NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS *
*
WISE COUNTY *

KNOWN ALL MEN BY THESE PRESENT

WHEREAS, by Deed of Trust dated August 29, 16 recorded under WISE COUNTY Clerk's File #D 2016-28221 . Deed Records, WISE COUNTY Texas, executed by Natalie Mehawei, to Ian Jones, Trustee, for the benefit of Aida Louisa, with the property situated in the WISE COUNTY Texas, to wit:

See Ex(A)

(herein the "Property") to secure that certain Promissory Note therein described in the original principal amount of $25,000, executed by Natalie Mehawei and made payable to the order of Aida Louisa.

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 2nd day of Oct, 2018, between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m.. I will sell said real estate at the area of the County Courthouse in WISE COUNTY for such sales, to the highest bidder for cash. Said sale will begin at 10:00 P.M. or not later than three (3) hours thereafter.

WITNESS MY HAND this 11th day of Sept, 2018.

_____, Trustee

Ian Jones

POSTED
AT 3:01 o'clock P M
SEP 11 2018
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Vicky Gaona

EXHIBIT A:

Being a 20.462 acre tract in the C.C.Colley Survey, Abstract Number 205, Wise County, Texas, being part of a certain called 272.00 acre tract(tract 3) described in instrument recorded in volume 2107, Page 66, Official Public Records, Wise County Texas and being described by metes and bounds as follows:

Beginning at a 1\2" iron rod found for the Northwest corner of said 272.00 acre tract, said point also being in the South line of the Marshall University Survey, Abstract Number 564, Wise county, Texas for the Northwest corner of said Colley Survey and the Northeast corner of the W.C. Hallmark Survey, Abstract Number 397, Wise county , Texas and a certain called 194.19 acre tract described in instrument recorded in volume 1587, Page 60, Official Public Records, Wise County Texas; THENCE North 88°58'44" East with said South line and the North line of said Colley Survey and said 272.00 acre tract a distance of 36.50 feet to a 1\2" iron rod set in the centerline of Private Road Number 3204 for the Northeast corner of the tract herein described and the Northwest corner of a certain called 20 acre tract described in instrument recorded in volume 399, Page 33, Deed Records , Wise county, Texas;

THENCE South 56°52'40"East with said Private Road a distance of 304.49 feet to a 1\2" iron rod found for a corner of the tract herein described and a corner of said 20 acre tract;

THENCE South 02°07'05" East with said Private Road a distance of 894.13 feet to a 1\2" iron rod found for the southwest corner of said 20 acre tract and a certain called 2.74 acre tract described in instrument recorded in volume 573, Page 705, Real Records , Wise County, Texas and the Northwest corner of Lot 1, Block 1, Lara Addition, according to the plat recorded in Plat Cabinet C, Slide 140, Plat Records , Wise County, Texas;

THENCE South 02°10'03" East with said Private Road a distance of 1814.04 feet to a 1\2" iron rod found in the North line of a certain called 28.00 acre tract described in instrument recorded in volume 536, Page 678, Real Records, Wise County , Texas for the Southeast corner of the tract herein described and the Southwest corner of a certain called 5.272 acre tract described in instrument recorded in volume 1354, Page 481, Official Public Records, Wise County , Texas;

THENCE South 88°59'06" West with the North line of said 28.00 acre tract a distance of 349.42 feet to a 1\2" iron rod set in the West line of said Colley Survey, the East line of said Hallmark Survey and said 194.19 acre tract for the most Northerly Southwest corner of said 272.00 acre tract;

THENCE North 00°52'19" West with said Survey lines and said 194.19 acre tract a distance of 2878.52 feet to the POINT OF BEGINNING and containing 20.462 acres of land.

Notice of Foreclosure Sale

Date:	September 7, 2018
Type of Security Instrument:	Deed of Trust
Date of Instrument:	September 8, 2017
Grantor(s):	Rhett G. Salerno and Alba D. Salerno, husband and wife
Trustee:	J. Michael Ferguson
Beneficiary:	The Alvord 287 Joint Venture
County of Property:	Wise
Recording Information:	Deed of Trust is recorded in Index No. 201713215 of the Real Property Records of Wise County, Texas.
Property Description:	**See Exhibit "A"**
Note:	
Date of Note:	September 8, 2017
Amount:	$26,000.00
Debtor(s):	Rhett G. Salerno and Alba D. Salerno, husband and wife
Holder:	The Alvord 287 Joint Venture
Date of Sale of Property:	**October 2, 2018**
Earliest Time of Sale of Property:	The sale shall begin no earlier than 10:00:00 AM and no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.
Place of Sale of Property:	East Steps of Courthouse or place designated by the County Commissioners Court

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

POSTED
AT 12:08 o'clock P M

SEP 11 2018

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

Sarah Enochs

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

Exhibit 16

September 20, 1998

0530-0443

Tract 41

Field Notes For:

A 1.50 acre tract of land in the G. B. Buchanan Survey A-31, Wise County, Texas apd 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 2287.65 feet;

THENCE South 00°18'41" East 322.66 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 202.42 feet to an iron rod set for corner;

THENCE North 00°18'41" West 322.92 feet to an iron rod set in the north line of said Joint Venture tract;

THENCE South 89°36'57" West 202.42 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.

