608 S HITT STREET
BOYD, TX 76023

00000006250757

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: October 03, 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 April 01, 2011 and recorded in Document CLERK'S FILE NO. 2011-3942 real property records of WISE County, Texas, with BENIGNO BEJARAN AND CYNTHIA GARCIA, grantor(s) and WELLS FARGO BANK, NATIONAL ASSOCIATION, mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by BENIGNO BEJARAN AND CYNTHIA GARCIA, securing the payment of the indebtednesses in the original principal amount of $127,357.00, 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 Stockton

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:_____

00000006250757

WISE

EXHIBIT "A"

LOT SEVENTY FOUR AND SEVENTY FIVE (74 & 75), SOUTHLAKE TERRANCE ADDITION, AN ADDITION TO THE CITY OF BOYD, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 195, PAGE 419, PLAT RECORDS, WISE COUNTY, TEXAS.

151 CR 4864
AZLE, TX 76020

00000005262258

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: October 03, 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 July 29, 2008 and recorded in Document CLERK'S FILE NO. 2008-29906 real property records of WISE County, Texas, with TOMMY BRADY AND BILLIE BRADY, grantor(s) and TAYLOR, BEAN & WHITAKER MORTGAGE CORP, mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by TOMMY BRADY AND BILLIE BRADY, securing the payment of the indebtednesses in the original principal amount of $180,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE, 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. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019

Aurora Campos by Donna Stockton

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:_____

[redacted]

TRACT 1;

A PART OF LOT 20, BRIARDALE ACRES, A SUBDIVISION OF SECTION 14, OF THE T.H. TALLANT SURVEY, SITUATED IN PARKER AND WISE COUNTIES, TEXAS ACCORDING TO THE PLAT RECORDED IN PLAT CABINET A, SECTION 99, PLAT RECORDS, WISE COUNTY, TEXAS;

BEGINNING AT AN IRON ROD IN THE SOUTH LINE OF ABOVE SAID LOT 20, SAID IRON BEING 555.16 FEET SOUTH 89 DEG. 32 MIN. WEST FROM THE SOUTHEAST CORNER OF SAID LOT 20'

THENCE SOUTH 89 DEG. 32 MIN. WEST, 183.76 FEET ALONG THE SOUTH LINE OF SAID LOT 20, TO AN IRON ROD FOR CORNER;

THENCE NORTH, 431.99 FEET TO AN IRON ROD FOR CORNER IN THE NORTH LINE OF A 60 FOOT ROADWAY AND UTILITY EASEMENT;

THENCE EAST, 183.76 FEET ALONG THE NORTH LINE OF SAID 60 FOOT ROADWAY AND UTITITY EASEMENT TO AN IRON ROD FOR CORNER;

THENCE SOUTH 430.49 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.82 ACRES OF LAND MORE OR LESS.

TRACT 2;

A PART OF LOT 20, BRIARDALE ACRES, A SUBDIVISION OF SECTION 14, OF THE T.H. TALLAND SURVEY, SITUATED IN PARKER AND WISE COUNTIES, TEXAS ACCORDING TO THE PLAT RECORDED IN PLAT CABINET A, SECTION 99, PLAT RECORDS, WISE COUNTY, TEXAS;

BEGINNING AT AN IRON ROD IN THE SOUTH LINE OF ABOVE LOT 20, SAID IRON BEING 738.92 FEET SOUTH 89 DEG. 32 MIN. WEST FROM THE SOUTHEAST CORNER OF SAID LOT 20;

THENCE SOUTH 89 DEG. 32 MIN. WEST, 201.3 FEET ALONG THE SOUTH LINE OF SAID LOT 20, TO AN IRON ROD FOR CORNER;

THENCE NORTH 433.63 FEET TO AN IRON ROD FOR CORNER IN THE NORTH LINE OF A 60 FOOT ROADWAY AND UTILITY EASEMENT;

THENCE EAST 201.29 FEET ALONG THE NORTH LINE OF SAID 60 FOOT ROADWAY AND UTILITY EASEMENT TO AN IRON ROD FOR CORNER;

THENCE SOUTH 431.99 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.0 ACRES OF LAND, MORE OR LESS.

