Notice of Foreclosure Sale

POSTED
AT 1:02 o'clock P M
APR 16 2019
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Sarah Enochs

Date:	March 16, 2019
Type of Security Instrument:	Deed of Trust
Date of Instrument:	4/23/2019
Grantor(s):	Christina A. Banda
Trustee:	J. Michael Ferguson
Beneficiary:	The Alvord 287 Joint Venture
County of Property:	Wise
Recording Information:	Deed of Trust is recorded in Instrument No201505549, Deed Records, Wise County, Texas.
Property Description:	See Exhibit "A"
Note:	
Date of Note:	4/23/2015
Amount:	26,500.00
Debtor(s):	Christina A. Banda
Holder:	The Alvord 287 Joint Venture
Date of Sale of Property:	May 7, 2019
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:	East Steps 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.

Aaron Vrana, Substitute Trustee
62 Main St., Suite 310
Colleyville, Texas 76034
(817) 756-5910 Phone
(817) 485-1117 Fax
Email: aaron@vranalegal.com

Exhibit "A"

Legal Description of the land:

A 1.00 acre tract of land in the G. 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 the southwest corner of said tract bears South 89°41'19" West 997.86 feet;

THENCE North 00°18'41" West 277.45 feet to an iron rod set in the south line of a sixty foot road;

THENCE North 89°41'19" East with the south line of said road 157.00 feet to an iron rod set for corner;

THENCE South 00°18'41" East 277.45 feet to an iron rod set in the south line of said Joint Venture tract;

THENCE South 89°41'19" West 157.00 feet to the POINT OF BEGINNING.

POSTED
AT 3:08 o'clock P M

APR 11 2019

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

NOTICE OF FORECLOSURE SALE

31 March 2019

DEED OF TRUST ("Deed of Trust"):

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

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

BEGINNING at a 1/2" iron stake found for corner on

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

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

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

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

THENCE South 88 degrees 59 minutes 29 seconds East 268.59 feet to a ½" iron stake found for corner at the Southeast corner of said 67.18 acre tract on the West line of a 103-2/3 acre
tract (re: 331/7 D.R.W.C.T.);

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

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

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

Substitute Trustee(s): Matthew D. Anderson
3711 Maplewood, Suite 200
Wichita Falls, Texas 76308
Wichita County, Texas

and/or

D. Todd Davenport
3711 Maplewood, Suite 200
Wichita Falls, Texas 76308
Wichita County, Texas

and/or

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

FORECLOSURE SALE:

Date: May 7, 2019

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin 10 a.m. and not later than three hours thereafter.**

Place: Wise County Courthouse
101 Trinity Street
Decatur, Texas 76234
At the southeast porch of the courthouse.

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

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Beneficiary, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

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

If Beneficiary passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Beneficiary. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. The sale is expressly subject to right of redemption of the Internal Revenue Service pursuant to that Notice of Federal Tax Lien recorded in 201812522 of the Real Property Records of Wise County, Texas.

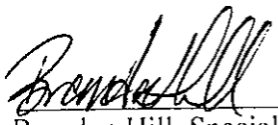
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold **"AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and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

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

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

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

MORTGAGE SERVICER.



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

TS No.: 2019-00530-TX
19-000279-673

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: 05/07/2019

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

Place: **THE SOUTHEAST PORCH AT THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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: 200 Summit Street, Alvord, TX 76225

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 04/23/2004 and recorded 04/26/2004 in Book OR 1415 Page 499 Document 347736, real property records of Wise County, Texas, with **Robert N. Ponder And Latecia Kay Ponder, Husband And Wife** grantor(s) and NEW CENTURY MORTGAGE CORPORATION as Lender, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDER OF ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST 2004-HE5 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-HE5 as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent 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.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Robert N. Ponder And Latecia Kay Ponder, Husband And Wife,** securing the payment of the indebtedness in the original principal amount of **$89,100.00**, 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 THE REGISTERED HOLDER OF ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST 2004-HE5 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-HE5** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2019-00530-TX
19-000279-673

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 LOT ONE (1), BLOCK ONE (1), TRIO ADDITION, TO THE CITY OF ALVORD, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET "A", SECTION 48, MAP RECORDS, WISE COUNTY, TEXAS.

