POSTED
AT 3:18 o'clock P M

OCT 16 2017

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

Our File Number: 390.100307
Name: GREG C. PANNELL AND KARA A. PANNELL, HUSBAND AND WIFE

NOTICE OF TRUSTEE'S SALE

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

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

WHEREAS, on July, 31 2007, GREG C. PANNELL AND KARA A. PANNELL, HUSBAND AND WIFE, executed a Texas Deed Of Trust conveying to NANCY J. SCHRIEDEL as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR WORLDWIDE MORTGAGE COMPANY, in the payment of a debt therein described, said TEXAS DEED OF TRUST being recorded under County Clerk Number 2007-11894, in the DEED OF TRUST OR REAL PROPERTY records of **WISE** COUNTY, TX; and

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **November 7, 2017** between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter, the duly appointed Substitute Trustee will sell said Real Estate at the area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code in **WISE** COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse; specifically, the Southeast porch of the Courthouse steps or any other area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, of said county, pursuant to Section §51.002 of the Texas Property Code as amended.

Said Real Estate is described as follows:

TRACT I: BEING A PORTION OF LOT 1, HEITHECKER ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C, SECTION 430, PLAT RECORDS, WISE COUNTY, TEXAS, SAID PORTION BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.
TRACT II: CENTERLINE OF 10` INGRESS & EGRESS EASEMENT: BEING A PORTION OF LOT 1, HEITHECKER ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C, SECTION 430, PLAT RECORDS, WISE COUNTY, TEXAS, SAID PORTION BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.
INCLUDES THE MANUFACTURED HOUSING UNIT AS PART OF THE REAL PROPERTY DESCRIBED AS: MAKE: OAK CREEK HOME, MODEL: 5577, YEAR: 2007, SERIAL NUMBER(S): 0C010717749 A/B, LABEL NUMBER(S): PFS0980725/6 WIDTH AND LENGTH: 16X56

Property Address:	710 CR 4270 DECATUR, TX 76234
Mortgage Servicer:	Carrington Mortgage Services, LLC
Noteholder:	Carrington Mortgage Services, LLC 1600 South Douglass Road, Suite 200-A Anaheim, CA 92806

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

WITNESS MY HAND this day, October 16, 2017.

Denise Boerner by Donna Stockman

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

CONFIDENTIAL

EXHIBIT "A"

TRACT I

BEING a portion of Lot 1, Heithecker Estates, according to the plat thereof recorded in Cabinet C, Section 430, Plat Records, Wise County, Texas, said portion being more particularly described by metes and bounds as follows:

BEGINNING at an ell corner on the east line of said Lot 1;
THENCE South 10 degrees 41 minutes 00 seconds East a distance of 83.74 feet;
THENCE South 88 degrees 36 minutes 06 seconds West a distance of 237.66 feet;
THENCE North 1 degree 12 minutes 04 seconds West a distance of 432.25 feet;
THENCE North 88 degrees 36 minutes 06 seconds East a distance of 165.51 feet to a point on the aforementioned east line of said Lot 1;
THENCE South 10 degrees 41 minutes 00 seconds East, along said line, a distance of 354.24 feet to the POINT OF BEGINNING and containing 2.0 acres of land.

TRACT II- CENTERLINE OF 10' INGRESS & EGRESS EASEMENT

BEING a portion of Lot 1, Heithecker Estates, according to the plat thereof recorded in Cabinet C, Section 430, Plat Records, Wise County, Texas, said portion being more particularly described by metes and bounds as follows:

BEGINNING at a point on the east line of said Lot 1 being South 1 degree 57 minutes 00 seconds East 85.33 feet from an angle point on the east line of said Lot 1;
THENCE South 88 degrees 19 minutes 41 seconds West a distance of 83.03 feet;
THENCE North 8 degrees 38 minutes 27 seconds West a distance of 42.22 feet;
THENCE North 8 degrees 22 minutes 36 seconds East a distance of 40.65 feet;
THENCE North 10 degrees 19 minutes 18 seconds West a distance of 32.75 feet;
THENCE North 60 degrees 29 minutes 14 seconds West a distance of 63.64 feet;
THENCE South 89 degrees 26 minutes 31 seconds West 208.84 feet and being the center-line of a 10 feet ingress and egress easement.

NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	Henry B. Scheidt and Sherry Scheidt	**Deed of Trust Date**	September 27, 2007
Original Mortgagee	The First National Bank of Runaway Bay A Branch of FNB Jacksboro	**Original Principal**	$60,000.00
Recording Information	Instrument #: 2007-14171 in Wise County, Texas	**Original Trustee**	Danny Scarbrough and/or Craig Smith
Property Address	112 West Highway 380, Bridgeport, TX 76426	**Property County**	Wise

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	LegacyTexas Bank f/k/a Viewpoint Bank, N.A., d/b/a The First National Bank of Jacksboro, Texas	**Mortgage Servicer**	LegacyTexas Bank
Current Beneficiary	LegacyTexas Bank f/k/a Viewpoint Bank, N.A., d/b/a The First National Bank of Jacksboro, Texas	**Mortgage Servicer Address**	2101 Custer Road, Plano, TX 75075

SALE INFORMATION:

Date of Sale	11/07/2017
Time of Sale	01:00 PM or no later than 3 hours thereafter
Place of Sale	The Southeast porch of the courthouse steps County Courthouse 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 Trustees	Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Michelle Schwartz, Selim Taherzadeh, Mo Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	5001 Spring Valley Road, Suite 1020W, Dallas, Texas 75244

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:
112 WEST 380 HIGHWAY, BRIDGEPORT, COUNTY OF WISE, TEXAS OTHERWISE KNOWN AS: 1.14 ACRES OF LAND, MORE OR LESS, SITUATED IN THE EDWARD STEPHENS SURVEY, ABSTRACT NO. 755, IN WISE COUNTY, TEXAS, BEING PART OF A CERTAIN 10-ACRE TRACT CONVEYED TO JOHN W. RODGER BY DEED OF RECORDS IN VOLUME 282, PAGE 531, DEED RECORDS, WISE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOR THE CORNER IN THE SOUTHWEST INTERSECTION OF FM 1658 AND U.S. HIGHWAY 380 (FORMERLY FM 2475); THENCE WITH THE NORTHWEST RIGHT OF WAY LINE OF U.S. HIGHWAY 380 SOUTH 38 DEG. 49 MIN. WEST 221.7 FEET TO AN IRON PIN FOR CORNER; THENCE NORTH 73 DEG. 11 MIN. WEST, PARALLEL TO FM 1658, 211.0 FEET TO AN IRON PIN FOR CORNER IN FENCE LINE; THENCE NORTH 15 DEG. 49 MIN. EAST 209.0 FEET TO CORNER IN THE SOUTHEAST RIGHT OF WAY LINE OF SAID FM 1658; THENCE WITH THE SOUTHEAST RIGHT OF WAY LINE OF FM 1658, 257.0 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.14 ACRES OF LAND, MORE OR LESS.

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

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.

POSTED
AT 3:18 o'clock P M

OCT 16 2017

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

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.

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 other 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 from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to 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. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to 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.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, 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.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Assert and protect your rights as a member of the armed forces of the Unites 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.

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.

Dated September 21, 2017.

Selim H. Taherzadeh
5001 Spring Valley Road
Suite 1020W
Dallas, TX 75244
(469) 729-6800

Return to: TAHERZADEH, PLLC - 5001 Spring Valley Road, Suite 1020W, Dallas, TX 75244

191 COUNTY ROAD 4293
DECATUR, TX 76234

00000005096540

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: November 07, 2017

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 03, 2005 and recorded in Document VOLUME 1589, PAGE 609 real property records of WISE County, Texas, with JOHN S. ELLIOTT AND RITA ELLIOTT, grantor(s) and AAMES FUNDING CORPORATION DBA AAMES HOME LOAN, mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by JOHN S. ELLIOTT AND RITA ELLIOTT, securing the payment of the indebtednesses in the original principal amount of $78,400.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE FOR FBR SECURITIZATION TRUST 2005-5, MORTGAGE-BACKED NOTES, SERIES 2005-5 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. SELECT PORTFOLIO SERVICING, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SELECT PORTFOLIO SERVICING, INC.
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UT 84119

Donna Stockman

DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, MICHELLE SCHWARTZ, OR TIM LEWIS
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

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:_____

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WISE

EXHIBIT "A"

BEING 5.00 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE VAN ZANDT COUNTY SCHOOL LAND SURVEY ABSTRACT NO. 1182, WISE COUNTY, TEXAS AND BEING A PART OF A 215 ACRE TRACT OF LAND RECORDED IN VOLUME 52, PAGE 142, DEED RECORDS, WISE COUNTY, TEXAS AND BEING A PART OF A 10.10 ACRE TRACT RECORDED IN VOLUME 131, PAGE 423, REAL RECORDS, WISE COUNTY, TEXAS AND ALSO BEING PART OF TRACT 6, SOUTHFORK SUBDIVISION AN ADDITION IN WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SECTION 489, PLAT RECORDS, WISE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED 1/2 INCH RON ROD SET FOR CORNER LOCATED SOUTH 00 DEGREES 32 MINUTES 10 SECONDS EAST, 1769.65 FEET AND EAST 704.64 FEET FROM THE NORTHWEST CORNER OF SAID 215 ACRE TRACT, SAID IRON BEING IN THE NORTH LINE OF SAID 10.10 ACRE TRACT;

THENCE EAST, WITH SAID NORTH LINE, 690.52 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN CENTER OF A COUNTY ROAD, SAID IRON ROD BEING AT THE NORTHEAST CORNER OF SAID 10.10 ACRE TRACT;

THENCE SOUTH 00 DEGREES 32 MINUTES 10 SECONDS EAST, WITH SAID COUNTY ROAD, ALONG THE EAST LINE OF SAID 10.10 ACRE TRACT, 315.43 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID IRON ROD BEING AT THE SOUTHEAST CORNER OF SAID 10.10 ACRE TRACT;

THENCE WEST, LEAVING SAID COUNTY ROAD, ALONG THE SOUTH LINE OF SAID 10.10 ACRE TRACT, 690.52 FEET TO A CAPPED 1/2 INCH IRON ROD SET FOR CORNER;

THENCE NORTH 00 DEGREES 32 MINUTES 10 SECONDS WEST, LEAVING SAID SOUTH LINE, 315.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.00 ACRES OF LAND, MORE OR LESS.

