Notice of Foreclosure Sale

Date:	March 9, 2017
Type of Security Instrument:	Deed of Trust
Date of Instrument:	March 28, 2015
Grantor(s):	Ariana Delaney Davis
Trustee:	J. Michael Ferguson
Beneficiary:	The Alvord 287 Joint Venture
County of Property:	Wise
Recording Information:	Deed of Trust is recorded in Index No.201503013 of the Real Property Records of Wise County, Texas.
Property Description:	see Exhibit "A" *(More Commonly Known as 340 PR 4732, Rhome, Texas)*
Note:	
Date of Note:	March 28, 2015
Amount:	$26,500.00
Debtor(s):	Ariana Delaney Davis
Holder:	The Alvord 287 Joint Venture
Date of Sale of Property:	April 4, 2017
Earliest Time of Sale of Property:	The sale shall begin no earlier than 10:00:00 AM and no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.
Place of Sale of Property:	or place designated by the County Commissioners Court

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

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

POSTED
AT 12:46 o'clock P M

MAR 14 2017

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

Exhibit "A"

Legal Description of the land:

A 1.00 acre tract of land in the G. B. Buchanan Survey A-31, Wise County, Texas and being part of a tract of land described in a deed to The Alvord 287 Joint Venture recorded in Volume 796, Page 674, Deed Records, Wise County, Texas and being more particularly described as follows:

BEGINNING at an iron rod set in the south line of said Joint Venture tract from which the southwest corner of said tract bears South 89°41119" West 2253.86 feet;

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

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

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

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

Also known as Lot 15, Diamond Ridge, an unrecorded subdivision in Wise County, Texas.

POSTED
AT 2:59 o'clock P M
MAR 13 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By DEPUTY
TONI GRIGSBY

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

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

TS#: 17-18179

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

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

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

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Doug Woodard, Kristie Alvarez, Julian Perrine, Matt Hansen, Patrick Zwiers, Kristopher Holub, Frederick Britton, Shawn Schiller, Tonya Washington, Irene Lindsay, Cary Corenblum, Denise Boerner, Brenda Wiggs, Donna Stockman, Guy Wiggs, David Stockman, Tim Lewis, Michelle Schwartz** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on TUESDAY, **4/4/2017** at **1:00 PM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **Wise** County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE SOUTHEAST PORCH OF THE COURTHOUSE STEPS Wise County Courthouse, 101 N. Trinity Street, Decatur, TX 76234**

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

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

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

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

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

WITNESS, my hand this 3/7/2017

By: Substitute Trustee(s)
Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Doug Woodard, Kristie Alvarez, Julian Perrine, Matt Hansen, Patrick Zwiers, Kristopher Holub, Frederick Britton, Shawn Schiller, Tonya Washington, Irene Lindsay, Cary Corenblum, Denise Boerner, Brenda Wiggs, Donna Stockman, Guy Wiggs, David Stockman, Tim Lewis, Michelle Schwartz
C/O Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803

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

513 GREEN MEADOW DRIVE
BOYD, TX 76023

00000006628010

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: April 04, 2017

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 21, 2008 and recorded in Document CLERK'S FILE NO. 2008-21496 real property records of WISE County, Texas, with CANDICE HAYNES AND JAMES HAYNES, grantor(s) and UNIVERSAL MORTGAGE CORPORATION, mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by CANDICE HAYNES AND JAMES HAYNES, securing the payment of the indebtednesses in the original principal amount of $126,053.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

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

Certificate of Posting

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

_____
Declarants Name:_____
Date:_____

POSTED

[redacted]

LOT 43, MEADOW PARK ADDITION, AN ADDITION TO THE CITY OF BOYD, WISE COUNTY, TEXAS, ACCORDING TO THE OFFICIAL PLAT RECORDED IN CABINET A, SECTION 221, AND CABINET A, SECTION 263, PLAT RECORDS, WISE COUNTY, TEXAS.

106 WEST HALE STREET
DECATUR, TX 76234

00000006643464

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: April 04, 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 30, 2011 and recorded in Document CLERK'S FILE NO. 2011-11798 real property records of WISE County, Texas, with BRYAN W. GIAKETTI AND DANIELLE GIAKETTI, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by BRYAN W. GIAKETTI AND DANIELLE GIAKETTI, securing the payment of the indebtednesses in the original principal amount of $120,520.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

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

Certificate of Posting

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

_____
Declarants Name:_____
Date:_____

[redacted]

LOT 1R, BLOCK 47, SOUTH DECATUR ADDITION, TO THE CITY OF DECATUR, AS SHOWN ON PLAT RECORDED IN CABINET C, SECTION 338, PLAT RECORDS OF WISE COUNTY, TEXAS.

Notice of Substitute Trustee's Sale

Date: March 10, 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): April 4, 2017

Time of Sale: 10:00 a.m.

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

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

POSTED
AT 10:46 o'clock A M

MAR 13 2017

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

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

COPY

NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by **RENE GUZMAN AND WIFE, SHEILA GUZMAN, WISE** County, Texas dated **DECEMBER 4,2013** and duly recorded **AND RECORDED in DOCUMENT # 201400014** , of the Deed Records of **WISE** County, Texas: I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, **APRIL 4, 2017** (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the **SOUTH PORCH OF THE COUNTY COURTHOUSE** of **WISE** County, **DECATUR**, Texas between the hours of **NOON AND 4 PM**, of that day, the following described property, to-wit:

LOT 43, SALT CREEK PHASE I, AN ADDITION TO WISE/PARKER COUNTY , TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT CABINET B, SLIDE 354, PLAT RECORDS, PARKER COUNTY, TEXAS
AND
A DOUBLE WIDE MOBILE HOME SURRENDERED TO PROPERTY.

EXECUTED this 13TH day MARCH , 2017.

