POSTED
AT 8:42 o'clock A M

FEB 12 2019

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

Notice of Foreclosure Sale

Notice is hereby given of a public, non-judicial foreclosure sale of the Property described below.

The instrument to be foreclosed is the Deed of Trust ("**Deed of Trust**"):

Date:	November 13, 2014
Grantor:	HANIYYAH BRADFORD a/k/a HANIYYAH CASTRO
Trustee:	David C. Young
Lender:	CHAMP PROPERTIES, LLC and JASON CREEL
Filing Information:	Recorded on December 12, 2014 in the official public records of Wise County, Texas under Document Number 201412614.
Property Address:	**303 PR 4441, Rhome, Texas 76078** (the "**Property**").
Legal Description:	See attached **Exhibit A**
Secures:	Promissory Note ("**Note**") dated November 13, 2014 in the original principal amount of $80,500.00, executed by HANIYYAH BRADFORD ("**Borrower**") and payable to the order of Lender.

Foreclosure Sale:

Date:	Tuesday, March 5, 2019
Time:	The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 1:00 p.m.
Place:	The Southeast porch of the courthouse steps of the Wise County Courthouse, 101 North Trinity Street, Decatur, Wise County, Texas 76234, or if the preceding area is no longer the designated area, the area most recently designated by the Wise County Commissioner's Court.

The Deed of Trust permits Lender to postpone, withdraw, or reschedule the Foreclosure 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 Deed of Trust and Texas Property Code. The reposting or refiling may be after the date originally scheduled for this Foreclosure Sale.

Terms of Sale:

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

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 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. 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 Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

According to the Deed of Trust, Lender has the right to direct the Trustee to sell the Property in one or more parcels and/or to sell all or only part of the Property.

According 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.

According to section 51.0075(a) of the Texas Property Code, the 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 the Trustee.

Type of Sale:

The Foreclosure Sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted according to the power of sale granted by the Deed of Trust executed by Borrower.

The Deed of Trust may encumber 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.

Default and Request to Act

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, Lender, the owner and holder of the Note, has requested the Trustee to sell the Property. Notice is given that before the sale, Lender may appoint another person as substitute trustee to conduct the Foreclosure Sale.

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

Obligations Secured

The Deed of Trust secures the payment of any indebtedness and obligations described therein (collectively, the "**Obligations**") including but not limited to (a) the Note; (b) all renewals and extensions of the Note; and (c) any and all present and future indebtedness of Borrower to Lender. Lender is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

As of February 11, 2019, the amount owed on the Note was **$81,855.52**. As of February 12, 2019, the Note is bearing interest at the default rate of 18.00%, or **$37.0442** per day.

Questions concerning the Foreclosure Sale may be directed to the undersigned Trustee at the address and telephone number provided below.

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.

Tyler A. Harden
Tyler A. Harden, Attorney, P.C.
415 W. Main Street
Azle, Texas 76020
Tel.: (817) 444-9024
Fax: (817) 406-4467
Email: tyler@tylerhardenlaw.com

EXHIBIT "A"

BEING a 2.000 acre tract of land out of the M.E.P. & P.R.R. CO. Survey, Abstract No. 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 No. 633, B.G. Brock Survey, Abstract No. 1331, P.P. Harding Survey, Abstract No. 373, E.M. Thomasson Survey, Abstract No. 801, and the R.M. Thompson Survey, Abstract No. 1248, as conveyed to AP Land Investments Limited Partnership, Dee Ring, Inc., Sandra Sue Faust, the George and Jean Kaelber Trust, The Peppery Family Limited Partnership, and Jack Doege, in Volume 664, Page 238, Real Property 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 North Right of Way line of a 60' Private Road for the southwest corner of the herein described tract and being South 89 Degrees 38 Minutes 04 Seconds East, 476.12 feet; North 00 Degrees 49 Minutes 41 Seconds East, 468.12 feet and South 89 Degrees 38 Minutes 04 Seconds East, 1744.43 feet from the Southwest corner of said 590.334 acre tract;

THENCE North 09 Degrees 30 Minutes 26 Seconds West, a distance of 179.66 feet to a 1/2" iron pin set for the Northwest corner of the herein described tract;

THENCE North 80 Degrees 29 Minutes 34 Seconds East, a distance of 405.60 feet to a 1/2" iron pin set for the Northeast corner of the herein described tract and being in the West right of way line of a 60' Private Road;

THENCE South 09 Degrees 30 Minutes 26 Seconds East along said West right of way line, a distance of 203.26 feet to a 1/2" iron pin set for the beginning of a curve to the right, having a radius of 270.00 feet;

THENCE along said curve to the right and along said west right of way line, an arc distance of 46.52 feet, to a 1/2" iron pin set in the north right of way line of said road for end of said curve and southeast corner of the herein described tract;

THENCE North 89 Degrees 38 Minutes 04 Seconds West along the said North right of way line, a distance of 407.64 feet to the POINT OF BEGINNING, and containing 2.000 acres of land, more or less.

(AKA Lot 213, Hills of Oliver Creek, Phase-II, an unrecorded subdivision situated in Wise County, Texas)

The Company is prohibited from insuring the area or quantity of land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct. References to quantity are for informational purposes only.

Charles Joseph Morrison Jr and
Marcia Caraway Morrison
429 Private Road 4221
Decatur, Texas 76234
Our file #0916-062F

ATTENTION SERVICE MEMBERS:
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, or if you have recently been discharged from active military duty, please send written notice of the active duty military service to the sender of this notice immediately.

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 14, 1998, Charles Joseph Morrison, Jr. A/K/A Charley Joe Morrison and Marcia Caraway Morrison executed a Deed of Trust conveying to Elizabeth F. Branham, a Trustee, the Real Estate hereinafter described, to secure PINNFUND, USA, A CALIFORNIA CORPORATION, in the payment of a debt therein described, said Deed of Trust being recorded in Volume 803, Page 281 in the Real Property Records of Wise County, Texas; and

WHEREAS, The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust, the street address for the substitute trustees is 1126 W. Gray, Houston, Texas 77019; and

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, March 5, 2019, the foreclosure sale will be conducted in Wise County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1:00 PM and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

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

PLEASE SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN.

