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 23, 2015, Robert White and Christina Easter,** 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 124, Coyote Ridge, Phase II-A, 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 **$73,500.00** (the note), the Deed of Trust being recorded in **Instrument Number 201502754**, 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 am.** and not later than **1:00 p.m.** on the first Tuesday in **March, 2018** at the **Wise County Courthouse, Decatur, Texas.** The same being **March 6, 2018, 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 Trustee's Sale has been executed on **February 12, 2018.**

Emory Russell

Emory Russell, Trustee

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

POSTED
AT 2:25 o'clock P M

FEB 12 2018

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

EXHIBIT "A"

Being a 2.138 acre tract of land out of the M. E. P. & P. R. R. Co. Survey, Abstract # 633A. 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 No. 861 and the M.E.P. & P.R.R.Co. Survey, Abstract No. 633, as conveyed to JCEF LIMITED, in Volume 538, Page 738, Real Records, Wise County, Texas, same being all of Tract 124, The bearings for this survey are based on the bearings as they appear in Volume 538, Page 738, Real Records, Wise County, Texas. Said 2.138 acre tract being described by metes and bounds as follows:

BEGINNING at a ½" iron rod set in the west line of the said 350.066 acre tract and being N 00°00'36" E 2005.68 feet from the southwest corner of the said 350.066 acre tract of land, same being the southwest corner of Tract 124;

THENCE N 0° 00' 36" E, along the said west line a distance of 150.02 feet to a ½" iron rod set for the northwest corner of said Tract 124;

THENCE S 89°10'19" E, a distance of 621.94 feet to a ½" iron rod set on the west right of way line of Coyote Trail a 60' private road, for the northeast corner of said Tract 124;

THENCE S 0° 49'41" W, along the said west line of Coyote Trail, a distance of 150.00 feet to a ½" iron rod set for the southeast corner of said Tract 124;

THENCE N 89°10'19" W, along the south line of Tract 124, a distance of 618.90 feet to the POINT OF BEGINNING, and containing a computed area of 2.138 acres of land, more or less.

SAID 2.138 ACRE TRACT BEING ALSO KNOWN AS
TRACT 124, COYOTE RIDGE, PHASE II-A,
AN UNRECORDED SUBDIVISION IN WISE COUNTY, TEXAS.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: February 12, 2018

PROMISSORY NOTE: First Amended and Restated Promissory Note, described as follows:

Original Date: August 19, 2017

Maker: Jeffrey McKinney

Payee: TCT Financial, LLC, a Texas limited liability company

Amount: $38,306.75

DEED OF TRUST: Deed of Trust, Mortgage, Assignment, Security Agreement and Financing Statement

Original Date: December 23, 2016

Grantor: Jeffrey McKinney

Original Trustee: Esther Bennett

Beneficiary: TCT Financial, LLC, a Texas limited liability company

Recorded in: Instrument Number: 201613689 of the Official Public Records of Wise County, Texas.

LENDER: TCT Financial, LLC, a Texas limited liability company

BORROWER: Jeffrey McKinney

PROPERTY: The "Mortgaged Property" as described in the Deed of Trust and as described on **Exhibit A** attached hereto.

SUBSTITUTE TRUSTEE: Joyce McGrady, Kelly Goddard, David Garvin, or Michelle Schwartz

SUBSTITUTE TRUSTEE'S MAILING ADDRESS:

c/o Hallett & Perrin, P.C.
1445 Ross Avenue, Suite 2400
Dallas, Texas 75202
Attn: Michael B. Franklin

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

March 6, 2018, being the first Tuesday of the month, to commence at 10:00 a.m., or within three hours thereafter.

POSTED
AT 1:38 o'clock P M
FEB 12 2018
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Toni Grigsby DEPUTY
TONI GRIGSBY

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

At the southeast porch of the Wise County Courthouse, located at 100 Main Street, Decatur, Wise County, Texas 76234, or in the area of the courthouse designated by the Commissioners Court of Wise County, Texas for real property foreclosures under Section 51.002 of the Texas Property Code pursuant to instrument(s) recorded in the real property records of Wise County, Texas.

Default has occurred in the payment of the Promissory Note and in the performance of the obligations of the Deed of Trust, which secures the Promissory Note. Because of such default, Lender, the owner of the Promissory Note, and the holder of the Promissory Note and the Deed of Trust lien for purposes of Section 51.002 of the Texas Property Code, has requested Substitute Trustee to sell the Property in accordance with the terms of the Deed of Trust and applicable law.

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

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee or such other Substitute Trustee as Lender may subsequently appoint, will sell the Property by public sale to the highest bidder for cash, in accordance with the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property which are superior to the Deed of Trust and to the permitted exceptions to title, if any, described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties concerning the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property shall be sold "AS IS, WHERE IS", and WITH ALL FAULTS.

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

Kelly Goddard

Printed Name: _____

Title: Substitute Trustee

EXHIBIT "A"
Mortgaged Property

All of Borrower's right, title, and interest in and to the Minerals (hereinafter defined), and any current or future royalties, overriding royalties, bonuses, rents or other monies paid, due, or held in suspense as a result of the extraction, sale, lease, extension, or use of the following, or any proceeds therefrom:

1. The land described on Exhibit "A-1" attached hereto (the "**Lands**").

2. All natural resources or other substance of value which may be extracted or produced from the Lands (the "**Minerals**"). The Minerals include, but are not limited to oil, gas, carbons metals and water.

3. Any substances or materials that result from the extraction of Minerals from the Lands (the "**Products**"). The Products include, but are not limited to the extracted Minerals and any materials or substances created from the extracted Minerals.