Karon Gann

KARON GANN
Trustee

POSTED
AT 11:06 o'clock A M

MAR 13 2017

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

Vicky Gaona

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

STATE OF TEXAS

COUNTY OF Wise

COPY

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, on **January 30, 1997, Jim Grisham and Janie Grisham,** as grantor(s) executed a Deed of Trust to **JCEF Limited, A Limited Liability Company**, filed in **Deed Records, Wise County, Texas,** certain real property located in the County of **Wise,** State of Texas, and being more particularly described as **Lot 55, Hills of Oliver Creek, more specifically described in Exhibit A attached hereto and made a part hereof for all intents and purposes,** to secure payment of one certain Real Estate Note in the amount of, **$25,000.00** (the note), the Deed of Trust being recorded in Deed Records, **Wise County**, Texas, in **Volume 702, Page 368.** WHEREAS, (I) default has occurred in the payment of the Note secured by the Deed of Trust and/or in the performance of the covenants, agreements, and conditions set forth in the Deed of Trust, and (ii) the sums due and payable under the Note and the Deed of Trust are now wholly due and payable, and (iii) owner and holder of the Note, pursuant to the Deed of Trust has requested the undersigned to sell the property and satisfy the note, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust; and

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

NOW, THEREFORE, the undersigned, the **Substitute Trustee** as aforesaid, does hereby give notice that after due publication of this notice as required by law and the Deed of Trust, will sell the Property at Public Venue to the highest bidder, or bidders, for cash, at a time no earlier than **10:00 a.m.** and not later than **1:00 p.m.** on the first Tuesday in April, 2017 at the **Wise County Courthouse, Decatur, Texas.** The same being **April 4, 2017, At the southeast door of the Wise County Courthouse, Decatur, Texas.**

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

In Witness Whereof, this notice of **Substitute Trustee's Sale** has been executed on March 7, 2017.

Emory Russell

Emory Russell
Substitute Trustee

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

POSTED
AT 10:15 o'clock A M

MAR 07 2017

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

Sarah Enochs

EXHIBIT A

Tract 55, Hills of Oliver Creek

Legal description of land:

Being a 2.022 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 #638, B.G. Brock Survey, Abstract #131 P.P. Harding Survey, Abstract #373, E.M. Thomasson, 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 found in the West right-of-way line of F.M. Hwy. #2264 and the West line of a 2.19 acre tract as conveyed to the State of Texas for right-of-way in Volume 264, Page 340, Deed Records, Wise County, Texas, and also being in the East line of said 590.334 acre tract, and being South 00° 58' 00" West, 478.30 feet, South 00° 22' 30" East, 270.67 feet (Long Chord), and South 01° 43' 00" East, 697.40 feet from the most Easterly Northeast corner of said 590.334 acre tract and being the beginning of a curve to the right having a radius of 5679.58 feet;
THENCE along the West line of said F.M. Hwy. and 2.19 acre tract of land, and the East line of said 590.334 acre tract, along said curve to the right an arc distance of 165.13 feet, to a 1/2" iron pin found for the end of said curve and then South 00° 03' 00" East, a distance of 69.92 feet, to a 1/2" iron pin set for the Southeast corner of the herein described tract;
THENCE South 88° 17' 00" West, a distance of 372.02 feet, to a 1/2" iron pin set for the Southwest corner of the herein described tract;
THENCE North 01° 43' 00" West, a distance of 235.00 feet, to a 1/2" iron pin set for the Northeast corner of the herein described tract;
THENCE North 88° 17' 00" East, a distance of 376.45 feet, to the POINT OF BEGINNING and containing 2.022 acres of land.

NOTICE OF TRUSTEE'S SALE

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

STATE OF TEXAS
COUNTY OF Wise

COPY

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, on **September 9, 2015, Miguel A. Chaparro,** as grantor(s) executed a deed of trust, to **Kristi K. Frazier Special Needs Trust** filed in **Deed Records, Wise County, Texas** certain real property located in the county of **Wise** State of Texas, and being more particularly described as **Lot 92, Hills of Oliver Creek, more specifically described in Exhibit A attached hereto and made a part hereof for all intents and purposes** to secure payment of one certain Real Estate Note in the amount of **$46,600.00** (the note), the Deed of Trust being recorded in **Instrument Number 201509004**, Deed Records, **Wise County**, Texas.

WHEREAS, (I) default has occurred in the payment of the Note secured by the Deed of Trust and/or in the performance of the covenants, agreements, and conditions set forth in the Deed of Trust, and (ii) the sums due and payable under the Note and the Deed of Trust are now wholly due and payable, and (iii) owner and holder of the Note, pursuant to the Deed of Trust has requested the undersigned to sell the property and satisfy the note, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust; and

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

NOW, THEREFORE, the undersigned, the Trustee as aforesaid, does hereby give notice that after due publication of this notice as required by law and the Deed of Trust, will sell the Property at Public Venue to the highest bidder, or bidders, for cash, at a time no earlier than **10:00 a.m.** and not later than **1:00 p.m.** on the first Tuesday in **April, 2017** at the **Wise County Courthouse, Decatur, Texas.** The same being **April 4, 2017, At the southeast entrance of the Courthouse, 101 N. Trinity, in the City of Decatur, Texas.**

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

In Witness Whereof, this Notice of Trustee's Sale has been executed on **March 7, 2017.**

Emory Russell

Emory Russell, Trustee

After Filing Return To:
Kristi K. Frazier Special Need Trust
8659 White Settlement Rd.
Fort Worth, Texas 76108

POSTED
AT 10:17 o'clock A M
MAR 07 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Sarah Enochs DEPUTY

Sarah Enochs

EXHIBIT "A"

Being a 4.533 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 point in Oliver Creek for the southeast corner of the herein described tract, and being North 85° 01' 54" West, 135.72 feet, South 73° 59' 08" West, 193.76 feet, South 83° 48' 24" West, 274.06 feet, North 78° 32' 41" West, 331.48 feet, South 84° 42' 34" West, 431.68 feet, North 89° 01' 58" West, 624.70 feet, South 65° 27' 24" West, 601.23 feet, North 63° 06' 38" West, 295.08 feet, and South 69° 20' 48" West, 168.35 feet, from the most easterly southeast corner of said 590.334 acre tract;