Nationstar Mortgage LLC, d/b/a Mr. Cooper is the mortgage servicer for the mortgagee of the Deed of Trust. Nationstar Mortgage LLC, d/b/a Mr. Cooper and the mortgagee have entered into an agreement granting Nationstar Mortgage LLC, d/b/a Mr. Cooper authority to service the mortgage. Nationstar Mortgage LLC, d/b/a Mr. Cooper, as mortgage servicer, is representing the Mortgagee under a servicing agreement with the Mortgagee (the "Servicing Agreement"). The name of the Mortgagee is The Bank of New York Mellon F/K/A The Bank of New York as successor in interest to JP Morgan Chase Bank, N.A as Trustee for GSRPM Mortgage Pass-Through Certificates, Series 2003-1. Pursuant to the Servicing Agreement, Nationstar Mortgage LLC, d/b/a Mr. Cooper is granted authority to collect and service the debt associated with the Deed of Trust. Under Section 51.0025 of the Texas Property Code, Nationstar Mortgage LLC, d/b/a Mr. Cooper, as mortgage servicer, is authorized to administer any resulting foreclosure of the property covered by the Deed of Trust on behalf of the Mortgagee. The Mortgagee's address is c/o the mortgage servicer, Nationstar Mortgage LLC, d/b/a Mr. Cooper, 8950 Cypress Waters Blvd., Coppell, TX 75019.

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.

Donna Stockman, Substitute Trustee, or
David Stockman, Successor Substitute Trustee, or
Guy Wiggs, Successor Substitute Trustee, or
Brenda Wiggs, Successor Substitute Trustee, or
Denise Boerner, Successor Substitute Trustee, or
Tim Lewis, Successor Substitute Trustee, or
Kathy Arrington, Successor Substitute Trustee, or
Michelle Schwartz, Successor Substitute Trustee, or
Donna Stockman, Successor Substitute Trustee, or

POSTED
AT 10:02 o'clock A M
FEB 11 2019
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By DEPUTY
Sarah Enochs

Notice sent by:
HARVEY LAW GROUP
P.O. Box 131407
Houston, Texas 77219
Tel.: (832) 922-4000
Fax: (832) 922-6262

David Stockman, Successor Substitute Trustee, or
Guy Wiggs, Successor Substitute Trustee, or
Brenda Wiggs, Successor Substitute Trustee, or
Denise Boerner, Successor Substitute Trustee, or
Tim Lewis, Successor Substitute Trustee, or
Kathy Arrington, Successor Substitute Trustee, or
Michelle Schwartz, Successor Substitute Trustee

EXHIBIT " A "

15.00 acres

Being 15.00 acres in the Asa Hill Survey, Abstract No. 363, Wise County, Texas, and being part of a 67.18 acre tract as deeded to Charles Joseph Morrison, Jr. and wife, Marcia Caraway Morrison, in Volume 605, Page 356, Real Records, Wise County, Texas, said 15.00 acres being more particularly described as follows:

BEGINNING at a 1/2" iron stake found for corner at the southwest corner of said 67.18 acre tract and on the east line of a 100 acre tract (re:578/062 R.R.W.C.T.), said point being South 04 degrees 08 minutes West 530.9 feet, South 86 degrees 37 minutes 50 seconds East 1418.7 feet and South 03 degrees 32 minutes 36 seconds West 3983.34 feet from the northwest corner of said Hill Survey;

THENCE with a fence North 03 degrees 32 minutes 36 seconds East 725.72 feet to a 1/2" iron stake set for corner;

THENCE South 86 degrees 27 minutes 24 seconds East 627.10 feet to a 1/2" iron stake set for corner;

THENCE South 34 degrees 46 minutes 48 seconds East 750.26 feet to a 1/2" iron stake set for corner at the northerly northwest corner of a 30 foot road easement (re:605/356 R.R.W.C.T.);

THENCE South 42 degrees 56 minutes 21 seconds West 30.24 feet to a 1/2" iron stake found for corner at the most westerly northwest corner of said 30 foot road easement;

THENCE South 03 degrees 32 minutes 36 seconds West 113.75 feet to a 1/2" iron stake found for corner at the most southerly southeast corner of said 67.18 acre tract;

THENCE North 86 degrees 27 minutes 24 seconds West 1073.14 feet to the Point of Beginning, and containing 15.00 acres of land. (All bearings based on 67.18 acre deed)

30 Foot Road Easement

BEGINNING at a 1/2" iron stake set for corner on the Southeast line of the 67.18 acres tract described above, said point being North 03 degrees 32 minutes 36 seconds, East 113.75 feet from the most Southerly Southeast corner of said 67.18 acre tract, and being South 03 degrees 32 minutes 36 seconds, West 3983.34 feet, South 06 degrees 27 minutes 24 seconds, East 1073.14 feet and North 03 degrees 32 minutes 36 seconds, East 113.75 feet from the Northwest corner of said Second Tract, and also being South 04 degrees 08 minutes, West 530.9 feet, South 86 degrees 37 minutes 50 seconds, East 1410.7 feet, South 03 degrees 32 minutes 36 seconds, West 3983.34 feet, South 86 degrees 27 minutes 24 seconds, East 113.75 feet from the Northwest corner of said Hill Survey;

THENCE with the Southeast line of said 67.18 acre tract North 42 degrees 56 minutes 21 seconds; East 30.24 feet to a point for corner;

THENCE South 39 degrees 36 minutes 48 seconds, East 113.63 feet to an iron post at fence corner, said point being the Southwest corner of a Mitchell Energy Corp. Compressor site;

THENCE with a fence and the South line of said Compressor Site, South 88 degrees 59 minutes 29 seconds, East 251.82 feet to a point for corner in a fence at the Southeast corner of said Compressor Site, said point being on the East line of said Second Tract;

THENCE with said fence and line South 01 degrees 00 minutes 31 seconds, West at 1238.34 feet pas an iron post at a fence corner on the North line of a county road (Old Decatur-Lewisville Road), in all 1259.05 feet to a point for corner in the center of said road, said point being the Southeast corner of said Second Tract;

THENCE with said road and the South line of said Second Tract, South 89 degrees 33 minutes 43 seconds, West 30.01 feet to a point for corner;

THENCE North 01 degrees 00 minutes 31 seconds East, at a 20.71 feet pass a fence on the North line of Said road, in all 1199.80 feet to a point for corner;

THENCE North 43 degrees 59 minutes 29 seconds, West 42.43 feet to a point for corner;

THENCE North 88 degrees 59 minutes 29 seconds, West 205.56 feet to a point for corner;

THENCE North 39 degrees 46 minutes 48 seconds, West 133.53 feet to the POINT OF BEGINNING.