lck L. ers
:::red Professional Land Surveyor

311 COUNTY ROAD 437
DECATUR, TX 76234

00000007812845

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 02, 2018

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 05, 2002 and recorded in Document VOLUME 1156, PAGE 398 real property records of WISE County, Texas, with MILTON MCCONNELL AND KIMBERLY MCCONNELL, grantor(s) and ABN AMRO MORTGAGE GROUP, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MILTON MCCONNELL AND KIMBERLY MCCONNELL, securing the payment of the indebtednesses in the original principal amount of $65,550.00, 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, JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, KRISTIE ALVAREZ, PATRICK ZWIERS, KRISTOPHER HOLUB, FREDERICK BRITTON, SHAWN SCHILLER, TONYA WASHINGTON, IRENE LINDSAY, CARY CORENBLUM, KATHY ARRINGTON, DANA KAMIN, LISA BRUNO OR DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, MICHELLE SCHWARTZ, OR TIM LEWIS
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

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

_____
Declarants Name:_____
Date:_____

[redacted]

BEING A 2.95 ACRE TRACT IN THE PHILLIP TURRIAN SURVEY. ABSTRACT NO. 824 WISE COUNTY. TEXAS, AND BEING THE SAME TRACT AS DESCRIBED IN DEED RECORDED IN VOLUME 324, PAGE 168. REAL RECORDS, WISE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF THIS TRACT, SAID CORNER BEING BY DEED CALL 1525.00 FEET EAST, 2554.00 FEET SOUTH 89 DEGREES 47 MINUTES 00 SECONDS EAST. 1224.10 FEET SOUTH 00 DEGREES 26 MINUTES 00 SECONDS EAST. 2512.60 FEET SOUTH 00 DEGREES 10 MINUTES 00 SECONDS WEST. 555.39 FEET NORTH 61 DEGREES 15 MINUTES 59 SECONDS WEST, 415.00 FEET SOUTH 00 DEGREES 38 MINUTES 59 SECONDS WEST, 322.91 FEET NORTH 56 DEGREES 54 MINUTES 10 SECONDS WEST AND 226.01 FEET SOUTH 00 DEGREES 38 MINUTES 59 SECONDS WEST FROM THE NORTHWEST CORNER IF THE PHILLIP TURRIAN SURVEY:

THENCE SOUTH 00 DEGREES 38 MINUTES 59 SECONDS WEST 226.02 FEET TO A 5/8 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF THIS TRACT:

THENCE WEST, PASSING A 1/2 INCH IRON ROD SET FOR REFERENCE AT 462.22 FEET, ON THE EAST LINE OF COUNTY ROAD 4372, A 60 FT. WIDE ROAD, AND CONTINUING A TOTAL DISTANCE OF 495.73 FEET TO A POINT IN SAID COUNTY ROAD:

THENCE NORTH 26 DEGREES 31 MINUTES 28 SECONDS EAST 12.85 FEET WITH SAID COUNTY ROAD TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT:

THENCE, WITH SAID CURVE (CH= NORTH 14 DEGREES 16 MINUTES 09 SECONDS EAST 195.69 FEET—RADIUS— 473.63 FEET), 197.10 FEET TO THE POINT OF TANGENCY OF SAID CURVE IN SAID COUNTY ROAD:

THENCE NORTH 02 DEGREES 40 MINUTES 50 SECONDS EAST 39.40 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT IN SAID COUNTY ROAD:

THENCE, WITH SAID CURVE (CH= NORTH 08 DEGREES 43 MINUTES 34 SECONDS EAST 97.43 FEET—RADIUS— 462.66 FEET), 97.61 FEET TO A POINT IN SAID COUNTY ROAD:

THENCE, LEAVING SAID COUNTY ROAD. SOUTH 75 DEGREES 28 MINUTES 31 SECONDS EAST, PASSING AN 1/2 INCH IRON ROD FOUND FOR REFERENCE IN THE EAST LINE OF SAID ROAD AT 30.01 FEET, AND CONTINUINGA TOTAL DISTANCE OF 440.68 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.95 ACRES OF LAND, MORE OR LESS.

12809 CARPENTER LANE
RHOME, TX 76078

00000007795578

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 02, 2018

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 23, 2004 and recorded in Document CLERK'S FILE NO. 2012-3374 real property records of WISE County, Texas, with CHRISTINA LARA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CHRISTINA LARA, securing the payment of the indebtednesses in the original principal amount of $121,596.00, 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 D/B/A MR. COOPER 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

Donna Stockman

AURORA CAMPOS, JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, KRISTIE ALVAREZ, PATRICK ZWIERS, KRISTOPHER HOLUB, FREDERICK BRITTON, SHAWN SCHILLER, TONYA WASHINGTON, IRENE LINDSAY, CARY CORENBLUM, KATHY ARRINGTON, DANA KAMIN, LISA BRUNO OR DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, MICHELLE SCHWARTZ, OR TIM LEWIS
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

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

_____
Declarants Name:_____
Date:_____

[redacted]

LOT 4, BLOCK 23, SHALE CREEK, A SUBDIVISION OUT OF THE SMITH COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 743 (WISE COUNTY) ABSTRACT NO. 1137 (DENTON COUNTY) AND THE WILLIAM WALLACE SURVEY, ABSTRACT NO. 1434 (WISE COUNTY) ABSTRACT NO. 1405 (DENTON COUNTY), ACCORDING TO THE PLAT RECORDED IN PLAT CABINET B, SLIDES 336 AND 337, PLAT CABINET RECORDS OF WISE COUNTY, TEXAS AND CABINET V, PAGE 374, IN THE PLAT RECORDS OF DENTON COUNTY, TEXAS.

