 feet to a "X" tie post for corner; THENCE with the Northwest Right of Way of FM Highway No. 1655, S 49 degrees 04' 30" W 213.08 feet to a "X" tie post for corner; THENCE with the Northwest Right of Way of FM Highway No. 1655, S 45 degrees 47' 50" W 139.88 feet to the Point of Beginning, containing 5.11 acres of land more or less.

Secures:	Promissory Note ("Note") in the original principal amount of $53,230.44, executed by Donnie Chambless and Jerry K. Chambless ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date:	Tuesday, March 7, 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 11:00 a.m. and not later than three hours thereafter.
Place:	The door of the first floor in the southeast corner of the Wise County Courthouse located at 101 ½ North Trinity, Decatur, Texas 76234.
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 Highlander Community Services & Investments, LLC'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, Highlander Community Services & Investments, LLC, the owner and holder 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 Highlander Community Services & Investments, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Highlander Community Services & Investments, LLC'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 Highlander Community Services & Investments, LLC 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 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 Highlander Community Services & Investments, LLC. 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.

Zachary N. Renfro
PO Box 444
Nocona, TX 76255
Telephone (940) 825-3115
Telecopier (940) 825-5306

151 CR 4864
AZLE, TX 76020

00000005262258

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

Date: March 07, 2017

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

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

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

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

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

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

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

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

Aurora Campos by Donna Shod

AURORA CAMPOS, JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, DANN PORTER, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, MATT HANSEN, CHRIS DEMAREST, PATRICK ZWIERS, KRISTOPHER HOLUB, OR FREDERICK BRITTON
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

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

_____
Declarants Name: _____
Date: _____

POSTED
AT 3:07 o'clock P M

EXHIBIT "A"

TRACT 1;

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

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

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

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

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

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

TRACT 2;

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

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

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

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

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

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

140 COUNTY ROAD 4865
AZLE, TX 76020

00000006575963

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: March 07, 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 June 13, 2002 and recorded in Document VOLUME 1175, PAGE 243; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 201503097 real property records of WISE County, Texas, with KENNITH H. DODSON AND MALISSA A DODSON, grantor(s) and JUDITH O. SMITH MORTGAGE GROUP, INC, mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by KENNITH H. DODSON AND MALISSA A DODSON, securing the payment of the indebtednesses in the original principal amount of $80,185.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK 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. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD STE 110
OKLAHOMA CITY, OK 73118-6077

Aurora Campos by Donna Shock

AURORA CAMPOS, JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, DANN PORTER, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, MATT HANSEN, CHRIS DEMAREST, PATRICK ZWIERS, KRISTOPHER HOLUB, OR FREDERICK BRITTON
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

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

_____
Declarants Name: _____
Date: _____

POSTED
AT 3:07 o'clock P M

EXHIBIT "A"

A PART OF LOT 20, BRIARDALE ACRES, A SUBDIVISION OF SECTION 14, OF THE T. H. TALLANT SURVEY, SITUATED IN WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 3, PAGE 217, PLAT RECORDS, WISE COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 20, BRIARDALE ACRES, THENCE NORTH 426.97 FEET; THENCE WEST 1089.01 FEET;THENCE NORTH 516.12 FEET TO A 1/2 INCH IRON ROD FOUND AT THE POINT OF BEGINNING:

THENCE WEST AT 289.06 FEET PASSING A 1/2 INCH IRON ROD FOUND FOR REFERENCE IN THE EAST LINE OF A ROAD EASEMENT, IN ALL 319.06 FEET TO CENTER OF SAID ROAD EASEMENT;

THENCE NORTH 136.53 FEET ALONG CENTER OF ROAD TO A POINT FOR CORNER;

THENCE EAST AT 30.0 FEET PASSING A 1/2 INCH IRON ROD FOUND FOR REFERENCE IN THE EAST LINE OF SAID ROAD EASEMENT, IN ALL 319.06 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 136.53 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.00 ACRE OF LAND, MORE OR LESS.

