NOTICE OF TRUSTEE'S SALE

Date: April 10, 2018

DEED OF TRUST

Date: May 6, 2005

Grantor: Jenner G. Jones and Shirley J. Jones

Grantor's Address:

142 Bolt Court
Boyd, Wise County TX 76023

Beneficiary: Cacharel Companies, Inc

Trustee: Charles C Gumm III, Inc. P.C.

Substitute Trustee: Jessica Brown

Recording Information: Deed Records of Wise County, Texas

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

NOTE

Date: May 6, 2005

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

Debtor: Jenner G. Jones and Shirley J. Jones

POSTED
AT 2:39 o'clock P M
APR 11 2018
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Sarah Enochs DEPUTY
Sarah Enochs

Holder: Cacharel Companies Inc.

Date of Sale of Property (first Tuesday of month): **May 1, 2018**

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

Place of Sale of Property: #101 ½ Trinity Street, Decatur TX 76234

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

Jessica Brown, Trustee
112 NW 24th Street Suite 407, Ft. Worth, TX 76164
817-625-9975

Certified # 7015 0640 0001 5300 5757

ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF TARRANT

This instrument was acknowledged before me on the 10th day of April, 2018, by Jessica Brown, Substitute Trustee.

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

CYNTHIA ELSA AMADOR
Notary Public, State of Texas
Comm. Expires 07-14-2020
Notary ID 124988273

RETURN TO:
The Real Estate Group, Inc.
112 NW 24th Street Suite 407.
Ft. Worth, Texas 76164

NOTICE OF TRUSTEE'S SALE

Date: April 10, 2018

DEED OF TRUST

Date: April 13, 2005

Grantor: Ronald N. Hon & Rosemary R. Turley

Grantor's Address:

469 Hilltop Trail
Rhome, Wise County, Texas 76078

Beneficiary: Cacharel Companies, Inc

Trustee: Charles C Gumm III, Inc. P.C.

Substitute Trustee: Jessica Brown

Recording Information: Deed Records of Wise County, Texas

Property: Being a tract of land situated in Wise County, Texas, more Particularly described as Lot 17, Block 3 Chisolm Hills Addition, A subdivision in Wise County, Texas, according to the Plat records in Plat Records, Wise County, Texas.

NOTE

Date: April 13, 2005

Amount: Nineteen Thousand Dollars and 00/100 ($19,000.00)

Debtor: Ronald N. Hon & Rosemary R. Turley

POSTED
AT 2:39 o'clock P M
APR 11 2018
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Sarah Enochs

Holder: Cacharel Companies Inc.

Date of Sale of Property (first Tuesday of month): **May 1, 2018**

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

Place of Sale of Property: #101 ½ Trinity Street, Decatur TX 76234

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

Jessica Brown, Trustee
112 NW 24th Street Suite 407, Ft. Worth, TX 76164
817-625-9975

Certified # 7015 0640 0001 5300 5740

ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF TARRANT

This instrument was acknowledged before me on the 10th day of April, 2018, by Jessica Brown, Substitute Trustee.

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

CYNTHIA ELSA AMADOR
Notary Public, State of Texas
Comm. Expires 07-14-2020
Notary ID 124606273

RETURN TO:
The Real Estate Group, Inc.
112 NW 24th Street Suite 407.
Ft. Worth, Texas 76164

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 15th day of February, 2017, Cantu Crane Services & Installation, LLC (the "Grantor"), executed a Deed of Trust conveying to John P. Bolen, Trustee, the Property hereinafter described, to secure Texas Funding Corporation in payment of the indebtedness therein described, said Deed of Trust were duly recorded in the Official Public Records of Real Property of Wise County, Texas; and

WHEREAS, Texas Funding Corporation is the owner and holder of the Note secured by the Deed of Trust and has appointed the undersigned as Substitute Trustee under the Deed of Trust in the manner authorized by the Deed of Trust; 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 the Property to satisfy said indebtedness;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 1st day of May, 2018, between the hours of 10:00 A.M. and 1:00 P.M., I will sell the Property to the highest bidder for cash, at the door of the first floor in southeast corner of Wise County Courthouse, where the Commissioners Court has designated such sales to take place. The courthouse is located at 101 North Trinity, Decatur, Texas 76234.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Grantor 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.

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 send of this notice immediately.

Said Property is described as follows:

1. SEE ATTACHED EXHIBIT "A".

2. ALL INTEREST OF GRANTOR IN AND TO THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE ABOVE REFERENCED DEED OF TRUST.

Witness my hand this the 9 day of April, 2018.

By: Kelly Goddard
Kelly Goddard, Substitute Trustee

Address of Substitute Trustee:

Foreclosure Services, LLC
8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179

Return to:
Texas Funding Corporation
P.O. Box 19562
Houston, TX 77224

POSTED
AT 9:57 o'clock A M

APR 09 2018

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

EXHIBIT A

Being all that certain lot, tract or parcel of land in the Joseph Luce Survey, Abstract Number 499, Wise County, Texas, and being a part of a called 158.49 acre tract of land, described in the deed recorded in Volume 848, Page 867, of the Official Public Records, Wise County, Texas, and being all of that certain called 20.31 acre tract of land recorded in Volume 1397, Page 544, of the Official Public Records, Wise County, Texas, the subject tract being more particularly described as follows;