Our File Number: 390.100535
Name: TONYIA L CANALES AND JULIO CANALES, WIFE AND HUSBAND, AS COMMUNITY PROPERTY

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, 10 2008, TONYIA L CANALES AND JULIO CANALES, WIFE AND HUSBAND, AS COMMUNITY PROPERTY, executed a Deed Of Trust conveying to TOMMY BASTIAN, BARRETT BURKE WILSON CASTLE DAFFIN & FRAPPIER, L.L.P.. as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") ACTING SOLELY AS A NOMINEE FOR TAYLOR, BEAN & WHITAKER MORTGAGE CORP., in the payment of a debt therein described, said DEED OF TRUST being recorded under County Clerk Number 2008-28941, in the DEED OF TRUST OR REAL PROPERTY records of **WISE** COUNTY, TX; and

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **October 2, 2018** 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 1 Lots 12 and 13, Block 4, UNIT NO. 2, LAKEVUE ESTATES, an addition in WISE County, Texas, according to the Plat recorded in Cabinet A, Section 9, Plat Records, WISE County, Texas.
Tract 2 lot 14, Block 4, UNIT NO. 2, LAKEVUE ESTATES, an addition in WISE County, Texas, according to the Plat recorded in Cabinet A, Section 9, Plat Records, WISE County, Texas.
Tract 3 Lot 15, Block 3, UNIT NO. 2, LAKEVUE ESTATES, an addition in WISE County, Texas, according to the Plat recorded in Cabinet A, Section 9, Plat Records, WISE County, Texas

Property Address:	160 MINNOW STREET BRIDGEPORT, TX 76426
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, September 10, 2018.

POSTED
AT 4:54 o'clock P M
SEP 10 2018
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Vicky Gaona

David Stockman, Denise Boerner, Brenda Wiggs, Donna Stockman, Guy Wiggs, Tim Lewis, Michelle Schwartz, Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Kristie Alvarez, Patrick Zwiers, Kristopher Holub, Frederick Britton, Shawn Schiller, Tonya Washington, Irene Lindsay, Cary Corenblum, Kathy Arrington, Dana Kamin, Lisa Bruno, 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

238 PRIVATE ROAD 4433
RHOME, TX 76078

00000007573660

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 02, 2018

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 29, 2003 and recorded in Document VOLUME 1292, PAGE 464; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS CLERK'S FILE NO. 201407333 AND CLERK'S FILE NO. 201705517 real property records of WISE County, Texas, with BILLY J PARHAM, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by BILLY J PARHAM, securing the payment of the indebtednesses in the original principal amount of $65,606.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

Donna Stockman

AURORA CAMPOS, JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, KRISTIE ALVAREZ, PATRICK ZWIERS, KRISTOPHER HOLUB, FREDERICK BRITTON, SHAWN SCHILLER, TONYA WASHINGTON, IRENE LINDSAY, CARY CORENBLUM, KATHY ARRINGTON, DANA KAMIN, LISA BRUNO OR DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, MICHELLE SCHWARTZ, OR TIM LEWIS
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

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

_____

Declarants Name: _____

[redacted]

BEING A 2.000 ACRE TRACT OF LAND OUT OF THE P. P. HARDING SURVEY. ABSTRACT NO. 373, SITUATED IN WISE COUNTY, TEXAS. AND BEING A PORTION OF THAT CERTAIN 590.334 ACRE TRACT OF LAND OUT OF THE M.E.P. & P.R.R. CO. SURVEY, ABSTRACT NO. 373, E. M. THOMASSON SURVEY, ABSTRACT NO. 801 AND THE R. M. THOMPSON SURVEY, ABSTRACT NO. 1248, AS CONVEYED TO AP LAND INVESTMENTS LIMITED PARTNERSHIP, DEE RING, INC., SANDRA SUE FAUST, THE GEORGE AND JEAN KAELBER TRUST, THE PEPPER FAMILY LIMITED PARTNERSHIP, AND JACK DOAGE, IN VOLUME 664, PAGE 238, REAL RECORDS, WISE COUNTY, TEXAS, AND THIS TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIN SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, AND BEING SOUTH 21 DEGREES 18 MINUTES 19 SECONDS WEST, 228.84 FEET, SOUTH 24 DEGREES 48 MINUTES 19 SECONDS WEST 225.12 FEET, SOUTH 65 DEGREES 12 MINUTES 02 SECONDS EAST, 31.90 FEET AND SOUTH 10 DEGREES 32 MINUTES 48 SECONDS EAST, 869.16 FEET, FROM THE MOST NORTHERLY NORTHWEST CORNER OF SAID 590.334 ACRE TRACT;

THENCE NORTH 84 DEGREES 27 MINUTES 35 SECONDS EAST, A DISTANCE OF 505.50 FEET TO A 1/2 INCH IRON PIN SET IN THE WEST RIGHT-OF-WAY LINE OF A 60 FOOT PROPOSED PRIVATE ROAD FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 05 DEGREES 32 MINUTES 25 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY A DISTANCE OF 175.00 FEET, TO A 1/2 INCH IRON PIN SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 84 DEGREES 27 MINUTES 35 SECONDS WEST, A DISTANCE OF 490.17 FEET, TO A 1/2 INCH IRON PIN SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 10 DEGREES 32 MINUTES 48 SECONDS WEST, A DISTANCE OF 175.67 FEET, TO THE POINT OF BEGINNING AND CONTAINING 2.000 ACRES OF LAND, MORE OR LESS.

(ALSO KNOWN AS -- LOT 103, HILLS OF OLIVER CREEK, AN UNRECORDED SUBDIVISION.)