4. Any existing leases that cover any part of the Lands (the "**Lease**").

The Mortgaged Property additionally includes all of Borrower's right, title, interest and estate in and to the Minerals and Proceeds and all other claims or causes of action held by or accruing to the Borrower under the Lease and any lease covering interests under the Lands or held by Borrower by virtue of ownership of the Lands, Minerals or Products, including, but not limited to revenues, incomes, and payments from royalties, overriding royalties, lease bonuses, lease extensions, and purchases.

EXHIBIT "A-1"

WISE COUNTY, TEXAS:

Lease	Abstract	Survey
CLARK "B"-O'NEAL "A" (SA)	363	HILL, A
CLARK, MATT	363	HILL, A
CLARK, MATT GU "B"	363	HILL, A
HORNBACK, RUTH	48	BRANDENBURGH, J
HORNBACK, RUTH	363	HILL, A
HORNBACK-O'NEAL "A" (SA)	363	HILL, A
HORNBACK-TAYLOR (SA) "A"	363	HILL, A
MATT CLARK GU "B"	363	HILL, A
O'NEAL, RAY "A"	363	HILL, A
ONEAL, RAY H.	363	HILL, A
TAYLOR-TAYLOR A (SA) "A"	48	BRANDENBURGH, J

DESCRIPTION:

All oil, gas and other minerals that Grantor owns in Wise County, TX.

POSTED
AT 12:24 o'clock P M
FEB 12 2018
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By DEPUTY
Vicky Gaona

Notice of Foreclosure Sale

February 7, 2018

Deed of Trust ("Deed of Trust"):

Dated:	April 11, 2008
Grantor:	Julie Lindsey
Trustee:	Michael Gary Orlando
Lender:	Vanderbilt Mortgage and Finance, Inc.
Recorded in:	Instrument No. 2008-27554 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. TXFL712AB49962LS12
Secures:	Promissory Note ("Note") in the original principal amount of $83,532.11, executed by Julie Lindsey ("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

Foreclosure Sale:

Date:	Tuesday, March 6, 2018
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 steps, or if the preceding area is no longer the designated area, then at the area most recently designated 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 Vanderbilt Mortgage and Finance, Inc.'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, Vanderbilt Mortgage and Finance, Inc., 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 Vanderbilt Mortgage and Finance, Inc.'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Vanderbilt Mortgage and Finance, Inc.'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, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Vanderbilt Mortgage and Finance, Inc. 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 Vanderbilt Mortgage and Finance, Inc. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

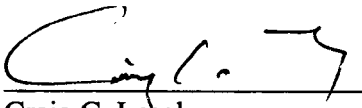
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

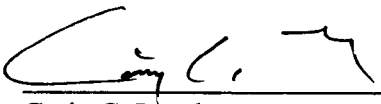
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or

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 Mortgagee
SBOT NO. 24027446



Craig C. Lesok
226 Bailey Ave, Ste 101
Fort Worth, TX 76107
Telephone (817) 882-9991
Telecopier (817) 882-9993
E-mail: craig@lesoklaw.com

EXHIBIT "A"

BEING one acre tract of land, more or less, part of that certain 41.55 acre tract in the GEORGE L. BLEDSOE SURVEY, Abstract No. 36 and the W.C. HALLMARK SURVEY, Abstract No. 361, Wise County, Texas, conveyed by Maude Rickman, et al to Phelix Cash, by deed dated December 3, 1954, of record in Volume 198, Page 312, Deed Records, Wise County, Texas, said one acre tract of land, more or less, being more particularly described as follows:

BEGINNING at the Southwest corner of a one acre tract out of said 41.55 acre tract heretofore conveyed by Phelix Cash and wife, Mattie Cash to James Cash and wife, Pauline Cash by deed dated May 17, 1978, of record in Volume 376, Page 575, Deed Records, Wise County, Texas, said point being in the center of a county road;

THENCE South with the center of said road, 208.50 feet to a point for corner;

THENCE East 208.50 feet to a point for corner;

THENCE North 208.50 feet to the Southeast corner of said James Cash one acre tract;

THENCE West with the South line of said James Cash one acre tract 208.50 feet to the PLACE OF BEGINNING and containing one acre of land, more or less.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: February 12th, 2018

Substitute Trustee: Alvin A. Miller

Substitute Trustee's Address: P.O. Box 588, Roanoke, Texas 76262

Beneficiary/Mortgagee: V.C.R. Investments, Inc.

Deed of Trust:

Date: June 12th, 2017

Grantor: John Keith Etienne

Beneficiary/Mortgagee: V.C.R. Investments, Inc.

Recording Information: Wise County , Document Number 201706646. In Wise Deed of Trust Records, Wise County, Texas.

Trustee: William C. Shaddock

Property: Lot 28, Block 1, Sunshine Meadows, being a subdivision in Wise County, Texas , according to the plat thereof recorded in Plat Cabinet B, Section 496 , Plat 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, March 6th , 2018

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 the said county , pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the area location where this notice was posted.

POSTED
AT 10:50 o'clock A M

FEB 12 2018

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

ACTIVE MILITARY SERVICE NOTICE

ASSERT AND PROTECT OUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACATIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER TO 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 IDENTIFILED 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, QUITE ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSIION. The sale will begin at the Time of sale of 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.

This 12th day of February, 2018

Alvin A. Miller, Substitute Trustee

123 WATERING HOLE
NEWARK, TX 76071

00000007350812

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 06, 2018

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 24, 2010 and recorded in Document CLERK'S FILE NO. 2010-64945 real property records of WISE County, Texas, with ESTRELLA CASTILLO AND LUIS E CHAVARRIA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ESTRELLA CASTILLO AND LUIS E CHAVARRIA, securing the payment of the indebtednesses in the original principal amount of $137,823.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
3415 VISION DRIVE
COLUMBUS, OH 43219

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

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive /Florence, SC 29501 /Fax: 843 413 5433/scra.military.orders@chase.com

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.

