COPY

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.

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated November 14, 2012, executed by **BILLY RAY WHITEHEAD, A SINGLE PERSON** ("Mortgagor") to Michael Gary Orlando, Trustee for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Instrument No. 2012-13926, Official Public Records of Wise County, Texas, Mortgagee appoints K. Clifford Littlefield, whose address is listed below, Jerry May, whose business address is 1829 N. Main, Weatherford, TX 76086, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, September 5, 2017**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Wise County Courthouse at the place designated by the Commissioner's Court for such sales in Wise County, Texas, (on the steps of the county courthouse, or as designated by the County Commissioner), the sale to begin at 10:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 2012 Fleetwood Waco D2 Rivercrest Manufactured Housing Unit, Serial No. TXFLB12A03560RU11.

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.

EXECUTED this 31st day of July, 2017.

K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401
Telephone: (361) 884-0612
Facsimile: (361) 884-5291
Email: clittlefield@umhlaw.com

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 31st day of July, 2017, to certify which witness my hand and official seal.

NORMA JEAN HESSELTINE
MY COMMISSION EXPIRES
December 11, 2017

NOTARY PUBLIC, STATE OF TEXAS

Return to:
K. Clifford Littlefield
Upton, Mickits & Heymann, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401

POSTED
AT 4020'clock P M
AUG 1 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Vicky Gaona

EXHIBIT "A"

Legal description of land:

A Tract of land situated in the Adaline Baker Survey, Abstract Number 1117, Wise County, Texas, and being a portion of a tract of land described in a deed to Billy R Whitehead and wife, Jeanetta F Whitehead and Benny H. Hughes and wife, Dorothy L. Hughes, recorded in Volume 142, Page 771, Real Property Records, Wise County, Texas, being more particularly described by metes and bounds as follows:

Commencing at a 1/2" rebar rod found (Control Monument) for the northwest corner of the original Whitehead & Hughes tract, same being the northwest corner of a tract of land described in a deed as "Tract 2" to Daniel Webster Stevenson and Saundra Vickie Stevenson Life Estate, recorded in Volume 2112, Page 548, Official Records, Wise County, Texas, and being in the south line of Lot 8, Oak Trails Addition, recorded in Cabinet A, Slide 502, Plat Records, Wise County, Texas; Thence East. (Basis for Directional Control), 808.59 feet along the north line of said Whitehead & Hughes Tract to a point; Thence South., 40.00 feet through said Whitehead & Hughes Tract to a 1/2" capped "T.C.S. RPLS 4277" rebar rod set for the POINT OF BEGINNING of this tract;

Thence South, 295.16 feet through said Whitehead & Hughes Tract to a 1/2" capped "T.C.S. RPLS 4277" rebar rod set;

Thence West, 295.16 feet through said Whitehead & Hughes Tract to a 1/2" capped "T.C.S. RPLS 4277" rebar rod set;

Thence North, 295.16 feet through said Whitehead & Hughes Tract to a 1/2" capped "T.C.S. RPLS 4277" rebar rod set;

Thence East, 295.16 feet through said Whitehead & Hughes Tract to the point of beginning and containing 2.00 acres of land more or less.

Together with a 20' Ingress Egress Easement

A 20 feet wide ingress egress easement situated in the Adaline Baker Survey, Abstract Number 1117, Wise County, Texas, and being over and across a portion of a tract of land described in a deed to Billy R. Whitehead and wife, Jeanetta F. Whitehead and Benny H. Hughes and Dorothy L Hughes, recorded in Volume 142, Page 771, Real Property Records, Wise County, Texas, being more particularly described by metes and bounds as follows:

Commencing at a 1/2" rebar rod found (Control Monument) for the northwest corner of the original Whitehead & Hughes Tract; Thence East, 788.59 feet along the north line of said Whitehead & Hughes Tract to the point of beginning of this easement;

Thence East, 2280.02 feet along the north line of said Whitehead & Hughes Tract to a railroad spike found in the approximate centerline of County Road 3791 for the northeast corner of said Whitehead & Hughes Tract;

Thence S 05°05'04" W., 20.08 feet along the centerline of said Country Road 3791 to a point , and from which a 3/8" rebar rod found for the southeast corner of said Whitehead & Hughes Tract bears S 05°05'04" W., 1288.00 feet;

Thence West, 2258.24 feet through said Whitehead & Hughes Tract to a point;

Thence South, 20.00 feet through said Whitehead & Hughes Tract to a 1/2" capped "T.C.S. RPLS 4277" rebar rod set for the northeast corner of the aforementioned 2.00 acre tract of land;

Thence West, 20.00 feet through said Whitehead & Hughes Tract, same being the north line of the aforementioned 2.00 acres tract of land to a point;

Thence North, 40.00 feet through said Whitehead & Hughes Tract to the point of beginning and containing 1.06 acres of land more or less.

-

NOTICE OF TRUSTEE'S SALE

Date: August 14, 2017

DEED OF TRUST

Date: November 13, 2013

Grantor: Artemio Salas

Grantor's Address:

5009 Calloway St
Ft. Worth, TX 76108

Beneficiary: Johnson Oaks, LP

Trustee: Marjorie Fowler

Substitute Trustee: Jessica Brown

Recording Information: Recorded in #201400400 DT, Deed Records of Wise County, Texas

Property: Being a tract of land situated in Wise County, Texas, more Particularly described as Lot 12, 13, 14, 15 & 16 Block 1, Phase II Chisolm Hills Addition, A subdivision in Wise County, Texas, according to the Plat records in Plat Records, Wise County, Texas.

NOTE

Date: November 13, 2013

Amount: Thirty Six Thousand, Five Hundred Dollars and 00/100 ($36,500.00)

Debtor: Artemio Salas

POSTED
AT 9:54 o'clock A M

AUG 16 2017

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

Holder: Johnson Oaks, LP

Date of Sale of Property (first Tuesday of month): **September 5, 2017**

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

Place of Sale of Property: The Southeast Steps of the Wise County Courthouse, #101 ½ Trinity Street, Decatur, TX

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

Jessica Brown, Trustee
2400 Ellis Ave, Ft. Worth, TX 76164
817-625-9975 x 206

Certified # 7015 0640 0001 5300 5122

ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF TARRANT

This instrument was acknowledged before me on the 14th day of August, 2017, by Jessica Brown, Substitute Trustee.

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

LILLIANA MEJIA
Notary Public, State of Texas
Comm. Expires 09-25-2019
Notary ID 126266397

RETURN TO:

The Real Estate Group, Inc.
2400 Ellis Ave.
Ft. Worth, Texas 76164

NOTICE OF FORECLOSURE SALE

Date: August 15, 2017

POSTED
AT 4:31 o'clock P M
AUG 15 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Kim Griffith DEPUTY
Kim Griffith

Trustee/Substitute Trustee:

David Spiller and/or Mason Spiller

Trustee/Substitute Trustee's Address:

David Spiller, Esq.
Mason Spiller, Esq.
SPILLER & SPILLER
Attorneys and Counselors at Law
P. O. Drawer 447
Jacksboro, Texas 76458

Mortgagee: Lynn Long, Individually and as Successor-in-Interest to Wayne Long

Note: Promissory Note dated January 5, 2016, in the original principal amount of ONE HUNDRED FIFTEEN THOUSAND AND NO/100 DOLLARS ($115,000.00), by Michael T. Winters and April A. Winters, as Borrower, payable to the order of Wayne Long and Lynn Long, as Lender

Deed of Trust:

Deed of Trust dated January 5, 2016, from Michael T. Winters and April A. Winters, as Grantor, to Phil L. Adams, as Trustee, recorded on January 7, 2016, in the official public records of Wise County, Texas, Instrument Number 201600149

Property:

Tract No. 1:
Tract of land being Lot 1, Gilliland Estates, an Addition to Wise County, Texas, according to the plat thereof, recorded in Plat Cabinet D, Slide 105, Plat Records of Wise County, Texas.