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

00000006479836

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: March 07, 2017

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

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

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

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

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

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

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

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

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

Certificate of Posting

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

_____
Declarants Name: _____
Date: _____

POSTED
AT 3:07 o'clock P M

FEB 13 2017

EXHIBIT "A"

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

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

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

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

107 APOLLO TRAIL
AURORA, TX 76078

00000006585657

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: March 07, 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 January 02, 2015 and recorded in Document CLERK'S FILE NO. 201500394 real property records of WISE County, Texas, with JOSEPH M RAMSEY AND UDRIKA RAMSEY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by JOSEPH M RAMSEY AND UDRIKA RAMSEY, securing the payment of the indebtednesses in the original principal amount of $377,045.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. SWBC MORTGAGE CORPORATION 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

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

Certificate of Posting

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

_____
Declarants Name: _____
Date: _____

POSTED
AT 3:00 o'clock P M

EXHIBIT "A"

LOT 2, BLOCK L, AURORA VISTA, PHASE II, AN ADDITION TO THE CITY OF AURORA IN WISE COUNTY, TEXAS, ACCORDING TO THE PLAT CABINET B, SECTION 501, PLAT RECORDS, WISE COUNTY, TEXAS.

POSTED
AT 9:41 o'clock A M

FEB 13 2017

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

Notice of Substitute Trustee's Sale

Date: February 9, 2017

Substitute Trustee: Mike Lester

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

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

Note: $28,000.00

Deed of Trust

Date: July 24, 2014

Grantor: Jason Downs and Ashley Nemec

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

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

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

County: Wise

Date of Sale (first Tuesday of month): March 7, 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

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.

POSTED
AT 3:03 o'clock P M
FEB 10 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By [signature] DEPUTY

THE STATE OF TEXAS)

COUNTY OF WISE)

Notice is hereby given that whereas, on June 15, 2011, Josefina Cruz, executed a deed of trust to the State Director for Rural Development for the State of Texas and his successors in office as State Director or Acting State Director, Trustee, for the benefit of the United States of America, Beneficiary, as more fully shown by instrument recorded in Document No. 2011-7120 of the Official Records of Wise County, Texas, reference to which is hereby made for a more complete description of the property covered thereby and the terms and effects of such instrument; and

WHEREAS, said deed of trust specifically authorized the appointment of a substitute trustee by the Beneficiary of said deed of trust; and

WHEREAS, by authority of the said deed of trust, the United States of America, Beneficiary thereunder, acting by and through the duly authorized representative of the Secretary of Agriculture, pursuant to the delegations of authority contained in the Federal Register, the contents of which publication are to be judicially noticed pursuant to Section 1507, Title 44, United States Code, did on

January 3, 2017, appoint the undersigned as Substitute Trustee; and

WHEREAS, default has occurred in the payment of the promissory note described in said deed of trust and in the covenants contained in said deed of trust; and

WHEREAS, the Beneficiary, the United States of America, acting by and through the duly authorized representative of the Secretary of Agriculture, as aforesaid, has requested me to enforce this deed of trust;

NOW, THEREFORE, I hereby give notice that after the due publication of this notice as required by said deed of trust and the law, I will sell at public vendue to the highest bidder or bidders, for cash, at the southeast porch at the courthouse in Decatur, Wise County, Texas, in which county such property is situated, at 10:00 a.m., or within three hours thereafter, on the first Tuesday of March, being the 7th day of March 2017, the following land located in said county and more particularly described as follows:

> Being Lot 102, Block 4, of CROWN POINT ADDITION - PHASE TWO, an addition to the City of Rhome, Wise County, Texas, according to the plat thereof recorded in Cabinet B, Slide 482, Plat Records, Wise County, Texas.
>
> SUBJECT, HOWEVER, TO THE FOLLOWING:
> 1. Shortages in area.
>
> 2. Restrictive covenants recorded in Volume 757, Page 484, Deed Records of Wise County, Texas.
>
> 3. All oil, gas, and other minerals in, on, under or that may be produced from the herein described property, together with all rights relating thereto, express or implied.
>
> 4. Reservation and/or conveyance of all oil, gas and other mineral interest by predecessors in title.