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

POSTED
AT 10:03 o'clock A M

FEB 11 2019

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

Sarah Enochs

ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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

WHEREAS, BRANDI PEEBLES AND HUSBAND, RUSSELL PEEBLES delivered that one certain Deed of Trust dated DECEMBER 22, 2008, which is recorded in INSTRUMENT NO. 200800035901 of the real property records of WISE County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of $133,324.00 payable to the order of AMERICAN HOMESTAR MORTGAGE, LLC, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

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

WHEREAS, WESTSTAR MORTGAGE CORPORATION, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

NOTICE IS HEREBY GIVEN that on Tuesday, MARCH 5, 2019, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

The sale will occur at that area designated by the Commissioners Court of WISE County, Texas, for such sales (OR AT SOUTHEAST PORCH OF THE COURTHOUSE).

NOTICE IS FURTHER GIVEN that the address of WESTSTAR MORTGAGE CORPORATION, the Mortgagee or Mortgage Servicer, is P.O. BOX 25400, ALBUQUERQUE, NM 87125. Pursuant to the Texas Property Code, the Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: FEBRUARY 11, 2019.

SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR DAVID STOCKMAN
OR DONNA STOCKMAN OR BRENDA WIGGS OR
DENISE BOERNER OR GUY WIGGS OR TIM LEWIS
OR MICHELLE SCHWARTZ OR KATHY ARRINGTON

EXHIBIT "A"

BEING a 2.00 acre tract in Section 25, T.&P. RR Survey, Abstract Number 844, Wise County, Texas, being part of a certain called 73 acres (First Tract) described in instrument recorded in Volume 890, Page 175, Official Public Records, Wise County, Texas and being described by metes and bounds as follows:

COMMENCING at an X-tie found in the South line of the N. McClennan Survey, Abstract Number 571, Wise County, Texas for the most Southerly Northeast corner of said 73 acre tract and said T.&P. RR Survey;

THENCE South 00 degrees 00 minutes 00 seconds East with the East line of said 73 acre tact and said T.&P. RR Survey, a distance of 168.07 feet to a 1/2" iron rod with a yellow plastic cap stamped STEADHAM R.P.L.S. 4281 set in the West line of County Road Number 4781 for the POINT OF BEGINNING and Northeast corner of the tract herein described;

THENCE South 00 degrees 00 minutes 00 seconds East with the East line of said 73 acre tract and said T.&P. RR Survey and said County Road a distance of 295.16 feet to a 1/2" iron rod with a yellow plastic cap stamped STEADHAM R.P.L.S. 4281 set for the Southeast corner of the tract herein described;

THENCE North 90 degrees 00 minutes 00 seconds West a distance of 295.16 feet to a 1/2" iron rod with yellow plastic cap stamped STEADHAM R.P.L.S. 4281 set for the Southwest corner of the tract herein described;

THENCE North 00 degrees 00 minutes 07 seconds West a distance of 295.16 feet to a 1/2" iron rod with a yellow plastic cap stamped STEADHAM R.P.L.S. 4281 set for the Northwest corner of the tract herein described;

THENCE South 90 degrees 00 minutes 00 seconds East a distance of 295.17 feet to the POINT OF BEGINNING and containing 2.00 acres of land.

FILE NO.: WMC-3590
BRANDI PEEBLES

COPY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: January 31, 2019

POSTED
AT 3:34 o'clock P M
FEB 05 2019
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Sarah Enochs DEPUTY
Sarah Enochs

DEED OF TRUST:

DATE: February 27, 2008

GRANTOR: Barry C. Kelly and Diannia L. Kelly

TRUSTEE: First National Acceptance Company

BENEFICIARY: Maryland Properties, Inc.

COUNTY WHERE PROPERTY IS LOCATED: Wise

RECORDED IN: Instrument No. 2008-21056 of the Real Property Records of Wise County, Texas, assigned to Maryland Properties, Inc. by Assignment of Deed of Trust recorded in Instrument No. 2019-00634 in the Real Property Records of Wise County, Texas

PROPERTY: See Exhibit "A" attached hereto and incorporated herein.

NOTE:

DATE: February 27, 2008

AMOUNT: Twenty-Three Thousand Three Hundred Twenty-eight and 84/100 Dollars ($23,328.84)

MAKER: Barry C. Kelly

PAYEE: First National Acceptance Company

DATE OF SALE OF PROPERTY: Tuesday, March 5, 2019

EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m.

PLACE OF SALE OF PROPERTY: Southeast corner of the Wise County Courthouse located at 101-1/2 North Trinity, Decatur, Wise County, Texas.

Because of default in performance of the obligation of the Deed of Trust and the Note, Trustee will sell the Property by public auction to the highest bidder for cash at the place and

date specified to satisfy the debts secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Robert J. Rockett, Substitute Trustee

STATE OF TEXAS §
§
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Robert J. Rockett, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on January 31, 2019.