Tract No. 2:
Centerline description of a 30'Ingress & Egress Easement (Private Road No. 3338), as recorded in Volume 2036, Page 777, and being situated in Block 3 of the Matagorda County School Land Survey, Abstract Number 535, Wise County, Texas, and being a part of a called 87 ½ acre tract of land described as the Second Tract, in the deed recorded in Volume 241`, Page 473, Deed Records of Wise County, Texas;

Beginning by deed call at a p.k. nail set for corner, being in the East line of said 87 ½ acre tract of land, said Block 3, in or near the centerline of an asphalt road under apparent public use posted as County Road No. 3341;

Thence South 89°49'24" West, crossing a cattle guard at a distance of 52.78 feet, continuing along said course along or near the centerline of a gravel road under apparent public use posted as Private Road No. 3338, a total distance of 1460.02 feet to a capped iron rod found in the West line of said 87 ½ acre tract.

County: Wise

Date of Sale (first Tuesday of month): Tuesday, September 5, 2017

Time of Sale: 1:00 p.m.

Place of Sale: Wise County Courthouse at 101 N. Trinity Street, Decatur, Texas 76234, at the following location: Southeast porch of the Courthouse, or as designated by the County Commissioners pursuant to §51.002 of the 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 IMMEDIATELY.

David Spiller and/or Mason Spiller are Trustee under the Deed of Trust, and/or Mortgagee has appointed David Spiller and/or Mason Spiller as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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.

Notice is given that on the Date of Sale, 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 ENJOYMNENT, 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. This sale will be conducted subject to the right of rescission contained in Section 51.016 of the Texas Property Code.

David Spiller
Mason Spiller
SPILLER & SPILLER
P. O. Drawer 447
Jacksboro, Texas 76458
Telephone: (940) 567-6644
Facsimile: (940) 567-3999

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 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. ***Property to Be Sold.*** The property to be sold is described as follows: SEE EXHIBIT "A"

2. ***Instrument to be Foreclosed.*** The instrument to be foreclosed is the Deed of Trust dated 06/28/1990 and recorded in Document 158221 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: 09/05/2017
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 JERRY D. SANDLIN AND DEBBIE SANDLIN, provides that it secures the payment of the indebtedness in the original principal amount of $20,100.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. LPP MORTGAGE LTD. is the current mortgagee of the note and deed of trust and MGC MORTGAGE, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is LPP MORTGAGE LTD. c/o MGC MORTGAGE, INC., 1 Corporate Dr., Ste. 360, Lake Zurich, IL 60047 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 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 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 14160 N. Dallas Pkwy, Suite 900, Dallas, TX 75254. 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.

WISE COUNTY

Jerry D. Sandlin and Debbie Sandlin
48 Meadow Pond Court, Bridgeport, Texas 76026

DLH-41370630-05

The SURFACE ESTATE, ONLY, in and to Lot No. 47, Block No. 3, of Hideaway Bay Lake Shores, an unrecorded Subdivision in the Levi Howard Survey, Abstract No. 362, in Wise County, Texas; and being 0.479 acre of land more or less, more fully described on Exhibit "A" attached.

FIELD NOTES of a 0.479 acre tract of land in the Levi Howard Survey, Abst. #362, Wise County, Texas, said tract also being designated as Lot 47, Block 3, of Hideaway Bay Lake Shores, an unrecorded subdivision in the Levi Howard Survey, and being more fully described by metes and bounds as follows:

COMMENCING at a square-headed bolt spike, in a rock mound, found at the NORTHEAST corner of a tract of land conveyed to the Tarrant County Water Control and Improvement District Number One, and described as "First Parcel" by deed of record in Volume 282, Page 397, of said Deed Records;

THENCE S. 00° 18' E., along the EAST line of said district Tract, 528.80 ft. to a concrete monument at the NORTHWEST corner of a tract of land conveyed to Ed Max and Herald Gillespie, as recorded in Volume 419, Page 795, of the Deed Records of Wise County;

THENCE, with the WEST line of the Max Gillespie Tract, the following calls; S. 00° 18' E. 676.40 ft.;--N. 87° 40' E. 212.50 ft.;--S. 00° 04' W. 211.70 ft.; N. 87° 50' E. 95.10 ft.;--S. 20° 40' E. 6.60 ft.;--S. 05° 48' E. 86.10 ft.;--S. 41° 25' E. 207.70 ft.;--S.23° 45' E 108.80 ft.;--S. 26° 11' E. 174.00 ft.;--S. 29° 13' E. 202.70 ft.;--S. 11° 50' E. 198.30 ft.;--S. 11° 20' W. 238.60 ft. and S. 87° 51' E. 7.20 ft. to a point in the Northeasterly line of a 60.00 ft. wide road easement and at an Easterly corner of Lot 7, Block 6, of Hideaway Bay Lake Shores;

THENCE S. 45° 08' E., crossing said road, 60.00 ft. to a point in the Easterly line of the road easement;

THENCE S. 44° 52' W., with the Easterly line of said road, 204.40 ft. to the beginning of a curve to the left;

THENCE, with said curve (radius=79.80 ft.), 48.50 ft. to the end of the curve;

THENCE S. 10° 04' W., with the easterly R.O.W. line of the road, 1,069.80 ft. to the beginning of a curve to the right;

THENCE, with said curve (radius=243.80 ft.), 59.00 feet to an iron pin at the Northwest corner of Lot 47, being the POINT OF BEGINNING of the tract of land described herein;

THENCE S. 83° 19' E. 112.90 feet to an iron pin;

THENCE S. 09° 44' W. 70.00 feet to an iron pin;

THENCE S. 82° 24' E. 45.50 feet to an iron pin in the 836.00 ft. elevation contour line;

THENCE S. 43° 48' W., with said contour line, 70.00 feet to an iron pin at a corner of this tract;

THENCE N. 47°42' W., leaving the 836.00 ft. contour line, 191.30 feet to an iron pin in the easterly R.O.W. line of the road easement;

THENCE, with the R.O.W. line and with a curve to the left (radius=243.80 ft.), 98.00 feet to the POINT OF BEGINNING and containing 0.479 acres of land, more or less.

AND

The SURFACE ESTATE, ONLY, in and to Lot No. 48, Block No. 3, of the Hideaway Bay Lake Shores, an unrecorded Subdivision in the Levi Howard Survey, Abstract No. 362, in Wise County, Texas; and being 0.376 acre of land, more or less, more fully described on Exhibit "A" attached.