Beginning at a 60d nail found for corner, same being the Northwest corner of said 158.49 acre tract of land, and said 20.31 acre tract of land, same being in the South right-of-way line of Farm-to-Marker Road Number 2265, same being in the most Southerly East line of that certain called 185 acre tract of land described in the deed recorded in Volume 242 Page 229, of the Deed Records, Wise County, Texas, said 60d nail being by deed North 01 Degrees 37 Minutes 09 Seconds West a distance of 150.7 feet from the Northeast corner of the Daniel Clark Survey, Abstract Number 186, Wise County, Texas, and an inward corner of said Luce Survey;

Thence North 70 Degrees 49 Minutes 13 Seconds East with the North line of said 158.49 acre tract of land and said 20.31 acre tract of land, and said South right-of-way line a distance of 240.85 feet to a point for corner, same being the beginning of a curve to the right having a radius of 2804.79 feet, a chord bearing of North 76 Degrees 21 Minutes 47 Seconds East a chord distance of 540.49 feet;

Thence continuing with the North line of said 158.49 acre tract of land and said 20.31 acre tract of land and said South right-of-way line and the arc of said curve an arc length of 541.33 feet, to a 1/2-inch capped iron rod (stamped Harris) found for corner, same being the Northeast corner of said 20.31 acre tract of land;

Thence South 00 Degrees 54 Minutes 30 Seconds West with the East line of said 20.31 acre tract of land, along or near a fence a distance of 1309.79 feet to a 1/2-inch capped iron rod (stamped Holaway TX 5479) set for corner, same being the Southeast corner of said 20.31 acre tract of land;

Thence North 89 Degrees 05 Minutes 30 Seconds West with the South line of said 20.31 acre tract of land, along or near a fence passing at a distance of 206.07 feet a 1/2-inch capped iron rod (stamped Harris), continuing on said course a total distance of 701.46 feet to a 1/2-inch capped iron rod (stamped Holaway TX 5479) set for corner, same being the Southwest corner of said 20.31 acre tract of land, in the West line of said 158.49 acre tract of land, and said Luce Survey, and in the East line of said Clark Survey, and a called 160 acre tract of land described in the deed recorded in Volume 277, Page 517, of the Deed Records, Wise County, Texas;

Thence North 01 Degrees 36 Minutes 18 Seconds West with the West line of said 20.31 acre tract of land said 158.49 acre tract of land, and said Luce Survey, same being the East line of said 160 acre tract of land and said Clark Survey, along or near a fence passing at a distance of 941.64 feet the Northeast corner of said 160 acre tract of land and said Clark Survey, continuing on said course a total distance of 1092.38 feet to the Point of Beginning and enclosing 20.305 acres of land, more or less.

When recorded please return to:
Caliber Home Loans, Inc. – Document Control
13801 WIRELESS WAY
OKLAHOMA CITY, OK 73134

[Space Above this Line is For Recording Data]

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

File Number: **TX-18-9467-ED**

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

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

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

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

WHEREAS, an Order to Proceed with Notice of Foreclosure Sale and Foreclosure Sale was entered on **January 12, 2018** under Cause No. **CV17-11-941** in the **271 Judicial** District Court of **WISE COUNTY**, Texas; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **5/1/2018** beginning not earlier than **1:00 PM**, or not later than three hours thereafter, I will sell said Real Estate in **WISE COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted at the location where this Notice of Trustee's Sale was posted. Said Real Estate is described as follows:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

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

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

WITNESS MY HAND this day, 4-5-18

Donna Stockman

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

POSTED
AT 12:04 o'clock P M

APR 05 2018

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

4652848

EXHIBIT A-LEGAL DESCRIPTION (PAGE 1)

DESCRIBED TO WIT:

BEGINNING AT A POINT FOR CORNER IN THE SOUTH LINE OF BRADY STREET, SAID POINT BEING LOCATED 306.16 FEET EAST OF AN IRON STAKE FOUND AT THE SOUTHEAST INTERSECTION OF BRADY STREET AND SOUTH COWAN STREET ON THE OCCUPIED NORTHWEST CORNER OF LOT 1 OF COLBERT'S ADDITION;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THENCE EAST 79.29 FEET TO THE POINT OF BEGINNING.

Notice of Foreclosure Sale

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

Family Unit No. 102, Building "A" of the Fairway Villas Condominium at Runaway Bay, Wise County, Texas, together with an undivided 1/24th interest in the general common elements, all as more fully described in Declaration of Condominium Regime dated October 15, 1968, executed by Oscar Cox, Jr., as Developer, and recorded in Volume 290, Page 484, Deed Records, Wise County, Texas.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust executed on August 30, 2013, and recorded in Volume 201325675, Official Public Records, Wise County, Texas.

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

Date: May 1, 2018

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 sale will be held at the southeast porch (or corner) of the Wise County Courthouse, Decatur, Texas.

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.

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

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

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

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.

POSTED
AT 4:24 o'clock P M
APR 04 2018
SHERRY LEMON COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Vicky Gaona

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.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by William R. Stover.

The real property and personal property, if any, encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note executed by William R. Stover. R. L. Groves, Jr. is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, R. L. Groves, Jr. at P.O. Box 1927, Decatur, Texas 76234.

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

8. **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.**

Dated: April 4, 2018

William K. Clary
P. O. Box 98
Bridgeport, Texas 76426
Telephone (940) 683-6722
Telecopier (940) 683-4029

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

STATE OF TEXAS

COUNTY OF Wise

COPY

KNOW ALL MEN BY THESE PRESENTS

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

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

NOW, THEREFORE, the undersigned, the **Substitute Trustee** as aforesaid, does hereby give notice that after due publication of this notice as required by law and the Deed of Trust, will sell the Property at Public Venue to the highest bidder, or bidders, for cash, at a time no earlier than **10:00 a.m.** and not later than **1:00 p.m.** on the first Tuesday in May, 2018 at the **Wise County Courthouse, Decatur, Texas.** The same being **May 1, 2018, At the southeast entrance of the Wise County Courthouse, 101 N. Trinity, in the City of Decatur, Texas.**

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

In Witness Whereof, this notice of **Substitute Trustee's Sale** has been executed on April 3, 2018.