8. 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. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O PHH Mortgage Corporation

1 Mortgage Way
Mt. Laurel, NJ 08054

Phone: 877-744-2506

TS No.: 2019-00530-TX
19-000279-673

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: April 9, 2019

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

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

DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER,GUY WIGGS, DAVID STOCKMAN, TIM LEWIS, MICHELLE SCHWARTZ, KATHY ARRINGTON OR MICHAEL W. ZIENTZ - Substitute Trustee(s)

C/O AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

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.

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Wise County Clerk and caused it to be posted at the location directed by the Wise County Commissioners Court.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

STATE OF TEXAS

COUNTY OF Wise

COPY

KNOW ALL MEN BY THESE PRESENTS

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

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

NOW, THEREFORE, the undersigned, the **Substitute Trustee** as aforesaid, does hereby give notice that after due publication of this notice as required by law and the Deed of Trust, will sell the Property at Public Venue to the highest bidder, or bidders, for cash, at a time no earlier than **10:00 a.m.** and not later than **1:00 p.m.** on the first Tuesday in May, 2019 at the **Wise County Courthouse, Decatur, Texas.** The same being **May 7, 2019, At the southeast entrance of the Wise County Courthouse, 101 N. Trinity, in the City of Decatur, Texas.**

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

In Witness Whereof, this notice of **Substitute Trustee's Sale** has been executed on April 2, 2019.

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 10:03 o'clock A M

APR 02 2019

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

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 2:32 o'clock P M
MAR 28 2019
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
BY DEPUTY
Sarah Enochs

19-272280

Notice of Substitute Trustee's Sale

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

Deed of Trust Date: May 27, 2004	**Original Mortgagor/Grantor**: TERESA A. EVANS AND JOHN A. EVANS
Original Beneficiary / Mortgagee: ABN AMRO MORTGAGE GROUP, INC.	**Current Beneficiary / Mortgagee**: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Recorded in: **Volume**: 1435 **Page**: 215 **Instrument No**: N/A	**Property County**: WISE
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A Mr Cooper	**Mortgage Servicer's Address**: 8950 Cypress Waters Blvd. Coppell, TX 75019

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

Secures: Note in the original principal amount of $88,900.00, executed by TERESA A. EVANS AND JOHN A. EVANS ("Borrower") and payable to the order of Lender.

Property Address/Mailing Address: 286 PRAIRIE TRL, RHOME, TX 76078

Legal Description of Property to be Sold: BEING A 1.000 ACRE TRACT OF LAND OUT OF THE ELI M. THOMASSON SURVEY, ABSTRACT #801, SITUATED IN WISE COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 83.226 ACRE TRACT OF LAND OUT OF THE ELI M. THOMASSON SURVEY, ABSTRACT #801, THE R.M. THOMPSON SURVEY, ABSTRACT #1248 AND THE P.P. HARDING SURVEY, ABSTRACT #373, AS CONVEYED TO JCEF LIMITED, IN VOLUME 664, PAGE 227, 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 NORTH LINE OF SAID 83.226 ACRE TRACT AND BEING NORTH 83°25'02" WEST, 1337.42 FEET FROM THE NORTHEAST CORNER OF SAID 83.226 ACRE TRACT;
THENCE SOUTH 06°34'58" WEST, A DISTANCE OF 290.40 FEET, TO A ½" IRON PIN SET IN THE NORTH RIGHT-OF-WAY LINE OF A 60 FOOT PRIVATE ROAD, AS RECORDED IN VOLUME 779, PAGE 836, REAL RECORDS, WISE COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE NORTH 83°25'02" WEST, ALONG THE SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 150.00 FEET TO A 1/2"IRON PIN SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE NORTH 06°34'58" EAST, A DISTANCE OF 290.40 FEET TO A"/2" IRON PIN SET IN THE NORTH LINE OF SAID 83.226 ACRE TRACT, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT.
THENCE SOUTH 83°25'02" EAST, ALONG THE NORTH LINE OF SAID 83.226 ACRE TRACT, A DISTANCE OF 150.00 FEET TO THE POINT FO BEGINNING AND CONTAINING 1.000 ACRES OF LAND.