NOTARY PUBLIC
STATE OF TEXAS

After recording return to:
Robert J. Rockett
307 W. 7th Street #1719
Fort Worth, Texas 76102-5114

HELEN KAY MCCUE
Notary ID # 3510766
My Commission Expires
April 4, 2020

Being a tract or parcel of land in Section 19, M.E.P. & P.R.R. Co. Survey, Abstract No. 625, situated in Wise County, Texas, and being a portion of that certain 134.625 acre tract described in deed to DAK Investments, Inc., recorded in Volume 433, Page 192, Real Records, Wise County, Texas, and this tract being more particularly described as follows:

BEGINNING at a 1/2" iron pin set in the south line of said 134.625 acre tract, 942.46 feet East of its southwest corner; THENCE North, a distance of 250.00 feet to a 1/2" iron pin set for corner in the south line of Brighton Oaks Drive, a 60 ft. wide private road right-of-way as set out in Volume 673, Page 142, real records, Wise County, Texas; THENCE East, along the south line of said Brighton Oaks Drive, a distance of 164.09 feet to a ½" iron pin set for corner in the centerline of a 100 wide Brazos Electric Power Coop Easement recorded in Volume 125, Page 825, Deed Records, Wise County, Texas; THENCE South 04º 38' 36" East, along the centerline of said Brazos Electric Power Co-op Easement, as distance of 250.82 feet to a ½" Iron pin set for corner in the South line of said 134.625 acre tract; THENCE West along said south line, a distance of 184.39 feet to the POINT OF BEGINNING and containing 1.00 acres of land.

EXHIBIT "A"

NOTICE OF FORECLOSURE SALE

Date: January 29, 2019

POSTED
AT 1:33 o'clock P M
FEB 05 2019
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Sarah Enochs DEPUTY
Sarah Enochs

Trustee/Substitute Trustee:

David Spiller and/or Mason Spiller

Trustee/Substitute Trustee's Address:

David Spiller, Esq.
Mason Spiller, Esq.
SPILLER & SPILLER
Attorneys and Counselors at Law
P. O. Drawer 447
Jacksboro, Texas 76458

Mortgagee: Lynn Long

Note: Promissory Note dated January 5, 2016, in the original principal amount of ONE HUNDRED FIFTEEN THOUSAND AND NO/100 DOLLARS ($115,000.00), by Michael T. Winters and April A. Winters, as Borrower, payable to the order of Wayne Long and Lynn Long, as Lender

Deed of Trust:

Deed of Trust dated January 5, 2016, from Michael T. Winters and April A. Winters, as Grantor, to Phil L. Adams, as Trustee, recorded on January 7, 2016, in the official public records of Wise County, Texas, Instrument Number 201600149

Property:

Tract No. 1:
Tract of land being Lot 1, Gilliland Estates, an Addition to Wise County, Texas, according to the plat thereof, recorded in Plat Cabinet D, Slide 105, Plat Records of Wise County, Texas.

Tract No. 2:
Centerline description of a 30'Ingress & Egress Easement (Private Road No. 3338), as recorded in Volume 2036, Page 777, and being situated in Block 3 of the Matagorda County School Land Survey, Abstract Number 535, Wise County, Texas, and being a part of a called 87 ½ acre tract of land described as the Second Tract, in the deed recorded in Volume 241`, Page 473, Deed Records of Wise County, Texas;

Beginning by deed call at a p.k. nail set for corner, being in the East line of said 87 ½ acre tract of land, said Block 3, in or near the centerline of an asphalt road under apparent public use posted as County Road No. 3341;

Thence South 89°49'24" West, crossing a cattle guard at a distance of 52.78 feet, continuing along said course along or near the centerline of a gravel road under apparent public use posted as Private Road No. 3338, a total distance of 1460.02 feet to a capped iron rod found in the West line of said 87 ½ acre tract.

County: Wise

Date of Sale (first Tuesday of month): Tuesday, March 5, 2019

Time of Sale: 10:00 a.m.

Place of Sale: Wise County Courthouse at 101 N. Trinity Street, Decatur, Texas 76234, at the following location: Southeast porch of the Courthouse, or as designated by the County Commissioners pursuant to §51.002 of the 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 IMMEDIATELY.

David Spiller and/or Mason Spiller are Trustee under the Deed of Trust, and/or Mortgagee has appointed David Spiller and/or Mason Spiller as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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

Notice is given that on the Date of Sale, 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 ENJOYMNENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in Section 51.016 of the Texas Property Code.

David Spiller

David Spiller
Mason Spiller
SPILLER & SPILLER
P. O. Drawer 447
Jacksboro, Texas 76458
Telephone: (940) 567-6644
Facsimile: (940) 567-3999

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

STATE OF TEXAS

COPY

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF Wise

WHEREAS, on **December 2, 1996, Rosalinda Naranjo,** as grantor(s) executed a Deed of Trust to **JCEF Limited, A Limited Liability Company**, filed in **Deed Records, Wise County, Texas,** certain real property located in the County of **Wise,** State of Texas, and being more particularly described as **Lot 20, Coyote Ridge, Phase I, more specifically described in Exhibit A attached hereto and made a part hereof for all intents and purposes, Texas,** to secure payment of one certain Real Estate Note in the amount of, **$25,000.00** (the note), the Deed of Trust being recorded in Deed Records, **Wise County**, Texas, in **Volume 693, Page 695.** WHEREAS, (I) default has occurred in the payment of the Note secured by the Deed of Trust and/or in the performance of the covenants, agreements, and conditions set forth in the Deed of Trust, and (ii) the sums due and payable under the Note and the Deed of Trust are now wholly due and payable, and (iii) owner and holder of the Note, pursuant to the Deed of Trust has requested the undersigned to sell the property and satisfy the note, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust; and

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

NOW, THEREFORE, the undersigned, the **Substitute Trustee** as aforesaid, does hereby give notice that after due publication of this notice as required by law and the Deed of Trust, will sell the Property at Public Venue to the highest bidder, or bidders, for cash, at a time no earlier than **10:00 a.m.** and not later than **1:00 p.m.** on the first Tuesday in March, 2019 at the **Wise County Courthouse, Decatur, Texas.** The same being **January 1, 2019, At the southeast door of the Wise County Courthouse, 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 5, 2019.