POSTED

00000007350812

WISE

[redacted]

LOT TWENTY-FOUR R (24R), BLOCK B, CHISHOLM SPRINGS SUBDIVISION, LOCATED IN WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, SLIDE(S) 177-179, (RE-FILED IN CABINET C, SLIDE(S) 184-186) (RE-PLATTED IN CABINET C, SLIDE(S) 271-272 AS TO PORTIONS OF BLOCK F), IN THE MAP RECORDS OF WISE COUNTY, TEXAS.

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOT 1R, BLOCK A, CHISHOLM SPRINGS SUBDIVISION (CHISHOLM SPRINGS SUBDIVISION), LOCATED IN WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, SLIDE(S) 177-179, (REFILED IN CABINET C, SLIDE(S) 184-186) (RE-PLATTED IN CABINET C, SLIDE (S) 271-272 AS TO PORTIONS OF BLOCK F) IN THE MAP RECORDS OF WISE COUNTY, TEXAS.

2891 FM 2048
BOYD, TX 76023

00000006947600

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 06, 2018

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 21. 2013 and recorded in Document CLERK'S FILE NO. 201323002 real property records of WISE County, Texas, with DORIS J. RUSSELL, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DORIS J. RUSSELL, securing the payment of the indebtednesses in the original principal amount of $243,000.00, 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 DBA CHAMPION MORTGAGE 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. CHAMPION MORTGAGE COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CHAMPION MORTGAGE COMPANY
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019

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:_____

00000006947600

WISE

DESCRIPTION FOR A 6.492 ACRE TRACT OF LAND OUT OF THE J.C. FREILEY SURVEY, ABSTRACT NO. 321, WISE COUNTY, TEXAS, SAID TRACT BEING A PORTION OF THAT CERTAIN TRACT OF LAND RECORDED IN VOLUME 199, PAGE 25, DEED RECORDS, WISE COUNTY, TEXAS:

COMMENCING FROM A 1/2" IRON FOUND IN THE SOUTH LINE OF F. M. HIGHWAY NO. 2048, SAID IRON ALOS BEING FOR THE NORTHEAST CORNER OF THAT SAID TRACT OF LAND RECORDED IN VOLUME 199, PAGE 25, DEED RECORDS, WISE COUNTY, TEXAS, THENCE S. 89 DEGREES 56' 28" W., WITH THE SOUTH LINE OF SAID F.M. HIGHWAY NO. 2048, 189.97 FEET TO A 1/2" IRON FOUND FOR THE POINT OF BEGINNING;

THENCE S. 00 DEGREES 04' 16"W., 1147.10 FEET TO A 1/2" IRON FOUND;

THENCE N. 89 DEGREES 56' 28" E., 189.87 FEET TO A 1/2" IRON FOUND;

THENCE S. 00 DEGREES 04' 16" W., 171.59 FEET TO A 1/2" IRON SET;

THENCE N. 89 DEGREES 59' 00" W., 379.64 FEET TO A 1/2" IRON FOUND;

THENCE N. 00 DEGREES 04' 00" E., 1318.19 FEET TO A 1/2" IRON FOUND IN THE SOUTH LINE OF SAID F.M. HIGHWAY NO 2048;

THENCE N. 89 DEGREES 56' 28" E., WITH THE SOUTH LINE OF SAID F.M. HIGHWAY NO. 2048, 189.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.492 ACRES OF LAND.

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

SAVE AND EXCEPT: THAT PORTION THEREOF CONVEYED FROM BOBBY N. RUSSELL AND SPOUSE, DORIS J. RUSSELL TO CYNTHIA LYNN HICKMAN, BY INSTRUMENTS FILED 07/23/1999, RECORDED IN VOLUME 885, PAGE 676, REAL PROPERTY RECORDS, WISE COUNTY, TEXAS.

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
5/29/2003

Original Beneficiary/Mortgagee:
TEXAS RESIDENTIAL MORTGAGE, L.P.

Recorded in:
Volume: 1293
Page: 14
Instrument No: 328657

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

Grantor(s)/Mortgagor(s):
JARROD SMITH AND WIFE, JESSICA D. SMITH

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

Property County:
WISE

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

Legal Description: 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.

Date of Sale: 3/6/2018 **Earliest Time Sale Will Begin:** 1:00PM

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

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

Notice Pursuant to Tex. Prop. Code § 51.002(i): **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.**

David Stockman, Donna Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Michelle Schwartz
or Cole D. Patton
or Deanna Segovia, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

POSTED
AT 10:55 o'clock A M
FEB 08 2018
SHERRY LEMON, COUNTY CLERK
WISE COUNTY TEXAS
By _____ DEPUTY
Sarah Enochs

MH File Number: TX-18-55353-POS
Loan Type: Conventional Residential

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

Deed of Trust Date: February 13, 2002	**Original Mortgagor/Grantor**: TRACY GROOM AND SARAH GROOM
Original Beneficiary / Mortgagee: ABN AMRO MORTGAGE GROUP, INC	**Current Beneficiary / Mortgagee**: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Recorded in: **Volume**: 1137 **Page**: 826 **Instrument No**: 304412	**Property County**: WISE
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER	**Mortgage Servicer's Address**: 8950 Cypress Waters Blvd. Coppell, TX 75019

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

Secures: Note in the original principal amount of $84,000.00, executed by TRACY GROOM ("Borrower") and payable to the order of Lender.