POSTED
AT 2:18 o'clock P M

SEP 06 2018

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

17-121615

Notice of Substitute Trustee's Sale

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

Deed of Trust Date: February 13, 2002	**Original Mortgagor/Grantor**: TRACY GROOM AND SARAH GROOM
Original Beneficiary / Mortgagee: ABN AMRO MORTGAGE GROUP, INC	**Current Beneficiary / Mortgagee**: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Recorded in: **Volume**: 1137 **Page**: 826 **Instrument No**: N/A	**Property County**: WISE
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER	**Mortgage Servicer's Address**: 8950 Cypress Waters Blvd. Coppell, TX 75019

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

Secures:Note in the original principal amount of $84,000.00, executed by TRACY GROOM ("Borrower") and payable to the order of Lender.

Property Address/Mailing Address: 165 PR 4440, RHOME, TX 76052

Legal Description of Property to be Sold: TRACT #194, HILLS OF OLIVER CREEK

BEING A 2.000 ACRE TRACT OF LAND OUT OF THE M.E.P. & P.R.R.CO. SURVEY, ABSTRACT #633, SITUATED IN WISE COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 590.334 ACRE TRACT OF LAND OUT OF THE M.E.P. & P.R.R.CO. SURVEY, ABSTRACT #633, B.G. BROCK SURVEY, ABSTRACT #131, P.P. HARDING SURVEY, ABSTRACT #373, E.M. THOMASSON SURVEY, ABSTRACT #801, AND THE R.M. THOMPSON SURVEY, ABSTRACT #1248, AS CONVEYED TO AP LAND INVESTMENTS LIMITED PARTNERSHIP, DEE RING, INC., SANDRA SUE FAUST, THE GEORGE AND JEAN KAELBER TRUST, THE PEPPER FAMILY LIMITED PARTNERSHIP, AND JACK DOEGE, IN VOLUME 664, PAGE 238, REAL RECORDS, WISE COUNTY, TEXAS, AND THIS TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN SET, IN THE EAST RIGHT-OF-WAY LINE OF A 60' PRIVATE ROAD, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING SOUTH 89 DEGREES 38'04" EAST, 476.12 FEET AND THE NORTH 00 DEGREES 49'41" EAST, 2328.78 FEET, FROM THE SOUTHWEST CORNER OF SAID 590.334 ACRE TRACT;
THENCE NORTH 00 DEGREES 49'41" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 200.00 FEET, TO A 1/2" IRON PIN SET FOR THE NORTHWEST CORNER OF THE HEREIN DESRIBED TRACT;
THENCE SOUTH 89 DEGREES 10'19" EAST, A DISTANCE OF 435.60 FEET, TO A 1/2" IRON PIN SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE SOUTH 00 DEGREES 49'41" WEST, A DISTANCE OF 200.00 FEET TO 1/2" IRON PIN SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE NORTH 89 DEGREES 10'19" WEST, A DISTANCE OF 435.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.000 ACRES OF LAND.

A

THE BEARINGS FOR THIS SURVEY ARE BASED ON THE BEARINGS AS THEY APPEAR IN VOLUME 664, PAGE 238, REAL RECORDS, WISE COUNTY, TEXAS.

TOGETHER WITH THAT 1999 GALAXY MOBILE HOME WITH SERIAL #AH01999649B AND #AH01999649A LABEL #PFS0592059 AND #PFS0592060.

Date of Sale: October 02, 2018	**Earliest time Sale will begin**: 1:00 PM

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

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

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

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

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

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

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

Donna Stockman

SUBSTITUTE TRUSTEE

Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Kristie Alvarez, Patrick Zwiers, Kristopher Holub, Frederick Britton, Shawn Schiller, Tonya Washington, Irene Lindsay, Cary Corenblum, Kathy Arrington, Dana Kamin, Lisa Bruno, whose address is 1 Mauchly Irvine, CA 92618, OR Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington or Michelle Schwartz, Trustee

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

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE
(TO BE RECORDED)

DEED OF TRUST INFORMATION:

Date: 10/28/2005

Grantor(s): KANDRA MORRIS AND SPOUSE, JOHN MORRIS AND WOODROW BURGESS, A SINGLE PERSON

Original Mortgagee: NORTHWOOD CREDIT, INC., D/B/A NORTHWOOD MORTGAGE, INC.

Original Principal: $82,272.00

Recording Information: Book 1617 Page 104 Instrument 378380

Property County: Wise

Property:

LOT 80, BLOCK 3, CHISHOLM HILLS, PHASE 3, AN ADDITION TO THE CITY OF FAIRVIEW, WISE COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET B, PAGE 440 AND 441, PLAT RECORDS, WISE COUNTY, TEXAS.

Reported Address: 142 LANGE WAY, 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, N.A.

Mortgage Servicer: Wells Fargo Bank, N. A.

Current Beneficiary: Wells Fargo Bank, N.A.

Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 2nd day of October, 2018

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

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

Substitute Trustee(s): Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Doug Woodard, Kristie Alvarez, Julian Perrine, Patrick Zwiers, Kristopher Holub, Frederick Britton, Shawn Schiller, Tonya Washington, Irene Lindsay, Cary Corenblum, Michael Burns, Elizabeth Hayes, Carlos R. Hernandez-Vivoni, Sammy Hooda, or Suzanne Suarez, 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, Patrick Zwiers, Kristopher Holub, Frederick Britton, Shawn Schiller, Tonya Washington, Irene Lindsay, Cary Corenblum, Michael Burns, Elizabeth Hayes, Carlos R. Hernandez-Vivoni, Sammy Hooda, or Suzanne Suarez, 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, Patrick Zwiers, Kristopher Holub, Frederick Britton, Shawn Schiller, Tonya Washington, Irene Lindsay, Cary Corenblum, Michael Burns, Elizabeth Hayes, Carlos R. Hernandez-Vivoni, Sammy Hooda, or Suzanne Suarez, 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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