5. Right of Way to Texas Power and Light Company recorded in Volume 249, Page 76, Deed Records of Wise County, Texas.

6. Terms, conditions, and stipulations of Oil, Gas and Mineral Lease dated June 25, 1953, recorded in Volume 74, Page 93, Lease Records of Wise County, Texas, by and between Myrtle Whitehead, as Lessor, and W.B. Comegys, as Lessee.

7. Terms, conditions, and stipulations of Oil, Gas and Mineral Lease dated September 7, 1953, recorded in Volume 76, Page 553, Lease Records of Wise County, Texas, by and between Myrtle Whitehead, as Lessor and W.B. Comegys, as Lessee.

8. Terms, conditions and stipulations of Oil, Gas, and Mineral Lease dated July 14, 1958, recorded in Volume 110, Page 279, Lease Records of Wise County, Texas, by and between Myrtle Whitehead, as Lessor, and W.B. Comegys, as Lessee.

9. Terms, conditions, and stipulations of Oil, Gas and Mineral Lease dated July 14, 1958, recorded in Volume 110, Page 371, Lease Records of Wise County, Texas, by and between Ben Forgy and Virginia Forgy, as Lessor, and W.B. Comegys, and Lessee.

10. Terms, conditions, and stipulations of Oil, Gas and Mineral Lease dated July 25, 1969, recorded in Volume 182, Page 263, Lease Records of Wise County, Texas, by and between Ben Forgy and Virginia FOrgy, as Lessor, and Mitchell and Mitchell Properties, Inc., as Lessee.

11. Terms, conditions and stipulatiosn of Oil, Gas and Mineral Lease dated May 8, 1984, recorded in Volume 84, Page 474, Deed Records of Wise County, Texas, by and between Ben Forgy and wife, Virginia Forgy, as Lessor, and Southwestern Bell Gas Exploration Corp., as Lessee.

12. Terms, conditions, and stipulations of Oil, Gas and Mineral Lease dated April 14, 1987, recorded in Volume 230, Page 262, Deed Records of Wise County, Texas, by and between Virginia Forgy, Individually and as Executrix of the Estate of Ben Forgy, Deceased, as Lessor, and Southwestern Gas Exploration Corp., as Lessee.

13. The easements and building set back lines as shown on plat recorded in Cabinet B, Slide 482, Plat Cabinet of Wise County, Texas.

14. Terms, conditions, and stipulations of Oil, Gas and Mineral Lease dated August 12, 1997, recorded in Volume 747, Page 153, Deed Records of Wise County, Texas, by and between William J. Whitehead, as Lessor, and Roil Mineral & Land Co., as Lessee.

15. Easement from Milmont Development Company, LLC to City of Rhome, dated October 30, 1997, recorded in Volume 755, Page 372, Real Records of Wise County, Texas and corrected in Volume 817, Page 736, Official Records, Wise County, Texas.

16. The following are set out on Plat filed in Plat Cabinet B, Slide 482, Plat Records of Wise County, Texas: 25 ft. building line(s); 8 ft. building line(s); Public Open Space Restriction.

17. The following are shown on survey dated September 25, 2003, prepared by James B. Odom, R.P.L.S. No. 5590: 25 ft. building line(s); 8 ft. building line(s); 25 ft. drainage and utility easement(s).

18. Unpaid ad valorem taxes.

EXECUTED this 8 day of February, 2017.

Kevin Whitright
Substitute Trustee
1604 West Business 380, Suite 100
Decatur, Texas 76234
(940) 627-3531 ext. 4

ACKNOWLEDGMENT

THE STATE OF TEXAS)

COUNTY OF WISE)

This instrument was acknowledged before me on February 8, 2017, by Kevin Whitright, as Substitute Trustee.