Emory Russell

Emory Russell
Substitute Trustee

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

POSTED
AT ____ o'clock ____ M
FEB 05 2019
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By ____ DEPUTY

POSTED
AT 11:04 o'clock a M
FEB 05 2019
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By ____ DEPUTY
Vicky Gaona

C e20 Exhibit A

FIELD NOTES
3.190 ACRES

BEING all that certain lot, tract or parcel of land situated in the A. Walker Survey Abstract Number 861, in the County of Wise, Texas, being a part of that certain (called) 62.591 acre "Tract I" conveyed by deed from Doug Bryan to JCEF Limited, recorded in Volume 538, Page 738, Real Records, Wise County, Texas, and being a part of that certain (called) 350.066 acre "Tract III" conveyed by deed from Doug Bryan to JCEF Limited, recorded in Volume 538, Page 738, Real Records, Wise County, Texas, being more particularly described as follows:

COMMENCING at an iron rod found for corner in the west line of said Walker Survey and in the east line of the Jessie B. Atkinson Survey Abstract Number 2, said point being the most southerly southeast corner of that certain tract of land conveyed by deed from Allen McMurdy to Floyd T. McCurdy, recorded in Volume 237, Page 591, Deed Records, Wise County, Texas;

THENCE NORTH, 489.58 feet with the common line between said Walker Survey and said Atkinson Survey and with Blewett Road, a public roadway, to an iron rod set at a bend in said Road;

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

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

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

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

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

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

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

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

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

STATE OF TEXAS

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, Texas,** 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, 2019 at the **Wise County Courthouse, Decatur, Texas.** The same being **March 5, 2019, 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 5, 2019.

Emory Russell

Emory Russell
Substitute Trustee

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

POSTED
AT 11:07 o'clock A M

FEB 05 2019

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.)

902 COUNTY RD 1653
CHICO, TX 76431

00000008096455

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 05, 2019

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 12, 2018 and recorded in Document CLERK'S FILE NO. 201800701 real property records of WISE County, Texas, with ANGELA DOLES, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ANGELA DOLES, securing the payment of the indebtednesses in the original principal amount of $91,200.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452

Donna Shaklee

RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, IRENE LINDSAY, DANA KAMIN, LISA BRUNO, RONDA TYLER, KRISTOPHER HOLUB. MERYL OLSEN, TERRY WATERS, OR DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, MICHELLE SCHWARTZ, OR TIM LEWIS
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

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

_____
Declarants Name:_____
Date:_____

POSTED

[redacted]

BEING A 1.73 ACRE TRACT IN THE J-A, BEARDEN SURVEY, ABSTRACT NO. 1218, WISE COUNTY, TEXAS, ALSO BEING A CERTAIN CALLED 1.73 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 1061, PAGE 65, OFFICIAL PUBLIC RECORDS, WISE COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINING AT A POINT IN COUNTY ROAD NUMBER 1653 FOR THE SOUTHEAST CORNER OF SAID 1.73 ACRE TRACT AND THE NORTHEAST CORNER OF A CERTAIN CALLED 4.940 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 100, PAGE 351. REAL RECORDS, WISE COUNTY, TEXAS:

THENCE SOUTH 87"25' 03" WEST PASSING A 2" PIPE FOUND AT A DISTANCE OF 16.99 FEET, IN ALL A DISTANCE OF 503.35 FEET TO A 1/2" IRON SET FOR THE SOUTHWEST CORNER OF SAID 1.73 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 4.940 ACRE TRACT:

THENCE NORTH 00"05'19' EAST A DISTANCE OF 149.50 FEET TO A 1/2" IRON FOUND FOR THE NORTHWEST CORNER OF SAID 1.73 ACRE TRACT AND THE SOUTHWEST CORNER OF A CERTAIN CALLED 1.73 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 1238, PAGE 695, OFFICIAL PUBLIC RECORD, WISE COUNTY, TEXAS.

THENCE NORTH 87 DEGREES 25 ' 03" EAST PASSING A 8" STEEL POST FOUND AT A DISTANCEOF 487.16 FEET, IN ALL A DISTANCE OF 503.35 FEET TO A POINT IN SAID COUNTY ROAD FOR THEE NORTHEAST CORNER OF SAID 1.73 ACRE TRACT; (RE-1061-65) AND THEE SOUTHEAST CORNER OF SAID 1.73 ACRE TRACT (RE:1238/595):

THENCE SOUTH 00"08'19" WEST WITH SAID COUNTY ROAD A DISTANCE OF 149.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.73 ACRES OF LAND, MORE OR LESS.

POSTED
AT 4:30 o'clock P M

JAN 24 2019

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

18-246624

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: June 25, 2002	**Original Mortgagor/Grantor**: MCCLELLON KITNER, JR. AND AMY JO KITNER
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR HOMECOMINGS FINANCIAL NETWORK INC.	**Current Beneficiary / Mortgagee**: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Recorded in: **Volume**: 1186 **Page**: 192 **Instrument No**: 312067	**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 $93,000.00, executed by MCCLELLON KITNER, JR ("Borrower") and payable to the order of Lender.

Property Address/Mailing Address: 159 MESA RIDGE DRIVE, DECATUR, TX 76234

Legal Description of Property to be Sold: LOT 46, BLOCK 1, MESA RIDGE, A SUBDIVISION IN WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN PLAT CABINET B-64, WISE COUNTY, TEXAS.

Date of Sale: March 05, 2019	**Earliest time Sale will begin**: 1:00 PM

Place of sale of Property: Wise County Courthouse, 101 N. Trinity Street, Decatur, TX 76234 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.

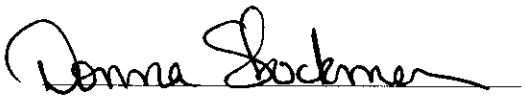
Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER*, the owner and holder of the Note, has requested Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Ronda Tyler, Kristopher Holub, Meryl Olsen, Terry Waters, David Stockman, Denise Boerner, Vanessa McHaney, whose address is 1 Mauchly Irvine, CA 92618, OR Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington or Michelle Schwartz, whose address is 14800 Landmark Blvd. Suite 850 Dallas, TX 75254, 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, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Ronda Tyler, Kristopher Holub, Meryl Olsen, Terry Waters, David Stockman, Denise Boerner, Vanessa McHaney, whose address is 1 Mauchly Irvine, CA 92618, OR Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington or Michelle Schwartz, whose address is 14800 Landmark Blvd. Suite 850 Dallas, TX 75254,, 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 Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Ronda Tyler, Kristopher Holub, Meryl Olsen, Terry Waters, David Stockman, Denise Boerner, Vanessa McHaney, whose address is 1 Mauchly Irvine, CA 92618, OR Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington or Michelle Schwartz, whose address is 14800 Landmark Blvd. Suite 850 Dallas, TX 75254,, 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.



