Notice of Foreclosure Sale

POSTED
AT 12:57 o'clock P M

APR 11 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Vicky Gaona

Date:	April 4, 2017
Type of Security Instrument:	Deed of Trust
Date of Instrument:	October 24, 2014
Grantor(s):	Fortino Pina
Trustee:	J. Michael Ferguson
Beneficiary:	The Alvord 287 Joint Venture
County of Property:	Wise
Recording Information:	Deed of Trust is recorded in Index No. Volume 796 Page 674 of the Real Property Records of Wise County, Texas.
Property Description:	See Exhibit "A" *(More Commonly Known as 400 PR 4732, Rhome, Texas 76078)*
Note:	
Date of Note:	October 24, 2014
Amount:	26,000.00
Debtor(s):	Fortino Pina
Holder:	The Alvord 287 Joint Venture
Date of Sale of Property:	May 2, 2017
Earliest Time of Sale of Property:	The sale shall begin no earlier than 10:00:00 AM and no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.
Place of Sale of Property:	Southeast porch of Courthouse or place designated by the County Commissioners Court

Because of default in the performance of the obligations of the 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 to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above and within three hours after that time.

J. Michael Ferguson, Trustee
62 Main Street, Suite 310
Colleyville, Texas 76034
(817) 267-1008 Phone
(817) 485-1117 Fax
Email: mike@jmichaelferguson.com

Exhibit "A"

Legal description of land:
A 1.00 acre tract of land in the C.B. Buchanan Survey A-31, Wise County, Texas and being part of a tract of land described in deed to The Alvord 287 Joint Venture recorded in Volume 796, Page 674, Deed Records, Wise County, Texas and being more particularly described as follows:

BEGINNING at an iron rod set in the south line of said Joint Venture tract from which a three inch iron post for the southeast corner of said Joint Venture tract bears North 89°36'37" East 1361.55 feet;

THENCE South 89°36'37" West with the general course of a fence and the south line of said Joint Venture tract 121.82 feet to an iron rod set for corner;

THENCE North 00°18'41" West 381.94 feet to an iron rod set in the south line of a sixty foot road said point being in a 570.00 foot radius curve, the center of circle of said curve bears South 23°49'17" West;

THENCE Easterly along said curve through a central angle of 0°52'03" for an arc length of 8.63 feet to an iron rod set for the beginning of a 630.00 foot radius reverse curve, the center of circle of said curve bears North 24°41'19" East;

THENCE Southeasterly along said curve through a central angle of 11°00'44" for an arc length of 121.09 feet to an iron rod set for corner;

THENCE South 00°18'41" East 337.84 feet to the POINT OF BEGINNING.

(ALSO KNOWN AS LOT 19, DIAMOND RIDGE, AN UNRECORDED SUBDIVISION)

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 SALE

Deed of Trust Date:
1/24/2002

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

Recorded in:
Volume: 1130
Page: 635
Instrument No: 303268

Mortgage Servicer:
Rushmore Loan Management Services, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Grantor(s)/Mortgagor(s):
TERESA GOLLAKNER AND WIFE, PAUL J. GOLLAKNER

Current Beneficiary/Mortgagee:
Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust

Property County:
WISE

Mortgage Servicer's Address:
15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Date of Sale: 5/2/2017 **Earliest Time Sale Will Begin:** 1:00PM

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

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

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

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

POSTED
AT 8:45 o'clock A M
APR 10 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Vicky Gaona

MH File Number: TX-16-28326-FC
Loan Type: Conventional Residential

TX-16-28326-FC

EXHIBIT "A"

Being a 1.008 acre tract of land out of the Eli M. Thomasson Survey, Abstract #801, situated in Wise County, Texas, and being a portion of that certain 83.226 acre tract of land out of the Eli M. Thomasson Survey, Abstract No. 801, the R.M. Thompson Survey, Abstract #1248, and the P.P. Harding Survey, Abstract #373, as conveyed to JCEF LIMITED, in Volume 664, Page 227, Real Records, Wise County, Texas, and this tract being described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin set for the southwest corner of the herein described tract and being South 83° 25' 02" East, 468.75 feet, South 00° 03' 39" East, 740.95 feet and South 88° 03' 35" East, 725.77 feet from the northwest corner of said 83.226 acre tract;
THENCE North 04° 52' 23" East, a distance of 326.46 feet to a 1/2" iron pin set in the south right-of-way line of a 60 ft. private road, as recorded in Volume 779, Page 836, Real Records, Wise County, Texas, for the northwest corner of the herein described tract and being the beginning of a non-tangent curve to the right having a radius of 1170.00 feet;
THENCE along said south right-of-way line and said curve to the right, an arc distance of 34.92 feet, to a 1/2" iron pin set, for end of said curve;
THENCE South 83° 25' 02" East, continuing along said south right-of-way line, a distance of 106.50 feet, to a 1/2" iron pin set for the northeast corner of the herein described tract;
THENCE South 06° 34' 58" West, a distance of 316.14 feet, to a 1/2" iron pin set for the southeast corner of the herein described tract;
THENCE North 88° 03' 36" West, a distance of 132.10 feet to the Point of Beginning and containing 1.008 acres of land.

(ALSO KNOWN AS - LOT 28, HILLS OF OLIVER CREEK, AN UNRECORDED SUBDIVISION.)