(SEAL) MICHELLE BROWN
Notary Public, State of Texas
Comm. Expires 08-20-2018
Notary ID 128360646

Michelle Brown
Notary Public, State of Texas

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

STATE OF TEXAS

COPY

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF Wise

WHEREAS, on **December 8, 2009, Angela Bennet,** 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 14, Cottondale, more specifically described in Exhibit A attached hereto and made a part hereof for all intents and purposes,** to secure payment of one certain Real Estate Note in the amount of, **$26,942.40** (the note), the Deed of Trust being recorded in Deed Records, **Wise County**, Texas, in **Volume 2114, Page 845.** WHEREAS, (I) default has occurred in the payment of the Note secured by the Deed of Trust and/or in the performance of the covenants, agreements, and conditions set forth in the Deed of Trust, and (ii) the sums due and payable under the Note and the Deed of Trust are now wholly due and payable, and (iii) owner and holder of the Note, pursuant to the Deed of Trust has requested the undersigned to sell the property and satisfy the note, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust; and

WHEREAS, the undersigned **Substitute Trustee**, acting upon the request of **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 **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 March, 2017 at the **Wise County Courthouse, Decatur, Texas.** The same being **March 7, 2017, At the southeast entrance of the Wise County 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 February 7, 2017.

Emory Russell

Emory Russell
Substitute Trustee

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

POSTED
AT 9:33 o'clock A M

FEB 07 2017

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

Vicky Gaona

EXHIBIT "A"

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

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

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

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

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

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

(AKA LOT 14, COTTONDALE ESTATES, an unrecorded subdivision situated in Wise County, Texas.)

NOTICE OF TRUSTEE'S SALE

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

STATE OF TEXAS
COUNTY OF Wise

COPY KNOW ALL MEN BY THESE PRESENTS

WHEREAS, on **March 10, 2016, Billy Jackson and Shalisha Jackson,** as grantor(s) executed a deed of trust, to **Debbie Clay** filed in **Deed Records, Wise County, Texas** certain real property located in the county of **Wise** State of Texas, and being more particularly described as **Lot 47, Coyote Ridge, more specifically described in Exhibit A attached hereto and made a part hereof for all intents and purposes** to secure payment of one certain Real Estate Note in the amount of **$65,800.00** (the note), the Deed of Trust being recorded in **Instrument Number 201602653**, Deed Records, **Wise County**, Texas.

WHEREAS, (I) default has occurred in the payment of the Note secured by the Deed of Trust and/or in the performance of the covenants, agreements, and conditions set forth in the Deed of Trust, and (ii) the sums due and payable under the Note and the Deed of Trust are now wholly due and payable, and (iii) owner and holder of the Note, pursuant to the Deed of Trust has requested the undersigned to sell the property and satisfy the note, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust; and

WHEREAS, the undersigned **Trustee**, acting upon the request of **Debbie Clay** by these presents is hereby posting, filing and giving notice of the foreclosure of the Deed of Trust and lien thereof in accordance with §51.002 of the Texas Property Code and the terms and provisions of the Deed of Trust.

NOW, THEREFORE, the undersigned, the Trustee as aforesaid, does hereby give notice that after due publication of this notice as required by law and the Deed of Trust, will sell the Property at Public Venue to the highest bidder, or bidders, for cash, at a time no earlier than **10:00 a.m.** and not later than **1:00 p.m.** on the first Tuesday in **March, 2017** at the **Wise County Courthouse, Decatur, Texas.** The same being **March, 7, 2017, 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 Trustee's Sale has been executed on **February 7, 2017.**

Emory Russell, Trustee

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

POSTED
AT 9:33 o'clock A M

FEB 07 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Vicky Gaona

EXHIBIT "A"

Lot 47, Coyote Ridge, Phase II-A
163 Ridge Trail, Rhome, TX 76078

BEING a 2.059 acre tract of land out of the M.E.P. & P.R.R. Company Survey, Abstract #633, and the A. J. Walker Survey, Abstract # 861, situated in Wise County, Texas and being a portion of that certain 350.066 acre tract in the A. J. Walker Survey, Abstract # 861, and the M.E.P. & P.R.R. Co. Survey, Abstract # 633, as conveyed to JCEF LIMITED, in Volume 538, Page 738, Real Records, Wise County, Texas, and being described by metes and bounds as follows:

BEGINNING at a ½" iron pin set for the southeast corner of the herein described tract and being North 89°20'15" West, 1178.00 feet, and North 00°49'41" East, 1943.92 feet from the most easterly southeast corner of said 350.066 acre tract;

THENCE North 89°10'19" West, a distance of 544.75 feet, to a ½" iron pin set in the east right-of-way line of Ridge Trail, a 60' private road, for the southwest corner of the herein described tract;

THENCE North 00°49'41" East, along said east right-of-way line, a distance of 98.33 feet, to a ½" iron pin set for the beginning of a curve to the right having a radius of 270.00 feet;

THENCE along the said east right-of-way line and said curve to the right an arc distance of 67.37 feet, to a ½" iron pin set for the northwest corner of the herein described tract;

THENCE South 89°10'19" East, a distance 536.39 feet, to a ½" iron pin set for the northeast corner of the herein described tract;

THENCE South 00°49'41" West, a distance of 165.00 feet to the POINT OF BEGINNING and containing 2.059 acres of land.

SAID 2.059 ACRE TRACT ALSO BEING KNOWN AS
TRACT 47, COYOTE RIDGE, PHASE II-A,
AN UNRECORDED SUBDIVISION IN WISE COUNTY, TEXAS.

NOTICE OF TRUSTEE'S SALE

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

COPY

STATE OF TEXAS
COUNTY OF Wise

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, on **November 16, 2011, Joan Wallace,** 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 65, Coyote Ridge, Phase II-A, Wise County, Texas, more specifically described in Exhibit A attached hereto and made a part hereof for all intents and purposes** to secure payment of one certain Real Estate Note in the amount of **$27,000.00** (the note), the Deed of Trust being recorded in **Instrument Number 2011-13727**, 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 **March, 2017** at the **Wise County Courthouse, Decatur, Texas.** The same being **March 7, 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 **February 7, 2017.**

Emory Russell, Trustee

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

POSTED
AT 9:33 o'clock A M

FEB 07 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Vicky Gaona

EXHIBIT "A"

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

BEGINNING at a ½" iron pin set for the southwest corner of the herein described tract and being North 89°20'15" West, 1178.00 feet, North 00°49'41" East, 664.48 feet, North 89°10'19" West, 1149.50 feet and North 00°49'41" East, 479.79 feet, from the most easterly southeast corner of said 350.066 acre tract;

THENCE North 00°49'41" East, a distance of 159.93 feet, to a ½" iron pin set for the northwest corner of the herein described tract;

THENCE South 89°10'19" East, a distance of 544.75 feet, to a ½" iron pin set in the west right-of-way line of Ridge Trail, a 60' private road, for the northeast corner of the herein described tract;

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

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

SAID 2.000 ACRE TRACT ALSO BEING KNOWN AS
TRACT 65, COYOTE RIDGE, PHASE II-A,
AN UNRECORDED SUBDIVISION IN WISE COUNTY, TEXAS.

C&S No. 44-16-2650 / Reverse Mortgage / No
Reverse Mortgage Solutions, Inc.

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: June 22, 2007

Grantor(s): Wilbur Monroe Jones and Sue Anne Jones, married

Original Trustee: Robert K. Fowler Brown, Fowler & Alsup

Original Mortgagee: Financial Freedom Senior Funding Corporation, a Subsidiary of Indy Mac Bank, F.S.B.

Recording Information: Vol. 1831, Page 864, or Clerk's File No. 2007-9470, in the Official Public Records of WISE County, Texas.

Current Mortgagee: The Bank of New York Mellon, not individually but solely as Co-Trustee for RML Trust 2013-2

Mortgage Servicer: Reverse Mortgage Solutions, Inc., whose address is C/O 14405 Walters Road, Suite 200 Houston, TX 77014 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: 03/07/2017 **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:
TRACT ONE (1), HIGH RIDGE ACRES, AN ADDITION IN WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SECTION 481, PLAT RECORDS OF WISE COUNTY, TEXAS.