Emory Russell

Emory Russell
Substitute Trustee

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

POSTED
AT 9:30 o'clock A M

APR 03 2018

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

Sarah Enochs

EXHIBIT "A"

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

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

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

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

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

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

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

POSTED
AT 2:02 o'clock P M
MAR 29 2018
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By DEPUTY
Sarah Enochs

NOTICE OF FORECLOSURE SALE

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

1. ***Property to Be Sold.*** The property to be sold is described as follows: BEING LOT 27, BLOCK 17, NEWARK BEACH ESTATES, A SUBDIVISION IN WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN PLAT CABINET A-329, WISE COUNTY, TEXAS.

2. ***Instrument to be Foreclosed.*** The instrument to be foreclosed is the Deed of Trust dated 03/25/2005 and recorded in Book 1537 Page 130 Document 366883 real property records of Wise County, Texas.

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

Date:	05/01/2018
Time:	01:00 PM
Place:	Wise County Courthouse, Texas at the following location: THE SOUTHEAST PORCH AT THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER`S OFFICE or as designated by the County Commissioners Court.

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

5. ***Obligations Secured.*** The Deed of Trust executed by FERNANDO H. SIFUENTEZ AND JOSIE SIFUENTEZ, provides that it secures the payment of the indebtedness in the original principal amount of $61,600.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION CORP. 2005-OPT1, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-OPT1 is the current mortgagee of the note and deed of trust and OCWEN LOAN SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION CORP. 2005-OPT1, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-OPT1 c/o OCWEN LOAN SERVICING, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. ***Order to Foreclose.*** U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION CORP. 2005-OPT1, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-OPT1 obtained a Order from the 271st District Court of Wise County on 03/21/2018 under Cause No. CV18-01-096. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. ***Substitute Trustee(s) Appointed to Conduct Sale.*** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER,GUY WIGGS, DAVID STOCKMAN, TIM LEWIS, MICHELLE SCHWARTZ, KATHY ARRINGTON OR MICHAEL W. ZIENTZ, Substitute Trustee to act under and by virtue of said Deed of Trust.

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

Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Tracey Midkiff, Attorney at Law

DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER,GUY WIGGS, DAVID STOCKMAN, TIM LEWIS, MICHELLE SCHWARTZ, KATHY ARRINGTON OR MICHAEL W. ZIENTZ
c/o AVT Title Services, LLC

Our File Number: 17-05493
Name: LORI HOLBROOK AND THOMAS HOLBROOK, WIFE AND HUSBAND

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 23, 2007, LORI HOLBROOK, AND THOMAS HOLBROOK, WIFE AND HUSBAND, executed a Deed of Trust/Security Instrument conveying to G. TOMMY BASTIAN, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC. DBA AMERICA'S WHOLESALE LENDER, its successors and assigns, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2007-10801, in Book 1841, at Page 21, in the DEED OF TRUST OR REAL PROPERTY records of **WISE** COUNTY, TEXAS; and

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

WHEREAS, the undersigned 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/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, MAY 1, 2018,** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in **WISE** COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

LOT 4, BLOCK I, OF HIGHLAND OAKS ADDITION, PHASE 1-AR, AN ADDITION TO THE CITY OF BOYD, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT CABINET "C", SLIDE 500, OF-THE PLAT RECORDS OF WISE COUNTY, TEXAS.

Property Address: 126 WALNUT CREEK LN
BOYD, TX 76023-3429
Mortgage Servicer: BANK OF AMERICA, N.A.
Noteholder: BANK OF AMERICA, N.A.
7105 CORPORATE DRIVE
PLANO, TX 75024-4100

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.

ACTIVE MILITARY SERVICE NOTICE

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

WITNESS MY HAND this 29 day of March, 2018.

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

c/o Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

POSTED
AT 2:02 o'clock P M
MAR 29 2018
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By DEPUTY
Sarah Enochs

A

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Matter No.: 064753-TX

Date: February 28, 2018

County where Real Property is Located: Wise

ORIGINAL MORTGAGOR:	ROBERT B. LUMPKIN, A SINGLE MAN AND AMY M. TRAMMEL, A SINGLE WOMAN
ORIGINAL MORTGAGEE:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., SOLELY AS NOMINEE FOR CENDERA FUNDING, INC., ITS SUCCESSORS AND ASSIGNS
CURRENT MORTGAGEE:	PHH Mortgage Corporation
MORTGAGE SERVICER:	PHH Mortgage Corporation

DEED OF TRUST DATED 3/6/2017, RECORDING INFORMATION: Recorded on 3/7/2017, as Instrument No. 201702540.

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **BEING A 1.48 ACRE TRACT IN THE W.C. HALLMARK SURVEY, ABSTRACT NUMBER 361, AND MORE COMPLETLY DESCRIBED IN ATTACHED EXHIBIT "A"**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **5/1/2018,** 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 the 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**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

PHH Mortgage Corporation is acting as the Mortgage Servicer for PHH Mortgage Corporation who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. PHH Mortgage Corporation, as Mortgage Servicer, is representing the Mortgagee, whose address is:

PHH Mortgage Corporation
One Mortgage Way
Mt Laurel NJ 08054

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.