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 07/10/2006

Grantor(s): GEORGE WESLEY HOUSE, A MARRIED PERSON, JOINED HEREIN BY SANDRA K. HOUSE

Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR DALLAS HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS

Original Principal: $132,500.00

Recording Information: Book 1712 Page 210 Instrument 391903 ; re-recorded under Instrument 2007-5995

Property County: Wise

Property:

BEING A TRACT OF LAND OUT OF OUTLOT 14 AND OUTLOT 15, ORIGINAL TOWN OF BOYD, WISE COUNTY, TEXAS, BEING OUT OF THE DEEDS RECORDED IN VOLUME 6, PAGE 634, OF THE REAL RECORDS AND VOLUME 432, PAGE 485, OF THE DEED RECORDS, WISE COUNTY, TEXAS, SAVE AND EXCEPT THE AS SHOWN IN VOLUME 1095, PAGE 27 OF THE OFFICIAL RECORDS, WISE COUNTY, TEXAS. THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF TEXAS, COUNTY OF WISE DESCRIBED AS FOLLOWS:

TRACT I: A TRACT OF LAND SITUATED IN THE C.L. NICHOLS SURVEY, A-661, IN WISE COUNTY, TEXAS, SAID TRACT OF LAND BEING A PORTION OF OUTLOT 15, SHOWN ON PLAT RECORDED IN VOLUME 25, PAGE 228, DEED RECORDS, WISE COUNTY, TEXAS, SAID 1.00 ACRE TRACT OF LAND BEING A PORTION OF THE TRACT OF LAND CONVEYED TO T.D. DISHAROON IN DEED RECORDED IN VOLUME 424, PAGE 270, DEED RECORDS, WISE COUNTY, TEXAS, AND A PORTION OF A TRACT OF LAND SITUATED IN THE C.L. NICHOLS SURVEY, A-661, IN WISE COUNTY, TEXAS (ADJACENT TO SAID OUTLOT 15 AND TO OUTLOT 14) AS CONVEYED TO T.D. DISHAROON IN QUITCLAIM DEED RECORDED IN VOLUME 428, PAGE 212, DEED RECORDS, WISE COUNTY, TEXAS; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE NORTH LINE OF HOBBS AVENUE, BEING IN THE SOUTH LINE OF SAID OUTLOT 15, BEING NORTH 89 DEGREES 59 MINUTES 50 SECONDS EAST 478.56 FEET FROM ITS SOUTHWEST CORNER; THENCE LEAVING THE NORTH LINE OF SAID HOBBS AVENUE AND THE SOUTH LINE OF SAID OUTLOT 15, NORTH 06 DEGREES 05 MINUTES 57 SECONDS EAST 568.52 FEET TO AN IRON PIN IN THE NORTH LINE OF SAID TRACT OF LAND DESCRIBED IN QUITCLAIM DEED RECORDED IN VOLUME 428, PAGE 212, DEED RECORDS, WISE COUNTY, TEXAS; THENCE ALONG THE NORTH LINE OF SAID TRACT OF LAND DESCRIBED IN SAID QUITCLAIM DEED SOUTH 78 DEGREES 51 MINUTES 20 SECONDS EAST 80.1 FEET TO AN IRON PIN; THENCE LEAVING SAID NORTH LINE SOUTH 06 DEGREES 05 MINUTES 57 SECONDS WEST 490.90 FEET TO AN IRON PIN; THENCE SOUTH 89 DEGREES 46 MINUTES 10 SECONDS WEST 22.5 FEET TO AN IRON PIN; THENCE SOUTH 61.6 FEET TO AN IRON PIN IN THE NORTH LINE OF SAID HOBBS AVENUE, BEING IN THE SOUTH LINE OF SAID OUTLOT 15; THENCE ALONG THE NORTH LINE OF SAID HOBBS AVENUE AND THE SOUTH LINE OF SAID OUTLOT 15, SOUTH 89 DEGREES 59 MINUTES 50 SECONDS WEST 69.34 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.00 ACRE OF LAND MORE OR LESS.

TRACT II: BEING TWO TRACTS OF LAND OUT OF THE C.L. NICHOLS SURVEY, A-661, IN THE CITY OF BOYD, WISE COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

SECTION I: BEING A PORTION OF OUTLOT 14 AND A PORTION OF OUTLOT 15, SHOWN ON PLAT RECORDED IN VOLUME 26, PAGE 228, DEED RECORDS OF WISE COUNTY, TEXAS AS CONVEYED TO T.D. DISHAROON IN DEED RECORDED IN VOLUME 424, PAGE 270, DEED RECORDS OF WISE COUNTY, TEXAS, AND A PORTION OF A TRACT OF LAND SITUATED IN THE C.L. NICHOLS SURVEY, A-661, IN WISE COUNTY, TEXAS, (BEING ADJACENT TO SAID OUTLOT 14 AND OUTLOT 15) AS CONVEYED TO T.D. DISHAROON IN QUITCLAIM DEED RECORDED IN VOLUME 428, PAGE 212, DEED RECORDS OF WISE COUNTY, TEXAS; SAID 3.057 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT AN IRON PIN IN THE NORTH LINE OF HOBBS AVENUE, BEING IN THE SOUTH LINE OF SAID OUTLOT 14, AND BEING SOUTH 89 DEGREES 59 MINUTES 50 SECONDS WEST 591.3 FEET FROM ITS