EXHIBIT "A"

242100310

[redacted]

Jerry D. Sandlin and Debbie Sandlin
48 Meadow Pond Court, Bridgeport, Texas 76026

DLE-41370630-05

FIELD NOTES of a 0.376 acre tract of land in the Levi Howard Survey, Abst. #362, Wise County, Texas, said tract also being designated as Lot 48, Block 3, of Hideaway Bay Lake Shores, an unrecorded subdivision in the Levi Howard Survey, and being more fully described by metes and bounds as follows:

COMMENCING at a square-headed bolt spike, in a rock mound, found at the NORTHEAST corner of a tract of land conveyed to the Tarrant County Water Control and Improvement District Number One, and described as "First Parcel" by deed of record in Volume 282, Page 397, of said Deed Records;

THENCE S. 00° 18' E., along the EAST line of said district Tract, 528.80 ft. to a concrete monument at the NORTHWEST corner of a tract of land conveyed to Ed Max and Herald Gillespie, as recorded in Volume 419, Page 795, of the Deed Records of Wise County;

THENCE, with the WEST line of the Max Gillespie Tract, the following calls; S. 00° 18' E. 676.40 ft.;--N. 87° 40' E. 212.50 ft.;--S. 00° 04' W. 211.70 ft.; N. 87° 50' E. 95.10 ft.;--S. 20° 40' E. 6.60 ft.;--S. 05° 48' E. 86.10 ft.;--S. 41° 25' E. 207.70 ft.;--S.23° 45' E 108.80 ft.;--S. 26° 11' E. 176.00 ft.;--S. 29° 13' E. 202.70 ft.;--S. 11° 50' E. 198.30 ft.;--S. 11° 20' W. 238.60 ft. and S. 87° 51' E. 7.20 ft. to a point in the Northeasterly line of a 60.00 ft. wide road easement and at an Easterly corner of Lot 7, Block 6, of Hideaway Bay Lake Shores;

THENCE S. 45° 08' E., crossing said road, 60.00 ft. to a point in the Easterly line of the road easement;

THENCE S. 44° 52' W., with the Easterly line of said road, 204.40 ft. to the beginning of a curve to the left;

THENCE, with said curve (radius=79.80 ft.), 48.50 ft. to the end of the curve;

THENCE S. 10° 04' W., with the easterly R.O.W. line of the road, 1,069.80 ft. to the beginning of a curve to the right;

THENCE, with said curve (radius=243.80 ft.), 157.00 feet to an iron pin at the Northwest corner of Lot 48, being the POINT OF BEGINNING of the tract of land described herein;

THENCE S. 47° 42' E. 191.30 feet to an iron pin in the 836.00 ft elevation contour line, mean sea level;

THENCE, with said contour line, S. 43° 48' W. 31.70 feet;--S 22° 33' E. 30.80 feet and S. 40° 40' W. 31.60 feet to an iron pin at a corner of this tract;

THENCE N. 48° 17' W., leaving the 836.00 ft. contour line, 233.20 feet to an iron pin in the easterly R.O.W. line of the road easement;

THENCE N. 53° 26' E., with said R.O.W. line, 52.50 feet to an iron pin at the beginning of a curve to the left;

THENCE, with said curve (radius=243.80 ft.), 27.50 feet to the POINT OF BEGINNING and containing 0.376 acres of land, more or less.

EXHIBIT "A",CONTINUED

242100310

[redacted]

RECEIVED
6-8-17 ic

CAUSE NO. CV17-02-160

In Re: Order of Foreclosure Concerning 400 N WICKHAM ALVORD, TX 76225 Under Tex. R. Civ. P. 736	§	IN THE DISTRICT COURT
Petitioner: U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST	§	OF WISE COUNTY, TEXAS
Respondent(s): KIM BROWNING and STEPHEN BROWNING	§	271st JUDICIAL DISTRICT

DEFAULT ORDER

1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.

2. The name and last known address of each Respondent subject to this order is:

KIM BROWNING 703 OLD COURSE RD ODESSA, TEXAS 79765	STEPHEN BROWNING 703 OLD COURSE RD ODESSA, TEXAS 79765

Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.

3. The property that is the subject of this foreclosure proceeding is commonly known as 400 N WICKHAM, ALVORD, TX 76225 with the following legal description:

A PART OF THE JAMES PINCHBACK SURVEY, ABSTRACT NO. 674, IN WISE COUNTY, TEXAS; BEING A PART OF A 100- ACRE TRACT IN SAID SURVEY CONVEYED BY IDA K. FLATO TO A. J. FARMER; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FILED
10:22 AM ____ PM
JUN 12 2017
BRENDA ROWE
DISTRICT CLERK WISE COUNTY, TX
BY _____ DEPUTY

BEGINNING AT THE SOUTHWEST CORNER OF SAID 100- ACRE TRACT;
THENCE EAST 37 1/2 VARAS;
THENCE NORTH 75 3/5 VARAS;
THENCE WEST 37 1/2 VARAS TO THE WEST BOUNDARY LINE OF SAID 100-ACRE TRACT;
THENCE SOUTH WITH SAID LAND 75 3/5 VARAS TO THE PLACE OF BEGINNING, CONTAINING 1/2 ACRE OF LAND, MORE OR LESS; BEING THE SAME LAND DESCRIBED IN DEED MADE BY DAVID MULLINS TO D. S. COOPER, DATED MARCH 19, 1923
RECORDED IN VOL. 106, P. 106, DEED RECORDS, WISE COUNTY, TEXAS;
SAVE AND EXCEPT THE NORTH 80 FEET OF THE ABOVE-DESCRIBED TRACT, AS DESCRIBED IN DEED DATED DECEMBER 12, 1952, FROM THE FIRST BAPTIST CHURCH IN ALVORD, TEXAS TO W.T. MOSELEY AS SHOWN OF RECORD IN VOL. 186, P. 122, DEED RECORDS OF WISE COUNTY, TEXAS, MORE OR LESS.

4. The lien to be foreclosed is indexed or recorded at VOLUME 1549, PAGE 378 and recorded in the real property records of WISE County, Texas.

5. The material facts establishing Respondent('s/s') default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.

6. Based on the affidavit of Petitioner, no Respondent subject this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 *et seq.*

7. Therefore, the Court grants Petitioner's motion for a default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner, and its successors and/or assigns may proceed with foreclosure of the property described above in accordance with the applicable law and the loan agreement, contract, or lien sought to be foreclosed.