POSTED
AT 4:02 o'clock P M
MAR 01 2018
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By DEPUTY
APNOS 12072016

4649134

Matter No.: 064753-TX

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.

By._____Substitute Trustee
DENISE BOERNER, BRENDA WIGGS, DONNA STOCKMAN, GUY WIGGS, DAVID STOCKMAN, TIM LEWIS, MICHELLE SCHWARTZ, PAUL A. HOEFKER, ROBERT L. NEGRIN

Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036

EXHIBIT " A "

Being a 1.48 acre tract in the W.C. Hallmark Survey, Abstract Number 361, Wise County, Texas, and also being part of a certain called 12 acre tract described in instrument recorded in Volume 418, Page 187, Deed Records of Wise County, Texas, and this part being described by metes and bounds as follows:

BEGINNING at a ½" iron rod found in the Southwest R.O.W. of Air Field Drive for the East corner of a certain called 1.00 acre tract described in instrument recorded in Volume 386, Page 454, Real Records, Wise County, Texas; THENCE South 46°54'34" East with said R.O.W. a distance of 132.22 feet to a ½" iron rod found for a corner of said 12 acre tract;

THENCE South 00°26'12" East a distance of 216.27 feet to an "X" tie fence post found in the West R.O.W. of said Air Field Drive for a corner of said 12 acre tract;

THENCE South 89°38'42" West a distance of 279.01 feet to a 3" pipe found for a corner of said 12 acre tract;

THENCE North 10°13'57" West a distance of 98.08 feet to a ½" iron rod with a yellow plastic cap stamped STEADHAM R.P.L.S. 4281 set for the South corner of a certain 40.0 foot by 20.0 foot tract (Tract 3) described in instrument recorded in Volume 386, Page 455, Real Records, Wise County, Texas;

THENCE North 43°06'06" East a distance of 290.09 feet to the POINT OF BEGINNING and containing 1.48 acres of land.

349 PRIVATE ROAD 4440
RHOME, TX 76078

00000007373582

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 01, 2018

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 25, 2005 and recorded in Document CLERK'S FILE NO. 375884, VOLUME 1599, PAGE 387, AS AFFECTED BY CLERK'S FILE NO.201413216 real property records of WISE County, Texas, with MICHAEL BLATNICK AND TAWANA BLATNICK, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by MICHAEL BLATNICK AND TAWANA BLATNICK, securing the payment of the indebtednesses in the original principal amount of $68,616.00, 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

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

EXHIBIT "A"

BEING A 2.02 ACRE TRACT IN THE M.E.P. &P.R.R. CO. SURVEY, ABSTRACT NUMBER. 633, WISE COUNTY, TEXAS, BEING A CERTAIN CALLED 2.018 ACRE TRACT, DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 1377, PAGE 321, OFFICIAL PUBLIC RECORDS, WISE COUNTY, TEXAS, AND ALSO KNOWN AS LOT 235, HILLS OF OLIVER CREEK, PHASE TWO, AN UNRECORDED SUBDIVISION, AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED STEADHAM, R.P.L.S. 4281, SET IN THE NORTH R.O.W. OF PRIVATE ROAD NUMBER 4441 AND THE EAST R.O.W. OF PRIVATE ROAD NUMBER 4440 FOR THE SOUTHWEST CORNER OF SAID 2.018 ACRE TRACT;

THENCE NORTH 00 DEGREES 43' 41" EAST, WITH SAID EAST R.O.W., A DISTANCE OF 202.76 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 2.018 ACRE TRACT;

THENCE SOUTH 89 DEGREES 10' 19' EAST, A DISTANCE OF 437.20 FEET, TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED STEADHAM, R.P.L.S. 4281 SET FOR THE NORTHEAST CORNER OF SAID 2.018 ACRE TRACT;

THENCE SOUTH 00 DEGREES 49' 41" WEST, A DISTANCE OF 199.22 FEET TO A 1/2" IRON ROD FOUND IN SAID NORTH R.O.W. FOR THE SOUTHEAST CORNER OF SAID 2.018 ACRE TRACT;

THENCE NORTH 89 DEGREES 38' 04" WEST, WITH SAID NORTH R.O.W. A DISTANCE OF 437.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.02 ACRES OF LAND.

(ALSO KNOWN AS-LOT 235, HILLS OF OLIVER CREEK, PHASE TWO, AND UNRECORDED SUBDIVISION.)

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

POSTED
AT 2:01 o'clock P M

FEB 22 2018
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Sarah Enochs DEPUTY

DEED OF TRUST INFORMATION:

Date: 11/13/2002
Grantor(s): MIGUEL VALDEZ AND SPOUSE, ANTONIA VALDEZ
Original Mortgagee: NTFN, INC.
Original Principal: $76,794.00
Recording Information: Book 1235 Page 584 Instrument 319856
Property County: Wise
Property:

SURFACE ESTATE ONLY: BEING ALL THAT CERTAIN TRACT OF PARCEL OF LAND OUT OF THE J.S. HOLEMAN SURVEY, ABSTRACT NO. 412, WISE COUNTY, TEXAS, BEING THE SAME TRACT OF LAND AS DEEDED TO TRAVIS GRANTHAM IN VOLUME 421, PAGE 354, REAL RECORDS, WISE COUNTY, TEXAS DESCRIBED TO WIT:

BEGINNING AT A FENCE POST FOUND FOR CORNER AS OCCUPIED IN THE EAST LINE OF CHURCH STREET IN THE TOWN OF BOONSVILLE, WISE COUNTY, TEXAS, BEING IN THE WEST LINE OF THE J.S. HOLEMAN SURVEY, ABSTRACT NO. 412 AND THE EAST LINE OF THE C. MILLER SURVEY, ABSTRACT NO. 638, SAID POINT BEING LOCATED 48.5 FEET NORTH 00 DEGREES 32` 05" EAST FROM A 6" IRON POST FOUND AT THE OCCUPIED SOUTHWEST CORNER OF THE HOLEMAN SURVEY AND AT THE INTERSECTION OF THE EAST LINE OF CHURCH STREET AND THE NORTH LINE OF MILL STREET;

THENCE WITH A FENCE LINE ON THE EAST LINE OF CHURCH STREET AND THE WEST LINE OF THE HOLEMAN SURVEY AND THE EAST LINE OF THE MILLER SURVEY, NORTH 00 DEGREES 32` 05" EAST 267.69 FEET TO A FENCE POST FOUND FOR AN OCCUPIED CORNER;

THENCE WITH A FENCE LINE, NORTH 88 DEGREES 55` 30" EAST 139.62 FEET TO AN IRON STAKE SET FOR CORNER IN THE WEST RIGHT OF WAY OF F.M. HIGHWAY NO. 920;

THENCE WITH THE WEST RIGHT OF WAY OF F.M. HIGHWAY NO. 920 AND ALONG A FENCE LINE, SOUTH 00 DEGREES 04` WEST 109.62 FEET TO AN IRON STAKE SET FOR CORNER IN A FENCE LINE;

THENCE WITH A FENCE LINE, SOUTH 88 DEGREES 14` 35" WEST 57.59 FEET TO A FENCE POST FOUND FOR AN OCCUPIED CORNER;

THENCE WITH A FENCE LINE, SOUTH 01 DEGREES 26` 30" EAST 153.24 FEET TO A FENCE POST FOUND FOR AN OCCUPIED CORNER;

THENCE WITH A FENCE LINE, SOUTH 86 DEGREES 17` 25" WEST 88.44 FEET TO THE POINT OF BEGINNING CONTAINING 0.66 ACRE OF LAND, MORE OR LESS.

Reported Address: 197 COUNTY ROAD 3743, BRIDGEPORT, TX 76426

MORTGAGE SERVICING INFORMATION:

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

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

SALE INFORMATION:

Date of Sale: Tuesday, the 1st day of May, 2018
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: AT THE SOUTHEAST PORCH OF THE COURTHOUSE STEPS in Wise County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Wise County Commissioner's Court.
Substitute Trustee(s): Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Doug Woodard, Kristie Alvarez, Julian Perrine, Patrick Zwiers, Kristopher Holub, Frederick Britton, Shawn Schiller, Tonya Washington, Irene Lindsay, Cary Corenblum, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, or Alexander Wolfe, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been

Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, or Alexander Wolfe, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.

3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Bonial & Associates, P.C.

Aurora Campos by Donna Stock

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
5/14/2007

Grantor(s)/Mortgagor(s):
VICKI HOLDER, A SINGLE WOMAN, AND BILLIE STOKES, A SINGLE WOMAN

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

Current Beneficiary/Mortgagee:
Citibank, N.A., as trustee for CMLTI Asset Trust

Recorded in:
Volume: 1813
Page: 730
Instrument No: 2007-6840

Property County:
WISE

Mortgage Servicer:
Fay Servicing, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
440 South LaSalle Street, Chicago, IL 60605

Legal Description: ALL OF LOT 10 AND THE EAST 8 FOOT OF LOT 9, R.T. SHOWN ADDITION, AN ADDITION TO THE CITY OF BRIDGEPORT, WISE COUNTY, TEXAS ACCORDING TO THE RECORDED IN PLAT RECORDED IN VOLUME A, PAGE 30, DEED RECORDS, WISE COUNTY, TEXAS.

Date of Sale: 5/1/2018 **Earliest Time Sale Will Begin:** 1:00PM

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

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

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

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

POSTED
AT 9:45 o'clock A M
FEB 15 2018
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Sarah Enochs DEPUTY
Sarah Enochs

MH File Number: TX-18-55307-POS
Loan Type: FHA

COPY

FILED
At 10:44 o'clock A M

APR 05 2018

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, by that one certain Deed of Trust dated December 5, 2005, and recorded in Volume 1626, Page 208, Real Property Records, Wise County, Texas (the "Deed of Trust"), Dale Holt and Teri Holt ("Grantor") conveyed to Greg Reasoner and/or Jamie Cook, Trustee ("Trustee"), for the benefit of First State Bank ("Beneficiary"), the real property situated in Wise County, Texas, as more particularly described on Exhibit "A" attached hereto and incorporated herein for all purposes (the "Property"), to secure the payment of a Real Estate Lien Note (Adjustable Rate Mortgage) dated December 5, 2005, in the original principal amount of $100,000.00, executed by Grantor and made payable to the order of Beneficiary (the "Note"); and

WHEREAS, the Note and Deed of Trust were modified by that one certain Modification, Renewal and Extension Agreement dated October 19, 2009, executed by Grantor and Beneficiary and recorded as Instrument No. 2009-49464, Real Property Records, Wise County, Texas; and

WHEREAS, default occurred under the terms of the Note and the Deed of Trust; and

WHEREAS, demand under the Note and the Deed of Trust was made, and all required notices have been given, all in accordance with the Note, the Deed of Trust and applicable law; and

WHEREAS, the indebtedness evidenced by the Note and secured by the Deed of Trust is now wholly due and payable; and

WHEREAS, the outstanding balance due under the Note and the Deed of Trust has not been paid; and