M
NTY CLERK
EXAS
DEPUTY

ACRES OF LAND MORE OR LESS.
SECTION II: BEING A 1.0 ACRE TRACT OF LAND SITUATED IN THE C.L. NICHOLS SURVEY, A-661, IN WISE COUNTY TEXAS, BEING A PORTION OF OUTLOT 14, SHOWN ON PLAT RECORDED IN VOLUME 26, PAGE 228, DEED RECORDS OF WISE COUNTY, TEXAS, AS CONVEYED TO T.D. DISHAROON IN DEED RECORDED IN VOLUME 424, PAGE 270, DEED RECORDS OF WISE COUNTY, TEXAS, AND A PORTION OF A TRACT OF LAND SITUATED IN THE C.L. NICHOLS SURVEY, A-661, IN WISE COUNTY, TEXAS (BEING ADJACENT TO A PART OF OUTLOT 14) AS CONVEYED TO T.D. DISHAROON IN QUITCLAIM DEED RECORDED IN VOLUME 428, PAGE 212, DEED RECORDS OF WISE COUNTY, TEXAS, SAID 1.0 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT AN IRON PIN IN THE NORTH LINE OF HOBBS AVENUE, BEING IN THE SOUTH LINE OF SAID OUTLOT 14, AND BEING SOUTH 89 DEGREES 59 MINUTES 50 SECONDS WEST 502.04 FEET FROM ITS SOUTHEAST CORNER; THENCE ALONG THE NORTH LINE OF SAID HOBBS AVENUE AND THE SOUTH LINE OF SAID OUTLOT 14, SOUTH 89 DEGREES 59 MINUTES 50 SECONDS WEST 89.26 FEET TO AN IRON PIN;
THENCE LEAVING THE NORTH LINE OF SAID HOBBS AVENUE AND THE SOUTH LINE OF SAID OUTLOT 14, NORTH 06 DEGREES 22 MINUTES 18 SECONDS EAST 500.71 FEET TO AN IRON PIN IN THE NORTH LINE OF SAID TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 428, PAGE 212, DEED RECORDS OF WISE COUNTY, TEXAS; THENCE ALONG SAID NORTH LINE SOUTH 78 DEGREES 51 MINUTES 20 SECONDS EAST 89.0 FEET TO AN IRON PIN; THENCE LEAVING SAID NORTH LINE SOUTH 06 DEGREES 22 MINUTES 18 SECONDS WEST 483.52 FEET TO THE POINT OF BEGINNING, CONTAINING 1.0 ACRE OF LAND, MORE OR LESS. SAVE AND EXCEPT THAT ALL THAT CERTAIN 1.783 ACRES OF LAND MORE THOROUGHLY DESCRIBED IN DEED FROM GEORGE WESLEY HOUSE AND SANDRA K. HOUSE TO BUNNY K. OBER ON OCTOBER 3, 2001 AND RECORDED OCTOBER 10, 2001 IN VOLUME 1095, PAGE 27. ALSO SAVE AND EXCEPT ALL THAT TRACT BEING 0.290 ACRE TRACT MORE THOROUGHLY DESCRIBED IN DEED FROM GEORGE HOUSE AND SANDRA HOUSE TO BELINDA GAIL HOUSE BUSH AND MICHAEL BUSH DATED 03/11/2002 AND RECORDED 03/11/2002 IN VOLUME 1142, PAGE 594.

Reported Address: 461 W. HOBBS STREET, 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: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust

Mortgage Servicer: Rushmore Loan Management Services LLC

Current Beneficiary: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust

Mortgage Servicer Address: Customer Service Department, PO Box 55004, Irvine, CA 92619

SALE INFORMATION:

Date of Sale: Tuesday, the 2nd day of May, 2017

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

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

Substitute Trustee(s): Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Michelle Schwartz, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

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

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Michelle Schwartz, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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,

Buckley Madole, P.C.

RECEIVED
1-9-17 KP

CAUSE NO. CV16-07-551

IN RE: ORDER FOR FORECLOSURE CONCERNING 461 W. HOBBS STREET, BOYD, TX 76023 UNDER TEX. R. CIV. PROC. 736	§	**IN THE DISTRICT COURT**
PETITIONER:	§	
WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST	§	**WISE COUNTY, TEXAS**
RESPONDENT(S):	§	
GEORGE WESLEY HOUSE, DECEASED; SANDRA K. HOUSE	§	**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

George Wesley House, deceased, whose last known address is 214 Highland Dr., Aledo, TX 76008.

Sandra K. House, whose last known address is 214 Highland Dr., Aledo, TX 76008.

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 461

FILED
AM 2:39 PM
JAN 10 2017
BRENDA ROWE
DISTRICT CLERK-WISE COUNTY, TX
BY _____ DEPUTY

W. Hobbs Street, Boyd, TX 76023 with the following legal description:

BEING A TRACT OF LAND OUT OF OUTLOT 14 AND OUTLOT 15, ORIGINAL TOWN OF BOYD, WISE COUNTY, TEXAS, BEING OUT OF THE DEEDS RECORDED IN VOLUME 6, PAGE 634, OF THE REAL RECORDS AND VOLUME 432, PAGE 485, OF THE DEED RECORDS, WISE COUNTY, TEXAS, SAVE AND EXCEPT THE AS SHOWN IN VOLUME 1095, PAGE 27 OF THE OFFICIAL RECORDS, WISE COUNTY, TEXAS. THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF TEXAS, COUNTY OF WISE DESCRIBED AS FOLLOWS:

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SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE NORTH LINE OF HOBBS AVENUE, BEING IN THE SOUTH LINE OF SAID OUTLOT 15, BEING NORTH 89 DEGREES 59 MINUTES 50 SECONDS EAST 478.56 FEET FROM ITS SOUTHWEST CORNER;

THENCE LEAVING THE NORTH LINE OF SAID HOBBS AVENUE AND THE SOUTH LINE OF SAID OUTLOT 15, NORTH 06 DEGREES 05 MINUTES 57 SECONDS EAST 568.52 FEET TO AN IRON PIN IN THE NORTH LINE OF SAID TRACT OF LAND DESCRIBED IN QUITCLAIM DEED RECORDED IN VOLUME 428, PAGE 212, DEED RECORDS, WISE COUNTY, TEXAS;

THENCE ALONG THE NORTH LINE OF SAID TRACT OF LAND DESCRIBED IN SAID QUITCLAIM DEED SOUTH 78 DEGREES 51 MINUTES 20 SECONDS EAST 80.1 FEET TO AN IRON PIN;

THENCE LEAVING SAID NORTH LINE SOUTH 06 DEGREES 05

MINUTES 57 SECONDS WEST 490.90 FEET TO AN IRON PIN; THENCE SOUTH 89 DEGREES 46 MINUTES 10 SECONDS WEST 22.5 FEET TO AN IRON PIN; THENCE SOUTH 61.6 FEET TO AN IRON PIN IN THE NORTH LINE OF SAID HOBBS AVENUE, BEING IN THE SOUTH LINE OF SAID OUTLOT 15;

THENCE ALONG THE NORTH LINE OF SAID HOBBS AVENUE AND THE SOUTH LINE OF SAID OUTLOT 15, SOUTH 89 DEGREES 59 MINUTES 50 SECONDS WEST 69.34 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.00 ACRE OF LAND MORE OR LESS.