8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

Signed this 12 day of June, 2017

JUDGE PRESIDING

SUBMITTED BY:

BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP

By: _____

Connie J. Vandergriff (ConnieVa@bdfgroup.com)
State Bar No. 24044550
4004 Belt Line Road, Suite 100
Addison, Texas 75001
(972) 386-5040 (Phone)
(972) 341-0734 (Fax)

ATTORNEYS FOR PETITIONER

EXHIBIT A – LEGAL DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF SAID 100-ACRE TRACT;
THENCE EAST 37 1/2 VARAS;
THENCE NORTH 76 3/5 VARAS;
THENCE WEST 37 1/2 VARAS TO THE WEST BOUNDARY LINE OF SAID 100-ACRE TRACT;
THENCE SOUTH WITH SAID LAND 76 3/5 VARAS TO THE PLACE OF BEGINNING, CONTAINING 1/2 ACRE OF LAND, MORE OR LESS; BEING THE SAME LAND DESCRIBED IN DEED MADE BY DAVID MULLINS TO D. S. COOPER, DATED MARCH 19, 1923,
RECORDED IN VOL. 106, P. 106, DEED RECORDS, WISE COUNTY, TEXAS;
SAVE AND EXCEPT THE NORTH 80 FEET OF THE ABOVE-DESCRIBED TRACT, AS DESCRIBED IN DEED DATED DECEMBER 12, 1962, FROM THE FIRST BAPTIST CHURCH IN ALVORD, TEXAS TO W. T MOSELEY AS SHOWN OF RECORD IN VOL. 186, P.
122, DEED RECORDS OF WISE COUNTY, TEXAS.
TAX MAP OR PARCEL ID NO.: S38099900200100

File Number: **TX-17-8518-ER**

POSTED
AT 12:04 o'clock P M
JUL 06 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
BY DEPUTY
Vicky Gaona

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

WHEREAS, on **4/25/2005, STEPHEN BROWNING AND KIM BROWNING, HUSBAND AND WIFE** , executed a Deed of Trust conveying to **JAMES R SALMON** as Trustee, the Real Estate hereinafter described, to **BENEFICIAL TEXAS INC.**, in the payment of a debt therein described, said Deed of Trust being recorded under Instrument 368640, Volume 1549, Page 378, in the DEED OF TRUST OR REAL PROPERTY records of **WISE COUNTY**, Texas; and

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

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

WHEREAS, an Order to Proceed with Notice of Foreclosure Sale and Foreclosure Sale was entered on **June 12, 2017** under Cause No. **CV17-02-160** in the **271ST** Judicial District Court of **WISE COUNTY**, Texas; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **8/1/2017** beginning not earlier than **1:00pm** , or not later than three hours thereafter, I will sell said Real Estate in **WISE COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted at the location where this Notice of Trustee's Sale was posted. Said Real Estate is described as follows:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Property Address: **400 N WICKHAM, ALVORD, TX 76225**
Mortgage Servicer: **Caliber Home Loans, Inc.**
Mortgage Servicer Address: **13801 WIRELESS WAY, OKLAHOMA CITY, OK, 73134**
Reinstatement Line: **(800) 401-6587**
Noteholder: **U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust**

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

WITNESS MY HAND this day, July 6, 2017

Donna Stockman

Denise Boerner, Brenda Wiggs, Donna Stockman, Guy Wiggs, David Stockman, Tim Lewis, Michelle Schwartz,
Substitute Trustee

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

4626017

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date:	06/30/2014
Grantor(s):	CASEY HILLARY, A SINGLE PERSON
Original Mortgagee:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR PRIMEWEST MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal:	$163,975.00
Recording Information:	Instrument 201406641
Property County:	Wise
Property:	LOT 13, BLOCK 8, LIPSEY ADDITION, AN ADDITION TO THE CITY OF DECATUR, WISE COUNTY, TEXAS, ACCORDING TO THE REVISED PLAT RECORDED IN CABINET "A", SECTIONS 81-82, MAP RECORDS, WISE COUNTY, TEXAS.
Reported Address:	3206 S FM 51, DECATUR, TX 76234

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

SALE INFORMATION:

Date of Sale:	Tuesday, the 5th day of September, 2017
Time of Sale:	1:00PM or within three hours thereafter.
Place of Sale:	AT THE SOUTHEAST PORCH OF THE COURTHOUSE STEPS in Wise County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Wise County Commissioner's Court.
Substitute Trustee(s):	Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Doug Woodard, Kristie Alvarez, Julian Perrine, Matt Hansen, Patrick Zwiers, Kristopher Holub, Frederick Britton, Shawn Schiller, Tonya Washington, Irene Lindsay, Cary Corenblum, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act
Substitute Trustee Address:	14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

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

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

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date:	05/29/2003
Grantor(s):	JARROD SMITH AND WIFE, JESSICA D. SMITH
Original Mortgagee:	TEXAS RESIDENTIAL MORTGAGE, L.P.
Original Principal:	$87,000.00
Recording Information:	Book 1293 Page 14 Instrument 328657
Property County:	Wise
Property:	LOT 13, BLOCK 2, OF THE HILLS OF BRIAR OAKS, PHASE FOUR, A SUBDIVISION IN WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET B, SECTION 500, PLAT RECORDS OF WISE COUNTY, TEXAS
Reported Address:	262 PRAIRIE GRASS LANE, AZLE, TX 76020

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 5th day of September, 2017
Time of Sale:	1:00PM or within three hours thereafter.
Place of Sale:	AT THE SOUTHEAST PORCH OF THE COURTHOUSE STEPS in Wise County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Wise County Commissioner's Court.
Substitute Trustee(s):	Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Doug Woodard, Kristie Alvarez, Julian Perrine, Matt Hansen, Patrick Zwiers, Kristopher Holub, Frederick Britton, Shawn Schiller, Tonya Washington, Irene Lindsay, Cary Corenblum, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act
Substitute Trustee Address:	14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

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

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

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date:	06/15/2004
Grantor(s):	KENNITH JONES, AKA KENNETH JONES, A MARRIED PERSON JOINED BY HIS WIFE MARCELLA JONES
Original Mortgagee:	WELLS FARGO BANK, N.A.
Original Principal:	$72,821.00
Recording Information:	Book 1473 Page 466 Instrument 357161
Property County:	Wise
Property:	LOT 14, BLOCK 4, UNIT 1, OF SATELLITE CITY, A SUBDIVISION IN WISE COUNTY, ACCORDING TO THE PLAT RECORDED IN PLAT CABINET A, SECTION 198, PLAT RECORDS, WISE COUNTY, TEXAS.
Reported Address:	131 JOHNSTON DRIVE, DECATUR, TX 76234

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

SALE INFORMATION:

Date of Sale:	Tuesday, the 5th day of September, 2017
Time of Sale:	1:00PM or within three hours thereafter.
Place of Sale:	AT THE SOUTHEAST PORCH OF THE COURTHOUSE STEPS in Wise County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Wise County Commissioner's Court.
Substitute Trustee(s):	Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Doug Woodard, Kristie Alvarez, Julian Perrine, Matt Hansen, Patrick Zwiers, Kristopher Holub, Frederick Britton, Shawn Schiller, Tonya Washington, Irene Lindsay, Cary Corenblum, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act
Substitute Trustee Address:	14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

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

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

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 04/22/2013
Grantor(s): DAVID J. FAGAN AND SPOUSE, MARY SUMNER
Original Mortgagee: WELLS FARGO BANK, NATIONAL ASSOCIATION
Original Principal: $92,097.00
Recording Information: Instrument 201320496
Property County: Wise
Property:

BEING THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN WISE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

DESCRIPTION FOR A TRACT OF LAND SITUATED IN THE GREEN B. BUCHANAN SURVEY, ABSTRACT NUMBER 31, WISE COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND DESCRIBED IN A DEED TO DAVID J. FAGAN, RECORDED IN VOLUME 2351, PAGE 117, OFFICIAL RECORDS, WISE COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 1/2" CAPPED "T.C.S. RPLS 4277" REBAR ROD SET IN THE SOUTH LINE OF PRIVATE ROAD 4732, AN EXISTING 60 FEET RIGHT OF WAY, FOR THE NORTHEAST CORNER OF SAID FAGAN TRACT, SAME BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO ADRIENNE BROOKE HENSON, RECORDED IN VOLUME 2240, PAGE 724, OFFICIAL RECORDS, WISE COUNTY, TEXAS;