STATE OF TEXAS

COPY

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF Wise

WHEREAS, on **December 2, 1996, Rosalinda Naranjo,** as grantor(s) executed a Deed of Trust to **JCEF Limited, A Limited Liability Company**, filed in **Deed Records, Wise County, Texas,** certain real property located in the County of **Wise,** State of Texas, and being more particularly described as **Lot 20, Coyote Ridge, Phase I, more specifically described in Exhibit A attached hereto and made a part hereof for all intents and purposes,** to secure payment of one certain Real Estate Note in the amount of, **$25,000.00** (the note), the Deed of Trust being recorded in Deed Records, **Wise County**, Texas, in **Volume 693, Page 695.** WHEREAS, (I) default has occurred in the payment of the Note secured by the Deed of Trust and/or in the performance of the covenants, agreements, and conditions set forth in the Deed of Trust, and (ii) the sums due and payable under the Note and the Deed of Trust are now wholly due and payable, and (iii) owner and holder of the Note, pursuant to the Deed of Trust has requested the undersigned to sell the property and satisfy the note, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust; and

WHEREAS, the undersigned **Substitute Trustee**, acting upon the request of **JCEF Limited, A Limited Liability Company**, by these presents is hereby posting, filing and giving notice of the foreclosure of the Deed of Trust and lien thereof in accordance with §51.002 of the Texas Property Code and the terms and provisions of the Deed of Trust.

NOW, THEREFORE, the undersigned, the **Substitute Trustee** as aforesaid, does hereby give notice that after due publication of this notice as required by law and the Deed of Trust, will sell the Property at Public Venue to the highest bidder, or bidders, for cash, at a time no earlier than **10:00 a.m.** and not later than **1:00 p.m.** on the first Tuesday in October, 2018 at the **Wise County Courthouse, Decatur, Texas.** The same being **October 2, 2018, At the southeast door of the Wise County Courthouse, Decatur, Texas.**

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

In Witness Whereof, this notice of **Substitute Trustee's Sale** has been executed on September 4, 2018.

Emory Russell

Emory Russell
Substitute Trustee

After Filing Return To:
JCEF Limited, A Limited Liability Company
8659 White Settlement Rd.
Fort Worth, Texas 76108

POSTED
AT 9:41 o'clock A M

SEP 04 2018

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

Sarah Enochs

CR20 Exhibit A

FIELD NOTES
3.190 ACRES

BEING all that certain lot, tract or parcel of land situated in the A. Walker Survey Abstract Number 861, in the County of Wise, Texas, being a part of that certain (called) 62.591 acre "Tract I" conveyed by deed from Doug Bryan to JCEF Limited, recorded in Volume 538, Page 738, Real Records, Wise County, Texas, and being a part of that certain (called) 350.066 acre "Tract III" conveyed by deed from Doug Bryan to JCEF Limited, recorded in Volume 538, Page 738, Real Records, Wise County, Texas, being more particularly described as follows:

COMMENCING at an iron rod found for corner in the west line of said Walker Survey and in the east line of the Jessie B. Atkinson Survey Abstract Number 2, said point being the most southerly southeast corner of that certain tract of land conveyed by deed from Allen McMurdy to Floyd T. McCurdy, recorded in Volume 237, Page 591, Deed Records, Wise County, Texas;

THENCE NORTH, 489.58 feet with the common line between said Walker Survey and said Atkinson Survey and with Blewett Road, a public roadway, to an iron rod set at a bend in said Road;

THENCE N 79° 25' 38" E, 1244.29 feet with said Road to an iron rod set for the POINT OF BEGINNING;

THENCE N 79° 25' 38" E, 15.00 feet with said Road to an iron rod set for corner;

THENCE S 10° 34' 22" E, 930.00 feet to an iron rod set for corner;

THENCE S 79° 25' 38" W, 179.63 feet to an iron rod set for corner;

THENCE S 10° 34' 22" E, 624.23 feet to an iron rod set for corner;

THENCE S 56° 32' 32" W, 196.32 feet to an iron rod set for corner;

THENCE N 10° 34' 22" W, 715.57 feet to an iron rod set for corner;

THENCE N 79° 25' 38" E, 345.50 feet to an iron rod set for corner;

THENCE N 10° 34' 22" W, 915.00 feet to the PLACE OF BEGINNING and containing 3.190 acres of land.

453 PR 2698
ALVORD, TX 76225

00000007780356

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 02, 2018

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 17, 2003 and recorded in Document VOLUME 1391, PAGE 681 real property records of WISE County, Texas, with JOHN J. ROGERS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JOHN J. ROGERS, securing the payment of the indebtednesses in the original principal amount of $114,109.00, 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, JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, KRISTIE ALVAREZ, PATRICK ZWIERS, KRISTOPHER HOLUB, FREDERICK BRITTON, SHAWN SCHILLER, TONYA WASHINGTON, IRENE LINDSAY, CARY CORENBLUM, KATHY ARRINGTON, DANA KAMIN, LISA BRUNO OR DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, MICHELLE SCHWARTZ, OR TIM LEWIS
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

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

_____
Declarants Name: _____
Date: _____

POSTED

00000007780356

WISE

[redacted]