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SAID 3.057 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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THENCE LEAVING THE NORTH LINE OF SAID HOBBS AVENUE, NORTH 06 DEGREES 22 MINUTES 18 SECONDS EAST ALONG A FENCE LINE 500.71 FEET TO AN IRON PIN IN THE NORTH LINE OF SAID TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 428 PAGE 212 DEED RECORDS OF WISE COUNTY, TEXAS;

MINUTES 27 SECONDS WEST ALONG A FENCE LINE 491.05 FEET TO AN IRON PIN;

THENCE NORTH 89 DEGREES 46 MINUTES 10 SECONDS EAST ALONG A FENCE LINE 131.5 FEET TO AN IRON PIN;

THENCE SOUTH ALONG A FENCE LINE 62.2 FEET TO AN IRON PIN IN THE NORTH LINE OF SAID HOBBS AVENUE, BEING IN THE SOUTH LINE OF SAID OUTLOT 15;

THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS EAST ALONG THE NORTH LINE OF SAID HOBBS AVENUE AND THE SOUTH LINE OF SAID OUTLOT 15 AND OUTLOT 14, 130.0 FEET TO THE POINT OF BEGINNING, AND CONTAINING 3.057 ACRES OF LAND MORE OR LESS.

SECTION II:

BEING A 1.0 ACRE TRACT OF LAND SITUATED IN THE C.L. NICHOLS SURVEY, A-661, IN WISE COUNTY TEXAS, BEING A PORTION OF OUTLOT 14, SHOWN ON PLAT RECORDED IN VOLUME 26, PAGE 228, DEED RECORDS OF WISE COUNTY, TEXAS, AS CONVEYED TO T.D. DISHAROON IN DEED RECORDED IN VOLUME 424, PAGE 270, DEED RECORDS OF WISE COUNTY, TEXAS, AND A PORTION OF A TRACT OF LAND SITUATED IN THE C.L. NICHOLS SURVEY, A-661, IN WISE COUNTY, TEXAS (BEING ADJACENT TO A PART OF OUTLOT 14) AS CONVEYED TO T.D. DISHAROON IN QUITCLAIM DEED RECORDED IN VOLUME 428, PAGE 212, DEED RECORDS OF WISE COUNTY, TEXAS, SAID 1.0 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE NORTH LINE OF HOBBS AVENUE, BEING IN THE SOUTH LINE OF SAID OUTLOT 14, AND BEING SOUTH 89 DEGREES 59 MINUTES 50 SECONDS WEST 502.04 FEET FROM ITS SOUTHEAST CORNER;

THENCE ALONG THE NORTH LINE OF SAID HOBBS AVENUE AND THE SOUTH LINE OF SAID OUTLOT 14, SOUTH 89 DEGREES 59 MINUTES 50 SECONDS WEST 89.26 FEET TO AN IRON PIN;

THENCE LEAVING THE NORTH LINE OF SAID HOBBS AVENUE AND THE SOUTH LINE OF SAID OUTLOT 14, NORTH 06 DEGREES 22 MINUTES 18 SECONDS EAST 500.71 FEET TO AN IRON PIN IN THE NORTH LINE OF SAID TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 428, PAGE 212, DEED RECORDS OF WISE COUNTY, TEXAS;

THENCE ALONG SAID NORTH LINE SOUTH 78 DEGREES 51 MINUTES 20 SECONDS EAST 89.0 FEET TO AN IRON PIN;

THENCE LEAVING SAID NORTH LINE SOUTH 06 DEGREES 22 MINUTES 18 SECONDS WEST 483.52 FEET TO THE POINT OF BEGINNING, CONTAINING 1.0 ACRE OF LAND, MORE OR LESS. SAVE AND EXCEPT THAT ALL THAT CERTAIN 1.783 ACRES OF LAND MORE THOROUGHLY DESCRIBED IN DEED FROM GEORGE WESLEY HOUSE AND SANDRA K. HOUSE TO BUNNY K. OBER ON OCTOBER 3, 2001 AND RECORDED OCTOBER 10, 2001 IN VOLUME 1095, PAGE 27. ALSO SAVE AND EXCEPT ALL THAT TRACT BEING 0.290 ACRE TRACT MORE THOROUGHLY DESCRIBED IN DEED FROM GEORGE HOUSE AND SANDRA HOUSE TO BELINDA GAIL HOUSE BUSH AND MICHAEL BUSH DATED 03/11/2002 AND RECORDED 03/11/2002 IN VOLUME 1142, PAGE 594.

4. The lien to be foreclosed is indexed or recorded at Instrument Number: 2007-5995 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 10 day of January, 2017.

JUDGE PRESIDING

Our File Number: 390.101061
Name: MICHAEL LEAL AND WIFE, HEATHER ANN LEAL

NOTICE OF TRUSTEE'S SALE

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.

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.

WHEREAS, on December, 13 2007, MICHAEL LEAL AND WIFE, HEATHER ANN LEAL, executed a Deed Of Trust conveying to MICHAEL H. PATTERSON as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR AMERICARE INVESTMENT GROUP, INC. DBA PREMIER CAPITAL LENDING, in the payment of a debt therein described, said DEED OF TRUST being recorded under County Clerk Number 2007-18027, and re-recorded under County Clerk Number 2008-21255, in the DEED OF TRUST OR REAL PROPERTY records of **WISE** COUNTY, TX; and

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

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said DEED OF TRUST;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **May 2, 2017** between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter, the duly appointed Substitute Trustee will sell said Real Estate at the area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code in **WISE** COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse; specifically, the Southeast porch of the Courthouse steps or any other area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, of said county, pursuant to Section §51.002 of the Texas Property Code as amended.

Said Real Estate is described as follows:

BEING A TRACT OF LAND SITUATED IN THE JAMES VENTIONER SURVEY, ABSTRACT NO. 859, WISE COUNTY, TEXAS, AND BEING THE TRACT AS DESCRIBED IN DEED TO BOBBY CRAMER RECORDED IN VOLUME 1701, PAGE 263, DEED RECORDS, WISE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES. INCLUDES THE MANUFACTURED HOUSING UNIT DESCRIBED AS: MAKE: OAK CREEK HOMES, MODEL: SULPHUR SPRINGS COL32685A, YEAR: 2007. SERIAL NUMBER: CSS009080TXA/B, WIDTH AND LENGTH: 30 X 68

Property Address:	194 CR 1641 CHICO, TX 76431
Mortgage Servicer:	Carrington Mortgage Services, LLC
Noteholder:	Carrington Mortgage Services, LLC 1600 South Douglass Road, Suite 200-A Anaheim, CA 92806

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.
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.