THENCE S 00 DEGREES 18`36"E., 277.40 FEET ALONG THE COMMON LINE OF SAID FAGAN TRACT AND SAID HENSON TRACT TO A 5/8" CAPPED "WALTERS RPLS 4614" REBAR ROD FOUND FOR THE SOUTHEAST CORNER OF SAID FAGAN TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID HENSON TRACT, AND BEING IN THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN A DEED AS "FIRST TRACT" TO MAGGIE SPAIN, RECORDED IN VOLUME 304, PAGE 271, DEED RECORDS, WISE COUNTY, TEXAS, AND FROM WHICH A 5/8" CAPPED "WALTERS RPLS 4614" REBAR ROD FOUND BEARS N 89 DEGREES 42` 41" E., 156.94 FEET;

THENCE S 89 DEGREES 41`40"W., 157.09 FEET ALONG THE COMMON LINE OF SAID FAGAN TRACT AND SAID SPAIN TRACT TO A 5/8" CAPPED "WALTERS RPLS 4614" REBAR ROD FOUND (CONTROL MONUMENT) FOR THE SOUTHWEST CORNER OF SAID FAGAN TRACT, SAME BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED AS "TRACT ONE" TO RAY WISE, RECORDED IN VOLUME 2347, PAGE 703, OFFICIAL RECORDS, WISE COUNTY, TEXAS, AND FROM WHICH A 5/8" CAPPED "WALTERS RPLS 4614" REBAR ROD FOUND BEARS S 89 DEGREES 41`08"W., 156.92 FEET;

THENCE N 00 DEGREES 18` 41"W. (BASIS FOR DIRECTIONAL CONTROL), 277.40 FEET ALONG THE COMMON LINE OF SAID FAGAN TRACT AND SAID WISE TRACT TO A 5/8" CAPPED "WALTERS RPLS 4614" REBAR ROD FOUND (CONTROL MONUMENT) IN THE SOUTH LINE OF SAID PRIVATE ROAD 4732, FOR THE NORTHWEST CORNER OF SAID FAGAN TRACT, SAME BEING THE NORTHEAST CORNER OF SAID WISE TRACT;

THENCE N 89 DEGREES 41`35"E., 157.10 FEET ALONG THE SOUTH LINE OF SAID PRIVATE ROAD 4732 TO THE POINT OF BEGINNING AND CONTAINING 1.00 ACRE OF LAND MORE OR LESS.

POSTED
AT 12:13 o'clock P M
JUN 26 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Sarah Enochs

Reported Address: 174 PR 4732, 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

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of September, 2017
Time of Sale: 1:00PM or within three hours thereafter.

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.

202 BLOCKER STREET
BRIDGEPORT, TX 76426

00000006901524

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: September 05, 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 September 23, 2003 and recorded in Document CLERK'S FILE NO. 336315 real property records of WISE County, Texas, with KENNETH D. ROBINSON AND EVELYN LARISE ROBINSON, grantor(s) and WELLS FARGO HOME MORTGAGE, INC., mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by KENNETH D. ROBINSON AND EVELYN LARISE ROBINSON, securing the payment of the indebtednesses in the original principal amount of $60,401.00, 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 Stockman

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]

BEING THAT CERTAIN LOT, TRACT OF PARCEL OF LAND SITUATED IN THE CITY OF BRIDGEPORT, WISE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

BEING A 0.447 ACRE TRACT OF LAND SITUATED IN THE J.M. KIRKMAN SURVEY, ABSTRACT NUMBER 477, IN THE CITY OF BRIDGEPORT, WISE COUNTY, TEXAS AND BEING PART OF A CALLED 7.42 ACRE TRACT OF LAND AS CONVEYED BY DEED IN VOLUME 65, PAGE 357, DEED RECORDS, WISE COUNTY, TEXAS, SAID 0.447 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 1/2 INCH IRON ROD AT THE MOST NORTHERLY NORTHWEST CORNER OF A CALLED 6.98 ACRE TRACT AS RECORDED IN VOLUME 725, PAGE 631, REAL PROPERTY RECORDS, WISE COUNTY, TEXAS, AND ALSO LYING IN THE SOUTH LINE OF BLOCKER STREET;

THENCE SOUTH LEAVING SAID SOUTH LINE OF BLOCKER STREET FOR 150.00 FEET TO A SET 1/2 INCH IRON ROD IN AN EXISTING FENCE LINE;

THENCE SOUTH 87 DEGREES 25 MINUTES WEST ALONG SAID FENCE LINE FOR 130.00 FEET TO A FOUND FENCE POST;

THENCE NORTH FOR 150.00 FEET TO A SET 1/2 INCH IRON ROD IN THE SOUTH LINE OF SAID BLOCKER STREET;

THENCE NORTH 87 DEGREES 25 MINUTES EAST ALONG SAID SOUTH LINE FOR 130.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 19,480.00 SQUARE FEET OR 0.447 ACRES OF LAND, MORE OR LESS.

201 SOUTH LANE STREET
DECATUR, TX 76234

00000006926240

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: September 05, 2017

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 22, 2003 and recorded in Document CLERK'S FILE NO. 334224, VOLUME 1329, PAGE 173 real property records of WISE County, Texas, with LETICIA LARA AND NELSON LARA, grantor(s) and LEGACY MORTGAGE INC., mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by LETICIA LARA AND NELSON LARA, securing the payment of the indebtednesses in the original principal amount of $72,400.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. DITECH FINANCIAL 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. DITECH FINANCIAL LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o DITECH FINANCIAL LLC
345 SAINT PETER STREET
ST. PAUL, MN 55102

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:_____

BEING A TRACT OR PARCEL OF LAND SITUATED IN THE JAMES TARLTON SURVEY, ABSTRACT NO, 805, WISE COUNTY, TEXAS, AND BEING A PART OF THE TARLTON SUBDIVISION, TO THE CITY OF DECATUR, TEXAS, AND FURTHER DECRIBED AS FOLLOWS:

BEGINNING AT A 1/2 -INCH CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT IN THE APPARENT EAST RIGHT-OF-WAY LINE OF SOUTH LANE STREET AND THE NORTH RIGHT-OF-WAY LINE OF SHOEMAKER STREET AND BEING THE SOUTHWEST CORNER OF SAID BLOCK 57 OF SAID ADDITION;

THENCE NORTH 00 DEGREE 20 MINUTES 32 SECONDS WEST WITH THE EAST RIGHT-OF-WAY LINE OF LANE STREET WITH THE WEST LINE OF SAID MCDANIEL TRACT A DISTANCE OF 89.00 FEET TO A 1/2 -INCH CAPPED IRON ROD SET FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF PECAN STREET, BEING THE NORTHWEST CORNER OF SAID BLOCK 57;

THENCE EAST WITH THE NORTH LINE OF SAID MCDANIEL TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID STREET A DISTANCE OF 116.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET FOR CORNER;

THENCE SOUTH 00 DEGREE 20 MINUTES 32 SECONDS EAST WITH THE EAST LINE OF SAID MCDANIEL TRACT A DISTANCE OF 89.00 FEET A 1/2 -INCH CAPPED IRON ROD SET FOR CORNER OF THE HEREIN DESCRIBED TRACT IN THE NORTH RIGHT-OF-WAY LINE OF SAID SHOEMAKER STREET;

THENCE WEST WITH THE SOUTH LINE OF SAID MCDANIEL TRACT AND THE NORTH RIGHT-OF-WAY LINE OF SAID STREET A DISTANCE OF 116.00 FEET TO THE POINT OF BEGINNING AND ENCLOSING 0.237 ACRES OF LAND, MORE OR LESS.