POSTED
AT 4:38 o'clock P M

SEP 11 2017

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Jami Digsby DEPUTY

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER (CXE)
MESSICK, ESTATE OF JAMES
400 WEST SHERMAN STREET, CHICO, TX 76431

FHA 4928092710703

Firm File Number: 15-021052

NOTICE OF TRUSTEE'S SALE

WHEREAS, on August 25, 2008, JAMES MESSICK, AN UNMARRIED MAN, as Grantor(s), executed a Deed of Trust conveying to G. TOMMY BASTIAN, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR COUNTRYWIDE BANK, FSB 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 2008-31347 Volume 1983, Page 134, 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, **October 3, 2017** 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:

LOTS 1, 2, AND 3, BLOCK 2, ROCK ISLAND ADDITION TO THE CITY OF CHICO, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 26, PAGE 516, DEED RECORDS, WISE COUNTY, TEXAS.

Property Address:	400 WEST SHERMAN STREET CHICO, TX 76431
Mortgage Servicer:	NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Noteholder:	NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER 8950 CYPRESS WATERS BLVD COPPELL, TEXAS 75019

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
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, 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.

463281 6

POSTED
AT 4:37 o'clock P M

SEP 11 2017

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

C&S No. 44-16-3725 / FHA / Yes
LoanCare, LLC

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: June 27, 2007

Grantor(s):	Esther Vann and Bruce Vann, husband and wife as community property, and J W Scribner, an unmarried man
Original Trustee:	Steve Holmes & Associates P.C.
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Alacrity Lending, its successors and assigns
Recording Information:	Clerk's File No. 2007-9525, in the Official Public Records of WISE County, Texas.
Current Mortgagee:	WVMF FUNDING, LLC
Mortgage Servicer:	LoanCare, LLC, whose address is C/O 3637 Sentara Way, Virginia Beach, VA 23452 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Legal Description:
PHASE 3 LOT 42 BLOCK 2 CHISHOLM HILL ESTATES

Date of Sale: 10/03/2017 **Earliest Time Sale Will Begin:** 1:00 PM

APPOINTMENT OF SUBSTITUTE TRUSTEE

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

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

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

Executed on this the 7th day of September, 2017.

For Information:

Auction.com
1 Mauchly
Irvine, CA 92618

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

STATE OF TEXAS

COUNTY OF HARRIS

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

Given under my hand seal of office on this the 7th day of September, 2017.

Notary Public
Signature

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

Posted and filed by:_____

Printed Name: _____

C&S No. 44-16-3725 / FHA / Yes
LoanCare, LLC

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

POSTED
AT 4:38 o'clock P M
SEP 11 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
BY DEPUTY

DEED OF TRUST INFORMATION:

Date: 03/12/2012
Grantor(s): EDGAR RIVERA AND SPOUSE, ANAYDE RIVERA
Original Mortgagee: WELLS FARGO BANK, NATIONAL ASSOCIATION
Original Principal: $58,479.00
Recording Information: Instrument 2012 3435
Property County: Wise
Property:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND IN THE M.E.P. AND P.R.R. CO. SURVEY ABSTRACT NUMBER 633, AND IN THE A. J. WALKER SURVEY ABSTRACT NUMBER 861, WISE COUNTY, TEXAS AND BEING A PORTION OF A CALLED 350.66 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO JCEF LIMITED RECORDED IN VOLUME 538, PAGE 738, REAL RECORDS WISE COUNTY, TEXAS AND BEING ALL OF A CALLED 2.00 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO ASSOCIATES FIRST CAPITAL MORTGAGE CORPORATION RECORDED IN VOLUME 1259, PAGE 544, OFFICIAL RECORDS WISE COUNTY, TEXAS, ALSO BEING KNOWN AS TRACT OR LOT NUMBER 8, COYOTE RIDGE AN UNRECORDED SUBDIVISION IN WISE COUNTY, TEXAS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 2.00 ACRE TRACT OF LAND IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN THE DEED RECORDED IN VOLUME 869, PAGE 455, OFFICIAL RECORDS WISE COUNTY, TEXAS AND BEING IN THE EAST LINE OF SAID 350.066 ACRE TRACT OF LAND AND BEING IN THE WEST LINE OF A CALLED 590.334 ACRE TRACT OF LAND DESCRIBED IN THE DEED RECORDED IN VOLUME 664, PAGE 238, REAL RECORDS WISE COUNTY, TEXAS BEING NORTH 00 DEGREES 49 MINUTES 41 SECONDS EAST A DISTANCE OF 2034.39 FEET FROM THE EASTERLY SOUTHEAST CORNER OF SAID 350.066 ACRE TRACT OF LAND;
THENCE NORTH 89 DEGREES 10 MINUTES 19 SECONDS WEST WITH THE SOUTH LINE OF SAID 2.00 ACRE TRACT OF LAND AND THE NORTH LINE OF SAID LOT OR TRACT NUMBER 9 A DISTANCE OF 572.92 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 2.00 ACRE TRACT OF LAND IN THE EAST RIGHT-OF-WAY LINE OF A 60 FOOT PRIVATE ROAD;
THENCE NORTH 00 DEGREE 49 MINUTES 05 SECONDS EAST WITH THE WEST LINE OF SAID 2.0 ACRE TRACT OF LAND AND SAID EAST RIGHT-OF-WAY LINE OF SAID ROAD A DISTANCE OF 152.02 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 2.00 ACRE TRACT OF LAND AND BEING THE SOUTHWEST CORNER OF A CALLED 2.00 ACRE TRACT OF LAND DESCRIBED IN THE DEED RECORDED IN VOLUME 879, PAGE 367, OFFICIAL RECORDS WISE COUNTY, TEXAS;
THENCE SOUTH 89 DEGREES 10 MINUTES 05 SECONDS EAST WITH THE NORTH LINE OF SAID 2.00 ACRE TRACT OF LAND AND THE SOUTH LINE OF SAID 2.00 ACRE TRACT OF LAND A DISTANCE OF 572.84 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 2.00 ACRE TRACT OF LAND AND SAID 2.00 ACRE TRACT OF LAND BEING IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN THE DEED RECORDED IN VOLUME 864, PAGE 308, OFFICIAL RECORDS WISE COUNTY, TEXAS;
THENCE SOUTH 00 DEGREE 47 MINUTES 21 SECONDS WEST WITH THE EAST LINE OF SAID 2.00 ACRE TRACT OF LAND AND THE WEST LINE OF THE AFOREMENTIONED TRACT OF LAND A DISTANCE OF 151.98 FEET TO THE POINT OF BEGINNING AND ENCLOSING 1.999 ACRES OF LAND, MORE OR LESS.

Reported Address: 219 PRAIRIE TRAIL, RHOME, TX 76078

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Wells Fargo Bank, NA
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: Wells Fargo Bank, NA
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

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 appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. 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, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.

Notice of Substitute Trustee's Sale

Date: September 8, 2017

Substitute Trustee: Mike Lester

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

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

Note: $28,000.00

Deed of Trust

Date: July 24, 2014

Grantor: Jason Downs and Ashley Nemec

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

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

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

County: Wise

Date of Sale (first Tuesday of month): October 3, 2017

Time of Sale: 10:00 a.m.

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

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

POSTED

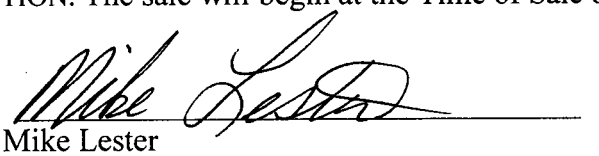
AT 10:23 o'clock a M

SEP 11 2017

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

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

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



Mike Lester

POSTED
AT 12:31 o'clock P M

SEP 07 2017

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WISE County
Deed of Trust Dated: June 21, 2004
Amount: $61,000.00
Grantor(s): GEORGE EBERHARDT and VICTORIA EBERHARDT

Original Mortgagee: NTFN, INC., DBA PREMIER NATIONWIDE LENDING
Current Mortgagee: Bayview Loan Servicing LLC