WITNESS MY HAND this day, April 10, 2017.

POSTED
AT 8:56 o'clock AM
APR 10 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Vicky Gaona

Denise Boerner, Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Tim Lewis, Michelle Schwartz, Aurora Campos, Ramiro Cuevas, Markcos Pineda, Jonathan Harrison, Doug Woodard, Kristie Alvarez, Julian Perrine, Matt Hansen, Patrick Zwiers, Kristopher Holub, Frederick Britton, Shawn Schiller, Tonya Washington, Irene Lindsay, Cary Corenblum, Kelly Leonard, Angel L. Reyes II, Chance Oliver or Max Murphy, Substitute Trustee
c/o Angel Reyes & Associates, P.C.
5950 Berkshire Lane, Suite 410
Dallas, TX 75225 469-425-3140

Exhibit A GF-Number 07R35241

BEING a tract of land situated in the James Ventioner Survey, Abstract No. 859, Wise County, Texas, and being that tract as described in deed to Bobby Cramer recorded in Volume 1701, Page 263, 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 East line of CR 1641 for the Northwest corner of said Cramer tract;

THENCE South 86 degrees 48 minutes 03 seconds East a distance of 150.00 feet to a 1/2 inch iron rod found for corner;

THENCE South 03 degrees 08 minutes 42 seconds West a distance of 300.00 feet to a 1/2 inch iron rod found for corner;

THENCE North 86 degrees 48 minutes 03 seconds West a distance of 150.00 feet to a 1/2 inch iron rod found for corner on the aforementioned line of CR 1641;

THENCE North 03 degrees 08 minutes 42 seconds East, along said line, a distance of 300.00 feet to the POINT OF BEGINNING and containing 1.033 acres of land.

4953 W HIGHWAY 114
PARADISE, TX 76073

00000006497606

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: May 02, 2017

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 16, 2008 and recorded in Document CLERK'S FILE NO. 2008-33460 real property records of WISE County, Texas, with MALCOLM SHEPHERD AND GLENDA SHEPHERD, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by MALCOLM SHEPHERD AND GLENDA SHEPHERD, securing the payment of the indebtednesses in the original principal amount of $144,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

DONNA STOCKMAN, 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

EXHIBIT "A"

LOT 1, STONEGATE PARK, AN ADDITION IN WISE COUNTY, TEXAS ACCORDING TO MAP OR PLAT RECORDED IN CABINET A, PAGE 484 OF THE PLAT RECORDS OF WISE COUNTY, TEXAS.

904 N WASHBURN AVENUE
DECATUR. TX 76234

00000006650022

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: May 02, 2017

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 26, 2004 and recorded in Document VOLUME 1484, PAGE 658; AS AFFECTED BY LOAN MODIFICATION AGREEMENT IN CLERK'S FILE NO. 201606973 real property records of WISE County, Texas, with TED ALLEN DAVIDSON AND VALERIE A. DAVIDSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by TED ALLEN DAVIDSON AND VALERIE A. DAVIDSON, securing the payment of the indebtednesses in the original principal amount of $190,275.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR BCAT 2014-9TT 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. NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING
55 BEATTIE PLACE MAILSTOP 015
GREENVILLE, SC 29601

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:

00000006650022

WISE

Exhibit A

BEING LOT 2-R, BLOCK A OF VICTORY ESTATES, AN ADDITION TO THE CITY OF DECATUR, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C, SLIDE 412, PLAT RECORDS, WISE COUNTY, TEXAS.

2262 COUNTY ROAD 4790
BOYD, TX 76023

00000006705347

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: May 02, 2017

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 26, 2010 and recorded in Document CLERK'S FILE NO. 2010-61314 real property records of WISE County, Texas, with BRYAN E. NICHOLS, grantor(s) and MORTGAGE ELECTRONIC REGSTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE FOR, mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by BRYAN E. NICHOLS, securing the payment of the indebtednesses in the original principal amount of $90,930.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

DONNA STOCKMAN, 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

EXHIBIT "A"

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE J. K. MATTHEWS SURVEY, ABSTRACT NO. 640 IN WISE COUNTY, TEXAS, AND BEING THAT SAME 1.91 ACRE TRACT OF LAND DESCRIBED IN DEED FROM FRED W. BANKHEAD TO BENNY MOYERS AND WIFE, VICKIE MOYERS AS RECORDED IN VOLUME 193, PAGE 370 OF THE REAL PROPERTY RECORDS OF WISE COUNTY', TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FENCE POST WHICH LIES SOUTH 89 DEGREES 15 MINUTES 34 SECONDS WEST, A DISTANCE OF 1387.81 FEET AND SOUTH 00 DEGREES 53 MINUTES 26 SECONDS EAST, A DISTANCE OF 628.55 FEET FROM THE NORTHEAST CORNER OF SAID J.K. MATTHEWS SURVEY;

THENCE SOUTH 01 DEGREES 17 MINUTES 26 SECONDS WEST, A DISTANCE OF 38.63 FEET TO A POINT FOR CORNER;

THENCE SOUTH 87 DEGREES 35 MINUTES 48 SECONDS EAST, A DISTANCE OF 97.30 FEET TO A POINT FOR CORNER;

THENCE SOUTH, A DISTANCE OF 963.46 FEET TO A STEEL FENCE POST FOUND FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, ALSO BEING THE WESTERLY MOST SOUTHWEST CORNER OF A CALLED 7.0 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 185, PAGE 331 OF THE REAL PROPERTY RECORDS OF WISE COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 17 MINUTES 14 SECONDS EAST (CALLED NORTH 89 DEGREES 12 MINUTES 44 SECONDS EAST), ALONG A BARBED WIRE FENCE LINE, THE COMMON NORTH LINE OF SAID MOYERS TRACT AND A SOUTH LINE OF SAID 7.0 ACRE TRACT, A DISTANCE OF 331.57 FEET (CALLED 330.89 FEET) TO A STEEL FENCE POST FOUND FOR CORNER, BEING THE COMMON NORTHEAST CORNER OF SAID MOYERS TRACT AND AN INTERIOR CORNER OF SAID 7.0 ACRE TRACT;