THENCE South 69° 20' 48" West, along said creek, a distance of 301.49 feet, to a point;

THENCE South 70° 05' 21" West, continuing along said creek, a distance of 77.12 feet, to a point for corner, a 1/2" iron pin set, bears North 112° 00' 06" East, 206.21 feet;

THENCE North 12° 00' 06" East, at 206.21 feet, passing a 1/2" iron pin set, in all a distance of 862.51 feet, to a 1/2" iron pin set for corner, in the south right-of-way line of a proposed 60' private road and being the beginning of a non-tangnet curve to the left, having a radius of 830.00 feet;

THENCE along said south right-of-way line, and said urve to the left, an arc disstance of 175.33 feet to a 1/2" iron pin set for corner;

THENCE South 00° 06' 05" East, at 610.46 feet, passing a 1/2" iron pin set, in all a distance of 692.91 feet to the POINT OF BEGINNING and containing 4.533 acres of land.

(ALSO KNOWN AS - LOT 92, HILLS OF OLIVER CREEK, AN UNRECORDED SUBDIVISION.)

Notice of Foreclosure Sale

Notice is hereby given that a public sale at auction of the Property (as the term is defined and described below) will be held at the date, time and place specified in this notice.

Foreclosure Sale:

Date:	Tuesday, April 4, 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 10:00 A.M. and not later than three hours thereafter.**
Place:	101 ½ N Trinity Street, City of Decatur, Wise County, Texas, at the door of the first floor in the southeast corner of the Wise County Courthouse.
Terms of Sale:	The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Deed of Trust (With Security Agreement and Assignment of Rents) (together with any and all modifications, extensions and renewals, "Deed of Trust"):

POSTED
AT 10:51 o'clock A M
MAR 06 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Sarah Enochs

Dated:	June 24, 2011
Grantor:	51 Development Group, Inc., a Texas corporation
Trustee:	Ryan Colburn
Lender:	Regions Bank
Recorded in:	Volume 2264, Page 34, Document Number 2011-7845 of the real property records of Wise County, Texas
Legal Description:	See Exhibit A.
Secures:	Promissory Note ("Note") in the original principal amount of $3,000,000.00, executed by 51 Development Group, Inc., a Texas corporation ("Borrower") and payable to the order of Lender
Property:	The real property, improvements, fixtures 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

Substitution of Trustee:	Under the Removal and Appointment of Substitute Trustee dated January 11, 2017, Ryan Colburn was removed as Trustee, and Austin Mercer and Alison Cross were each appointed as a "Substitute Trustee"
Substitute Trustees' Address:	Strasburger & Price, LLP 901 Main Street, Suite 6000 Dallas, Texas 75202

Default has occurred in the payment of the Note secured by the Deed of Trust and in the performance of the obligations of the Deed of Trust. The indebtedness evidenced by the Note is now wholly due and payable. The owner and holder of the indebtedness has requested that the undersigned, as Substitute Trustee under the Deed of Trust, sell the Property, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust.

The owner and holder of the indebtedness has further requested that the undersigned, as Substitute Trustee under the Deed of Trust, sell all of the components of the Property that are personal property in accordance with the terms of the Deed of Trust and Article 9 of the Texas Uniform Commercial Code. The sale of the personalty will be held at the same time and place as the above-described real property sale; however, to the extent permitted by Article 9 of the Texas Uniform Commercial Code, the undersigned has been instructed to proceed as to both the real and personal property in accordance with the rights and remedies of the owner and holder of the indebtedness in respect of the real property, i.e. in accordance with the Deed of Trust.

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 Lender 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 "Code").

Pursuant to section 51.009 of the 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 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.

IN WITNESS WHEREOF this Notice of Foreclosure Sale has been executed on this the 6th day of March, 2017.

Austin Mercer

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was ACKNOWLEDGED before me on March 6, 2017, by Austin Mercer, Substitute Trustee, who acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Carelyn D. Basgall
Notary Public in and for the
State of Texas

4-17-2017
My Commission Expires

Carelyn D. Basgall
Printed Name

CARELYN D. BASGALL
Notary Public, State of Texas
Comm. Expires 04-17-2017
Notary ID 8054883

Exhibit A

Legal Description

Being Lot 1, Block B, Decatur Community Hospital Addition, an Addition to the City of Decatur, Wise County, Texas, according to the plat recorded in Cabinet C, Slide 426, Plat Records, Wise County, Texas.

COPY

POSTED
AT 11:15 o'clock a M

MAR 03 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Vicky Gaona

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WISE §

WHEREAS, by that one certain Deed of Trust dated December 17, 2003, and recorded in Volume 1372, Page 80, Real Property Records, Wise County, Texas (the "Deed of Trust"), Diane Buck ("Grantor"), conveyed to Danny Scarbrough and/or Craig Smith, as Trustee for The First National Bank of Jacksboro, as Beneficiary ("Beneficiary"), the real property situated in Wise County, Texas, as more particularly described on Exhibit "A" attached hereto and incorporated herein for all purposes (the "Property"), to secure the payment of that one certain Real Estate Lien Note dated December 17, 2003, in the original principal amount of $165,750.00, executed by Grantor and made payable to the order of Beneficiary (the "Note"); and

WHEREAS, LegacyTexas Bank ("Current Beneficiary"), is the successor-in-interest to Viewpoint Bank, which is the successor-in-interest to Beneficiary, and Current Beneficiary is the current owner and holder of the Note and the Deed of Trust;