BEING A 4.00 ACRE TRACT OF LAND IN THE F. ROZALES SURVEY, ABSTRACT NO. 708, WISE COUNTY, TEXAS, AND BEING A PART OF A TRACT OF LAND DESCRIBED IN DEED TO FRAZIER ASSET MANAGEMENT RECORDED IN VOLUME 546, PAGE 485, REAL RECORDS, WISE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO KELLY ROBERTS RECORDED IN VOLUME 590, PAGE 683, REAL RECORDS, WISE COUNTY, TEXAS, FROM WHICH THE SOUTH CORNER OF SAID FRAZIER TRACT BEARS SOUTH 44 DEGREES 21' 49" WEST, 406.31 FEET AND SOUTH 44 DEGREES 05' 05" WEST, 398.64 FEET:

THENCE NORTH 45 DEGREES 18 MINUTES 44 SECONDS WEST, 856.55 FEET TO A 1/2" IRON ROD FOUND IN THE SOUTHEAST LINE OF A SIXTY FOOT ROAD;

THENCE NORTH 44 DEGREES 41 MINUTES 16 SECONDS EAST WITH THE SOUTHEAST LINE OF SAID ROAD 202.85 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 45 DEGREES 18 MINUTES 44 SECONDS EAST, 856.87 FEET TO A 1/2" IRON ROD FOUND IN THE SOUTHEAST LINE OF SAID FRAZIER TRACT;

THENCE SOUTH 44 DEGREES 46 MINUTES 46 SECONDS WEST WITH THE SOUTHEAST LINE OF SAID FRAZIER TRACT, 202.85 FEET TO THE POINT OF BEGINNING, AND BEING KNOWN AS TRACT 22 OF SHADOW WOOD, AN UNRECORDED SUBDIVISION IN WISE COUNTY, TEXAS.

1500 S CLIFF ST
DECATUR, TX 76234

00000007478001

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. **Date, Time, and Place of Sale.**

   Date: October 02, 2018

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

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

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

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

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JULIE PEREZ AND NICOLAS PEREZ, securing the payment of the indebtednesses in the original principal amount of $130,612.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

AURORA CAMPOS, JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, KRISTIE ALVAREZ, PATRICK ZWIERS, KRISTOPHER HOLUB, FREDERICK BRITTON, SHAWN SCHILLER, TONYA WASHINGTON, IRENE LINDSAY, CARY CORENBLUM, KATHY ARRINGTON, DANA KAMIN, LISA BRUNO OR DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, MICHELLE SCHWARTZ, OR TIM LEWIS
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

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

_____
Declarants Name:_____
Date:_____

[redacted]

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

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

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

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

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

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WISE County
Deed of Trust Dated: July 5, 2002
Amount: $88,812.00
Grantor(s): RODNEY HALL

Original Mortgagee: ALETHES MTG. LENDER DBA AMERINET MORTGAGE SERVICES
Current Mortgagee: GSMPS MORTGAGE LOAN TRUST 2005-RP3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-RP3, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR-IN-INTEREST TO WACHOVIA BANK NATIONAL ASSOCIATION, AS TRUSTEE

Mortgagee Servicer and Address: c/o CITIMORTGAGE, INC., 1000 Technology Drive, MS 100, O'Fallon, MO 63368
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. 312308

Legal Description: TRACT NO. 1 OF THE BAR BAR A ACRES, BEING A SUBDIVISION IN WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN PLAT CABINET B, SECTION 244, PLAT RECORDS, WISE COUNTY, TEXAS.

Date of Sale: October 2, 2018 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, KRISTIE ALVAREZ, 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, MICHELLE SCHWARTZ, LISA BRUNO, DANA KAMIN OR KATHY ARRINGTON 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.

POSTED
AT 10:01 o'clock a M

AUG 16 2018

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

RACHEL U. DONNELLY, ATTORNEY AT LAW
HUGHES. WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2018-000521

AURORA CAMPOS OR JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, KRISTIE ALVAREZ, 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, MICHELLE SCHWARTZ, LISA BRUNO, DANA KAMIN OR KATHY ARRINGTON
c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618

POSTED
AT 11:10 o'clock A M

AUG 09 2018

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
BY DEPUTY

NOTICE OF FORECLOSURE SALE

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

1. ***Property to Be Sold.*** The property to be sold is described as follows: LOT FIVE (5), BLOCK FIVE (5), UNIT FOUR (4), RUNAWAY BAY, A SUBDIVISION IN WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SECTION 415, PLAT RECORDS, WISE COUNTY, TEXAS.

2. ***Instrument to be Foreclosed.*** The instrument to be foreclosed is the Deed of Trust dated 04/30/2004 and recorded in Book 1557 Page 308 Document 369772 real property records of Wise County, Texas.

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

Date:	10/02/2018
Time:	01:00 PM
Place:	Wise County Courthouse, Texas at the following location: THE SOUTHEAST PORCH AT THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER`S OFFICE or as designated by the County Commissioners Court.

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

5. ***Obligations Secured.*** The Deed of Trust executed by MENDI D. STRINE, provides that it secures the payment of the indebtedness in the original principal amount of $81,339.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. COLONIAL NATIONAL MORTGAGE, A DIVISION OF COLONIAL SAVINGS, F.A. is the current mortgagee of the note and deed of trust and COLONIAL SAVINGS is mortgage servicer. A servicing agreement between the mortgagee, whose address is COLONIAL NATIONAL MORTGAGE, A DIVISION OF COLONIAL SAVINGS, F.A. c/o COLONIAL SAVINGS, 2626 West Freeway, Building B, Fort Worth, TX 76102 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Tracey Midkiff, Attorney at Law
Marissa Sibal, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254

DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER,GUY WIGGS, DAVID STOCKMAN, TIM LEWIS, MICHELLE SCHWARTZ, KATHY ARRINGTON OR MICHAEL W. ZIENTZ
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