Property Address/Mailing Address: 165 PR 4440, HASLET, TX 76052

Legal Description of Property to be Sold: TRACT #194, HILLS OF OLIVER CREEK
BEING A 2.000 ACRE TRACT OF LAND OUT OF THE M.E.P. & P.R.R.CO. SURVEY, ABSTRACT #633, SITUATED IN WISE COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 590.334 ACRE TRACT OF LAND OUT OF THE M.E.P. & P.R.R.CO. SURVEY, ABSTRACT #633, B.G. BROCK SURVEY, ABSTRACT #131, P.P. HARDING SURVEY, ABSTRACT #373, E.M. THOMASSON SURVEY, ABSTRACT #801, AND THE R.M. THOMPSON SURVEY, ABSTRACT #1248, AS CONVEYED TO AP LAND INVESTMENTS LIMITED PARTNERSHIP, DEE RING, INC., SANDRA SUE FAUST, THE GEORGE AND JEAN KAELBER TRUST, THE PEPPER FAMILY LIMITED PARTNERSHIP, AND JACK DOEGE, IN VOLUME 664, PAGE 238, REAL RECORDS, WISE COUNTY, TEXAS, AND THIS TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 1/2" IRON PIN SET, IN THE EAST RIGHT-OF-WAY LINE OF A 60' PRIVATE ROAD, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING SOUTH 89 DEGREES 38'04" EAST, 476.12 FEET AND THE NORTH 00 DEGREES 49'41" EAST, 2328.78 FEET, FROM THE SOUTHWEST CORNER OF SAID 590.334 ACRE TRACT;
THENCE NORTH 00 DEGREES 49'41" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 200.00 FEET, TO A 1/2" IRON PIN SET FOR THE NORTHWEST CORNER OF THE HEREIN DESRIBED TRACT;
THENCE SOUTH 89 DEGREES 10'19" EAST, A DISTANCE OF 435.60 FEET, TO A 1/2" IRON PIN SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE SOUTH 00 DEGREES 49'41" WEST, A DISTANCE OF 200.00 FEET TO 1/2" IRON PIN SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE NORTH 89 DEGREES 10'19" WEST, A DISTANCE OF 435.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.000 ACRES OF LAND.

THE BEARINGS FOR THIS SURVEY ARE BASED ON THE BEARINGS AS THEY APPEAR IN VOLUME 664, PAGE 238, REAL RECORDS, WISE COUNTY, TEXAS.

17-121615

4646068

TOGETHER WITH THAT 1999 GALAXY MOBILE HOME WITH SERIAL #AH01999649B AND #AH01999649A LABEL #PFS0592059 AND #PFS0592060.

Date of Sale: March 06, 2018	**Earliest time Sale will begin**: 1:00 pm

Place of sale of Property: On the southeast porch of the Wise County Courthouse steps, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

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.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER*, the owner and holder of the Note, has requested Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Doug Woodard, Kristie Alvarez, Julian Perrine, Patrick Zwiers, Kristopher Holub, Frederick Britton, Shawn Schiller, Tonya Washington, Irene Lindsay, Cary Corenblum to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

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 *NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Doug Woodard, Kristie Alvarez, Julian Perrine, Patrick Zwiers, Kristopher Holub, Frederick Britton, Shawn Schiller, Tonya Washington, Irene Lindsay, Cary Corenblum 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 Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Doug Woodard, Kristie Alvarez, Julian Perrine, Patrick Zwiers, Kristopher Holub, Frederick Britton, Shawn Schiller, Tonya Washington, Irene Lindsay, Cary Corenblum, Trustee.

Limitation of Damages: 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.

Donna Stocker

/s/William Attmore

William Attmore
State Bar No.: 24064844
wattmore@rascrane.com
RAS CRANE, LLC / Attorney for NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
1900 Enchanted Way, Suite 125
Grapevine, TX 76051
Telephone: 817-873-3080
Facsimile: (817)796-6079

POSTED
AT 10:55 o'clock A M
FEB 08 2018
SHERRY LEMON, COUNTY CLERK
WISE COUNTY TEXAS
By _____ DEPUTY
Sarah Estrada

Notice of Acceleration

Dear Borrower(s):

Please be advised that the undersigned law firm represents the Mortgage Servicer with respect to the above-referenced debt. Any individual to whom this notice is sent who is NOT obligated for the debt is given the following notice as a courtesy because your interest in the Property may be affected.

This letter constitutes formal notice to you of your default under the terms of the Note evidencing the Loan and the deed of trust (the "Security Instrument") securing the loan.

According to and relying on the information provided to this firm by the Mortgage Servicer, you have failed to bring the loan current despite the notice that your unpaid loan would be accelerated if the default was not timely cured.

Because of the non-payment of all past due loan installments and other amounts legally due, the Mortgage Servicer has ACCELERATED the maturity of the debt.

You have the right to reinstate the Loan after acceleration in the time and manner provided by the Loan Documents and you have the right to bring a court action to assert the non-existence of a default or any defense to acceleration, foreclosure, or other rights reserved by the Loan Documents and Applicable Law.

Should you wish to request a full payoff, please fax your written request to the fax number above. On your request, please include your name, loan number, property address, a phone number where you can be reached and either a fax number or a mailing address.

Further, this letter is to formally notify you that because of your default, the Mortgage Servicer intends to foreclose on the above-described property. Enclosed please find a Notice of Substitute Trustee's Sale, which will be posted for public sale of the real property described above. This sale is authorized by the Deed of Trust referenced in the enclosed Notice of Substitute Trustee's Sale.