WHEREAS, the Note and Deed of Trust were modified, renewed and extended by that one certain Modification, Renewal and Extension Agreement effective December 27, 2005, recorded in Volume 1633, Page 200, Real Property Records, Wise County, Texas, and by that one certain Modification, Renewal and Extension Agreement effective January 14, 2008, recorded as Instrument No. 2008-19217, Real Property Records, Wise County, Texas, and that one certain Modification, Renewal and Extension Agreement effective January 13, 2010, recorded as Instrument 2010-52426, Real Property Records, Wise County, Texas, and by that one certain Loan Modification Agreement dated February 13, 2012, recorded as Instrument No. 2012-2711, Real Property Records, Wise County, Texas (collectively, the "Modifications") (the Modifications and the Note are hereinafter collectively referred to as the "Note"); and

WHEREAS, default occurred under the terms of the Note and the Deed of Trust; and

WHEREAS, demand for payment of all amounts owed under the Note and the Deed of Trust was made, and all required notices have been given, including notice of intent to accelerate and notice of acceleration, all in accordance with the Note, the Deed of Trust and applicable law; and

WHEREAS, the indebtedness evidenced by the Note and secured by the Deed of Trust is now wholly due and payable; and

WHEREAS, the outstanding balance due under the Note and the Deed of Trust has not been paid; and

WHEREAS, Danny Scarbrough and/or Craig Smith, Trustee in the aforesaid Deed of Trust, was removed as Trustee, and the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Ethel A. Steele were appointed as Substitute Trustee in the place and stead of

the said Danny Scarbrough and/or Craig Smith, said removal and appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, Current Beneficiary, the current owner and holder of said indebtedness and the current beneficiary under the Deed of Trust, has requested the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Ethel A. Steele, as acting Substitute Trustee, to sell the Property to satisfy the indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 4th day of April, 2017, between the hours of 10:00 A.M. and 4:00 P.M., the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Ethel A. Steele will sell the Property at public auction at the southeast corner of the Wise County Courthouse located at 101 N. Trinity Street, Decatur, Texas 76234, or in the area designated by the Wise County Commissioners Court, if different, to the highest bidder for cash, subject to the right of Current Beneficiary to have its bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. Said sale will begin no earlier than 10:00 A.M. and no later than three hours after that time.

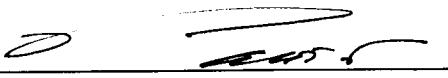
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES, IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE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

The Sender of this notice and his contact information is as follows:

Matthew T. Taplett
Pope, Hardwicke, Christie, Schell, Kelly & Taplett, L.L.P.
500 W. 7th Street, Suite 600
Fort Worth, Texas 76102
817/332-3245

WITNESS MY HAND this 2nd day of March, 2017.

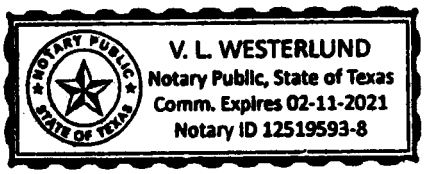
SUBSTITUTE TRUSTEE:



Matthew T. Taplett

STATE OF TEXAS §
§
COUNTY OF TARRANT §

This instrument was acknowledged before me on the 2nd day of March, 2017, by Matthew T. Taplett, Substitute Trustee, who acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.



V. L. Westerlund
Notary Public for the State of Texas

NAME, ADDRESS AND TELEPHONE NUMBER OF MORTGAGEE:

Mr. Michael D. Jones
LegacyTexas Bank
3100 W. 7th Street, Suite 120
Fort Worth, TX 76107
(817) 287-5745

NAME, ADDRESS AND PHONE NUMBER OF SUBSTITUTE TRUSTEE:

Matthew T. Taplett
Lee F. Christie
Michael L. Atchley
Jeremy Lee Harmon
Ethel A. Steele
Pope, Hardwicke, Christie, Schell,
Kelly & Taplett, L.L.P.
500 W. 7th Street, Suite 600
Fort Worth, TX 76102
(817) 332-3245

EXHIBIT A

Lot 42, Block 7, Unit 4, Runaway Bay, a subdivision in Wise County, Texas, according to the plat recorded in Cabinet A, Section 412, Plat Records, Wise County, Texas.

POSTED
AT 2:36 o'clock P M
FEB 28 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By DEPUTY
TONI GRIGSBY

Notice of Foreclosure Sale

Date: February 28, 2017

Renewal and Extension Deed of Trust ("Deed of Trust"):

Dated: July 27, 2004

Grantor: Timothy M. Schmidt and, wife Susan Schmidt

Original Trustee: Greg Reasoner and/or Jamie Cook

Substitute Trustee: Berry White or Brad Mumaw

Lender: First State Bank

Recorded in: Volume 1454 Page 67 of the Real Property Records of Wise County, Texas recorded as Instrument Number 353972. Said Renewal and Extension Deed of Trust renewed a certain Mechanic's Lien Contract dated July 27, 2004 between Timothy M. Schmidt and wife, Susan Schmidt, Owners, and Charles Brodeur, Contractor, recorded in Volume 1454 Page 58 of the Real Property Records of Wise County, Texas recorded as Instrument Number 353971 said Mechanic's Lien was transferred and assigned to First State Bank by Transfer of Lien dated July 27, 2004 recorded in Volume 1456 Page 753 of the Real Property Records of Wise County, Texas recorded as Instrument Number 354355. Said Lien was modified and increased by that certain Addendum to Mechanics Lien Contract dated November 22, 2004, between Timothy M. Schmidt and wife, Susan Schmidt, Owners, and Charles Brodeur, Contractor, and First State Bank, as Lender, and recorded in Volume 1495, page 327, Official Records of Wise County, Texas as Instrument Number 360603.

Thereafter, said lien was renewed and extended by a Renewal and Extension Deed of Trust from Timothy M. Schmidt and wife, Susan Schmidt, to Greg Reasoner and/or Jamie Cook, Trustee, recorded in Volume 1418, Page 643 of the Real Property Records of Wise County, Texas recorded as instrument number 364027.