THENCE SOUTH 00 DEGREES 54 MINUTES 15 SECONDS EAST, ALONG A STEEL PIPE RAIL FENCE LINE, THE COMMON EAST LINE OF SAID MOYERS TRACT AND A WEST LINE OF SAID 7.0 ACRE TRACT, A DISTANCE OF 60.20 FEET TO A STEEL FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN SAID COMMON LINE;

THENCE SOUTH 01 DEGREES 41 MINUTES 00 SECONDS WEST, CONTINUING ALONG THE COMMON EAST LINE OF SAID MOYERS TRACT AND A WEST LINE OF SAID 7.0 ACRE TRACT, AND PARTIALLY ALONG A STEEL PIPE RAIL FENCE LINE, A DISTANCE OF 199.29 FEET TO A 60D NAIL FOUND FOR CORNER IN THE APPROXIMATE CENTERLINE OF A COUNTY ROAD, SAID NAIL ALSO BEING THE COMMON SOUTHEAST CORNER OF SAID MOYERS TRACT AND THE SOUTHERLY MOST SOUTHWEST CORNER OF SAID 7.0 ACRE TRACT;

THENCE NORTH 86 DEGREES 50 MINUTES 43 SECONDS WEST, ALONG THE COMMON SOUTH LINE OF SAID MOYERS TRACT AND APPROXIMATE CENTERLINE OF SAID COUNTY ROAD, A DISTANCE OF 82.50 FEET TO A 60D NAIL FOUND FOR CORNER (FROM WHICH A FOUND 60D NAIL BEARS SOUTH 27 DEGREES 39 MINUTES EAST, A DISTANCE OF 5.7 FEET) AT AN ANGLE POINT IN THE SOUTH LINE OF SAID MOYERS TRACT;

THENCE NORTH 89 DEGREES 30 MINUTES 00 SECONDS WEST, CONTINUING ALONG THE COMMON SOUTH LINE OF SAID MOYERS TRACT AND APPROXIMATE CENTERLINE OF SAID COUNTY ROAD, A DISTANCE OF 242.87 FEET TO BOAT SPIKE FOUND FOR THE SOUTHWEST CORNER OF SAID MOYERS TRACT;

THENCE NORTH 00 DEGREES 19 MINUTES 27 SECONDS WEST (CALLED NORTH 00 DEGREES 10 MINUTES WEST), DEPARTING THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD AND ALONG THE WEST LINE OF SAID MOYERS TRACT, A DISTANCE OF 248.61 FEET (CALLED 248.18 FEET) TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT AND CONTAINING 1.910 ACRES OF LAND, MORE OR LESS;

SAVE AND EXCEPT THE FOLLOWING:

BEING A 30 FOOT STRIP OF LAND OUT OF A 1.91 ACRE TRACT OF LAND IN THE J.K. MATTHEWS SURVEY, ABSTRACT NUMBER 640 IN WISE COUNTY, TEXAS, AND RECORDED IN VOLUME 0536, PAGE 599 AND DESCRIBED AS FOLLOWS:

COMMENCING AT A FENCE POST WHICH LIES SOUTH 89 DEGREES 15 MINUTES 34 SECONDS WEST, A DISTANCE OF 1387.81 FEET AND SOUTH 00 DEGREES 53 MINUTES 26 SECONDS EAST, A DISTANCE OF 628.55 FEET FROM THE NORTHEAST CORNER OF JK MATTHEWS SURVEY;

THENCE SOUTH 01 DEGREES 17 MINUTES 26 SECONDS WEST, A DISTANCE OF 38.63 FEET TO A POINT FOR CORNER;

THENCE NORTH 89 DEGREES 30 MINUTES WEST, 30.00 FEET TO THE SOUTHWEST CORNER OF SAID 1.91 ACRE TRACT;

THENCE NORTH 00 DEGREES 19 MINUTES 27 SECONDS WEST (NORTH 00 DEGREES 10 MINUTES WEST IN DEED), 248.61 FEET (248.18 FEET IN DEED) TO THE POINT OF BEGINNING AND CONTAINING 7467.35 SQUARE FEET OR 0.17 ACRES OF LAND MORE OR LESS..

2232 COUNTY ROAD 3555
PARADISE, TX 76073

00000006265748

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: May 02, 2017

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 11, 2009 and recorded in Document CLERK'S FILE NO. 2009-42265 real property records of WISE County, Texas, with CLARENCE E. LOGGINS AND LONNELL LOGGINS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by CLARENCE E. LOGGINS AND LONNELL LOGGINS, securing the payment of the indebtednesses in the original principal amount of $206,500.00, 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 Shaw

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 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: _____

POSTED

TRACT 2, OF LOMA VERDE ADDITION, AN ADDITION IN WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF; RECORDED IN CABINET A, SLIDE 575, OF THE PLAT RECORDS OF WISE COUNTY, TEXAS.

C&S No. 44-15-1064 / VA / No
Cenlar FSB

NOTICE OF TRUSTEE'S SALE

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

Date of Security Instrument: March 07, 2014

Grantor(s): Roy L. Dilda, a married person and Mary Dilda

Original Trustee: Transtar National Title

Original Mortgagee: Mortgage Electronic Registration Systems Inc., as nominee for Peoples Bank, A Kansas Corporation, its successors and assigns

Recording Information: Clerk's File No. 201402655, in the Official Public Records of WISE County, Texas.

Current Mortgagee: Pingora Loan Servicing, LLC

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

Date of Sale: 05/02/2017 **Earliest Time Sale Will Begin:** 1:00 PM

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

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

Legal Description:
BEING LOT 14, BLOCK 1 OF LEXINGTON ADDITION, PHASE ONE, AN ADDITION TO THE CITY OF RHOME, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 144, PLAT RECORDS, WISE COUNTY, TEXAS. BEING THE SAME PROPERTY AS TRANSFERRED BY DEED DATED 10/03/2008, RECORDED 10/14/2008, DON D. LACY AND SPOUSE, MARCIA D. LACY TO ROY L. DILDA, A MARRIED PERSON, RECORDED IN VOLUME 1993, PAGE 194.