Please give this letter your immediate attention. If you have any questions or need additional information, please contact our office. You will receive no further communication prior to the commencement of the foreclosure process.

NOTE: IF YOU ARE A DEBTOR PRESENTLY SUBJECT TO A PROCEEDING IN FEDERAL BANKRUPTCY COURT, OR THIS DEBT HAS BEEN DISCHARGED BY A FEDERAL BANKRUPTCY COURT, THIS NOTICE IS NOT AN ATTEMPT TO COLLECT A DEBT BUT IS BEING SENT FOR INFORMATIONAL PURPOSES ONLY OR TO SATISFY CERTAIN FEDERAL OR STATE STATUTORY OBLIGATIONS.

Sincerely,

RAS Crane, LLC

RAS Crane, LLC
10700 Abbott's Bridge Road, Suite 170
Duluth, GA 30097
Phone: 470-321-7112
Fax: 404-393-1425

February 1, 2018

Sent via Certified and Regular Mail
Borrower(s): TRACY GROOM AND SARAH GROOM
165 PR 4440
HASLET, TX 76052

RE:		
	Deed of Trust Dated:	February 13, 2002
	Borrower(s):	TRACY GROOM AND SARAH GROOM
	Original Principal Amount:	$84,000.00
	Property Address:	165 PR 4440 HASLET, TX 76052

Current Mortgage Servicer and Mortgagee:

Mortgage Servicer:	NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Mortgagee:	NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER

(Include if applicable: The Mortgage Servicer represents the Mortgagee under a servicing agreement with the Mortgagee, whose address is 8950 Cypress Waters Blvd Coppell, TX 75067)

NOTE: PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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





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 **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, 2018 at the **Wise County Courthouse, Decatur, Texas.** The same being **March 6, 2018, 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 6, 2018.

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 9:11 o'clock A M

FEB 06 2018

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

Sarah Enochs

EXHIBIT "A"

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

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

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

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

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

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

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

File Number: **TX-18-9271-ED**

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military 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.

WHEREAS, on **8/15/2008, FLAVIANO PADRON, MARY KILBERG-PADRON (HUSBAND AND WIFE),** executed a Deed of Trust conveying to **DERRICK UDY** as Trustee, the Real Estate hereinafter described, to **HSBC CREDIT CENTER, INC.**, in the payment of a debt therein described, said Deed of Trust being recorded under Instrument 2008-30372, Volume 1976, Page 494, in the DEED OF TRUST OR REAL PROPERTY records of **WISE COUNTY**, Texas; and

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

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

WHEREAS, an Order to Proceed with Notice of Foreclosure Sale and Foreclosure Sale was entered on **January 11, 2018** under Cause No. **CV17-11-941** in the **271ST** Judicial District Court of **WISE COUNTY**, Texas; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **3/6/2018** beginning not earlier than **1:00 PM**, or not later than three hours thereafter, I will sell said Real Estate in **WISE COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted at the location where this Notice of Trustee's Sale was posted. Said Real Estate is described as follows:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Property Address: **603 W BRADY ST, DECATUR, TX 76234**
Mortgage Servicer: **Caliber Home Loans, Inc.**
Mortgage Servicer Address: **13801 WIRELESS WAY, OKLAHOMA CITY, OK, 73134**
Reinstatement Line: **(800) 401-6587**
Noteholder: **U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust**

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

WITNESS MY HAND this day, Feb 1, 2018

Donna Stockman for Brenda Wiggs

When recorded please return to:

Caliber Home Loans, Inc. – Document Control

13801 WIRELESS WAY

OKLAHOMA CITY, OK 73134

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

POSTED
AT 2:31 o'clock P M

FEB 1 2018
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Vicky Gaona DEPUTY

4645467

EXHIBIT A-LEGAL DESCRIPTION (PAGE 1)

DESCRIBED TO WIT:

BEGINNING AT A POINT FOR CORNER IN THE SOUTH LINE OF BRADY STREET, SAID POINT BEING LOCATED 306.15 FEET EAST OF AN IRON STAKE FOUND AT THE SOUTHEAST INTERSECTION OF BRADY STREET AND SOUTH COWAN STREET ON THE OCCUPIED NORTHWEST CORNER OF LOT 1 OF COLBERT'S ADDITION;

THENCE WITH THE OCCUPIED SOUTH LINE OF BRADY STREET AND WITH AN EXISTING FENCE LINE, EAST 111.4 FEET TO A POST FOR CORNER;

THENCE WITH THE OCCUPIED EAST LINE OF LOT 7 AND WITH AN EXISTING FENCE LINE, S. 00 DEG. 20' 45" E 144.24 FEET TO A POST FOR CORNER;

THENCE WITH AN EXISTING FENCE LINE, N 89 DEG. 58' 30" W 29.08 FEET TO A POST FOR CORNER;

THENCE WITH AN EXISTING FENCE LINE, S 01 DEG. 21' 50" E 94.28 FEET TO A POST FOR CORNER AT THE OCCUPIED NORTH LINE OF EMBRY STREET;

THENCE WITH AN EXISTING FENCE LINE ON THE OCCUPIED NORTH LINE OF EMBRY STREET, S 88 DEG. 25' 30"W 79.29 FEET TO A POST FOR CORNER;

THENCE WITH AN EXISTING FENCE LINE, N 01 DEG. 28' 10' W 240.74 FEET TO THE POINT OF BEGINNING.