Legal Description: See Exhibit "A" attached hereto and incorporated herein as if set forth at length.

Secures: Renewal and Extension Real Estate Lien Note ("Note") in the original principal amount of $145,288.00, executed by Timothy M. Schmidt ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender. Said Note was to renew

and extend the Mechanic's Lien Note from Timothy M. Schmidt, payable to Charles Brodeur, dated July 27, 2004, in the original Principal sum of $170,928.00. Thereafter, $145,288.00 of said note was transferred and assigned to First State Bank by Transfer of Lien recorded in Volume 1456, Page 753, Official Records of Wise County, Texas. Thereafter being modified and increased by $10,000.00 in a certain addendum to Mechanic's Lien Contract dated November 22, 2004, and recorded in Volume 1495, Page 327, Official Records, Wise County, Texas. Thereafter being Renewed and Extended in a Renewal and Extension Real Estate Lien Note (Adjustable Rate Mortgage) dated February 4, 2005 executed by Timothy M. Schmidt.

Modifications and Renewals: as used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as so modified, renewed, and/or extended

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described in the attached Exhibit A, and all rights and appurtenances thereto

Foreclosure Sale:

Date: Tuesday, April 4, 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 10:00 A.M. and not later than three hours thereafter.

Place: 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.

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.

Berry White or Brad Mumaw
1602 Halsell Street
Bridgeport, Texas 76426
Telephone (940) 647-0000
Fax: (888) 396-6271

EXHIBIT "A"

Being Lot 6-R, Block 5 of Chico Estates, an unrecorded subdivision in the City of Chico, Wise County, Texas, and being 0.81 acres in the G. W. Cash Survey, Abstract No. 1424, in the City of Chico, Wise County, Texas, and also being a replat of all of Lots 6 and 7 in Block 5 of said Chico Estates, said 0.81 acres being more particularly described as follows:

BEGINNING at a ½" iron pipe found for corner at the Southeast corner of said Lot 6 and Block 5 at the intersection of the North line of Park Road and the West line of Laguna Vista Drive, said point being called North 30.40 feet, East, 32.60 feet and North 89 degrees 58 minutes 12 seconds East 734.27 feet from the Southwest corner of the 100 acre tract deeded to J. R. McCracken (re: Y/196 D.R.W.C.T.);
THENCE with the North line of said Park Road, South 89 degrees 58 minutes 12 seconds West 175.00 feet to a ½" iron stake set for corner at the Southwest corner of said Lot 6 and the Southeast corner of Lot 5;
THENCE with a fence, North 00 degrees 01 minutes 40 seconds East 200.72 feet to a ½" iron pipe found for corner at the Northwest corner of said Lot 7 and the common corner of Lots 3, 4 and 8;
THENCE near a fence, North 90 degrees 00 minutes 00 seconds East 175.00 feet to a 2" iron post for corner at a fence corner at the Northeast corner of said Lot 7 and the Southeast corner of said Lot 8 on the West line of said Laguna Vista Drive;
THENCE with the West line of said Laguna Vista Drive, South 00 degrees 01 minutes 40 seconds West 200.63 feet to the Point of Beginning, and containing 0.81 acres of land to be known as Lot 6-R, Block 5 of Chico Estates.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WISE County
Deed of Trust Dated: July 27, 2015
Amount: $279,837.00
Grantor(s): BRADLEY D. BRITE and BRANDY L. BRITE

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

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

Recording Information: Document No. 201507318

Legal Description: BEING A 2.00 ACRE TRACT IN THE E. EMBERSON SURVEY, ABSTRACT NUMBER 275, WISE COUNTY, TEXAS, ALSO BEING A CERTAIN CALLED 2.00 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 2149, PAGE 417, OFFICIAL PUBLIC RECORDS, WISE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO.

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

Earliest Time Sale Will Begin: 1:00 PM

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

DONNA STOCKMAN OR DAVID STOCKMAN, GUY WIGGS, BRENDA WIGGS, DENISE BOERNER, TIM LEWIS OR LORI MCCARTY have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

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

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

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

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

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

Aaron Espinoza, Attorney at Law
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2017-000005

DONNA STOCKMAN OR DAVID STOCKMAN, GUY WIGGS, BRENDA WIGGS, DENISE BOERNER, TIM LEWIS OR LORI MCCARTY
c/o Tejas Trustee Services
4100 Midway Rd Ste 1040
Carrollton, TX 75007

POSTED
AT 10:2 o'clock P M

FEB 23 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Vicky Gaona

GF#15-41145

EXHIBIT "A"

Being a 2.00 acre tract in the E. EMBERSON SURVEY, ABSTRACT NUMBER 275, Wise County, Texas, also being a certain called 2.00 acre tract described in instrument recorded in Volume 2140, Page 417, Official Public Records, Wise County, Texas and being more particularly described as follows:

BEGINNING at a MAG nail set in County Road 1110 for the Northeast corner of said 2.00 acre tract and the Southeast corner of a certain called 6.358 acre tract described in instrument recorded in Volume 177, Page 367, Real Records, Wise County, Texas, said point also being the Northeast corner of a certain called 90.62 acre tract described in instrument recorded in Volume 903, Page 439, Official Public Records, Wise County, Texas;
THENCE South 00°43'49" West with said County Road and the East line of said 90.62 acre tract a distance of 212.82 feet to a nail with shiner found for the Southeast corner of said 2.00 acre tract:
THENCE North 89°23'10" West a distance of 409.67 feet to a 1/2" iron rod found for the Southwest corner of said 2.00 acre tract;
THENCE North 00°43'49" East a distance of 212.82 feet to a 1/2" iron rod found in the North line of said 90.62 acre tract and the South line of said 6.358 acre tract for the Northwest corner of said 2.00 acre tract;
THENCE South 89°23'10" East with said North line and said South line a distance of 409.67 feet to the **POINT OF BEGINNING** and containing 2.00 acres of land.