Date of Sale: May 07, 2019	**Earliest time Sale will begin**: 1:00 PM

Place of sale of Property: Wise County Courthouse, 101 N. Trinity Street, Decatur, TX 76234 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

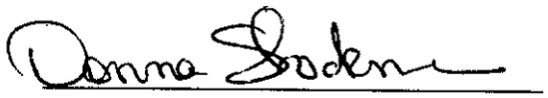
Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER*, the owner and holder of the Note, has requested Ramiro Cuevas,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

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

Pursuant to section 51.0075(a) of the Texas Property Code, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Ronda Tyler, Kristopher Holub, Meryl Olsen, Terry Waters, David Stockman, Denise Boerner, Vanessa McHaney, whose address is 1 Mauchly Irvine, CA 92618, OR Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington or Michelle Schwartz, whose address is 14800 Landmark Blvd. Suite 850 Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Ronda Tyler, Kristopher Holub, Meryl Olsen, Terry Waters, David Stockman, Denise Boerner, Vanessa McHaney, whose address is 1 Mauchly Irvine, CA 92618, OR Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington or Michelle Schwartz, whose address is 14800 Landmark Blvd. Suite 850 Dallas, TX 75254, Trustee.

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



SUBSTITUTE TRUSTEE

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

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

POSTED
AT 8:05 o'clock A M

MAR 21 2019

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

1600n Us Business 81-287 , Decatur, TX 76234

19-002898

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: 05/07/2019

Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Wise County, pursuant to §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 of Trustee's Sale was posted.

2. **Terms of Sale.** Highest bidder for cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 06/03/2015 and recorded in the real property records of Wise County, TX and is recorded under Clerk's File/Instrument Number 201505270 with NICHOLAS R. CHAPMAN (grantor(s)) and PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION mortgagee to which reference is herein made for all purposes

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by NICHOLAS R. CHAPMAN, securing the payment of the indebtedness in the original amount of $80,128.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PNC BANK, NATIONAL ASSOCIATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to be Sold.** TRACT ONE:

SURFACE ESTATE ONLY AND SUBJECT TO ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING TO INTEREST NOT CONSTITUTING PART OF THE SURFACE TO THE FOLLOWING DESCRIBED PROPERTY:

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE G.M. VIGIL SURVEY, ABSTRACT NO. 857, WISE COUNTY, TEXAS, BEING A PART OF A 6.931 ACRE TRACT DESCRIBED IN VOLUME 421, PAGE 601 & 602 OF THE DEED RECORDS, WISE COUNTY, TEXAS, AND BEING THE SAME 0.974 ACRE TRACT AS DESCRIBED IN INSTRUMENT NO. 201411207, COUNTY CLERK RECORDS, WISE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE EASTERN MOST SOUTHEAST CORNER OF SAID 6.931 ACRE TRACT AND SAID 0.974 ACRE TRACT AND CALLED TO BE THE NORTHEAST CORNER OF LOT 11 OF WOODLAND ESTATES AS RECORDED IN CABINET A, SLIDE 545, PLAT RECORDS, WISE COUNTY, TEXAS AND BEING IN WAGGONER BRANCH;

THENCE SOUTH 70 DEGREES 59 MINUTES 00 SECONDS WEST, LEAVING SAID BRANCH, WITH THE NORTH LINE OF SAID WOODLAND ESTATES AND THE SOUTH LINE OF SAID 0.974 ACRE TRACT, AT

191.67 FEET PASSING A 1/2 INCH IRON ROD FOUND IN THE NORTH LINE OF WOODLAND ESTATES, IN ALL 252.27 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID 0.974 ACRE TRACT AND THE SOUTHEAST CORNER OF A CALLED 1.12 ACRE TRACT AS DESCRIBED IN DEED TO DAVID C. MILES AS RECORDED IN VOLUME 437, PAGE 104, REAL RECORDS, WISE COUNTY, TEXAS;

THENCE NORTH 14 DEGREES 33 MINUTES 14 SECONDS WEST, WITH THE WEST LINE OF SAID 0.974 ACRE TRACT AND THE EAST LINE OF SAID 1.12 ACRE TRACT, 156.82 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID 1.12 ACRE TRACT;