152 MORGAN PLACE
RHOME, TX 76078

00000006995997

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: November 07, 2017

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 26, 2005 and recorded in Document CLERK'S FILE NO. 369891, AS AFFECTED BY CLERK'S FILE NO. 201404549 real property records of WISE County, Texas, with JAMES WALDROP, III, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by JAMES WALDROP, III, securing the payment of the indebtednesses in the original principal amount of $71,478.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC LOAN SERVICES, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD SUITE 200
WESTLAKE VILLAGE, CA 91361

Aurora Campos by Donna Shock

AURORA CAMPOS, JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, MATT HANSEN, PATRICK ZWIERS, KRISTOPHER HOLUB, FREDERICK BRITTON, SHAWN SCHILLER, TONYA WASHINGTON, IRENE LINDSAY OR CARY CORENBLUM
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

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

_____
Declarants Name: _____
Date: _____

00000006995997

WISE

EXHIBIT "A"

LOT 15, BLOCK 2, PHASE 3. CHISHOLM HILLS, AN ADDITION IN WISE COUNTY, TEXAS ACCORDING TO THE PLAT FILED IN CABINET B, PAGES 440-441, PLAT RECORDS OF WISE COUNTY, TEXAS.

AT 3:11 o'clock P M

OCT 16 2017

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

C&S No. 44-17-3318 / FHA / Yes
RoundPoint Mortgage Servicing 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: November 20, 2015

Grantor(s): Josh Smith and Ashley Smith, husband and wife

Original Trustee: Michael H. Patterson

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. as nominee for First Guaranty Mortgage Corporation, its successors and assigns.

Recording Information: Clerk's File No. 201512076 Re-recorded under clerk's file # 201600724, in the Official Public Records of WISE County, Texas.

Current Mortgagee: First Guaranty Mortgage Corporation

Mortgage Servicer: RoundPoint Mortgage Servicing Corporation, whose address is C/O 5016 Parkway Plaza Blvd., Suite 200 Charlotte, NC 28217 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: 11/07/2017 **Earliest Time Sale Will Begin:** 1:00 PM

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

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

Legal Description:
FIELD NOTES TO ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE M.E.P. & P. RR CO. SURVEY, ABSTRACT NUMBER 633, WISE COUNTY, TEXAS, AND BEING ALL OF A TRACT OF LAND DESCRIBED IN A DEED FROM THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT TO CHEVIN FOX, AS RECORDED IN COUNTY CLERK FILE NUMBER 2011-7970, OFFICIAL PUBLIC RECORDS, WISE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

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, Aurora Campos as Successor Substitute Trustee, Ramiro Cuevas as Successor Substitute Trustee, Markcos Pineda as Successor Substitute Trustee, Jonathan Harrison as Successor Substitute Trustee, Doug Woodard as Successor Substitute Trustee, Kristie Alvarez as Successor Substitute Trustee, Julian Perrine as Successor Substitute Trustee, Matt Hansen as Successor Substitute Trustee, Patrick Zwiers as Successor Substitute Trustee, Kristopher Holub as Successor Substitute Trustee, Frederick Britton as Successor Substitute Trustee, Cary Corenblum as Successor Substitute Trustee, Irene Lindsay as Successor Substitute Trustee, Shawn Schiller as Successor Substitute Trustee, Tonya Washington as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee

4635532

EXHIBIT "A"

Legal Description

Field Notes to all that certain lot, tract, or parcel of land situated in the M.E.P. & P. RR Co. Survey, Abstract Number 633, Wise County, Texas, and being all of a tract of land described in a deed from the Secretary of Housing and Urban Development to Chevin Fox, as recorded in County Clerk File Number 2011-7970, Official Public Records, Wise County, Texas, the subject tract being more particularly described as follows:

Beginning at a 1/2" iron rod found for the Northwest corner of the herein described tract, the Northwest corner of said Fox tract, the Southwest corner of a tract of land described in a deed to Lacie Fawley, as recorded in County Clerk File Number 2011-8337, Official Public Records, Wise County, Texas and being in the East line of a tract of a tract of land described in a deed as "Tract One" to Sharon K. Harper, as recorded in County Clerk File Number 2008-34349, Official Public Records, Wise County, Texas;

Thence South 88 degrees 40 minutes 37 seconds East with the North line of said Fox tract and the South line of said Fawley tract, a distance of 497.86 feet to a 1/2" iron rod found in the West line of Private Road 4439 for the Southeast corner thereof and the Northeast corner of said Fox tract;