Our File Number: 390.101061
Name: MICHAEL LEAL AND WIFE, HEATHER ANN LEAL

NOTICE OF TRUSTEE'S SALE

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

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

WHEREAS, on December, 13 2007, MICHAEL LEAL AND WIFE, HEATHER ANN LEAL, executed a Deed Of Trust conveying to MICHAEL H. PATTERSON as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR AMERICARE INVESTMENT GROUP, INC. DBA PREMIER CAPITAL LENDING, in the payment of a debt therein described, said DEED OF TRUST being recorded under County Clerk Number 2007-18027, and re-recorded under County Clerk Number 2008-21255, in the DEED OF TRUST OR REAL PROPERTY records of **WISE** COUNTY, TX; and

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **April 4, 2017** between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter, the duly appointed Substitute Trustee will sell said Real Estate at the area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code in **WISE** COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse; specifically, the Southeast porch of the Courthouse steps or any other area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, of said county, pursuant to Section §51.002 of the Texas Property Code as amended.

Said Real Estate is described as follows:

BEING A TRACT OF LAND SITUATED IN THE JAMES VENTIONER SURVEY, ABSTRACT NO. 859, WISE COUNTY, TEXAS, AND BEING THE TRACT AS DESCRIBED IN DEED TO BOBBY CRAMER RECORDED IN VOLUME 1701, PAGE 263, DEED RECORDS, WISE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES. INCLUDES THE MANUFACTURED HOUSING UNIT DESCRIBED AS: MAKE: OAK CREEK HOMES, MODEL: SULPHUR SPRINGS COL32685A, YEAR: 2007. SERIAL NUMBER: CSS009080TXA/B, WIDTH AND LENGTH: 30 X 68

Property Address:	194 CR 1641 CHICO, TX 76431
Mortgage Servicer:	Carrington Mortgage Services, LLC
Noteholder:	Carrington Mortgage Services, LLC 1600 South Douglass Road, Suite 200-A Anaheim, CA 92806

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

WITNESS MY HAND this day, 23, 2017.

POSTED
AT 102 o'clock P M
FEB 23 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Vicky Gaona

Donna Stockman

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

Exhibit A GF-Number 07R35241

BEING a tract of land situated in the James Ventioner Survey, Abstract No. 859, Wise County, Texas, and being that tract as described in deed to Bobby Cramer recorded in Volume 1701, Page 263, Deed Records, Wise County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner on the East line of CR 1641 for the Northwest corner of said Cramer tract;

THENCE South 86 degrees 48 minutes 03 seconds East a distance of 150.00 feet to a 1/2 inch iron rod found for corner;

THENCE South 03 degrees 08 minutes 42 seconds West a distance of 300.00 feet to a 1/2 inch iron rod found for corner;

THENCE North 86 degrees 48 minutes 03 seconds West a distance of 150.00 feet to a 1/2 inch iron rod found for corner on the aforementioned line of CR 1641;

THENCE North 03 degrees 08 minutes 42 seconds East, along said line, a distance of 300.00 feet to the POINT OF BEGINNING and containing 1.033 acres of land.

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date:	10/27/2015
Grantor(s):	JOHN MARKOUTSAS, UNMARRIED MAN AND ANDREW MARKOUTSAS, UNMARRIED MAN
Original Mortgagee:	JPMORGAN CHASE BANK, N.A.
Original Principal:	$438,702.00
Recording Information:	Instrument 201510937
Property County:	Wise
Property:	LOT 11, BLOCK D, AURORA VISTA, PHASE TWO, AN ADDITION TO THE CITY OF AURORA, WISE COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET B, SECTION 501, PLAT RECORDS OF THE WISE COUNTY, TEXAS
Reported Address:	121 W AURORA VISTA TRL, AURORA, 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:	JPMorgan Chase Bank, National Association
Mortgage Servicer:	JPMorgan Chase Bank, N.A.
Current Beneficiary:	JPMorgan Chase Bank, National Association
Mortgage Servicer Address:	PO Box 1015238, Columbus, OH 43219

SALE INFORMATION:

Date of Sale:	Tuesday, the 4th day of April, 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):	Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Michelle Schwartz, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, 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 Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Michelle Schwartz, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, 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. Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Michelle Schwartz, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, 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.

107 CATTLEMANS CREEK ROAD
NEWARK, TX 76071

00000005329297

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: April 04, 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 13, 2012 and recorded in Document CLERK'S FILE NO. 2012-684 real property records of WISE County, Texas, with DAVID C EDWARDS AND TAMMY EDWARDS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by DAVID C EDWARDS AND TAMMY EDWARDS, securing the payment of the indebtednesses in the original principal amount of $167,151.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION 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. U.S. BANK NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o U.S. BANK NATIONAL ASSOCIATION
4801 FREDERICA ST
OWENSBORO, KY 42301

Aurora Campos by Donna Stocker

AURORA CAMPOS, JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, DANN PORTER, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, MATT HANSEN, CHRIS DEMAREST, PATRICK ZWIERS, KRISTOPHER HOLUB, OR FREDERICK BRITTON
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

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

_____
Declarants Name: _____
Date: _____

POSTED
AT 3:07 o'clock P M

EXHIBIT "A"

LOT SIXTEEN R (16R), BLOCK A, CHISHOLM SPRINGS SUBDIVISION (CHISHOLM SPRINGS SUBDIVISION'), IN WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, SLIDE(S) 177-179, (REFILED IN CABINET C, SLIDE(S) 184-186), MAP RECORDS OF WISE COUNTY, TEXAS. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOT 1R, BLOCK A, CHISHOLM SPRINGS SUBDIVISION ('CHISHOLM SPRINGS SUBDIVISION'), LOCATED IN WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, SLIDE(S) 177-179 (REFILED IN CABINET C, SLIDE(S) 184-186 (RE-PLATTED IN CABINET C, SLIDE(S) 272-272 AS TO PORTIONS OF BLOCK F) IN THE MAP RECORDS OF WISE COUNTY, TEXAS