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: 09/05/2017

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

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

   Property Address: 143 Angus Court, Paradise, TX 76073

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

3. **Instrument to be Foreclosed:** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 04/30/2004 and recorded 05/11/2004 in Document 348621, Book OR Vol 1421 Page 400, real property records of Wise County Texas, with Dane Renfroe & Barbara E. Hall Renfroe, husband and wife, grantor(s) and First Horizon Home Loan Corporation.

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

5. **Obligation Secured**: Deed of Trust or Contract Lien executed by Dane Renfroe & Barbara E. Hall Renfroe, husband and wife, securing the payment of the indebtedness in the original principal amount of **$165,200.00**, 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, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2004-3, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2004-3** is the current mortgagee of the note and the Deed of Trust or contract lien.

POSTED
AT 8:32 o'clock A M
JUL 31 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Vicky Gaona DEPUTY

Notice of [Substitute] Trustee Sale

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

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

   BEING LOT 20, BLOCK 2, OF WINDMILL TRAILS-PHASE I, AN ADDITION IN WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINETB, SECTIONS 53 AND 54, PLAT RECORDS, WISE COUNTY, TEXAS.

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

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

Notice of [Substitute] Trustee Sale

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

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

Date: July 28, 2017

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

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

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

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

Notice of Foreclosure Sale

August 2, 2017

Deed of Trust ("Deed of Trust"):

Dated:	December 6, 2007
Grantor:	Michelle Lee Flake a/k/a Michelle Richey Uselton and Robert Lee Flake
Trustee:	Greg Reasoner
Lender:	First State Bank
Recorded in:	Volume 1889, Page 368 of the real property records of Wise County, Texas being renewed and extended by that certain Modification, Renewal and Extension Agreement recorded in Volume 2232, Page 528 of the real property records of Wise County, Texas
Legal Description:	Being 0.59 acres in the G.W. Cash Survey, Abstract Number 1424, in the City of Chico, Wise County, Texas, and being part of Lot 8, Block 2, Chico Estates, an unrecorded subdivision in the City of Chico, as described in deed to Rick Richey in Volume 784, Page 895, Official Records, Wise County, Texas, said 0.59 acres being more particularly described in Exhibit A attached hereto.
Secures:	Real Estate Lien Note ("Note") in the original principal amount of $73,150.00, executed by Michelle Lee Flake a/k/a Michelle Richey Uselton and Robert Lee Flake ("Borrower") and payable to the order of Lender
Property:	The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described in the attached Exhibit A, and all rights and appurtenances thereto
Substitute Trustee:	Berry White and/or Brad Mumaw
Substitute Trustee's Address:	1602 Halsell Street, Bridgeport, TX, 76426

POSTED
AT 3:13 o'clock P M
AUG 2 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Toni Grigsby DEPUTY
TONI GRIGSBY

Foreclosure Sale:

Date:	Tuesday, September 5, 2017
Time:	The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00am and not later than three hours thereafter.
Place:	Wise County Courthouse in Decatur, Texas, at the following location: The Southeast porch of the courthouse steps of the Wise County Court House.
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 First State Bank's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

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

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

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

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by First State Bank. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS,"

without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

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

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

Berry White

Berry White and/or Brad Mumaw
1602 Halsell Street
Bridgeport, TX 76426
Telephone (940) 647-0000
Telecopier (888) 396-6271

POSTED
AT 10:48 o'clock A M

AUG 11 2017

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

Sarah Enochs

Notice of Substitute Trustee's Sale

Date: August 9, 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): September 5, 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.

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 10:15 o'clock A M

AUG 14 2017

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

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

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

   All property (real, personal or otherwise) described in the Deed of Trust (as hereinafter defined), together with the rights, appurtenances and improvements thereto, including, but not limited to, the real property described on **Exhibit A** attached hereto and made a part hereof. In the event any property encumbered by the Deed of Trust has been released by Lender (or its predecessor in interest, as applicable), then said released property shall be excluded from the property sold at foreclosure.

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

   Date: **Tuesday, September 5, 2017.**

   Time: The sale shall begin no earlier than **10:00 a.m.** or no later than three hours thereafter. The sale shall be completed by no later than **1:00 p.m.**

   Place: **The sale will take place at the Wise County Courthouse at the place designated by the Wise County Commissioner's Court.**

The Deed of Trust permits the Lender (as hereinafter defined) to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code and/or Texas Business and Commerce Code. Such reposting or refiling may be after the date originally scheduled for this sale.

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

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. Prospective bidders are strongly

urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

4. Type of Sale. The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by that certain Deed of Trust (the "Deed of Trust") recorded under Instrument No. 2013-19510, Book 2449, Page 46 in the Real Property Records of Wise County, Texas, and executed by Steven Hill and Mary E. Stover (whether one or more, the "Grantor"), for the benefit of 21st Mortgage Corporation ("Lender"), covering the property described above.

5. Obligations Secured. The Deed of Trust provides that they secure the payment of the indebtedness and obligations therein described (collectively the "Indebtedness") including but not limited to the unpaid principal and interest owing on: that certain Consumer Loan Note, Security Agreement and Disclosure Statement (the "Note") dated on or about March 18, 2013, in the maximum principal amount of $54,662.58, executed by the Grantor and payable to the order of Lender, and all renewals, modifications and extensions of the Note. Lender is the current owner and holder of the Note and the Indebtedness and is the beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to the undersigned or to the Lender:

21st Mortgage Corporation
620 Market Street One Center Square
Knoxville, TN 37902
Phone: 800-955-0021
Fax: 866-231-4851

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

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

DATED: August 10, 2017.

Melissa A. McKinney, Substitute Trustee
Higier Allen & Lautin, P.C.
The Tower at Cityplace
2711 N. Haskell Ave., Suite 2400
Dallas, Texas 75204
Telephone: (972) 716-1888
Fax: (972) 716-1899

*****PLEASE FAX ALL COMMUNICATIONS REGARDING THIS MATTER TO THE SUBSTITUTE TRUSTEE AT 972-716-1899 (FAX), NOTE THE SUBSTITUTE TRUSTEE'S NAME ON YOUR COVER SHEET AND CONTACT THE SUBSTITUTE TRUSTEE AT 972-716-1888 (PHONE) TO CONFIRM RECEIPT. PLEASE ASSUME YOUR FAX HAS NOT BEEN RECEIVED UNTIL YOU VERBALLY CONFIRM RECEIPT THEREOF WITH OUR OFFICE. THANKS IN ADVANCE FOR YOUR COOPERATION.*****

EXHIBIT A

PROPERTY DESCRIPTION

[FOLLOWS THIS COVER PAGE]

EXHIBIT "A"