SUBSTITUTE TRUSTEE

Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Ronda Tyler, Kristopher Holub, Meryl Olsen, Terry Waters, David Stockman, Denise Boerner, Vanessa McHaney, OR Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington or Michelle Schwartz, Trustee

c/o RAS CRANE, LLC, 10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia 30097; PH: (470)321-7112

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

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

TS No TX07000537-18-1 APN R000031754 TO No 180564810-TX-RWI

ISL 54939

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on April 11, 2011, JUAN L MARTINEZ AND BERTHA R MARTINEZ, HUSBAND AND WIFE as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of STEVE HOLMES LAW FIRM, P.C. as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for R.H. LENDING, INC., its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of $109,158.00, payable to the order of FREEDOM MORTGAGE CORPORATION as current Beneficiary, which Deed of Trust recorded on April 15, 2011 as Document No. 2011-4356 in Wise County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN R000031754

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Ronda Tyler, Kristopher Holub, Meryl Olsen, Terry Waters, David Stockman, Denise Boerner** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **FREEDOM MORTGAGE CORPORATION**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

POSTED
AT 11:55 o'clock A M

JAN 14 2019

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

TS No TX07000537-18-1 APN R000031754 TO No 180564810-TX-RWI

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, March 5, 2019** at **01:00 PM**, no later than three (3) hours after such time being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Wise County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **Wise County Courthouse, 101 N. Trinity Street, Decatur, TX 76234**.

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

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

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

Ramiro Cuevas

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

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

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

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

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

TS No TX07000537-18-1 APN R000031754 TO No 180564810-TX-RWI

EXHIBIT "A"

LOT 36, CHISHOLM HILLS, PHASE ONE, AN ADDITION TO THE CITY OF FAIRVIEW, WISE COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED, IN PLAT CABINET B, PAGE 434-435, PLAT RECORDS, WISE COUNTY, TEXAS

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567

TS#: 18-21364

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 4/22/2010, RUSTY C. MCMASTER AND WIFE, KRYSTAL M. MCMASTER, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of MICHAEL H. PATTERSON, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR AFFILIATED BANK, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of $135,204.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR AFFILIATED BANK, which Deed of Trust is Recorded on 4/26/2010 as Volume 2010-55860, Book 2143, Page 442, in Wise County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

LOT 28, RIDGE VIEW SUBDIVISION, TO THE CITY OF DECATUR, WISE COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN PLAT CABINET B, SLIDE 62, PLAT RECORDS, WISE COUNTY, TEXAS.

Commonly known as: **201 RIDGE VIEW COURT, DECATUR, TX 76234**

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

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

POSTED
AT 8:05 o'clock A M

DEC 27 2018

4680157

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **3/5/2019** at **1:00 PM**, or no later than three (3) hours after such time, in **Wise** County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE SOUTEAST PORCH AT THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

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

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

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

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

WITNESS, my hand this 12/26/2018

Donna Stockman

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

C/O Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

18-02613
101 Ashley St., Alvord, TX 76225

ISL 54419

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

Lot 1, Block 1 of WHISPERING WINDS ESTATES, a subdivision situated in the City of Alvord, Wise County, Texas, according to the Plat thereof, recorded in Cabinet B, Slide 539, Plat Records of Wise County, Texas.

Security Instrument: Deed of Trust dated November 25, 2014 and recorded on December 1, 2014 at Instrument Number 201412220 in the real property records of Wise County, Texas, which contains a power of sale.

Sale Information: **March 5, 2019, at 1:00 PM**, or not later than three hours thereafter, at the southeast porch of the Wise County Courthouse steps, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by Jennifer Graham and Brett Hooks secures the repayment of a Note dated November 25, 2014 in the amount of $151,210.00. Freedom Mortgage Corporation, whose address is c/o Freedom Mortgage Corporation, 907 Pleasant Valley Avenue, Suite 3, Mt. Laurel, NJ 08054, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

POSTED
AT 8:05 o'clock A M

DEC 27 2018

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

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.

Miller, Watson & George, P.C.
Dustin C. George, Attorney at Law
Tracey Midkiff, Attorney at Law
5550 Granite Parkway, Suite 245
Plano, Texas 75024

Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Ronda Tyler, Kristopher Holub, Meryl Olsen, Terry Waters, David Stockman, Denise Boerner, Brenda Wiggs, Donna Stockman, Guy Wiggs, Tim Lewis, Michelle Schwartz, Kathy Arrington
c/o Miller, Watson & George, P.C.
5550 Granite Parkway, Suite 245
Plano, Texas 75024

Certificate of Posting

I, _____, as Substitute Trustee appointed by this instrument, declare under penalty of perjury that on the _____ day of _____, 20___, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of Wise County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WISE County
Deed of Trust Dated: October 26, 2007
Amount: $69,192.10
Grantor(s): JENNIFER NICOLE MEDFORD and MICHAEL MEDFORD

Original Mortgagee: AMERICAN GENERAL FINANCIAL SERVICES, INC
Current Mortgagee: ONEMAIN FINANCIAL SERVICES, INC.

Mortgagee Servicer and Address: c/o SELECT PORTFOLIO SERVICING, INC., 3217 South Decker Lake Drive, Salt Lake City, UT 84119
Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 2007-16124

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO.

WHEREAS MICHAEL MEDFORD is deceased.