SAVE AND EXCEPT PROPERTY CONVEYED IN DEED FROM EMMA J. WILSON TO JESUS ALDAPE AND WIFE, MARIA F. ALDAPE, AND RECORDED IN VOLUME 197, PAGE 400, REAL RECORDS, WISE COUNTY, TEXAS, DESCRIBED TO WIT:
BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF LOTS 4 AND 5, BLOCK 17, RANGE "D" AND "E", DEVEREUX ADDITION TO THE CITY OF DECATUR, WISE COUNTY, TEXAS, BEING UNRECORDED SUBDIVISION TO THE CITY OF DECATUR, TEXAS, AND SAID TRACT BEING DESCRIBED AS BEING OCCUPIED BY EXISTING FENCES AS THE EXISTING PROPERTY LINES, DESCRIBED TO WIT:

COMMENCE AT A POINT FOR CORNER IN THE SOUTH LINE OF BRADY STREET, SAID POINT BEING LOCATED 306.5 FEET EAST OF AN IRON STAKE FOUND AT THE SOUTHEAST INTERSECTION OF BRADY STREET AND SOUTH COWAN STREET AS THE OCCUPIED NORTHWEST CORNER OF LOT 1 OF THE COLBERT'S ADDITION;

TAX MAP OR PARCEL ID NO.: R000024959 EXHIBIT A-LEGAL DESCRIPTION (PAGE 2)

THENCE WITH THE OCCUPIED SOUTH LINE OF BRADY STREET AND WITH AN EXISTING FENCE LINE, EAST 111.4 FEET TO A POST FOR CORNER;

THENCE WITH THE OCCUPIED SOUTH LINE OF LOT 7 AND WITH AN EXISTING FENCE LINE S 00 DEG. 20' 45" E 144.24 FEET TO A POST FOR CORNER;

THENCE WITH AN EXISTING FENCE LINE, NORTH 89 DEG. 58' 30" W 29.08 FEET TOA POST FOR CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE WITH AN EXISTING FENCE LINE, S 01 DEG. 21' 50" E 94.28 FEET TO A POST FOR CORNER AT THE OCCUPIED NORTH LINE OF EMBRY STREET;

THENCE WITH AN EXISTING FENCE LINE OF THE OCCUPIED NORTH LINE OF EMBRY STREET, S 88 DEG. 25' 30" W 79.29 FEET TO A POST FOR CORNER;

THENCE WITH AN EXISTING FENCE LINE N 01 DEG 28' 10" W 94.28 FEET TO A POST FOR CORNER;

THENCE EAST 79.29 FEET TO THE POINT OF BEGINNING.

POSTED
AT 10:59 o'clock A M

JAN 11 2018

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

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 2, BLOCK 1, PRAIRIE VIEW ESTATES, PHASE TWO, AN ADDITION IN WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET B, SLIDES 161-162, OF THE PLAT RECORDS OF 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 6, 2018**
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.

1005241-1

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 **Walter Rockman, a single man**.

5. Obligations Secured. The Deed of Trust is dated **March 31, 2009**, and is recorded in the office of the County Clerk of **Wise** County, Texas, in/under **Document No. 2009-39977, 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 **$96,637.00**, executed by **Walter Rockman**, and payable to the order of **AmeriCare Investment Group, Inc. dba Premier Capital Lending.**

Original Mortgagee: AmeriCare Investment Group, Inc. dba Premier Capital Lending.

Current Mortgagee of Record: Nationstar Mortgage LLC d/b/a/ Mr. Cooper 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.**

Robertson Anschutz Vetters
1500 CityWest Blvd., Suite 700
Houston, TX 77042

DATED January 18, 2018.

Kelly Goddard

Joyce McGrady, Kelly Goddard, David Garvin, Michelle Schwartz, Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Doug Woodard, Kristie Alvarez, Julian Perrine, Patrick Zwiers, Kristopher Holub, Frederick Britton, Shawn Schiller, Tonya Washington, Irene Lindsay, Cary Corenblum, 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.

POSTED
AT 12:10 o'clock P M

JAN 25 2018

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

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 05/20/2003

Grantor(s): LYDIA CLEMONS AND HUSBAND, KEITH CLEMONS AND WILLIAM CLEMONS AND WIFE, ANITA CLEMONS

Original Mortgagee: TEXAS RESIDENTIAL MORTGAGE, L.P.

Original Principal: $99,700.00

Recording Information: Book 1291 Page 871 Instrument 328509

Property County: Wise

Property:

BEING A TRACT OF LAND SITUATED IN THE P.P. HARDING SURVEY, ABSTRACT NO. 373, WISE COUNTY, TEXAS, AND BEING THAT TRACT AS DESCRIBED IN DEED TO OAKWOOD ACCEPTANCE CORP., LLC RECORDED IN VOLUME 1176, PAGE 788, DEED RECORDS, WISE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF PR 4422, SAID POINT BEING THE NORTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED TO CAROL SLACK RECORDED IN VOLUME 1123, PAGE 348 OF SAID DEED RECORDS;
THENCE SOUTH 26 DEGREES 03 MINUTES 25 SECONDS WEST, AT 675.58 PASSING A 1/2 INCH IRON ROD FOUND, CONTINUING A TOTAL DISTANCE OF 980.60 FEET TO A POINT FOR CORNER IN OLIVER CREEK;
THENCE NORTH 78 DEGREES 32 MINUTES 21 SECONDS WEST, ALONG SAID CREEK, A DISTANCE OF 46.34 FEET TO A POINT FOR CORNER;
THENCE NORTH 15 DEGREES 14 MINUTES 04 SECONDS WEST, A DISTANCE OF 612.53 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;
THENCE NORTH 56 DEGREES 19 MINUTES 49 SECONDS EAST, A DISTANCE OF 654.50 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER ON THE AFOREMENTIONED SOUTHWESTERLY RIGHT-OF-WAY LINE OF PR 4422;
THENCE SOUTH 33 DEGREES 40 MINUTES 10 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 3.64 FEET TO A POINT FOR CORNER, BEING THE BEGINNING OF A CURVE TO THE LEFT AND HAVING A RADIUS OF 230.00 FEET;
THENCE IN A SOUTHEASTERLY DIRECTION, CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND SAID CURVE, AN ARC LENGTH OF 121.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.228 ACRES OF LAND.