109 SUNFLOWER
PARADISE, TX 76073

00000004548582

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: April 04, 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 22, 2006 and recorded in Document VOLUME 1732, PAGE 340 real property records of WISE County, Texas, with RUSSELL D SPROWLS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by RUSSELL D SPROWLS, securing the payment of the indebtednesses in the original principal amount of $69,600.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP., CSAB MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-4 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. AMERICA'S SERVICING COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o AMERICA'S SERVICING COMPANY
3476 STATEVIEW BLVD
FORT MILL, SC 29715

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:

POSTED

EXHIBIT "A"

BEING 2.152 ACRES OF LAND, MORE OR LESS, IN THE F.S. SEPULVEDO SURVEY, ABSTRACT NO. 737, WISE COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 1.500- ACRE TRACT OF LAND AS DESCRIBED IN DEED TO WILLIAM HENRY GOLAZ, RECORDED IN VOLUME 1133, PAGE 15, OFFICIAL RECORDS, WISE COUNTY, TEXAS, AND ALL OF THAT CERTAIN CALLED 0.618-ACRE TRACT OF LAND AS DESCRIBED IN DEED TO WILLIAM HENRY GOLAZ, RECORDED IN VOLUME 115, PAGE 893, REAL RECORDS, WISE COUNTY, TEXAS; SAID 2.152 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AN IRON STAKE FOUND IN THE CORNER OF A FENCE FOR THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN, SAME BEING THE NORTHWEST CORNER OF A 1.500-ACRE TRACT OF LAND AS DESCRIBED IN DEED TO WILLIAM HENRY GOLAZ, RECORDED IN VOLUME 1133, PAGE 15, OFFICIAL RECORDS, WISE COUNTY, TEXAS, SAME BEING THE NORTHERNMOST NORTHEAST CORNER OF A CALLED 12.64-ACRE TRACT OF LAND AS DESCRIBED IN DEED TO WILLIAM H. GOLAZ, RECORDED IN VOLUME 477, PAGE 243, REAL RECORDS, WISE COUNTY, TEXAS; SAID STAKE BEING LOCATED BY DEED CALL 1361.10 FEET NORTH 00 DEG 00' 00" WEST, 1850.00 FEET SOUTH 88 DEG 42' 15" EAST, 232.85 FEET SOUTH 68 DEG 58' 15" EAST, AND 19.60 FEET SOUTH 01 DEG 53' 05" WEST FROM THE SOUTHWEST CORNER OF THE F.S. SEPULVEDO SURVEY, ABSTRACT NO. 737, WISE COUNTY, TEXAS; SAID STAKE BEING FURTHER LOCATED IN THE SOUTHWEST RIGHT OF WAY OF SUNFLOWER LANE;

THENCE WITH THE SOUTHWEST RIGHT OF WAY OF SUNFLOWER ROAD, SAME BEING A NORTHEAST LINE OF SAID 1.500-ACRE TRACT AND A NORTHEAST LINE OF THE TRACT DESCRIBED HEREIN, AND WITH SAID FENCE MOST OF THE WAY, SOUTH 69 DEG 14' 12" EAST 138.06 FEET TO A CAPPED IRON STAKE SET FOR AN INNER CORNER OF SAID 1.500-ACRE TRACT, SAME BEING AN INNER CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE SOUTHWEST RIGHT OF WAY LINE OF SUNFLOWER ROAD, SAME BEING A NORTHEAST LINE OF SAID 1.500 FEET TO A METAL POST FOUND FOR AN INNER CORNER OF SAID 1.500-ACRE TRACT AND AN INNER CORNER OF THE TRACT DESCRIBEDHEREIN;

THENCE WITH THE SOUTHWEST RIGHT OF WAY LINE OF SUNFLOWER ROAD, SAME BEING A NORTHEAST LINE OF SAID 1.500-ACRE TRACT AND A NORTHEAST LINE OF THE TRACT DESCRIBED HEREIN, SOUTH 83 DEG 13' 48" EAST 89.86 FEET TO A METAL POST FOUND FOR AN INNER CORNER OF SAID 1.500- ACRE TRACT AN AN INNER CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH A SOUTH RIGHT OF WAY LINE OF SUNFLOWER ROAD, SAME BEING THE NORTH LINE OF THE TRACT DESCRIBED HEREIN, NORTH 89 DEG 58' 42" EAST 114.53 FEET TO A CROSS-TIE POST FOUND IN THE CORNER OF A FENCE, SAID POST BEING IN THE NORTHEAST CORNER OF SAID 1.500-ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF A CALLED 0.618-ACRE TRACT AS DESCRIBED IN DEED TO WILLIAM HENRY GOLAZ, RECORDED IN VOLUME 115, PAGE 893, REAL RECORDS, WISE COUNTY, TEXAS;

THENCE CONTINUING WITH THE SOUTH RIGHT OF WAY LINE OF SUNFLOWER ROAD, AND WITH THE NORTH LINE OF SAID 0.618-ACRE TRACT OF LAND, SAME BEING THE NORTH LINE OF THE TRACT DESCRIBED HEREIN, SOUTH 88 DEG 31' 40" WEST 102.90 FEET TO A NAIL FOUND IN THE CORNER OF A FENCE FOR THE NORTHEAST CORNER OF SAID 0.618-ACRE TRACT, SAME BEING THE NORTHEAST TRACT DESCRIBED HEREIN, AND THE NORTHWEST CORNER OF A 0.615-ACRE TRACT OF LAND AS DEEDED TO WILLIAM H. GOLAZ, RECORDED IN VOLUME 19, PAGE 38, REAL RECORDS, WISE COUNTY, TEXAS;