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on October 29, 2018 under Cause No. CV18-08-676 in the 271st Judicial District Court of WISE County, Texas
Date of Sale: March 5, 2019 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

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

AURORA CAMPOS OR JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, KRISTIE ALVAREZ, PATRICK ZWIERS, KRISTOPHER HOLUB, FREDERICK BRITTON, SHAWN SCHILLER, TONYA WASHINGTON, IRENE LINDSAY, CARY CORENBLUM, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, BRENDA WIGGS, DENISE BOERNER, TIM LEWIS, MICHELLE SCHWARTZ, LISA BRUNO, DANA KAMIN OR KATHY ARRINGTON have been appointed as Substitute Trustee(s). ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

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

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

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

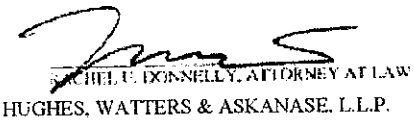
A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member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

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

POSTED
AT 8:18 o'clock A M

JAN 04 2019

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



RACHEL E. DONNELLY, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2015-004963



AURORA CAMPOS OR JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, KRISTIE ALVAREZ, PATRICK ZWIERS, KRISTOPHER HOLUB, FREDERICK BRITTON, SHAWN SCHILLER, TONYA WASHINGTON, IRENE LINDSAY, CARY CORENBLUM, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, BRENDA WIGGS, DENISE BOERNER, TIM LEWIS, MICHELLE SCHWARTZ, LISA BRUNO, DANA KAMIN OR KATHY ARRINGTON
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

EXHIBIT A

BEING a 1.08 acre tract of land out of the W.E. LANE SURVEY, ABSTRACT NO. 1231, Wise County, Texas;

BEGINNING at a 1/2 inch iron found, said iron being by deed call, South 89 degrees 55 minutes 27 seconds West, 941.60 feet, North 02 degrees 34 minutes 14 seconds West, 205.15 feet, and South 89 degrees 11 minutes 43 seconds West, 432.40 feet, from the Northeast corner of the R.P. REYNOLDS SURVEY;

THENCE North 00 degrees 13 minutes 36 seonds West, 108.92 feet to a 1/2 inch iron rod found;

THENCE North 89 degrees 11 minutes 43 seconds East, 427.39 feet to a 1/2 inch iron found in the West line of County Road N. 3695;

THENCE South 02 degrees 34 minutes 29 seconds East, with the West line of said County Road No. 3695, 109.15 feet to a 1/2 inch iron found;

THENCE South 89 degrees 13 minutes 13 seconds West, 431.83 feet to the POINT OF BEGINNING and CONTAINING 1.08 acres of land, more or less.

Also being known as Tract 25-A, OAK COUNTY 2, UNRECORDED.

NOTICE OF FORECLOSURE SALE

February 11, 2019

DEED OF TRUST ("Deed of Trust"):

Dated:	February 20, 2004
Grantor:	Charley Joe Morrison, Jr. Marcia Caraway Morrison
Trustee:	Van W. Baize
Beneficiary:	Legend Bank, N.A.
Recorded in:	Document No. 344405, Volume 1394, Page 67 of the real property records of Wise County, Texas
Secures:	Note ("Note") in the original principal amount of $75,000.00, executed by Charley Joe Morrison, Jr. and Marcia Caraway Morrison ("Borrowers") and payable to the order of Lender and all other indebtedness of Borrowers to Lender
Modifications and Renewals:	Modification of Deed of Trust dated February 20, 2014, and recorded as Document 201402458 of the real property records of Wise County, Texas (as used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as so modified, renewed, and/or extended)
Property:	The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described in the attached Exhibit A, and all rights and appurtenances thereto.
Substitute Trustee(s):	Matthew D. Anderson 3711 Maplewood, Suite 200 Wichita Falls, Texas 76308 Wichita County, Texas and/or D. Todd Davenport 3711 Maplewood, Suite 200 Wichita Falls, Texas 76308

POSTED
AT 12:40 o'clock P M

FEB 11 2019

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

Wichita County, Texas

and/or

Brandon Hill
101 W. Tarrant
Bowie, Texas 76230
Montague County

FORECLOSURE SALE:

Date:	March 5, 2019
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 10 a.m. and not later than three hours thereafter.**
Place:	Wise County Courthouse 101 Trinity Street Decatur, Texas 76234 At the southeast porch of the courthouse.
Terms of Sale:	The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Beneficiary'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, Beneficiary, 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 Beneficiary's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Beneficiary'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 Beneficiary 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 Beneficiary. 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.

Brandon Hill, Special Assets Manager, VP
Legend Bank
101 W. Tarrant
Bowie, Texas 76230
Montage County
Telephone 940-720-7566

GF#03-23659

EXHIBIT "A"

Being 43.05 acres in the Asa Hill Survey, Abstract No. 363, Wise County, Texas, and being part of the Second Tract described in Volume 344, Page 091, Real Records, Wise County, Texas, said 43.05 acres being more particularly described as follows:

BEGINNING at a 1/2" iron stake found for corner on the West line of said Second Tract and the East line of the First Tract(re: 344/091 R.R.W.C.T.) at the Southwest corner of a 67.18 acre tract(re: 605/356 R.R.W.C.T.), and said point being called South 04 degrees 08 minutes West 530.9 feet, South 86 degrees 37 minutes 50 seconds East 1418.70 feet and South 03 degrees 32 minutes 36 seconds West 3983.34 feet from the Northwest corner of said Hill Survey;

THENCE South 86 degrees 27 minutes 24 seconds East 1073.14 feet to a 1/2" iron stake found for corner;

THENCE North 03 degrees 32 minutes 36 seconds East 113.75 feet to a 1/2" iron stake found for corner;

THENCE North 42 degrees 56 minutes 21 seconds East 116.23 feet to a 1/2" iron stake found for corner;

THENCE South 88 degrees 59 minutes 29 seconds East 268.59 feet to a 1/2" iron stake found for corner at the Southeast corner of said 67.18 acre tract on the West line of a 103-2/3 acre tract (re: 331/7 D.R.W.C.T.);

THENCE South 01 degrees 00 minutes 31 seconds West, at 1388.34 feet pass an iron post at fence corner at Northeast corner of County Road 4221, in all 1409.05 feet to a point for corner on the East line of said County Road 4221 at the Northeast corner of a 126.25 acre tract (re:238/347 D.T.W.C.T.) and the Southeast corner of said Second tract;

THENCE crossing said County Road 4221 and with the Old Decatur-Lewisville Road (abandoned), South 89 degrees 33 minutes 43 seconds West 1481.13 feet to a point for corner at the Southwest corner of said Second Tract and the Southeast corner of said First Tract;

THENCE leaving said abandoned road, North 03 degrees 32 minutes 36 seconds East, at 16.53 feet pass a wood post at fence corner and continuing with a fence, in all 1295.06 feet to the POINT OF BEGINNING, and containing 43.05 acres of land.