Thence South 01 degrees 24 minutes 22 seconds West with the East line thereof and the West line of said Road, a distance of 5.87 feet to a point at the beginning of a curve to the right having a radius of 320.00 feet and a chord bearing and distance of South 06 degrees 21 minutes 34 seconds West, 56.91 feet;

Thence Southwesterly with the West line of said Road and the East line of said Fox tract, along the arc of said curve, an arc distance of 55.99 feet to a 1/2" iron rod found at the end of said curve;

Thence South 11 degrees 27 minutes 40 seconds West with the West line of said Road and the East line of said Fox tract a distance of 160.19 feet to a capped iron rod found stamped "1869" for the Southeast corner thereof and the Northeast corner of a tract of land described in a deed to Joe Zambrano Jr., as recorded in County Clerk File Number 2009-42111, Official Public Records, Wise County, Texas;

Thence North 78 degrees 38 minutes 31 seconds West with the North line thereof and the South line of said Fox tract, a distance of 471.79 feet to a 1/2" iron rod found for the Southwest corner thereof, the Northwest corner of said Zambrano tract and being in the East line of said Harper tract;

Thence North 01 degrees 15 minutes 04 seconds East with the East line thereof and the West line of said Fox tract, a distance of 137.05 feet to the Place of Beginning and enclosing 2.00 acres of land more or less.

(ALSO KNOWN AS LOT 164- HILLS OF OLIVER CREEK-PHASE 2, UNRECORDED)

The Company does not represent or insure that the acreage or square footage calculations are correct.

Parcel ID Number: R000449120

Known As: 160 Private Road 4439, Rhome, Texas 76078

POSTED
AT 12:08 o'clock P M

OCT 13 2017

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

Sarah Enochs

COPY

WKC/kp/ffb/womack/appointmentofsale
10/12/17

Notice of Foreclosure Sale

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

Lot 32 of NORTH STAR POINTE, Section 3, Phase 1, a subdivision in Wise County, Texas, according to the Map or Plat thereof, recorded In Plat Cabinet C, Sleeve 93, of the Plat Records of Wise County, Texas.

2. *Instrument to be Foreclosed.* Deed of Trusted dated July 26, 2011, and recorded in Volume 2271, Page 252, Official 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: November 7, 2017

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.

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 Dusty Womack.

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 Dusty Womack, and payable to the order of First Financial Bank, N.A. NMLSR ID: 411371. First Financial Bank, N.A. NMLSR ID: 411371 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, First Financial Bank, N.A. NMLSR ID: 411371 at 909 Stevens Street, Bridgeport, Texas 76426.

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: October 13, 2017

William K. Clary

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

POSTED
AT 3:25 o'clock P M

SEP 19 2017

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

Sarah Enochs

COPY

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 February 15, 2007, and recorded as Instrument No. 2007-2369, Real Property Records, Wise County, Texas (the "Deed of Trust"), Teddy St. John and Karen St. John ("Grantor") conveyed to Greg Reasoner, 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 Universal Note and Security Agreement dated December 29, 2009, in the original principal amount of $25,570.00, 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 for payment of all amounts owed under the Note and the Deed of Trust was made, and all required notices have been given, including notice of intent to accelerate and notice of acceleration, 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, 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 were appointed as Substitute Trustee in the place and stead of the said Greg Reasoner, 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, as acting Substitute Trustee, to sell the Property to satisfy the indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 7th day of November, 2017, 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 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 of the unpaid debt secured by the Deed of Trust at the time of sale. Said sale will begin no earlier than 1:00 P.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 19th day of September, 2017.

SUBSTITUTE TRUSTEE:

Matthew T. Taplett

STATE OF TEXAS §
§
COUNTY OF WISE §

This instrument was acknowledged before me on the 19th day of September, 2017, 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 Corey Ingram
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
Pope, Hardwicke, Christie, Schell,
Kelly & Taplett, L.L.P.
500 W. 7th Street, Suite 600
Fort Worth, TX 76102
(817) 332-3245

EXHIBIT A

Property (including any improvements):

FIELD NOTES to all that certain lot, tract or parcel of land in the J.H. HOWELL SURVEY, ABSTRACT NUMBER 938, Wise County, Texas and being a part of a called 50.96 acre tract of land described in the deed from D. W. Farley to Ralph Grisham and wife, Annette L. Grisham, recorded in Volume 873, Page 452, of the Official Public Records, Wise County, Texas, and being the same 50.96 acre tract of land described in the deed to Ernest E. Cox, recorded in Volume 1593, Page 227, of the Official Public Records, Wise County, Texas, the subject tract being more particularly described as follows:
BEGINNING at a ½-inch capped iron rod (stamped RPLS 5479) set for corner, from which a ½-inch iron rod found for the Northeast corner of said 50.96 acre tract of land bears South 89 Degrees 46 Minutes 33 Seconds East a distance of 164.82 feet, also being in the South line a called 80.97 acre tract of land described in the deed recorded in Volume 669, Page 259, of the Real Records, Wise County, Texas;