Mortgagee Address: Bayview Loan Servicing LLC, 4425 Ponce de Leon Blvd., Suite 500, Coral Gables, FL 33134

Recording Information: Document No. 351585

Legal Description: BEING UNIT NO. 103 IN BUILDING A, AND ITS APPURTENANT UNDIVIDED INTEREST IN AND TO THE GENERAL AND LIMITED COMMON ELEMENTS OF HARBOR SHORES (PHASE I) CONDOMINIUM, A CONDOMINIUM REGIME SITUATED IN WISE COUNTY, TEXAS, ACCORDING TO THE CONDOMINIUM REGIME, RECORDED IN VOLUME 295, PAGE 325, VOLUME 302, PAGE 297, AND VOLUME 315, PAGE 171, DEED RECORDS, WISE COUNTY, TEXAS.

WHEREAS GEORGE EBERHARDT is deceased.
***Date of Sale**: October 3, 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 OR MICHELLE SCHWARTZ 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: 2017-003804

Denise Boerner by Donna Stockman

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 OR MICHELLE SCHWARTZ
c/o AUCTION.COM, LLC
1 Mauchly
Irvine, California 92618

112 VALLEY MEADOW DR
DECATUR, TX 76234

00000006969349

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: October 03, 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 January 23, 2006 and recorded in Document VOLUME 1640, PAGE 695 real property records of WISE County, Texas, with KEITH W. JOZWIAK AND CHELSEA D. JOZWIAK, grantor(s) and CURTIS MORTGAGE INC., mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by KEITH W. JOZWIAK AND CHELSEA D. JOZWIAK, securing the payment of the indebtednesses in the original principal amount of $118,900.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. FEDERAL NATIONAL MORTGAGE ASSOCIATION, A/K/A FANNIE MAE 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. SETERUS, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SETERUS, INC.
14523 SW MILLIKAN WAY SUITE 200
BEAVERTON, OR 97005

Denise Boerner by 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:_____

00000006969349

WISE

[redacted]

BEING LOT 5, BLOCK 3 OF PRAIRIE VIEW ESTATES - PHASE THREE B, AN ADDITION IN WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF, RECORDED IN CABINET C, SLIDE 4, PLAT RECORDS, WISE COUNTY, TEXAS

POSTED
AT 2:33 o'clock P M

AUG 14 2017

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

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

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

TS#: 17-18179

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 4/5/2010, Dewanna Smith, a single woman, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Allan B. Polunsky, as Trustee, Mortgage Electronic Registration Systems, Inc., solely as nominee for Summit Funding, Inc., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of $142,789.00, payable to the order of Mortgage Electronic Registration Systems, Inc., solely as nominee for Summit Funding, Inc., which Deed of Trust is Recorded on 4/8/2010 as Volume 2010-55065, Book 2137, Page 711, in Wise County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

Lot 21, Block 11, Shale Creek, Phase 2B, an addition to Wise County, Texas, according to the re-plat recorded in Cabinet C, Slide 555, Map/Plat Records, Wise County, Texas.

Commonly known as: **12525 NICHOLAS PL, RHOME, TX 76078**

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

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

4629913

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on TUESDAY, **10/3/2017** at **1:00 PM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **Wise** County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE SOUTHEAST PORCH OF THE COURTHOUSE STEPS Wise County Courthouse, 101 N. Trinity Street, Decatur, TX 76234**

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

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

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

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

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

WITNESS, my hand this 8/10/2017

Denise Boerner by Donna Shor

By: 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, Denise Boerner, Brenda Wiggs, Donna Stockman, Guy Wiggs, David Stockman, Tim Lewis, Michelle Schwartz
C/O Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803