WHEREAS, Greg Reasoner and/or Jamie Cook, Trustee in the aforesaid Deed of Trust, was removed as Trustee, and the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Ethel A. Steele or Justin S. Light were appointed as Substitute Trustee in the place and stead of the said Greg Reasoner and/or Jamie Cook, said removal and appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, Beneficiary, the current owner and holder of said indebtedness and the current beneficiary under the Deed of Trust, has requested the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Ethel A. Steele or Justin S. Light, as acting Substitute Trustee, to sell the Property to satisfy the indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 1st day of May, 2018, between the hours of 10:00 A.M. and 4:00 P.M., the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Ethel A. Steele or Justin S. Light will sell the Property at public auction on the southeast corner of the Wise County Courthouse, 101 N. Trinity Street, Decatur, Texas 76234, or in the area designated by the Wise County Commissioners Court, if

different, to the highest bidder for cash, subject to the right of Beneficiary to have its bid credited to the Note up to the amount secured by the Deed of Trust at the time of sale. Said sale will begin no earlier than 10:00 A.M. and no later than three hours after that time.

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.

The Sender of this notice and his contact information is as follows:

Matthew T. Taplett
Pope, Hardwicke, Christie, Schell, Kelly & Taplett, L.L.P.
500 W. 7th Street, Suite 600
Fort Worth, Texas 76102
817/332-3245

WITNESS MY HAND this 3rd day of April, 2018.

SUBSTITUTE TRUSTEE:

Matthew T. Taplett

STATE OF TEXAS §
§
COUNTY OF TARRANT §

This instrument was acknowledged before me on the 3rd day of April, 2018, by Matthew T. Taplett, Substitute Trustee, who acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

V. L. WESTERLUND
Notary Public, State of Texas
Comm. Expires 02-11-2021
Notary ID 12519593-8

Notary Public for the State of Texas

NAME, ADDRESS AND TELEPHONE NUMBER OF MORTGAGEE:

First State Bank
c/o Kyle Thompson
1709 9th Street
Bridgeport, TX 76426
(940) 683-6300

NAME, ADDRESS AND PHONE NUMBER OF SUBSTITUTE TRUSTEE:

Matthew T. Taplett
Lee F. Christie
Michael L. Atchley
Jeremy Lee Harmon
Ethel A. Steele
Justin S. Light
Pope, Hardwicke, Christie, Schell,
Kelly & Taplett, L.L.P.
500 W. 7th Street, Suite 600
Fort Worth, TX 76102
(817) 332-3245

PROPERTY (including any improvements):

The East 75 feet of the following two tracts:

TRACT ONE:

All that certain lot, tract or parcel of land situated in Wise County, Texas, and being 0.34 acre of land, more or less, situated in the Town of Chico, Wise County, Texas, and being a part of the G.W. Cash Survey, Abstract No. 1424, and being part of the 1.25 acres of land conveyed to D.C. Webb and wife, L.R. Roberts and wife by deed dated September 24, 1987, recorded in Volume 250, Page 429, Real Records, Wise County, Texas; said 0.34-acre being more particularly described as follows:

BEGINNING at an iron rod on the North line of Decatur Street, said point being the Southeast corner of said 1.25-acre tract:
THENCE North along the East line of said 1.25-acre tract, 100 feet to a point for corner;
THENCE South 89 degrees 19' West, 150 feet to a point for corner;
THENCE South, 100 feet to a point for corner on the North line of Decatur Street;
THENCE North 89 degrees 19' East along the North line of Decatur Street, 150 feet to the PLACE OF BEGINNING, containing 0.34 acre of land, more or less.

TRACT TWO:

All that certain lot, tract or parcel of land situated in Wise County, Texas, and being 0.33 acre of land, more or less, situated in the Town of Chico, Wise County, Texas, and being part of the G.W. Cash Survey, Abstract No. 1424, and being part of the 1.25 acres of land conveyed by D.C. Webb and wife L.R. Roberts and wife by deed dated September 24, 1987, recorded in Volume 250, Page 429, Real Records, Wise County, Texas; said 0.33 acre being more particularly described as follows:

BEGINNING at a point for corner on the East line of said 1.25-acre tract, 100 feet North of the Southeast corner thereof;
THENCE South 89 degrees 19' West, 150 feet to a point for corner;
THENCE North 96 feet to a point for corner on the South line of Jacksboro Street, the North line of said 1.25-acre tract;
THENCE North 89 degrees 19' East along the South line of Jacksboro Street, 150 feet to an iron pin in the Northeast corner of said 1.25-acre tract;
THENCE South along the East line of the said 1.25-acre tract, 96 feet to the PLACE OF BEGINNING, and containing 0.33 acre of land, more or less.

EXHIBIT A

POSTED
AT 10:16 A.M.
COPY
APR 05 2018
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Vicky Gaona

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, by that one certain Deed of Trust dated October 24, 2007, and recorded as Instrument No. 2007-15423, Real Property Records, Wise County, Texas (the "Deed of Trust"), Teri Holt ("Grantor") conveyed to Shelly Prost, Trustee ("Trustee"), for the benefit of First State Bank ("Beneficiary"), the real property situated in Wise County, Texas, as more particularly described on Exhibit "A" attached hereto and incorporated herein for all purposes (the "Property"), to secure the payment of a Note dated October 24, 2007, in the original principal amount of $106,165.00, executed by Grantor and made payable to the order of Beneficiary (the "Note"); and

WHEREAS, default occurred under the terms of the Note and the Deed of Trust; and

WHEREAS, demand under the Note and the Deed of Trust was made, and all required notices have been given, all in accordance with the Note, the Deed of Trust and applicable law; and