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

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

POSTED
AT 3:05 o'clock P M
FEB 06 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Sarah Enochs DEPUTY
Sarah Enochs

44-16-2650
WISE

4608631

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date:	02/25/2008
Grantor(s):	BRIDGET HANCOCK AND JUSTIN HANCOCK, HUSBAND AND WIFE
Original Mortgagee:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR UNIVERSAL AMERICAN MORTGAGE COMPANY, LLC, A FLORIDA LIMITED LIABILITY, ITS SUCCESSORS AND ASSIGNS
Original Principal:	$147,631.00
Recording Information:	Book 1913 Page 212 Instrument 2008-21134
Property County:	Wise
Property:	LOT 21, BLOCK 5, SHALE CREEK, PHASE 2A, AN ADDITION IN WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C, SLIDE 510, PLAT RECORDS, WISE COUNTY, TEXAS
Reported Address:	12929 AZURE HEIGHTS PLACE, 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 7th day of March, 2017
Time of Sale:	1:00PM or within three hours thereafter.
Place of Sale:	AT THE SOUTHEAST PORCH OF THE COURTHOUSE STEPS in Wise County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Wise County Commissioner's Court.
Substitute Trustee(s):	Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Dann Porter, Doug Woodard, Kristie Alvarez, Julian Perrine, Matt Hansen, Chris Demarest, Patrick Zwiers, Kristopher Holub, Frederick Britton, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act
Substitute Trustee Address:	14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Dann Porter, Doug Woodard, Kristie Alvarez, Julian Perrine, Matt Hansen, Chris Demarest, Patrick Zwiers, Kristopher Holub, Frederick Britton, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Dann Porter, Doug Woodard, Kristie Alvarez, Julian Perrine, Matt Hansen, Chris Demarest, Patrick Zwiers, Kristopher Holub, Frederick Britton, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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

COPY

POSTED
AT 4:39 o'clock P M
JAN 26 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Sarah Enochs

NOTICE OF FORECLOSURE SALE

January 27, 2017

Deed of Trust :

Dated:	August 22, 2016
Grantor:	ELVIN JACKSON
Trustee:	Brock Smith
Lender:	JANICE BIRD
Filing Records:	Filed under file number 201609986 in Official Records of Wise County, Texas on September 29, 2016

Legal Description of Property being sold: All of Grantors right title and interest in two (2) acres of land, more or less, out of Lot 1, South Meadows Subdivision, Phase 1, and more commonly known as 338 Travis Road, Decatur, Texas, situated in Wise County, Texas, according to the plat of same of record in Vol. 5, p. 36, Plat Records of Wise County, Texas; being a part of the same land described in Deed made by Robert M Wilson to F. D. Meador dated December 22, 1977, recorded in Vol. 371, p. 462, Deed Records of Wise County, Texas; being the same land described in Surveyors Plat and Field Notes compiled by Tommy T. Edwards, Registered Public Surveyor No. 1869, dated August 30, 1982; said 2 acres being more fully described as follows:

BEGINNING at an iron state for corner at the Southwest corner of Lot 1, South Meadows Subdivision, Phase 1, said point being in the East Right of Way of State Highway No. 51;
THENCE with the East Right of Way of State Highway No. 51 and a curve to the Northeast with a Radius of 5712.02 feet a Length of 346.90 feet to a point for corner in the center of a 50 feet road easement; THENCE with the center of said road easement, South 89 degrees, 38' 20" East 204.99 feet to a point for corner; THENCE South 00 degrees 29' 30" West 300.0 feet to an iron stake for corner; THENCE North 89 degrees 38 ' 20" West 378.30 feet to the Point of Beginning, containing 2.00 acres of land, more or less, and being the same land described in Renewal & Extension Deed of Trust dated July 15, 1983 and recorded in Volume 25, Page 289, Real Records of Wise County, Texas.