THENCE South 01 Degrees 25 Minutes 42 Seconds West along or near a fence most of the way a distance of 446.30 feet to a metal fence post for corner;
THENCE North 86 Degrees 45 Minutes 58 Seconds West along or near a fence a distance of 390.97 feet to a metal fence post for corner;
THENCE North 07 Degrees 26 Minutes 06 Seconds East along or near a fence a distance of 238.36 feet to a metal fence post for corner;
THENCE North 21 Degrees 06 Minutes 04 Seconds West along or near a fence a distance of 203.11 feet to a ½-inch capped iron rod (stamped RPLS 5479) set for corner in the North line of said 50.96 acre tract of land and the South line of said 80.97 acre tract of land, from which the Northwest corner of said 50.96 acre tract of land bears North 89 Degrees 46 Minutes 33 Seconds West a distance of 1065.30 feet;
THENCE South 89 Degrees 46 Minutes 33 Seconds East with the North line of said 50.96 acre tract of land and the South line of said 80.97 acre tract of land along or near a fence a distance of 443.75 to the POINT OF BEGINNING and enclosing 3.905 acres of land more or less,
TOGETHER WITH THE FOLLOWING DESCRIBED INGRESS AND EGRESS EASEMENT;
BEGINNING at a point in the South line of said 50.96 acre tract of land in or near the centerline of a gravel road under apparent public use posted as County Road Number 1886, from which a ½-inch iron rod found for the Southeast corner of said 50.96 acre tract of land bears South 89 Degrees 59 Minutes 27 Seconds East, a distance of 42.79 feet;
THENCE North 89 Degrees 59 Minutes 27 Seconds West with the South line of said 50.96 acre tract of land along or near the centerline of said Road a distance of 30.02 feet to a point for corner, from which a ½-inch iron rod found for the Southwest corner of said 50.96 acre tract of land bears North 89 Degrees 59 Minutes 27 Seconds West a distance of 1601.21 feet;
THENCE North 02 Degrees 13 Minutes 13 Seconds East a distance of 313.50 feet to a point for corner;
THENCE North 02 Degrees 51 Minutes 07 Seconds East a distance of 528.22 feet to a point for corner;
THENCE North 86 Degrees 40 Minutes 29 Seconds West a distance of 140.27 feet to a point for corner;
THENCE North 02 Degrees 51 Minutes 07 Seconds East a distance of 29.92 feet to a point for corner in the South line of the above described tract of land from which a metal fence post bears North 86 Degrees 45 Minutes 58 Seconds West a distance of 390.97 feet;
THENCE South 86 Degrees 45 Minutes 58 Seconds East with the South line of the above described tract of land a distance of 30.00 feet to the Southeast corner of the above described tract of land and the Southwest corner of said 1.705 acre tract of land, from which the Northwest corner of said 1.705 acre tract of land bears North 01 Degrees 25 Minutes 42 Seconds East a distance of 416.30 feet;
THENCE South 86 Degrees 40 Minutes 29 Seconds East with the South lien of said 1.705 acre tract of land along or near a fence line a distance of 140.27 feet to a point for corner from which the Southeast corner of said 1.705 acre tract of land bears South 86 Degrees 40 Minutes 29 Seconds East a distance of 24.61 feet;
THENCE South 02 Degrees 51 Minutes 07 Seconds West a distance of 558.05 feet to a point for corner;
THENCE South 02 Degrees 13 Minutes 13 Seconds West a distance of 311.93 feet to the POINT OF BEGINNING and enclosing 0.696 acres of land more or less.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WISE County
Deed of Trust Dated: June 28, 2007
Amount: $264,000.00
Grantor(s): JOHN M HERBST

Original Mortgagee: Nexmark Mortgage, LLC
Current Mortgagee: FEDERAL NATIONAL MORTGAGE ASSOCIATION

Mortgagee Servicer and Address: c/o PHH MORTGAGE CORPORATION, 2001 Bishops Gate Blvd., Mt. Laurel, NJ 08054-4604
Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 2007-9623

Legal Description: LOT 9, BLOCK 2, THE ESTATES AT CHISHOLM RIDGE, PHASE II, AN ADDITION TO THE CITY OF RHOME, WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET B, SECTION 457, OF THE PLAT RECORDS OF WISE COUNTY, TEXAS.

WHEREAS JOHN M HERBST is deceased.
Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on August 29, 2017 under Cause No. CV17-07-558 in the 271st Judicial District Court of WISE County, Texas
Date of Sale: November 7, 2017 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

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

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

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

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

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

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

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

Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2014-027278

AURORA CAMPOS OR JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, MATT HANSEN, PATRICK ZWIERS, KRISTOPHER HOLUB, FREDERICK BRITTON, SHAWN SCHILLER, TONYA WASHINGTON, IRENE LINDSAY, CARY CORENBLUM, DAVID STOCKMAN, DONNA STOCKMAN, GUY WIGGS, DENISE BOERNER, TIM LEWIS, MICHELLE SCHWARTZ, BRENDA WIGGS OR LORI MCCARTY
c/o AUCTION.COM, LLC
1 Mauchly
Irvine, California 92618

POSTED
AT 2:28 o'clock P M

SEP 21 2017

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

NOTICE OF FORECLOSURE SALE

State of Texas §
§
County of Wise §

Notice is hereby given of a public non-judicial foreclosure sale.