1.000 acre situated in and being a portion of the JOSE MARIA MORA SURVEY, ABSTRACT No. 542, Wise County, Texas and being that certain tract of land conveyed to First National Acceptance Corporation by deed recorded in Volume 1096, Page 54, Official Records, Wise County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING by deed call from a fence post, said post being called by deed to be South 1133.41 feet and East 3384.13 feet from the northeast corner of the A.E. Winfrey Survey, said post also being for the northwest corner of Lot 1, Block 1, Marianne Stokes Addition, according to the Plat thereof recorded in Plat Cabinet A, Slide 533, Real Records, Wise County, Texas, thence N.02°07'51"E., 1209.63 feet to a fence post in the southerly line of State Highway No. 199 for the POINT OF BEGINNING;

THENCE S 55°35'59" E, with the southerly line of said State Highway No. 199, 273.73 feet to a 1/2" iron found;

THENCE S 34°24'01" W, 210.00 feet to a 1/2" iron set,

THENCE N 55°35'59" W, 141.13 feet to a 1/2" iron set;

THENCE N 02°07'51" E, 248.36 feet to the POINT OF BEGINNING and containing 1.000 acre of land.

C&S No. 44-17-3318 / FHA / Yes
RoundPoint Mortgage Servicing Corporation

NOTICE OF TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

POSTED
AT 2:33 o'clock P M

AUG 14 2017

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

Date of Security Instrument: November 20, 2015

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

Original Trustee: Michael H. Patterson

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

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

Current Mortgagee: First Guaranty Mortgage Corporation

Mortgage Servicer: RoundPoint Mortgage Servicing Corporation, whose address is C/O 5016 Parkway Plaza Blvd., Suite 200 Charlotte, NC 28217 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 09/05/2017 **Earliest Time Sale Will Begin:** 1:00 PM

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

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

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

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

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

Donna Stockman

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

4630354

EXHIBIT "A"

Legal Description

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

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

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

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

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

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

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

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

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

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

Parcel ID Number: R000449120

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

2262 COUNTY ROAD 4790
BOYD, TX 76023

00000006705347

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: September 05, 2017

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 26, 2010 and recorded in Document CLERK'S FILE NO. 2010-61314 real property records of WISE County, Texas, with BRYAN E. NICHOLS, grantor(s) and MORTGAGE ELECTRONIC REGSTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE FOR, mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by BRYAN E. NICHOLS, securing the payment of the indebtednesses in the original principal amount of $90,930.00, 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

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:_____

00000006705347

WISE

[redacted]

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE J. K. MATTHEWS SURVEY, ABSTRACT NO. 640 IN WISE COUNTY, TEXAS, AND BEING THAT SAME 1.91 ACRE TRACT OF LAND DESCRIBED IN DEED FROM FRED W. BANKHEAD TO BENNY MOYERS AND WIFE, VICKIE MOYERS AS RECORDED IN VOLUME 193, PAGE 370 OF THE REAL PROPERTY RECORDS OF WISE COUNTY', TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FENCE POST WHICH LIES SOUTH 89 DEGREES 15 MINUTES 34 SECONDS WEST, A DISTANCE OF 1387.81 FEET AND SOUTH 00 DEGREES 53 MINUTES 26 SECONDS EAST, A DISTANCE OF 628.55 FEET FROM THE NORTHEAST CORNER OF SAID J.K. MATTHEWS SURVEY;

THENCE SOUTH 01 DEGREES 17 MINUTES 26 SECONDS WEST, A DISTANCE OF 38.63 FEET TO A POINT FOR CORNER;

THENCE SOUTH 87 DEGREES 35 MINUTES 48 SECONDS EAST, A DISTANCE OF 97.30 FEET TO A POINT FOR CORNER;

THENCE SOUTH, A DISTANCE OF 963.46 FEET TO A STEEL FENCE POST FOUND FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, ALSO BEING THE WESTERLY MOST SOUTHWEST CORNER OF A CALLED 7.0 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 185, PAGE 331 OF THE REAL PROPERTY RECORDS OF WISE COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 17 MINUTES 14 SECONDS EAST (CALLED NORTH 89 DEGREES 12 MINUTES 44 SECONDS EAST), ALONG A BARBED WIRE FENCE LINE, THE COMMON NORTH LINE OF SAID MOYERS TRACT AND A SOUTH LINE OF SAID 7.0 ACRE TRACT, A DISTANCE OF 331.57 FEET (CALLED 330.89 FEET) TO A STEEL FENCE POST FOUND FOR CORNER, BEING THE COMMON NORTHEAST CORNER OF SAID MOYERS TRACT AND AN INTERIOR CORNER OF SAID 7.0 ACRE TRACT;

THENCE SOUTH 00 DEGREES 54 MINUTES 15 SECONDS EAST, ALONG A STEEL PIPE RAIL FENCE LINE, THE COMMON EAST LINE OF SAID MOYERS TRACT AND A WEST LINE OF SAID 7.0 ACRE TRACT, A DISTANCE OF 60.20 FEET TO A STEEL FENCE POST FOUND FOR CORNER AT AN ANGLE POINT IN SAID COMMON LINE;

THENCE SOUTH 01 DEGREES 41 MINUTES 00 SECONDS WEST, CONTINUING ALONG THE COMMON EAST LINE OF SAID MOYERS TRACT AND A WEST LINE OF SAID 7.0 ACRE TRACT, AND PARTIALLY ALONG A STEEL PIPE RAIL FENCE LINE, A DISTANCE OF 199.29 FEET TO A 60D NAIL FOUND FOR CORNER IN THE APPROXIMATE CENTERLINE OF A COUNTY ROAD, SAID NAIL ALSO BEING THE COMMON SOUTHEAST CORNER OF SAID MOYERS TRACT AND THE SOUTHERLY MOST SOUTHWEST CORNER OF SAID 7.0 ACRE TRACT;

THENCE NORTH 86 DEGREES 50 MINUTES 43 SECONDS WEST, ALONG THE COMMON SOUTH LINE OF SAID MOYERS TRACT AND APPROXIMATE CENTERLINE OF SAID COUNTY ROAD, A DISTANCE OF 82.50 FEET TO A 60D NAIL FOUND FOR CORNER (FROM WHICH A FOUND 60D NAIL BEARS SOUTH 27 DEGREES 39 MINUTES EAST, A DISTANCE OF 5.7 FEET) AT AN ANGLE POINT IN THE SOUTH LINE OF SAID MOYERS TRACT;

THENCE NORTH 89 DEGREES 30 MINUTES 00 SECONDS WEST, CONTINUING ALONG THE COMMON SOUTH LINE OF SAID MOYERS TRACT AND APPROXIMATE CENTERLINE OF SAID COUNTY ROAD, A DISTANCE OF 242.87 FEET TO BOAT SPIKE FOUND FOR THE SOUTHWEST CORNER OF SAID MOYERS TRACT;

THENCE NORTH 00 DEGREES 19 MINUTES 27 SECONDS WEST (CALLED NORTH 00 DEGREES 10 MINUTES WEST), DEPARTING THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD AND ALONG THE WEST LINE OF SAID MOYERS TRACT, A DISTANCE OF 248.61 FEET (CALLED 248.18 FEET) TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT AND CONTAINING 1.910 ACRES OF LAND, MORE OR LESS;