Secures: The Promissory note in the original principal amount of $117,500.00, executed by Elvin Jackson ("Borrower") and payable to the order of Lender, Janice Bird.

Foreclosure Sale Date and information:

Date:	Tuesday, March 7, 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:	The Southeast entryway and porch of the Wise County, Courthouse building on the town square of Decatur, Wise County, Texas
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

Janice Bird'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, Janice Bird, the owner and holder 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 Janice Bird's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Janice Bird'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 Janice Bird 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 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 Janice Bird. 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.

Brock Smith, Trustee
P.O. Box 906
Decatur, Texas 76234
Telephone (940) 627-6333
Telecopier (940) 627-6335

STATE OF TEXAS)

COUNTY OF WISE)

This instrument was acknowledged before me on the 26th day of January, 2017, by BROCK SMITH, Trustee.

Donna North Miller

Notary Public, State of Texas

DONNA NORTH MILLER
Notary ID # 6557433
My Commission Expires
October 4, 2020

NOTICE OF FORECLOSURE SALE

State of Texas §
§
County of Wise §

Notice is hereby given of a public non-judicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

LOT 17, BLOCK 2, LEXINGTON ADDITION, PHASE TWO, AN ADDITION TO THE CITY OF HASLET, WISE COUNTY, TEXAS, AS SHOWN ON PLAT OF SAME OF RECORD IN PLAT CABINET B, SECTION 181, PLAT RECORDS, WISE COUNTY, TEXAS.

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

Date: **March 7, 2017**
Time: The sale shall begin no earlier than **01:00 PM** or no later than three hours thereafter.
Place: **Wise** County Courthouse in **Decatur, Texas**, at the following location: the area designated by the Commissioners Court of **Decatur,** Wise County, **Texas**, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

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

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the Mortgagee of Record thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

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

1001890-9

POSTED
AT 11:30 o'clock A M
JAN 17 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Kim Griffith DEPUTY
Kim Griffith

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.

4. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by **Andrew E Johnson, Reba L Johnson**.

5. Obligations Secured. The Deed of Trust is dated **May 8, 2009**, and is recorded in the office of the County Clerk of **Wise** County, Texas, in/under **Document No. 2009-41767, Official Public Records** of **Wise** County, **Texas**. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the promissory note in the original principal amount of **$153,753.00**, executed by **Andrew E Johnson, Reba L Johnson**, and payable to the order of **Freedom Mortgage Corporation.**

Original Mortgagee: Freedom Mortgage Corporation.

Current Mortgagee of Record: Nationstar Mortgage LLC whose address is **8950 Cypress Waters Blvd., Coppell, TX 75019**.

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this public sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

7. **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.**

Sent by: Jeffry B. Lewis
Robertson Anschutz Vetters
1500 CityWest Blvd., Suite 700
Houston, TX 77042

DATED January 17, 2017.

Kelly Goddard

Joyce McGrady and/or Kelly Goddard and/or Darian Goddard and/or Gene Alyea, Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Dann Porter, Doug Woodard, Kristie Alvarez, Julian Perrine, Matt Hansen, Chris Demarest, Patrick Zwiers, Kristopher Holub, Frederick Britton, Substitute Trustee
c/o Robertson Anschutz Vetters
1500 CityWest Blvd., Suite 700
Houston, TX 77042
Phone: 713-244-1360

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WISE County
Deed of Trust Dated: December 19, 2013
Amount: $153,075.00
Grantor(s): ROBERT D. GREENE and TAMMY L. GREENE

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

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

Recording Information: Document No. 201330216

Legal Description: LOT TWELVE (12), BLOCK THREE (3), SHALE CREEK, PHASE 2B, CORRECTED PLAT, AN ADDITION TO WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET C, SLIDE 555 OF THE PLAT RECORDS OF WISE COUNTY, TEXAS.

Date of Sale: March 7, 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

Aaron Espinoza, Attorney at Law
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2015-008060

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 3:15 o'clock P M

JAN 05 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Vicky Gaona