Certificate of Posting

I am whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX

TS No.: 2018-02036-TX
18-001567-673

Notice of [Substitute] Trustee Sale

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

1. Date, Time and Place of Sale.

Date: 10/02/2018

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

Place: **THE SOUTHEAST PORCH AT THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 1025 CR 4380, BOYD, TX 76023

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 09/30/2004 and recorded 10/05/2004 in Book OR VL 1476 Page 531 Document 357602 , real property records of Wise County, Texas, with **RICK G. SMITH, AN UNMARRIED MAN** grantor(s) and HOMECOMINGS FINANCIAL NETWORK INC as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER,GUY WIGGS, DAVID STOCKMAN, TIM LEWIS, MICHELLE SCHWARTZ, KATHY ARRINGTON OR MICHAEL W. ZIENTZ, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **RICK G. SMITH, AN UNMARRIED MAN,** securing the payment of the indebtedness in the original principal amount of **$77,850.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2004-RS10** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2018-02036-TX
18-001567-673

Notice of [Substitute] Trustee Sale

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

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

BEING A 3.73 ACRE TRACT IN BLOCK 20 OF THE VAN ZANDT COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 1182, WISE COUNTY, TEXAS AND ALSO BEING PART OF A CERTAIN CALLED 78 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 265, PAGE 596, DEED RECORDS, WISE COUNTY, TEXAS AND THIS PART BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:COMMENCING AT A 3/8" IRON ROD FOUND IN COUNTY ROAD # 380 FOR THE SOUTHEAST CORNER OF SAID BLOCK 20, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID 78 ACRE TRACT; THENCE SOUTH 89°47` 00" WEST WITH THE SOUTH LINE OF SAID 78 ACRE TRACT A DISTANCE OF 2358.54 FEET TO A RR SPIKE SET IN SAID COUNTY ROAD FOR THE SOUTHWEST CORNER OF SAID 78 ACRE TRACT AT THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;THENCE NORTH 00° 00` 00" EAST A DISTANCE OF 558.02 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED STEADHAM R.P.L.S. 4281 SET FOR A CORNER IN THE WEST LINE OF SAID 78 ACRE TRACT;THENCE NORTH 89°47` 00" EAST A DISTANCE OF 291.17 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED STEADHAM R.P.L.S. 4281 SET FOR A CORNER;THENCE SOUTH 00° 00` 00" WEST PASSING A 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED STEADHAM REFERENCE SET AT A DISTANCE OF 530.78 FEET IN ALL A DISTANCE OF 558.02 FEET TO A POINT IN THE SOUTH LINE OF SAID 78 ACRE TRACT, SAID POINT ALSO BEING IN SAID COUNTY ROAD;THENCE SOUTH 89°47`00" WEST A DISTANCE OF 291.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.73 ACRES OF LAND.

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

C/O Ocwen Loan Servicing, LLC

1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409

Phone: 1-800-746-2936

TS No.: 2018-02036-TX
18-001567-673

Notice of [Substitute] Trustee Sale

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

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

Date: August 7, 2018

Iman Walcott – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

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

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

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

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

Certificate of Posting

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

NOTICE OF ACCELERATION AND 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.

Foreclosure Sale Information:

Date: Tuesday, the 4th day of September, 2018
Time: 1:00PM or within three hours thereafter.
Place: 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.

Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust dated **02/24/1999** and recorded in **Wise** County, Texas in **Book 851 Page 309 Instrument 255024** with **MICHAEL E CATER, JACQUE CATER**, grantor(s) and **GREEN TREE FINANCIAL SERVICING CORPORATION**, mortgagee.

Property to be Sold "AS IS": **(See Attached Exhibit "A")**

Reported Address: **279 LATHAM LANE, RHOME, TX 76078**

Obligations Secured: Deed of Trustee executed by **MICHAEL E CATER, JACQUE CATER** provides that it secures the payment of the indebtedness in the amount of **$69,200.00**, and obligations therein described including but not limited to (a) the promissory note and (b) all modifications, renewals and extensions of the note. **Wells Fargo Bank N.A., as trustee for Green Tree 2008-MH1, as Servicer with delegated authority under the transaction documents** is the current mortgagee of the note and Deed of Trust and **Ditech Financial LLC** is the mortgage servicer who represents the current mortgagee and is authorized to collect the debt per Texas Property Code § 51.0025 and who's address is **2100 E. Elliot RD Bldg 94 Mail stop T-140, Tempe, AZ 85284.**

Acceleration: A default under the Note and Deed of Trustee was declared; such default was reported to not have been cured; and all sums secured by the Deed of Trust were declared to be immediately due and payable.

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.

Substitute Trustee(s) appointed to Conduct Sale: In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed and by these presents does name and appoint Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Michelle Schwartz, Kathy Arrington, Michael Burns, Elizabeth Hayes, Marilyn Jones, or Suzanne Suarez, any to act as substitute trustee under and by virtue of said Deed of Trust.

Substitute Trustee(s) address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

Carlos Hernandez-Vivoni, SBN ~~24096186~~
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 425, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

POSTED
AT 4:15 o'clock P M
JUL 26 2018
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Vicky Gaona

Certificate of Posting

I am _____ whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on _____ I filed and / or recorded this Notice of Foreclosure Sale at the office of the **Wise** County Clerk and caused it to be posted at the location directed by the **Wise** County Commissioners Court.