NOTICE OF NONJUDICIAL FORECLOSURE SALE

THE UNDERSIGNED INTENDS TO CONDUCT A NONJUDICIAL FORECLOSURE SALE OF PROPERTY SITUATED IN WISE COUNTY, TEXAS. THE DETAILS OF THE SALE ARE SET OUT HEREIN BELOW.

Property to be sold. The property to be sold is located in Wise County, Texas and is further described as follows:

as set out in Exhibit "A" attached hereto.

("Property").

Instrument to be foreclosed. The instrument to be foreclosed is a deed of trust recorded in Wise County, Texas and further described as follows:

Date:	May 7, 2007
Filing Date:	May 11, 2007
Grantor:	Andrew Warnock 298 County Road 1787 Chico, Texas 76431 Wise County. Elisha M. Nava 298 County Road 1787 Chico, Texas 76431` Wise County.
Trustee:	Bruce Bynum 101 W. Tarrant Bowie, Texas 76230 Montague County
Original beneficiary:	Legend Bank, N.A. 101 W. Tarrant Bowie, Texas 76230 Wise County
Recording information:	Vol. 1812, Page 575 of the Official Public Records of Wise County, Texas.
Modifications:	Modification of Deed of Trust dated June 1, 2015, Recorded in Instrument Number 201505859 of the Official Public Records of Wise County, Texas.

POSTED
AT 12:52 o'clock P M

FEB 11 2019

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

The ("Deed of Trust"),

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

Date of Sale:	March 5, 2019
Time of Sale:	The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 P.M.
Place:	Wise County Courthouse 101 Trinity Street Decatur, Texas 76234 Wise County, Texas The sale will occur at the southeast porch of the courthouse, or in the area designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code.

The Deed of Trust permits the beneficiary 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.

Terms of Sale. The terms of the sale are described below:

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 beneficiary thereunder to have the bid credited to the note(s) 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 cash on the day the property is sold.

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

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.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. 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.

Type of Sale. The sale is a nonjudicial deed of trust foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust.

Obligations Secured. The obligations secured by the Deed of Trust, include without limitation the following:

Note Description	**Date**	**Original Amount**	**Borrower(s)**
16212640	May 7, 2007	$71,800.00	Andrew Warnock

("Note"), all renewals and extensions of the Note and any all present and future indebtedness of the Borrower(s) to the beneficiary of the Deed of Trust Collectively, the ("Obligations")

Holder of Obligations and Beneficiary of Deed of Trust. The current beneficiary of the Deed of Trust ("Current Beneficiary") and the holder of the obligations secured by The Deed of Trust is:

Name:	Legend Bank, N.A.
Mailing address:	101 W. Tarrant Bowie, Texas 76230 Wise County

Appointment of Substitute Trustee. As authorized by the Deed of Trust and the Texas Property Code, the Current Beneficiary, has appointed the following to serve as Substitute Trustee under the Deed of Trust:

Name:	Matthew D. Anderson, D. Todd Davenport, and/or Erwin Davenport
Mailing address:	3711 Maplewood Ave., Suite 200 Wichita Falls, Texas 76308 Wichita County
And/or	
Name:	Brandon Hill
Mailing address:	101 W. Tarrant Bowie, Texas 76230 Montague County

Notice is given that before the sale the Current Beneficiary may appoint another person to serve as substitute trustee to conduct the sale.

Default and Request to Act. Default has occurred under the Deed of Trust, and the Beneficiary has instructed the undersigned to offer the Property for sale toward the satisfaction of the Obligations.

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.

Brandon Hill, Special Assets Manager, VP
Legend Bank
101 W. Tarrant
Bowie, Texas 76230
Montague County
Telephone 940-720-7566

EXHIBIT "A"

BEING all that certain lot, tract or parcel of land in the G.W. Cash Survey, Abstract Number 166, Wise County, Texas and being a part of a certain called 80 acre tract of land described in Deed recorded in Volume 315, Page 81, Deed Records, Wise County, Texas the subject tract being more particularly described as follows:

BEGINNING at a ½ inch capped iron rod (stamped RPLS 5479) set for corner, in the West line of
said 80 acre tract of land and said Cash Survey, and the East line of the Allen D. Burris Survey, Abstract Number 55, Wise County, Texas, from which the Southwest corner of said 80 acre tract of land bears
South a distance of 295.110 feet said iron rod lying West of a gravel road under apparent public use posted as County Road Number 1787;

THENCE North with the West line of said 80 acre tract of land and said Cash Survey, and the East line of said Burris Survey a distance of 208.710 feet to a ½ inch capped iron rod (stamped RPLS 5479) set for corner, from which a capped iron rod found for the Southwest corner of a called 2.00 acre tract of land described in the deed recorded in Volume 1151, Page 533, Official Public Records, Wise County, Texas bears North 324.90 feet;

THENCE South 88 degrees 10 minutes 23 seconds East crossing said gravel road passing at a distance
of 47.20 feet a 3 inch metal post on the East side of said Road, continuing on said course along or near a fence most of the way a total distance of 417.550 feet to a ½ inch capped iron rod (stamped RPLS 5479) set for corner;

THENCE South a distance of 208.710 feet to a ½ inch capped iron rod (stamped RPLS 5479) set for corner;

THENCE North 88 degrees 10 minutes 23 seconds West crossing said gravel road a distance
of 417.550 feet to the POINT OF BEGINNING and enclosing 2.00 acres of land more or less.