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

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

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

POSTED
AT 8:56 o'clock A M
APR 10 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Toni Grigsby DEPUTY
TONI GRIGSBY

4616037

POSTED
AT 8:54 o'clock A M

APR 10 2017

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

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

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

TS#: 17-18201

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 8/4/2011, STEPHANIE D. WILSON, A SINGLE PERSON, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of THOMAS E BLACK, JR, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. FOR AMERIPRO FUNDING, INC., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of $127,357.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. FOR AMERIPRO FUNDING, INC., which Deed of Trust is Recorded on 8/8/2011 as Volume 2011-9367, Book **2273**, Page 802, 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 TWO R (2R), BLOCK D, OF CHISHOLM SPRINGS SUBDIVISION (CHISHOLM SPRINGS SUBDIVISION), LOCATED IN WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, SLIDE(S) 177-179, (REFILED IN CABINET C, SLIDE(S) 184-186), MAP RECORDS OF WISE COUNTY, TEXAS.
TOGETHER WITH THE 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.

Commonly known as: **182 BUFFALO RIDGE DRIVE, NEWARK, TX 76071**

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 **Denise Boerner, Brenda Wiggs, Donna Stockman, Guy Wiggs, David Stockman, Tim Lewis, 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

4615816

securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on TUESDAY, **5/2/2017** at **1:00 PM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **Wise** County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE SOUTHEAST PORCH OF THE COURTHOUSE STEPS**

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

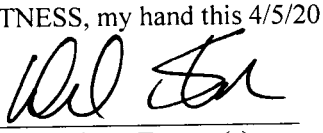
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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

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

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

WITNESS, my hand this 4/5/2017



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

COPY

NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by **CARMEN FLORES AND LUIS R. ORTEGA, WISE** County, Texas dated **MAY 2, 2005** and duly recorded **AND RECORDED in DOCUMENT # 368736, BOOK - OR, VOLUME 1550, PAGE 123** , of the Deed Records of **WISE** County, Texas: I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, **MAY 2, 2017** (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the **SOUTH PORCH OF THE COUNTY COURTHOUSE** of **WISE** County, **DECATUR**, Texas between the hours of **NOON AND 4 PM,** of that day, the following described property, to-wit:

LOTS 39, 40, 41 AND 42, BLOCK 1, SALT CREEK PHASE II, AN ADDITION TO WISE COUNTY , TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT CABINET B, SLIDES 170 - 177, PLAT RECORDS, WISE COUNTY, TEXAS.

EXECUTED this 30TH day MARCH , 2017.

KARON GANN
Trustee

POSTED
AT 12:46 o'clock P M
APR 04 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By DEPUTY

COPY

NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by **KEVIN LOPEZ, WISE** County, Texas dated **AUGUST 14, 2015** and duly recorded **AND RECORDED in DOCUMENT # 201508980 ,** of the Deed Records of **WISE** County, Texas: I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, **MAY 2, 2017** (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the **SOUTH PORCH OF THE COUNTY COURTHOUSE** of **WISE** County, **DECATUR**, Texas between the hours of **NOON AND 4 PM,** of that day, the following described property, to-wit:

LOT 56, BLOCK 1, SALT CREEK PHASE II, AN ADDITION TO WISE COUNTY , TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT CABINET B, SLIDE 170 - 177, PLAT RECORDS, WISE COUNTY, TEXAS
AND
A 1997 REDMAN SHADOWRIDGE MANUFACTURED HOME, SERIAL # 12528042A/B, SURRENDERED TO PROPERTY.

EXECUTED this 30TH day MARCH , 2017.

KARON GANN
Trustee

POSTED
AT ___ o'clock ___ M
APR 04 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By ___ DEPUTY

POSTED
AT 12:46 o'clock P M
APR 04 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By ___ DEPUTY

COPY

NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by WALTER SCOTT, WISE County, Texas dated MAY 29, 2002 and duly recorded in, Volume # 1171, Page 262 of the DEED RECORDS of Wise County Texas **BEING THEN ASSUMED BY CARMEN L. FLORES AND LUIS R. ORTEGA, BY VIRTUE OF ASSUMPTION WARRANTY DEED, WISE** County, Texas dated **JULY 15, 2005** and duly recorded **AND RECORDED in DOCUMENT # 373684, VOLUME 1584, PAGE 159** , of the Deed Records of **WISE** County, Texas: I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, **MAY 2, 2017** (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the **SOUTH PORCH OF THE COUNTY COURTHOUSE** of **WISE** County, **DECATUR,** Texas between the hours of **NOON AND 4 PM,** of that day, the following described property, to-wit:

LOT 38, BLOCK 1, SALT CREEK PHASE II, AN ADDITION TO WISE COUNTY , TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT CABINET B, SLIDE 170 - 177, PLAT RECORDS, WISE COUNTY, TEXAS.

EXECUTED this 30TH day MARCH , 2017.

KARON GANN
Trustee

POSTED
AT 12:40 o'clock P M
APR 04 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By DEPUTY

NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by the certain Deed of Trust executed by Clay Wooten and wife, Carolyn S. Wooten of Wise County, Texas, dated September 14, 2006, and duly noted in Volume 1732, Page 432, of the Deed of Trust Records, of Wise County, Texas. I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, March 7, 2017, that being the first Tuesday of said month, at public auction to the highest bidder for cash at the southeast door of the Wise County Courthouse, in Decatur, Texas, not before the hour of one o'clock P.M. or after the hour of four o'clock P.M. of that day the following described property, to wit:

BEING Lot 6, Block 1, Seis Ranchos, a platted subdivision in Wise County, Texas, according to the Plat thereof recorded in Plat Cabinet B, Slide 533 of the Plat Records of Wise County Texas.

EXECUTED this 20th day of January 2017.