Reported Address: 228 PR 4422, 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: Wells Fargo Bank, N.A.

Mortgage Servicer: Wells Fargo Bank, N. A.

Current Beneficiary: Wells Fargo Bank, N.A.

Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of March, 2018

Time of Sale: 1:00PM or within three hours thereafter.

Place of Sale: AT THE SOUTHEAST PORCH OF THE COURTHOUSE STEPS in Wise County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Wise County Commissioner's Court.

Substitute Trustee(s): Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Doug Woodard, Kristie Alvarez, Julian Perrine, Matt Hansen, Patrick Zwiers, Kristopher Holub, Frederick Britton, Shawn Schiller, Tonya Washington, Irene Lindsay, Cary Corenblum, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, or Alexander Wolfe, any to act

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

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

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

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,

Aurora Campos by Donna Stock

Bonial & Associates, P.C. f/k/a Buckley Madole, P.C.

POSTED
AT 12:10 o'clock P M

JAN 25 2018

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

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 06/23/2003

Grantor(s): STEPHEN JACKSON AND DENISE JACKSON, HUSBAND AND WIFE

Original Mortgagee: NEW CENTURY MORTGAGE CORPORATION

Original Principal: $77,000.00

Recording Information: Book 1309 Page 73 Instrument 331170

Property County: Wise

Property:

BEING A 1.00 ACRE TRACT IN THE E. BLACKWELL SURVEY, ABSTRACT NUMBER 136, WISE COUNTY, TEXAS, ALSO BEING OUT OF A 4.232 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 605, PAGE 509, REAL RECORDS, WISE COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5 INCH WOOD FENCE POST FOUND IN THE NORTH R.O.W. OF COUNTY ROAD #4790 AND IN THE WEST R.O.W. OF COUNTY ROAD #4795 FOR THE SOUTHEAST CORNER OF SAID 4.232 ACRE TRACT, SAID POINT ALSO BEING BY PREVIOUS DESCRIPTION 2654.11 FEET, SOUTH AND 2513.05 FEET, EAST FROM THE NORTHWEST CORNER OF SAID E. BLACKWELL SURVEY; THENCE NORTH 89 DEGREES 12 MINUTES 11

SECONDS WEST WITH THE SOUTH LINE OF SAID 4.232 ACRE TRACT AND WITH SAID NORTH R.O.W. A DISTANCE OF 256.73 FEET TO A POINT IN SAID NORTH R.O.W. AT THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED:

THENCE NORTH 89 DEGREES 12 MINUTES 11 SECONDS WEST WITH THE SOUTH LINE OF SAID 4.232 ACRE TRACT A DISTANCE OF 30.00 FEET TO A 1/2 INCH BOLT FOUND IN SAID NORTH R.O.W. FOR THE SOUTHWEST CORNER OF SAID 4.232 ACRE TRACT;

THENCE NORTH 13 DEGREES 45 MINUTES 49 SECONDS EAST WITH A WEST LINE OF SAID 4.232 ACRE TRACT A DISTANCE OF 75.82 FEET TO A 100D NAIL FOUND FOR AN ELL CORNER OF SAID 4.232 ACRE TRACT;

THENCE NORTH 5 DEGREES 42 MINUTES 26 SECONDS WEST WITH A WEST LINE OF SAID 4.232 ACRE TRACT A DISTANCE OF 248.67 FEET TO A 4 INCH STEEL FENCE POST FOUND FOR AN ELL CORNER OF SAID 4.232 ACRE TRACT;

THENCE NORTH 26 DEGREES 06 MINUTES 21 SECONDS WEST WITH A WEST LINE OF SAID 4.232 ACRE TRACT A DISTANCE OF 180.90 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED STEADHAM R.P.L.S. 4281 SET FOR AN ELL CORNER OF SAID 4.232 ACRE TRACT;

THENCE NORTH 08 DEGREES 12 MINUTES 28 SECONDS EAST WITH A WEST LINE OF SAID 4.232 ACRE TRACT A DISTANCE OF 96.46 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED STEADHAM R.P.L.S. 4281 SET FOR THE NORTHWEST CORNER OF SAID 4.232 ACRE TRACT;

THENCE NORTH 87 DEGREES 39 MINUTES 30 SECONDS EAST WITH THE NORTH LINE OF SAID 4.232 ACRE TRACT A DISTANCE OF 175.40 FEET TO A POINT IN THE NORTH LINE OF SAID 4.232 ACRE TRACT FOR A CORNER;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 166.74 FEET TO A POINT FOR A CORNER;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 83.19 FEET TO A POINT FOR CORNER;

THENCE SOUTH 05 DEGREES 42 MINUTES 26 SECONDS EAST A DISTANCE OF 344.46 FEET TO A POINT FOR CORNER;

THENCE SOUTH 13 DEGREES 45 MINUTES 49 SECONDS WEST A DISTANCE OF 76.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.00 ACRES OF LAND, MORE OR LESS.