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

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

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

Date: **November 7, 2017**
Time: The sale shall begin no earlier than **01:00 PM** or no later than three hours thereafter.
Place: **Wise** County Courthouse in **Decatur, Texas**, at the following location: the area designated by the Commissioners Court of **Decatur,** Wise County, **Texas**, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

The deed of trust permits the Mortgagee of Record to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

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

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

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

1005241-1

POSTED
AT 10:27 o'clock A M
SEP 26 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By 10:27 DEPUTY

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

4. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by **Walter Rockman, a single man.**

5. Obligations Secured. The Deed of Trust is dated **March 31, 2009**, and is recorded in the office of the County Clerk of **Wise** County, Texas, in/under **Document No. 2009-39977, Official Public Records** of **Wise** County, **Texas**. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the promissory note in the original principal amount of **$96,637.00**, executed by **Walter Rockman**, and payable to the order of **AmeriCare Investment Group, Inc. dba Premier Capital Lending.**

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

Current Mortgagee of Record: Nationstar Mortgage LLC d/b/a/ Mr. Cooper whose address is **8950 Cypress Waters Blvd., Coppell, TX 75019.**

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

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

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

DATED September 25, 2017.

Joyce McGrady, Kelly Goddard, David Garvin, Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Dann Porter, Doug Woodard, Kristie Alvarez, Julian Perrine, Matt Hansen, Chris Demarest, Patrick Zwiers, Kristopher Holub, Frederick Britton, Substitute Trustee
c/o Robertson Anschutz Vetters
1500 CityWest Blvd., Suite 700
Houston, TX 77042
Phone: 713-244-1360

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

POSTED
AT 8:10 o'clock A M

SEP 28 2017

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

TS No.: 2017-02519-TX

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: 11/07/2017

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

   Place: THE SOUTEAST 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: 339 Private Road 2698, 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 05/09/2006 and recorded 05/11/2006 in Document 387263, BK OR VOL1680 Page 163, real property records of Wise County Texas, with James Wesley Sands, an unmarried person, grantor(s) and Fieldstone Mortgage Company, as Lender, Mortgage Electronic Registration Systems, INC., as Beneficiary.

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

5. **Obligation Secured**: Deed of Trust or Contract Lien executed by James Wesley Sands, an unmarried person, securing the payment of the indebtedness in the original principal amount of **$111,600.00**, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. **U.S. BANK NATIONAL ASSOCIATION, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2006-BC3** is the current mortgagee of the note and the deed of trust or contract lien.

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 to all that certain lot, tract or parcel of land in the F. Rozales Survey, Abstract Number 708, Wise County, Texas and being a part of that certain tract of land described in the Deed of Frazier Management recorded in Volume 546, Page 485, of Real Records Wise County, Texas and being all of a called 4.00 acre tract of land described in Deed from Shadow Wood - MKB Joint Venture of Michael F. Mims, recorded in Volume 988, Page 791, of the Official Public Records Wise County, Texas, also known as Tract 14 of Shadow Wood, an unrecorded subdivision in Wise County, Texas, the subject tract being more particularly described as follows:

BEGINNING at a capped iron rod (stamped Walters) found for the most Easterly corner of said 4.00 acre tract of land and said Tract 14, also being the most Southerly corner of a called 4.00 acre tract of land described in the Deed from Shadow Wood-MKB Joint Venture to James R. Allison recorded in Volume 1576, Page 544, of the Official Public Records Wise County, Texas, also known as Tract 13, of said unrecorded subdivision, and being in the Northwest line of a called 12.07 acre tract of land described in the Deed recorded in Volume 1273, Page 769, of the Official Public Records Wise County, Texas;

THENCE South 44 degrees 44 minutes 16 seconds West with the Southeast line of said 4.00 acre tract of land and said Tract 14, and the Northwest West line of said 12.07 acre tract of land passing at a distance of 133.52 feet a 5/8 inch iron rod found for the Westerly corner of said 12.07 acre tract of land and the Northerly corner of called 10.01 acre tract of land described in the Deed recorded in Volume 823, Page 26, of the Official Public Records Wise County, Texas, continuing on said course a total distance of 200.33 feet to a capped iron rod (stamped Walters) found for corner, being the Southerly corner of said 4.00 acre tract of land and said Tract 14, same being the Easterly corner of a called 4.00 acre tract of land described in the Deed recorded in Volume 946, Page 68, of the Official Public Records Wise County,Texas also known as Tract 15, of said unrecorded subdivision, from which a capped iron rod (stamped Walters) found bears South 44 degrees 45 minutes 41 seconds West, a distance of 200.33 feet;