THENCE NORTH 21 DEGREES 40 MINUTES 00 SECONDS WEST, WITH THE NORTHERLY WEST LINE OF SAID 0.974 ACRE TRACT, 19.00 FEET TO A POINT FOR CORNER FROM WHICH A 2 INCH STEEL FENCE POST IN CONCRETE BEARS SOUTH 02 DEGREES 30 MINUTES WEST 0.30 FEET, SAID CORNER BEING AT THE NORTHWEST CORNER OF SAID 0.974 ACRE TRACT AND THE EASTERLY SOUTHWEST CORNER OF A 4.08 ACRE TRACT AS DESCRIBED IN DEED TO MARIO GALINDO AS RECORDED IN VOLUME 1265, PAGE 723, OFFICIAL PUBLIC RECORDS, WISE COUNTY, TEXAS;

THENCE NORTH 68 DEGREES 20 MINUTES 00 SECONDS EAST, WITH THE NORTH LINE OF SAID 0.974 ACRE TRACT AND THE EASTERLY SOUTH LINE OF SAID 4.08 ACRE TRACT, AT 150.5 FEET PASSING A 1/2 INCH IRON ROD FOUND 3.3 FEET LEFT, IN ALL 220.21 FEET TO A POINT IN AFOREMENTIONED WAGGONER BRANCH;

THENCE SOUTH 25 DEGREES 28 MINUTES 00 SECONDS EAST, WITH SAID WAGGONER BRANCH, A DISTANCE OF 186.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.974 ACRES OF LAND, MORE OR LESS.

TRACT TWO:

INGRESS & EGRESS EASEMENT

BEING A CENTERLINE DESCRIPTION FOR A 9.0 FOOT WIDE INGRESS & EGRESS EASEMENT SITUATED IN THE G.M. VIGIL SURVEY, ABSTRACT NO. 857, WISE COUNTY, TEXAS, BEING PART OF A 6.931 ACRE TRACT DESCRIBED IN VOLUME 421, PAGE 601 & 602 OF THE DEED RECORDS, WISE COUNTY, TEXAS, AND BEING 4.5 FEET FROM AND PARALLEL TO THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A RAILROAD SPIKE FOUND FOR CORNER IN THE NORTHEAST RIGHT-OF-WAY OF U. S. HIGHWAY 81 (BUSINESS HIGHWAY 287) AT THE SOUTHERLY SOUTHWEST CORNER OF A 4.08 ACRE TRACT AS DESCRIBED IN DEED TO MARIO GALINDO AS RECORDED IN VOLUME 1265, PAGE 723, OFFICIAL PUBLIC RECORDS, WISE COUNTY, TEXAS;

THENCE SOUTH 23 DEGREES 23 MINUTES 00 SECONDS EAST, WITH SAID RIGHT-OF-WAY, 12.96 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 58 DEGREES 02 MINUTES 00 SECONDS EAST, LEAVING SAID RIGHT-OF-WAY, GENERALLY ALONG THE CENTER OF A GRAVEL ROAD, 77.30 FEET TO AN ANGLE POINT;

THENCE NORTH 64 DEGREES 37 MINUTES 00 SECONDS EAST, CONTINUING WITH SAID GRAVEL ROAD, 70.00 FEET TO AN ANGLE POINT;

THENCE NORTH 69 DEGREES 50 MINUTES 00 SECONDS EAST, CONTINUING WITH SAID GRAVEL ROAD, 118.40 FEET TO AN ANGLE POINT;

THENCE NORTH 71 DEGREES 58 MINUTES 00 SECONDS EAST, CONTINUING WITH SAID GRAVEL ROAD, 75.08 TO A POINT AT THE END OF SAID EASEMENT AND BEING IN THE NORTHERLY WEST LINE OF A 0.974 ACRE TRACT AS DESCRIBED IN INSTRUMENT NO. 201411207, COUNTY CLERK RECORDS, WISE COUNTY, TEXAS, FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS SOUTH 21 DEGREES 40 MINUTES 00 SECONDS EAST 11.70 FEET.

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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. PNC BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current Mortgagee whose address is:

PNC Mortgage
3232 Newmark Drive
Miamisburg, OH 45342

Donna Stockman

SUBSTITUTE TRUSTEE
David Stockman, Denise Boerner, Brenda Wiggs, Donna Stockman, Guy Wiggs, Tim Lewis, Michelle Schwartz, Kathy Arrington
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF Texas
COUNTY OF Parker

Before me, the undersigned authority, on this day personally appeared Donna Stockman, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 21 day of March, 2019.