WHEREAS, the indebtedness evidenced by the Note and secured by the Deed of Trust is now wholly due and payable; and

WHEREAS, the outstanding balance due under the Note and the Deed of Trust has not been paid; and

WHEREAS, Shelly Prost, Trustee in the aforesaid Deed of Trust, was removed as Trustee, and the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Ethel A. Steele or Justin S. Light were appointed as Substitute Trustee in the place and stead of the said Shelly Prost, said removal and appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, Beneficiary, the current owner and holder of said indebtedness and the current beneficiary under the Deed of Trust, has requested the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Ethel A. Steele or Justin S. Light, as acting Substitute Trustee, to sell the Property to satisfy the indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 1st day of May, 2018, between the hours of 10:00 A.M. and 4:00 P.M., the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Ethel A. Steele or Justin S. Light will sell the Property at public auction on the southeast corner of the Wise County Courthouse, 101 N. Trinity Street, Decatur, Texas 76234, or in the area designated by the Wise County Commissioners Court, if different, to the highest bidder for cash, subject to the right of Beneficiary to have its bid credited to the Note up to the amount secured by the Deed of Trust at the time of sale. Said sale will begin no earlier than 10:00 A.M. and no later than three hours after that time.

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.

The Sender of this notice and his contact information is as follows:

Matthew T. Taplett
Pope, Hardwicke, Christie, Schell, Kelly & Taplett, L.L.P.
500 W. 7th Street, Suite 600
Fort Worth, Texas 76102
817/332-3245

WITNESS MY HAND this 3rd day of April, 2018.

SUBSTITUTE TRUSTEE:

Matthew T. Taplett

STATE OF TEXAS §
§
COUNTY OF TARRANT §

This instrument was acknowledged before me on the 3rd day of April, 2018, by Matthew T. Taplett, Substitute Trustee, who acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

V. L. WESTERLUND
Notary Public, State of Texas
Comm. Expires 02-11-2021
Notary ID 12519593-8

Notary Public for the State of Texas

NAME, ADDRESS AND TELEPHONE NUMBER OF MORTGAGEE:

First State Bank
c/o Kyle Thompson
1709 9th Street
Bridgeport, TX 76426
(940) 683-6300

NAME, ADDRESS AND PHONE NUMBER OF SUBSTITUTE TRUSTEE:

Matthew T. Taplett
Lee F. Christie
Michael L. Atchley
Jeremy Lee Harmon
Ethel A. Steele
Justin S. Light
Pope, Hardwicke, Christie, Schell,
Kelly & Taplett, L.L.P.
500 W. 7th Street, Suite 600
Fort Worth, TX 76102
(817) 332-3245

GF#07-31310

EXHIBIT "A"

ALL that certain lot or parcel of land situated in Paradise, Wise County, Texas, out of the F. S. SEPULVEDA SURVEY, and described as follows:

BEGINNING at the Northwest corner of a tract or lot out of said survey deed to W. J. Pearson and J. K. Read and wife;

THENCE West 169-1/2 feet;

THENCE South 290-2/5 feet;

THENCE East 169-1/2 feet;

THENCE North with W. J. Pearson's West line, 290-2/5 feet to the PLACE OF BEGINNING, containing 1-1/8 acres of land, more or less, being the same land conveyed to B. L. Cook and wife, Julia Fay Cook by L. I. Armstrong et ux by deed dated June 2, 1956, recorded in Volume 200, Page 494, Deed Records, Wise County, Texas.

LOCATED AT: 205 SCHOOL HOUSE ROAD, PARADISE, TX

POSTED
AT 11:16 o'clock A M

APR 09 2018

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

C&S No. 44-17-4479 / FHA / No
Freedom Mortgage Corporation

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, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: September 08, 2011

Grantor(s): Carolyn Ann Smith, an unmarried woman, James M. Smith, an unmarried man

Original Trustee: Steve Holmes Law Firm, P.C.

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., solely as nominee for RH Lending, Inc., its successors and assigns

Recording Information: Vol. 2284, Page 713, or Clerk's File No. 2011-10965, in the Official Public Records of WISE County, Texas.

Current Mortgagee: Freedom Mortgage Corporation

Mortgage Servicer: Freedom Mortgage Corporation, whose address is C/O 907 Pleasant Valley Ave, Suite 300, Mt. Laurel, NJ 08054 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.

Legal Description:
LOT 3, BLOCK 6, THE HILLS OF BRIAR OAKS, PHASE FOUR, A SUBDIVISION IN WISE COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN PLAT CABINET B, SECTION 500, PLAT RECORDS, WISE COUNTY, TEXAS.

Date of Sale: 05/01/2018 **Earliest Time Sale Will Begin:** 1:00 PM

APPOINTMENT OF SUBSTITUTE TRUSTEE

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.

WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Denise Boerner as Substitute Trustee, Brenda Wiggs as Successor Substitute Trustee, Donna Stockman as Successor Substitute Trustee, Guy Wiggs as Successor Substitute Trustee, David Stockman as Successor Substitute Trustee, Tim Lewis as Successor Substitute Trustee, Michelle Schwartz as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee

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.

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.

Executed on this the 5th day of April, 2018.

For Information:

"Servicelink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038

Nicole M. Bartee, Attorney at Law
Codilis & Stawiarski, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Nicole M. Bartee as Attorney for the Mortgagee and/or Mortgage Servicer known to me or proved to me through a valid State driver's license or other official identification described as *Personal Knowledge*, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Executed on this the 5th day of April, 2018.