SAVE AND EXCEPT THE FOLLOWING:

BEING A 30 FOOT STRIP OF LAND OUT OF A 1.91 ACRE TRACT OF LAND IN THE J.K. MATTHEWS SURVEY, ABSTRACT NUMBER 640 IN WISE COUNTY, TEXAS, AND RECORDED IN VOLUME 0536, PAGE 599 AND DESCRIBED AS FOLLOWS:

COMMENCING AT A FENCE POST WHICH LIES SOUTH 89 DEGREES 15 MINUTES 34 SECONDS WEST, A DISTANCE OF 1387.81 FEET AND SOUTH 00 DEGREES 53 MINUTES 26 SECONDS EAST, A DISTANCE OF 628.55 FEET FROM THE NORTHEAST CORNER OF JK MATTHEWS SURVEY;

THENCE SOUTH 01 DEGREES 17 MINUTES 26 SECONDS WEST, A DISTANCE OF 38.63 FEET TO A POINT FOR CORNER;

THENCE NORTH 89 DEGREES 30 MINUTES WEST, 30.00 FEET TO THE SOUTHWEST CORNER OF SAID 1.91 ACRE TRACT;

THENCE NORTH 00 DEGREES 19 MINUTES 27 SECONDS WEST (NORTH 00 DEGREES 10 MINUTES WEST IN DEED), 248.61 FEET (248.18 FEET IN DEED) TO THE POINT OF BEGINNING AND CONTAINING 7467.35 SQUARE FEET OR 0.17 ACRES OF LAND MORE OR LESS..

107 APOLLO TRAIL
AURORA, TX 76078

00000006585657

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: September 05, 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 02, 2015 and recorded in Document CLERK'S FILE NO. 201500394 real property records of WISE County, Texas, with JOSEPH M. RAMSEY AND UDRIKA RAMSEY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by JOSEPH M. RAMSEY AND UDRIKA RAMSEY, securing the payment of the indebtednesses in the original principal amount of $377,045.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. SWBC MORTGAGE CORPORATION 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. CENLAR FSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CENLAR FSB
425 PHILLIPS BLVD
EWING, NJ 08618

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:_____

EXHIBIT "A"

LOT 2, BLOCK L, AURORA VISTA, PHASE II, AN ADDITION TO THE CITY OF AURORA IN WISE COUNTY, TEXAS, ACCORDING TO THE PLAT CABINET B, SECTION 501, PLAT RECORDS, WISE COUNTY, TEXAS.

ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, ELENA M. GARCIA-BEARD AND HUSBAND, MICHAEL E. GARCIA-BEARD delivered that one certain Deed of Trust dated MARCH 21, 2012, which is recorded in INSTRUMENT NO. 2012-3732 of the real property records of WISE County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of $131,577.00 payable to the order of WESTSTAR MORTGAGE CORPORATION DBA WESTSTAR LOAN COMPANY, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

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

WHEREAS, WESTSTAR MORTGAGE CORPORATION, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

NOTICE IS HEREBY GIVEN that on Tuesday, SEPTEMBER 5, 2017, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

The sale will occur at that area designated by the Commissioners Court of WISE County, Texas, for such sales (OR AT SOUTHEAST PORCH OF THE COURTHOUSE).

NOTICE IS FURTHER GIVEN that the address of WESTSTAR MORTGAGE CORPORATION, the Mortgagee or Mortgage Servicer, is 2155 LOUISIANA BLVD. NE, STE 8000, ALBUQUERQUE, NEW MEXICO 87110. Pursuant to the Texas Property Code, the Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: AUGUST 14, 2017.

SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR DONNA STOCKMAN

EXHIBIT "A"

Being a 2.331 acre tract of land out of the P.P. HARDING SURVEY, ABSTRACT #373, and the R.M. THOMPSON SURVEY, ABSTRACT #1248, 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 rod found for the Northwest corner of the herein described tract and being South 00° 57' 58" West, 30.03 feet, North 86° 25' 39" West, 1130.31 feet, South 03° 26' 53" East, 605.06 feet and South 15° 14' 04" East, 250.73 feet from the most Northerly Northeast corner of said 590.334 acre tract;

Thence South 86° 25' 39" East, a distance of 572.00 feet to a 1/2" iron rod found for corner, in the Westerly right-of-way line of a road;

Thence South 03° 34' 21" West, along the Westerly right-of-way line, a distance of 119.67 feet, to a 1/2" iron rod found for the beginning of a curve to the left having a radius of 280.00 feet;

Thence continuing along said Westerly right-of-way line and along said curve to the left, an arc distance of 35.78 feet, to a 1/2" iron rod found for corner;

Thence South 86° 15' 01" West, a distance of 503.65 feet, to a 1/2" iron rod found for corner;

Thence North 15° 14' 04" West, a distance of 231.92 feet, to the Point of Beginning and containing 2.331 acres of land, more or less.

SAID TRACT, ALSO BEING KNOWN AS LOT 62, HILLS OF OLIVER CREEK, PHASE I, AN UNRECORDED SUBDIVISION IN WISE COUNTY, TEXAS.

FILE NO.: WMC-3207
ELENA M. GARCIA-BEARD

753 CR 4421
RHOME, TX 76078

00000006492060

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: September 05, 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 October 11, 2001 and recorded in Document VOLUME 1099, PAGE 489 real property records of WISE County, Texas, with ROBERT BAIRD AND JACQUELINE BAIRD, grantor(s) and AMERICAN HOME LOANS, mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by ROBERT BAIRD AND JACQUELINE BAIRD, securing the payment of the indebtednesses in the original principal amount of $96,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CITIMORTGAGE, INC. 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. CITIMORTGAGE, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CITIMORTGAGE, INC.
1000 TECHNOLOGY DRIVE
O'FALLON, MO 63368

Aurora Campos by Donna Stockman

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:_____

00000006492060 WISE

BEING A 3.889 ACRE TRACT OF LAND OUT OF THE P.P. HARDING SURVEY, ABSTRACT #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 #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 EASTERLY RIGHT-OF-WAY LINE OF BLEWETT ROAD (COUNTY ROAD NO. 4421), FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING SOUTH 68 DEG 42 MIN 23 SEC EAST 332.56 FEET, NORTH 20 DEG 48 MIN 49 SEC EAST 513.09 FEET AND SOUTH 50 DEG 11 MIN 31 SEC EAST 728.25 FEET FROM THE MOST WESTERLY NORTHWEST CORNER OF SAID 590.334 ACRE TRACT;

THENCE NORTH 23 DEG 03 MIN 14 SEC EAST, ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 200.00 FEET, TO A 1/2" IRON PIN SET FOR CORNER;

THENCE SOUTH 66 DEG 56 MIN 46 SEC EAST, A DISTANCE OF 780.53 FEET TO A 1/2" IRON PIN SET FOR CORNER;

THENCE SOUTH 10 DEG 32 MIN 48 SEC EAST, A DISTANCE OF 240.12 FEET, TO A 1/2" IRON PIN SET FOR CORNER;

THENCE NORTH 66 DEG 56 MIN 46 SEC WEST, A DISTANCE OF 913.42 FEET, TO THE POINT OF BEGINNING AND CON CONTAINING 3.889 ACRES OF LAND, MORE OR LESS.