Exhibit "A"

LOT 66, BLOCK 2, CHISHOLM HILLS, PHASE III ACCORDING TO PLAT RECORDED IN CABINET B, PAGE 440, REAL RECORDS, WISE COUNTY, TEXAS.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

302 RUNWAY LANE
AURORA, TX 76078

00000007739790

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 02, 2018

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 09, 2005 and recorded in Document Real Property Records of WISE County, TEXAS real property records of WISE County, Texas, with ROBBY SAVAGE AND APRIL SAVAGE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by ROBBY SAVAGE AND APRIL SAVAGE, securing the payment of the indebtednesses in the original principal amount of $69,451.00, 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, JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, KRISTIE ALVAREZ, PATRICK ZWIERS, KRISTOPHER HOLUB, FREDERICK BRITTON, SHAWN SCHILLER, TONYA WASHINGTON, IRENE LINDSAY, CARY CORENBLUM, KATHY ARRINGTON, DANA KAMIN, LISA BRUNO OR DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, MICHELLE SCHWARTZ, OR TIM LEWIS
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

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

_____
Declarants Name:_____
Date:_____

POSTED
AT 3:39 o'clock P M

JUL 19 2018

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

NOS00000007739790

FCTX_NSTS_Sigs.rpt - (03/08/2016) - Ver-45

EXHIBIT "A"

BEING A 0.48 ACRE TRACT IN THE W. C. HALLMARK SURVEY, ABSTRACT NUMBER 361, WISE COUNTY, TEXAS, SAID TRACT ALSO BEING KNOWN AS LOTS 10 AND 11, BLOCK 4, GLIDER BASE ESTATES AN UNRECORDED SUBDIVISION IN WISE COUNTY, TEXAS, SAID TRACT ALSO BEING PART OF TRACT NUMBER 1 DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 162, PAGE 208, DEED OF TRUST RECORDS, WISE COUNTY, TEXAS, AND THE PART BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN A POWER POLE FOUND IN THE WEST RIGHT-OF-WAY OF RUNWAY LANE FOR THE SOUTHEAST CORNER OF SAID LOT 11 AND THE NORTHEAST CORNER OF LOT 12, BLOCK 4, SAID POINT BEING 1485.47 FEET SOUTH 00 DEGREES 20 WEST AND 2176.15 FEET NORTH 86 DEGREES 24 MINUTES WEST FROM THE NORTHEAST CORNER OF SAID HALLMARK SURVEY;

THENCE NORTH 88 DEGREES 24 MINUTES 00 SECONDS WEST WITH THE NORTH LINE OF SAID LOTS 22 AND 21A DISTANCE OF 158.00 FEET TO A ½ INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 10 AND THE SOUTHEAST CORNER OF LOT 21;

THENCE NORTH 00 DEGREES 26 MINUTES 00 SECONDS EAST WITH THE WEST LINE OF SAID LOT 10 AND THE EAST LINE OF LOT 9 A DISTANCE OF 134.40 FEET TO A ½ INCH IRON ROD FOUND FOR A CORNER IN THE SOUTH LINE OF SAID RUNWAY LANE;

THENCE SOUTH 88 DEGREES 24 MINUTES 00 SECONDS EAST WITH SOUTH RIGHT-OF-WAY OF RUNWAY LANE AND THE NORTH LINE OF SAID LOTS 10 AND 11, A DISTANCE OF 137.78 FEET TO A ½ INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET;

THENCE WITH SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 32.04 FEET LONG CHORD SOUTH 44 DEGREES 17 MINUTES 25 SECONDS EAST 28.73 FEET, TO A 1/2 INCH IRON ROD FOUND IN THE WEST RIGHT-OF-WAY OF SAID RUNWAY LANE FOR A CORNER;

THENCE SOUTH 00 DEGREES 26 MINUTES 00 SECONDS WEST WITH THE EAST LINE OF SAID LOT 11 AND THE WEST LINE OF SAID ROAD A DISTANCE OF 114.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.486 ACRES OF LAND, MORE OR LESS.

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE
(TO BE RECORDED)

DEED OF TRUST INFORMATION:

Date: 10/28/2005
Grantor(s): KANDRA MORRIS AND SPOUSE, JOHN MORRIS AND WOODROW BURGESS, A SINGLE PERSON

Original Mortgagee: NORTHWOOD CREDIT, INC., D/B/A NORTHWOOD MORTGAGE, INC.
Original Principal: $82,272.00
Recording Information: Book 1617 Page 104 Instrument 378380
Property County: Wise
Property:

LOT 80, BLOCK 3, CHISHOLM HILLS, PHASE 3, AN ADDITION TO THE CITY OF FAIRVIEW, WISE COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET B, PAGE 440 AND 441, PLAT RECORDS, WISE COUNTY, TEXAS.

Reported Address: 142 LANGE WAY, 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, N.A.
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: Wells Fargo Bank, N.A.
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of September, 2018
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: AT THE SOUTHEAST PORCH OF THE COURTHOUSE STEPS in Wise County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Wise County Commissioner's Court.
Substitute Trustee(s): Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Doug Woodard, Kristie Alvarez, Julian Perrine, Patrick Zwiers, Kristopher Holub, Frederick Britton, Shawn Schiller, Tonya Washington, Irene Lindsay, Cary Corenblum, Michael Burns, Elizabeth Hayes, Marilyn Jones, or Suzanne Suarez, 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, Patrick Zwiers, Kristopher Holub, Frederick Britton, Shawn Schiller, Tonya Washington, Irene Lindsay, Cary Corenblum, Michael Burns, Elizabeth Hayes, Marilyn Jones, or Suzanne Suarez, 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, Patrick Zwiers, Kristopher Holub, Frederick Britton, Shawn Schiller, Tonya Washington, Irene Lindsay, Cary Corenblum, Michael Burns, Elizabeth Hayes, Marilyn Jones, or Suzanne Suarez, 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