Notary Public
Signature

IRINA JARAMILLO
Notary Public, State of Texas
Comm. Expires 08-21-2021
Notary ID 131252507

Posted and filed by:_____

Printed Name: _____

C&S No. 44-17-4479 / FHA / No
Freedom Mortgage Corporation

C&S No. 44-18-0226 / 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, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: March 13, 2015

Grantor(s): Jonathan Underwood, joined herein pro forma by his wife Mary Underwood

Original Trustee: Michael Burns, Attorney at Law, Anderson, Burns and Vela, LLP

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., solely as nominee for AmeriPro Funding, Inc., its successors and assigns

Recording Information: Clerk's File No. 201502452, 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: 05/01/2018 **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:
LOT 6, OF MEADOW PARK, AN ADDITION TO THE CITY OF BOYD, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 263, OF THE PLAT RECORDS OF WISE COUNTY, TEXAS.

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

For Information:
Codilis & Stawiarski, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Denise Boerner as Substitute Trustee, Brenda Wiggs as Successor Substitute Trustee, Donna Stockman as Successor Substitute Trustee, Guy Wiggs as Successor Substitute Trustee, David Stockman as Successor Substitute Trustee, Tim Lewis 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 11:16 o'clock a M
APR 09 2018
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Vicky Gaona

4653562

1500 S CLIFF ST
DECATUR, TX 76234

00000007478001

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 01, 2018

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 10, 2014 and recorded in Document CLERK'S FILE NO. 201411623 real property records of WISE County, Texas, with JULIE PEREZ AND NICOLAS PEREZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JULIE PEREZ AND NICOLAS PEREZ, securing the payment of the indebtednesses in the original principal amount of $130,612.00, 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 David Stockman, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 4-9-18 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: David Stockman
Date: 4-9-18

[redacted]

BEING A 0.1959 ACRES OF LAND, MORE OR LESS, AND BEING LOT 8, BLOCK 4, HELM ACRES, AN ADDITION TO THE CITY OF DECATUR, WISE COUNTY, TEXAS, AS SHOWN BY PLAT OF RECORD IN CABINET B, SLIDE 5, PLAT RECORDS OF WISE COUNTY, TEXAS, AND WHICH SAID TRACT WAS CONVEYED TO LARRY JAMES WALLACE AND WIFE, PATSY NADINE WALLACE, BY DEED OF RECORD IN VOLUME 278, PAGE 668, THE REAL RECORDS OF WISE COUNTY, TEXAS, SAID TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND IRON ROD AT THE NORTHEAST CORNER OF SAID LOT 8;

THENCE SOUTH 00 DEGREES 21 MINUTES 00 SECONDS EAST A DISTANCE OF 81.25 FEET TO A SET IRON ROD FOR CORNER;

THENCE SOUTH 89 DEGREES 39 MINUTES 00 SECONDS WEST A DISTANCE OF 105.00 FEET TO A SET IRON ROD FOR CORNER AT THE SOUTHWEST CORNER OF SAID LOT 8;

THENCE NORTH 00 DEGREES 21 MINUTES 00 SECONDS WEST A DISTANCE OF 81.25 FEET TO A SET IRON ROD FOR CORNER;

THENCE NORTH 89 DEGREES 39 MINUTES 00 SECONDS EAST A DISTANCE OF 105.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 8,531 SQUARE FEET OR 0.1959 ACRES OF LAND MORE OR LESS.

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 FLORES AND LUIS ORTEGA, BY VIRTUE OF ASSUMPTIOIN WARRANTY DEED WISE** County, Texas dated **JULY 15, 2005** and duly recorded **AND RECORDED in DOCUMENT # 373684, BOOK –OR, 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 1, 2018** (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, SLIDES 170 - 177, PLAT RECORDS, WISE COUNTY, TEXAS.

EXECUTED this 9TH day APRIL , 2018.

KARON GANN
Trustee

POSTED
AT 11:50 o'clock A M
APR 10 2018
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By DEPUTY
Kim Griffith

COPY

NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by **CARMEN FLORES AND LUIS 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 1, 2018** (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 9TH day APRIL , 2018.

KARON GANN
Trustee

POSTED
AT 11:52 o'clock A M
APR 10 2018
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Kim Griffith DEPUTY
Kim Griffith

COPY

NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by **GLORIA PALACIOS , WISE** County, Texas dated **AUGUST 17, 2017** and duly recorded **AND RECORDED in DOCUMENT # 201801676, ,** 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 1, 2018** (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 43, SALT CREEK PHASE I, AN ADDITION TO WISE COUNTY , TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT CABINET B, SLIDES 170 - 177, PLAT RECORDS, WISE COUNTY, TEXAS
AND
A 1996 PALM HARBOR MANUFACTURED HOME, SERIAL # PH172217A AND PH172217B, HAVING BEEN SURRENDERED TO PROPERTY.

EXECUTED this 9TH day APRIL , 2018.

KARON GANN
Trustee

POSTED
AT 11:52 o'clock A M
APR 10 2018
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By DEPUTY
Kim Griffith

COPY

NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by **MARSHALL HAMBLIN , WISE** County, Texas dated **FEBRUARY 12, 2016** and duly recorded **AND RECORDED in DOCUMENT # 201602296, ,** 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 1, 2018** (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 18 AND 19, BLOCK 2, 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
AND
A DOUBLE WIDE MOBILE HOME, SERIAL # NTA0948822, SURRENDERED TO PROPERTY.

EXECUTED this 9TH day APRIL , 2018.

KARON GANN
Trustee

POSTED
AT 11:52 o'clock A M
APR 10 2018
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
BY Kim Griffith DEPUTY
Kim Griffith