CINDY RUPELL
Notary Public, State of Texas
Comm. Expires 05-11-2020
Notary ID 128985703

Cindy Rupell
NOTARY PUBLIC in and for
Parker COUNTY
My commission expires: _____
Print Name of Notary: Cindy Rupell

CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on _____ I filed at the office of the Wise County Clerk and caused to be posted at the Wise County courthouse this notice of sale.

_____
Declarants Name: _____
Date: _____

POSTED
AT 8:05 o'clock A M

MAR 21 2019

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

TS No.: 2019-00530-TX
19-000279-673

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: 05/07/2019

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

Place: **THE SOUTHEAST PORCH AT THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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: 200 Summit Street, Alvord, TX 76225

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 04/23/2004 and recorded 04/26/2004 in Book OR Vol 1415 Page 499 Document 347736, real property records of Wise County, Texas, with **Robert N. Ponder and Latecia Kay Ponder, Husband And Wife,** grantor(s) and NEW CENTURY MORTGAGE CORPORATION, as Lender, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDER OF ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST 2004-HE5 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-HE5, as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent 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.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Robert N. Ponder and Latecia Kay Ponder, Husband And Wife,** securing the payment of the indebtedness in the original principal amount of **$89,100.00**, 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 THE REGISTERED HOLDER OF ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST 2004-HE5 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-HE5** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2019-00530-TX
19-000279-673

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 LOT ONE (1), BLOCK ONE (1), TRIO ADDITION, TO THE CITY OF ALVORD, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET "A", SECTION 48, MAP RECORDS, WISE COUNTY, TEXAS.

8. 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. **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

TS No.: 2019-00530-TX
19-000279-673

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 12, 2019

Tanesha Humphrey – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

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

DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER,GUY WIGGS, DAVID STOCKMAN, TIM LEWIS, MICHELLE SCHWARTZ, KATHY ARRINGTON OR MICHAEL W. ZIENTZ - Substitute Trustee(s)

C/O AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

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.

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Wise County Clerk and caused it to be posted at the location directed by the Wise County Commissioners Court.

POSTED
AT 2:27 o'clock P M

FEB 28 2019
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Vicky Gaona

CITIMORTGAGE, INC. (CMI)
RIVERA, JOSE
902 15TH STREET, BRIDGEPORT, TX 76426

FHA 4928132890-703
Firm File Number: 17-028937

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 28, 2008, JOSE RIVERA, A MARRIED MAN JOINED HEREIN BY PATRICIA RIVERA, as Grantor(s), executed a Deed of Trust conveying to DENNIS P. SCHWARTZ, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING in payment of a debt therein described. The Deed of Trust was filed in the real property records of **WISE** COUNTY, TX and is recorded under Clerk's File/Instrument Number 2008-29417 Volume 1969, Page 566, to which reference is herein made for all purposes.

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 contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, May 7, 2019** 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 in the area designated by the Commissioners Court, of **Wise** 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 of Trustee's Sale was posted.

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

THE SURFACE ESTATE ONLY IN AND TO LOT 18 AND THE WEST 15 FEET OF LOT 19, MORRISON ADDITION NO. 1, AN ADDITION TO THE CITY OF BRIDGEPORT, WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET A, PAGE 232, OF THE PLAT RECORDS OF WISE COUNTY, TEXAS.

Property Address:	902 15TH STREET BRIDGEPORT, TX 76426
Mortgage Servicer:	CITIMORTGAGE, INC.
Noteholder:	CITIMORTGAGE, INC. 1000 TECHNOLOGY DRIVE O'FALLON, MISSOURI 63368-2240

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.

Donna Stockman

SUBSTITUTE TRUSTEE
Kathy Arrington, 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, Cary Corenblum, Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, ~~Denise~~ Boerner, Tim Lewis or Michelle Schwartz
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

THE STATE OF _____

COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

NOTARY PUBLIC in and for
_____ COUNTY,
My commission expires:
Type or Print Name of Notary

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 military service to the sender of this notice immediately.