William A. Cameron, Trustee

POSTED
AT 11:31 o'clock A M

FEB 13 2017

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

94 LAKESHORE DR.
RUNAWAY BAY, TX 76426

00000006598064

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: May 02, 2017

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 05, 2015 and recorded in Document CLERK'S FILE NO. 201509944 real property records of WISE County, Texas, with HUGH RILEY JR, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by HUGH RILEY JR, securing the payment of the indebtednesses in the original principal amount of $127,645.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Caliber Home Loans, Inc. 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. CALIBER HOME LOANS, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CALIBER HOME LOANS, INC.
13801 WIRELESS WAY
OKLAHOMA CITY, OK 73134

Aurora Campos by Donna Shackelford

AURORA CAMPOS, JONATHAN HARRISON, MARKEOS PINEDA, RAMIRO CUEVAS, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, MATT HANSEN, 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:_____



BEING LOT 14, BLOCK 9, UNIT NUMBER ONE, RUNAWAY BAY, AN ADDITION TO WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 135, PLAT RECORDS, WISE COUNTY, TEXAS.

Notice of [Substitute] Trustee 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: **05/02/2017**

   Time: The sale will begin at **01:00 PM** or not later than three hours after that time

   Place: **The Southeast porch of the Courthouse steps or any other area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place** OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

   Property Address: 604 CR 3655, Paradise, TX 76073

2. **Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property

3. **Instrument to be Foreclosed:** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 11/17/2005 and recorded 11/28/2005 in Document 379076, Book OR1622 Page 279, real property records of Wise County Texas, with Steven Dwayne York, a single person grantor(s) and Vista Mortgage Corp.

4. **Appointment of Substitute Trustee**: The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by the above referenced Deed of Trust.

5. **Obligation Secured**: Deed of Trust or Contract Lien executed by Steven Dwayne York, a single person securing the payment of the indebtedness in the original principal amount of **$ 193,600.00**, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. **U.S. Bank National Association, as Trustee for Asset Backed Securities Corporation Home Equity Loan Trust, Series OOMC 2006-HE3, Asset Backed Pass-Through Certificates, Series OOMC 2006-HE3** is the current mortgagee of the note and the deed of trust or contract lien.

POSTED
AT 11:35 o'clock A M

MAR 22 2017

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

Notice of [Substitute] Trustee Sale

6. **Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. **Property to be sold:** The property to be sold is described as follows:

BEING a 24.38 acre tract in Block 54 and Block 58, Matagorda County School Land Survey, Abstract Number 534, Wise County, Texas, being a certain called 25.00 acre tract described in instrument recorded in Volume 274, Page 207, Real Records, Wise County, Texas, said tract also being a called 24.403 acre tract described in Deed of Trust recorded in Volume 836, Page 318, Official Public Records, Wise County, Texas, being described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in the West R. O. W. of County Road Number 3855 for the Southeast corner of said 24.403 acre tract, said point being by previous description 627.34 feet South and 2006.51 feet East from the Southwest corner of the H. Dribble Survey, Abstract Number 250, Wise County, Texas;

THENCE South 86 degrees 18 minutes 08 seconds West with the South line of said 24.403 acre tract a distance of 1608.24 feet to a 12 inch wood fence post found for the Southwest corner of said 24.403 acre tract;

THENCE North 00 degrees 06 minutes 43 seconds East with the West line of said 24.403 acre tract a distance of 791.94 feet to a 1/2 inch iron rod found for the Northwest corner of said 24.403 acre tract;

THENCE South 83 degrees 54 minutes 36 seconds East with a North line of said 24.403 acre tract a distance of 256.18 feet to a 1/2 inch pipe found for a corner;

THENCE South 80 degrees 55 minutes 39 seconds East with a North line of said 24.403 acre tract a distance of 807.32 feet to a 2 inch pipe found for a corner;

THENCE North 89 degrees 11 minutes 00 seconds East with a North line of said 24.403 acre tract a distance of 350.01 feet to a 1/2 inch iron rod found for a corner;

THENCE South 72 degrees 39 minutes 44 seconds East with a North line of said 24.403 acre tract a distance of 428.95 feet to a 1/2 inch iron rod found in said West R. O. W. for the Northeast corner of said 24.403 acre tract;

THENCE South 37 degrees 37 minutes 37 seconds West with said R. O. W. and a East line of said 24.403 acre tract a distance of 150.50 feet to a 1/2 iron rod found for a corner;

THENCE South 25 degrees 09 minutes 34 seconds West with said R. O. W. and a East line of said 24.403 acre tract a distance of 223.74 feet to a 1/2 inch iron rod found for a corner;

Notice of [Substitute] Trustee Sale

THENCE South 16 degrees 27 minutes 30 seconds West with said R. O. W. and a East line of said 24.403 acre tract a distance of 67.10 feet to a 1/2 inch iron rod found for a corner;

THENCE South 04 degrees 41 minutes 00 seconds West with said R. O. W. and a East line of said 24.403 acre tract a distance of 24.92 feet to the POINT OF BEGINNING and containing 24.38 acres of land.

8. **Mortgage Servicer Information:** The Mortgage Service 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. **Ocwen Loan Servicing, LLC**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O Ocwen Loan Servicing, LLC
1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409
Phone: 1-800-746-2936

Notice of [Substitute] Trustee Sale

9. **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 the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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

Date: March 13, 2017

Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Keisha Lyons, Melisa Jones, Iman Walcott, Tanesha Humphrey, Claire Buxton, – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

Donna Stockman, Brenda Wiggs, Denise Boerner, Guy Wiggs, David Stockman, Lori McCarty, Tim Lewis, Michelle Schwartz, Aurora Campos,Ramiro Cuevas, Markcos Pineda, Kelley Burns, Aarti Patel, Matthew Wolfson, Daniel Willsie, Nadia Capehart, Chance Oliver, Max Murphy or Bret Allen, Kelly Leonard, Angel L. Reyes II, – Substitute Trustee(s)

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

POSTED
AT 10:51 o'clock A M

APR 10 2017

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

Notice of Substitute Trustee's Sale

Date: April 6, 2017

Substitute Trustee: Mike Lester

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

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

Note: $28,000.00

Deed of Trust

Date: July 24, 2014

Grantor: Jason Downs and Ashley Nemec

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

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

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

County: Wise

Date of Sale (first Tuesday of month): May 2, 2017

Time of Sale: 1:00 p.m.

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

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

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

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



Mike Lester