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

POSTED
AT 12:20 o'clock P M

SEP 12 2017

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

Vicky Gaona

Notice of Foreclosure Sale

Date:	September 11, 2017
Type of Security Instrument:	Deed of Trust
Date of Instrument:	March 3, 1999
Grantor(s):	Sandra Russell and Tommy Russell
Trustee:	J. Michael Ferguson
Beneficiary:	Alvord 287 Joint Venture
County of Property:	Wise
Recording Information:	Deed of Trust is recorded in Index No.262176891132 of the Real Property Records of Wise County, Texas.
Property Description:	See Exhibit "A" *(More Commonly Known as Tracts 50, 51, 52 & 53 of Diamond Ridge Subdivision)*
Note:	
Date of Note:	March 3, 1999
Amount:	48,500.00
Debtor(s):	Sandra Russell and Tommy Russell
Holder:	The Alvord 287 Joint Venture
Date of Sale of Property:	October 3, 2017
Earliest Time of Sale of Property:	The sale shall begin no earlier than 10:00:00 AM and no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.
Place of Sale of Property:	Southeast porch of Courthouse or place designated by the County Commissioners Court

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

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

September 20, 1998

0530-0443

Tract 50

Field Notes For:

A 1.50 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 north line of said Joint Venture tract from which the northwest corner of said tract bears South 89°36'57" West 458.53 feet;

THENCE South 00°18'41" East 320.34 feet to an iron rod set in the north line of a sixty foot road;

THENCE North 89°41'19" East with the north line of said road 203.89 feet to an iron rod set for corner;

THENCE North 00°18'41" West 320.59 feet to an iron rod set in the north line of said Joint Venture tract;

THENCE South 89°36'57" West 203.89 feet to the POINT OF BEGINNING.

The foregoing field notes were prepared from a survey made on the ground under my supervision.

There are no visible easements or encroachments except as shown.

Surveyed May 14, 1998.
See plat dated 5-16-1998.

Patrick L. Walters
Registered Professional Land Surveyor

EXHIBIT "A"

September 20, 1998

0530-0443

Tract 51

Field Notes For:

A 1.64 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 north line of said Joint Venture tract from which the northwest corner of said tract bears South 89°36'57" West 60.02 feet;

THENCE South 47°46'07" East 473.02 feet to an iron rod set in the north line of a sixty foot road;

THENCE North 89°41'19" East with the north line of said road 50.00 feet to an iron rod set for corner;

THENCE North 00°18'41" West 320.34 feet to an iron rod set in the north line of said Joint Venture tract;

THENCE South 89°36'57" West 398.51 feet to the POINT OF BEGINNING.

The foregoing field notes were prepared from a survey made on the ground under my supervision.

There are no visible easements or encroachments except as shown.

Surveyed May 14, 1998.
See plat dated 5-16-1998.

Patrick L. Walters
Registered Professional Land Surveyor

M4051

September 20, 1998

0530-0443

Tract 52

Field Notes For:

A 1.66 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 north line of said Joint Venture tract from which the northwest corner of said tract bears South 89°36'57" West 60.02 feet;

THENCE South 1°57'27" East with the east line of a County Road 373.32 feet to an iron rod set for corner;

THENCE North 89°41'19" East 337.74 feet to an iron rod set in the west line of a sixty foot road;

THENCE North 00°18'41" West with the west line of said road 53.34 feet to an iron rod set for corner;

THENCE North 47°46'07" West 473.02 feet to the POINT OF BEGINNING.

The foregoing field notes were prepared from a survey made on the ground under my supervision.

There are no visible easements or encroachments except as shown.

Surveyed May 14, 1998.
See plat dated 8-16-1998.

Patrick L. Walters
Registered Professional Land Surveyor

September 20, 1998

0530-0443

Tract 53

Field Notes For:

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 east line of a County Road from which the northwest corner of said Joint Venture tract bears North 1°57'27" West 373.32 feet and South 89°36'57" West 60.02 feet;

THENCE South 1°57'27" East with the east line of a County Road 129.75 feet to an iron rod set for corner;

THENCE North 89°41'19" East 333.99 feet to an iron rod set in the west line of a sixty foot road;

THENCE North 00°18'41" West with the west line of said road 129.70 feet to an iron rod set for corner;

THENCE North 89°41'19" West 337.74 feet to the POINT OF BEGINNING.

The foregoing field notes were prepared from a survey made on the ground under my supervision.

There are no visible easements or encroachments except as shown.

Surveyed May 14, 1998.
See plat dated 5-16-1998.

Patrick L. Walters
Registered Professional Land Surveyor