Reported Address: 2594 COUNTY ROAD 4790, BOYD, TX 76023

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2003-NC8

Mortgage Servicer: Ocwen Loan Servicing, LLC

Current Beneficiary: Deutsche Bank National Trust Company

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, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Michelle Schwartz, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, or Alexander Wolfe, 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, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Michelle Schwartz, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, or Alexander Wolfe, 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,

Bonial & Associates, P.C. f/k/a Buckley Madole, P.C.

Donna Stockman

RECEIVED
12/22

FILED
AM 1:54 PM
DEC 28 2017
BRENDA ROWE
DISTRICT CLERK-WISE COUNTY, TX
BY _____ DEPUTY

CAUSE NO. CV17-10-825

IN RE: ORDER FOR FORECLOSURE CONCERNING 2594 COUNTY ROAD 4790, BOYD, TX 76023 UNDER TEX. R. CIV. PROC. 736	§	**IN THE DISTRICT COURT**
PETITIONER:	§	
OCWEN LOAN SERVICING, LLC AS SERVICING AGENT FOR DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2003-NC8	§	**WISE COUNTY, TEXAS**
RESPONDENT(S):	§	
STEPHEN JACKSON, DENISE JACKSON	§	**271ST DISTRICT COURT**

DEFAULT ORDER ALLOWING FORECLOSURE

1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.

2. The name and last known address of each Respondent subject to this order is Stephen Jackson, whose last known address is 169 Whitewing Way, Floresville, TX 78114 and Denise Jackson, whose last known address is 2594 County Road 4790, Boyd, TX 76023. Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.

3. The property that is the subject of this foreclosure proceeding is commonly known as 2594 County Road 4790, Boyd, TX 76023 with the following legal description:

BEING A 1.00 ACRE TRACT IN THE E. BLACKWELL SURVEY, ABSTRACT NUMBER 136, WISE COUNTY, TEXAS, ALSO BEING OUT OF A 4.232 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 605, PAGE 509, REAL RECORDS, WISE COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5 INCH WOOD FENCE POST FOUND IN THE NORTH R.O.W. OF COUNTY ROAD #4790 AND IN THE WEST R.O.W. OF COUNTY ROAD #4795 FOR THE SOUTHEAST CORNER OF SAID 4.232 ACRE TRACT, SAID POINT ALSO BEING BY PREVIOUS DESCRIPTION 2654.11 FEET, SOUTH AND 2513.05 FEET, EAST FROM THE NORTHWEST CORNER OF SAID E. BLACKWELL SURVEY; THENCE NORTH 89 DEGREES 12 MINUTES 11

SECONDS WEST WITH THE SOUTH LINE OF SAID 4.232 ACRE TRACT AND WITH SAID NORTH R.O.W. A DISTANCE OF 256.73 FEET TO A POINT IN SAID NORTH R.O.W. AT THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED:

THENCE NORTH 89 DEGREES 12 MINUTES 11 SECONDS WEST WITH THE SOUTH LINE OF SAID 4.232 ACRE TRACT A DISTANCE OF 30.00 FEET TO A 1/2 INCH BOLT FOUND IN SAID NORTH R.O.W. FOR THE SOUTHWEST CORNER OF SAID 4.232 ACRE TRACT;

THENCE NORTH 13 DEGREES 45 MINUTES 49 SECONDS EAST WITH A WEST LINE OF SAID 4.232 ACRE TRACT A DISTANCE OF 75.82 FEET TO A 100D NAIL FOUND FOR AN ELL CORNER OF SAID 4.232 ACRE TRACT;

THENCE NORTH 5 DEGREES 42 MINUTES 26 SECONDS WEST WITH A WEST LINE OF SAID 4.232 ACRE TRACT A DISTANCE OF 248.67 FEET TO A 4 INCH STEEL FENCE POST FOUND FOR AN ELL CORNER OF SAID 4.232 ACRE TRACT;

THENCE NORTH 26 DEGREES 06 MINUTES 21 SECONDS WEST WITH A WEST LINE OF SAID 4.232 ACRE TRACT A DISTANCE OF 180.90 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED STEADHAM R.P.L.S. 4281 SET FOR AN ELL CORNER OF SAID 4.232 ACRE TRACT;

THENCE NORTH 08 DEGREES 12 MINUTES 28 SECONDS EAST WITH A WEST LINE OF SAID 4.232 ACRE TRACT A DISTANCE OF 96.46 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED STEADHAM R.P.L.S. 4281 SET FOR THE NORTHWEST CORNER OF SAID 4.232 ACRE TRACT;

THENCE NORTH 87 DEGREES 39 MINUTES 30 SECONDS EAST WITH THE NORTH LINE OF SAID 4.232 ACRE TRACT A DISTANCE OF 175.40 FEET TO A POINT IN THE NORTH LINE OF SAID 4.232 ACRE TRACT FOR A CORNER;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A

DISTANCE OF 166.74 FEET TO A POINT FOR A CORNER;
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 83.19 FEET TO A POINT FOR CORNER;
THENCE SOUTH 05 DEGREES 42 MINUTES 26 SECONDS EAST A DISTANCE OF 344.46 FEET TO A POINT FOR CORNER;
THENCE SOUTH 13 DEGREES 45 MINUTES 49 SECONDS WEST A DISTANCE OF 76.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.00 ACRES OF LAND, MORE OR LESS.

4. The lien to be foreclosed is indexed or recorded at Volume: 1309, Page: 73, Instrument Number: 331170 and recorded in the real property records of Wise County, Texas.

5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.

6. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 et seq.

7. Therefore, the Court grants Petitioner's motion for a default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract, or lien sought to be foreclosed.

8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 29 day of 12, 2017.

JUDGE PRESIDING

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: March 06, 2018

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 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. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

Aurora Campos by Donna Stock

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

[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.