THENCE North 45 degrees 18 minutes 27 seconds West with the Southerly line of said 4.00 acre tract of land and said Tract 14, and the Northerly line of said 4.00 acre tract of land and said Tract 15, a distance of 869.48 feet to a capped iron rod (stamped Walters) found for corner being the most Westerly corner of said 4.00 acre tract of land and said Tract 14, and the most Northerly corner of said 4.00 acre tract of land and said Tract 15, in the Southeasterly right-of-way line of a gravel road under apparent public use posted as Private Road Number 2698, same being described as Shadow Wood Drive in the Deed recorded in Volume 1472, Page 741, of the Official Public Records, Wise County, Texas;

THENCE North 44 degrees 38 minutes 55 seconds East with the West line of said 4.00 acre tract of land and said Tract 14, and the Southeast line of said Road a distance of 200.26 feet to a capped iron rod (stamped Walters) found for corner being the Northerly corner of said 4.00 acre tract of land and said Tract 14; same being the Westerly corner of said 4.00 acre tract of land and said Tract 13;

THENCE South 45 degrees 18 minutes 44 seconds East with the East line of said 4.00 acre tract of land and said Tract 14, and the Westerly line of said 4.00 acre tract of land and said Tract 13, a distance of 869.79 feet to the POINT OF BEGINNING and enclosing 3.999 acres of land more or less.

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

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

Notice of [Substitute] Trustee Sale

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

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

Date: September 22, 2017

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

Denise Boerner by Donna Stockman

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

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

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

190 PRIVATE ROAD 4909
HASLET, TX 76052

00000006657985

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: November 07, 2017

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 30, 2004 and recorded in Document VOLUME 1445, PAGE 589 real property records of WISE County, Texas, with MARIO SERVIN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by MARIO SERVIN, securing the payment of the indebtednesses in the original principal amount of $76,328.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

Aurora Campos by Donna Stocken

AURORA CAMPOS, JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, MATT HANSEN, PATRICK ZWIERS, KRISTOPHER HOLUB, FREDERICK BRITTON, SHAWN SCHILLER, TONYA WASHINGTON, IRENE LINDSAY OR CARY CORENBLUM
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

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

_____
Declarants Name:_____
Date:_____

00000006657985 WISE

[redacted]

LOT 33, BLOCK 1 OF SUNSHINE MEADOWS, BEING A SUBDIVISION IN WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN PLAT CABINET B, SECTION 496, PLAT RECORDS, WISE COUNTY, TEXAS LAND AND HOME MATTERS.

150 POND VIEW COURT
DECATUR, TX 76234

00000006727796

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: November 07, 2017

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 27, 2006 and recorded in Document VOLUME 1653, PAGE 436 real property records of WISE County, Texas, with DAVID W ROBINSON AND SYLVIA G ROBINSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DAVID W ROBINSON AND SYLVIA G ROBINSON, securing the payment of the indebtednesses in the original principal amount of $62,912.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

Aurora Campos by Lonne Stocker

AURORA CAMPOS, JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, MATT HANSEN, PATRICK ZWIERS, KRISTOPHER HOLUB, FREDERICK BRITTON, SHAWN SCHILLER, TONYA WASHINGTON, IRENE LINDSAY OR CARY CORENBLUM
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

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

_____
Declarants Name:_____
Date:_____

00000006727796 WISE

[redacted]

BEING LOT 13. BLOCK 2 OF PRAIRIE VIEW ESTATES. PHASE TWO. AN ADDITION IN WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 161, PLAT RECORDS. WISE COUNTY. TEXAS.

AT 8:54 o'clock A M

SEP 12 2017

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

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 07/27/2007
Grantor(s): TONY GOODWIN, SR. AND SAMANTHA GOODWIN, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR ALETHES, LLC, ITS SUCCESSORS AND ASSIGNS

Original Principal: $147,831.00
Recording Information: Instrument 2007-10978
Property County: Wise
Property:

BEING A 1.78 ACRE TRACT OF LAND OUT OF THE W.E. LANE SURVEY, ABSTRACT NO. 1231, WISE COUNTY, TEXAS, SAID TRACT BEING THE SAME TRACT OF LAND RECORDED IN VOLUME 377, PAGE 359; R.R.W.C.T.:
BEGINNING AT A 1/2" IRON FOUND IN THE SOUTH LINE OF COUNTY ROAD NO. 3694, SAID IRON BEING BY DEED CALL, 35.00 FEET SOUTH 89 DEGREES 55 MINUTES 27 SECONDS WEST, 591.87 FEET NORTH 01 DEGREE 44 MINUTES 05 SECONDS WEST AND 215.68 FEET SOUTH 89 DEGREES 59 MINUTES 13 SECONDS WEST FROM THE NORTHEAST CORNER OF THE R.P. REYNOLDS SURVEY, ABSTRACT NO. 1496;
THENCE SOUTH 01 DEGREES 46 MINUTES 21 SECONDS EAST, 359.39 FEET TO A 1/2" IRON FOUND;
THENCE NORTH 89 DEGREES 55 MINUTES 27 SECONDS WEST, 215.55 FEET TO A 1/2" IRON FOUND;
THENCE NORTH 01 DEGREES 47 MINUTES 49 SECONDS WEST, 359.06 FEET TO A 1/2" IRON FOUND, SAID IRON BEING IN THE SOUTH LINE OF COUNTY ROAD NO. 3694;
THENCE NORTH 89 DEGREES 59 MINUTES 13 SECONDS EAST WITH THE SOUTH LINE OF SAID COUNTY ROAD NO. 3694, 215.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.78 ACRES OF LAND, MORE OR LESS.
(ALSO KNOWN AS TRACT 41, OAK COUNTRY 2)

Reported Address: 181 COUNTY ROAD 3694, SPRINGTOWN, TX 76082

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Ocwen Loan Servicing, LLC
Mortgage Servicer: Ocwen Loan Servicing, LLC
Current Beneficiary: Ocwen Loan Servicing, LLC
Mortgage Servicer Address: 1661 Worthington Rd, Suite 100, West Palm Beach, FL 33409

SALE INFORMATION:

Date of Sale: Tuesday, the 7th day of November, 2017
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: AT THE SOUTHEAST PORCH OF THE COURTHOUSE STEPS in Wise County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Wise County Commissioner's Court.
Substitute Trustee(s): Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Doug Woodard, Kristie Alvarez, Julian Perrine, Matt Hansen, Patrick Zwiers, Kristopher Holub, Frederick Britton, Shawn Schiller, Tonya Washington, Irene Lindsay, Cary Corenblum, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

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

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

Buckley Madole, P.C. Aurora Campos by Donna Stock

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, **NOVEMBER 7, 2017** (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the **SOUTH PORCH OF THE COUNTY COURTHOUSE** of **WISE** County, **DECATUR**, Texas between the hours of **NOON AND 4 PM,** of that day, the following described property, to-wit:

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

EXECUTED this 3RD day OCTOBER , 2017.

KARON GANN
Trustee

POSTED
AT 1:44 o'clock P M

OCT 03 2017

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

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, **NOVEMBER 7, 2017** (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the **SOUTH PORCH OF THE COUNTY COURTHOUSE** of **WISE** County, **DECATUR**, Texas between the hours of **NOON AND 4 PM,** of that day, the following described property, to-wit:

LOTS 39, 40, 41AND 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 3RD day OCTOBER , 2017.

KARON GANN
Trustee

POSTED
AT 1:44 o'clock P M

OCT 03 2017

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

NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by **BOBBY BOATNER AND JOY HEAD, WISE** County, Texas dated **SEPTEMBER 1, 2015** and duly recorded **AND RECORDED in DOCUMENT # 201509876,** 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, **NOVEMBER 7, 2017** (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the **SOUTH PORCH OF THE COUNTY COURTHOUSE** of **WISE** County, **DECATUR**, Texas between the hours of **NOON AND 4 PM,** of that day, the following described property, to-wit:

LOTS 18, 19, 20 AND 21, 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
AND
A 2007 MANUFACTURED HOME, SERIAL # LH07TX2300A AND LH07TX2300B, LABEL #NTA1433589 AND NTA1422590, HAVING BEEN SURRENDERED TO PROPERTY.

EXECUTED this 3RD day OCTOBER , 2017.

KARON GANN
Trustee

POSTED
AT 1:44 o'clock P M

OCT 03 2017

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WISE County
Deed of Trust Dated: November 15, 2012
Amount: $83,460.00
Grantor(s): DAVID R COLE and NANCY D TACKETT

Original Mortgagee: GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION
Current Mortgagee: GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION

Mortgagee Address: GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, 5898 COPLEY DR. 4TH FLOOR, SAN DIEGO, CA 92111

Recording Information: Document No. 2012-13719

Legal Description: LOT 43, BLOCK 10, OF UNIT 1, RUNAWAY BAY, AN ADDITION TO THE CITY OF RUNAWAY BAY, WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET A, SECTION 121, OF THE PLAT RECORDS OF WISE COUNTY, TEXAS.

Date of Sale: November 7, 2017 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

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

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

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

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

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

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

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

Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2017-004879

AURORA CAMPOS OR JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, MATT HANSEN, PATRICK ZWIERS, KRISTOPHER HOLUB, FREDERICK BRITTON, SHAWN SCHILLER, TONYA WASHINGTON, IRENE LINDSAY, CARY CORENBLUM, DAVID STOCKMAN, DONNA STOCKMAN, GUY WIGGS, DENISE BOERNER, TIM LEWIS, MICHELLE SCHWARTZ, BRENDA WIGGS OR LORI MCCARTY
c/o Tejas Trustee Services
14800 Landmark Blvd. Suite 850
Addison, TX 75254

POSTED
AT 10:12 o'clock a M

OCT 05 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Vicky Gaona