THENCE WITH SAID FENCE AND THE WEST LINE OF SAID 0.615-ACRE TRACT, SAME BEING THE EAST LINE OF SAID 0.618-ACRE TRACT AND THE EAST LINE OF THE TRACT DESCRIBED HEREIN, SOUTH 00 DEG 19' 17" EAST, PASSING A FENCE CORNER, AND LEAVING SAID FENCE, AND CONTINUING WITH SAID EAST LINE AND WEST LINE A TOTAL DISTANCE OF 261.85 FEET TO AN IRON STAKE FOUND FOR THE SOUTHEAST CORNER OF SAID 0.618-ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN, AND THE SOUTHWEST CORNER OF SAID 0.61-ACRE TRACT;

THENCE WITH THE SOUTH LINE OF SAID 0.618-ACRE TRACT, SAME BEING A SOUTH LINE OF THE TRACT DESCRIBED HEREIN, NORTH 89 DEG 42' 22" WEST 126.62 FEET TO A "T"-POST FOUND IN A FENCE IN THEEAST LINE OF A SAID 12.64 ACRE GOLAZ TRACT;

THENCE WITH THE EAST LINE OF SAID 12.64-ACRE TRACT GOLAZ TRACT, SAME BEING A WEST LINE OF SAID 0.618-ACRE TRACT AND A WEST LINE OF THE TRACT DESCRIBED HEREIN, AND WITH SAID FENCE, NORTH 00 DEG 48' 57" EAST 59.72 FEET TO AN IRON STAKE FOUND IN A FENCE IN THE SOUTH LINE OF SAID 1.500-ACRE TRACT FOR A NORTHWEST CORNER OF SAID 0.618-ACRE TRACT, SAME BEING AN INNER CORNER OF THE TRACT DESCRIBED

THENCE WITH SAID FENCE AND A NORTH LINE OF SAID 12.64-ACRE GOLAZ TRACT, SAME BEING A SOUTH LINE OF SAID 1.50-ACRE TRACT AND A SOUTH LINE OF THE TRACT DESCRIBED HEREIN, SOUTH 87 DEG 18' 37" WEST 53.05 FEET TO A METAL POST FOUND IN THE CORNER OF SAID FENCE;

THENCE LEAVING SAID FENCE AND CONTINUING WITH SAID NORTH AND SOUTH LINE AND SAID 89 DEG 39' 01" WEST 194.85 FEET TO AN IRON STAKE FOUND FOR A SOUTHWEST CORNER OF SAID 1.500-ACRE TRACT, SAME BEING A SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN, AND AN INNER CORNER OF SAID 12.64-ACRE GOLAZ TRACT;

THENCE WITH SAID FENCE AND AN INNER EAST LINE OF SAID 12.64-ACRE GOLAZ TRACT, SAME BEING A WEST LIINE OF SAID 1.500-ACRE TRACT AND A WEST LINE OF THE TRACT DESCRIBED HEREIN, NORTH 01 DEG 53' 05" EAST 228.82 FEET TO THE POINT OF BEGINNING, CONTAINING 2.152 ACRES OF LAND, MORE OR LESS.

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

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

POSTED
AT 10:44 o'clock A M

FEB 02 2017

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By DEPUTY

TONI GRIGSBY

TS#: 16-17900

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 3/23/2007, GEORGE G. MORENO, A SINGLE MAN AND LONNIE CRAWFORD, A SINGLE MAN, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of W. R. STARKEY, JR., as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. FOR WR STARKEY MORTGAGE, L.L.C., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of $99,961.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. FOR WR STARKEY MORTGAGE, L.L.C., which Deed of Trust is Recorded on 4/5/2007 as Volume 2007-4712, Book **1799,** Page 226, in Wise County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

LOT 4, BLOCK 1, PRAIRIE VIEW ESTATES, PHASE TWO, A SUBDIVISION TO WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED EN CABINET B, SECTION 161, OF THE PLAT RECORDS OF WISE COUNTY, TEXAS.

Commonly known as: **179 POND VIEW DR, DECATUR, TX 76234**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Dann Porter, Doug Woodard, Kristie Alvarez, Julian Perrine, Matt Hansen, Chris Demarest, Patrick Zwiers, Kristopher Holub, Frederick Britton, Donna Stockman, Brenda Wiggs, Denise Boerner, David Stockman, Tim Lewis, Guy Wiggs, Lori McCarty** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

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

agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on TUESDAY, **4/4/2017** at **1:00 PM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **Wise** County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE SOUTHEAST PORCH OF THE COURTHOUSE STEPS Wise County Courthouse, 101 N. Trinity Street, Decatur, TX 76234**

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

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

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

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

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

WITNESS, my hand this 1/31/2017

Donna Stockman

By: Substitute Trustee(s)
Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Dann Porter, Doug Woodard, Kristie Alvarez, Julian Perrine, Matt Hansen, Chris Demarest, Patrick Zwiers, Kristopher Holub, Frederick Britton, Donna Stockman, Brenda Wiggs, Denise Boerner, David Stockman, Tim Lewis, Guy Wiggs, Lori McCarty

C/O Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803

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

237 COUNTY RD 2845
DECATUR, TX 76234

00000006547095

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: April 04, 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 November 29, 2005 and recorded in Document CLERK'S FILE NO. 201511482, AS AFFECTED BY CLERK'S FILE NO. 201511482 real property records of WISE County, Texas, with ERIC FLETCHER AND BRANDY FLETCHER, grantor(s) and NORTHWOOD CREDIT, INC. D/B/A NORTHWOOD MORTGAGE, INC.,, mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by ERIC FLETCHER AND BRANDY FLETCHER, securing the payment of the indebtednesses in the original principal amount of $110,635.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

Donna Stockman for Aurora Campos

AURORA CAMPOS, JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, DANN PORTER, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, MATT HANSEN, CHRIS DEMAREST, PATRICK ZWIERS, KRISTOPHER HOLUB, OR FREDERICK BRITTON
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

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

_____
Declarants Name: _____
Date: _____

POSTED

EXHIBIT "A"

BEING PART OF THE JOHN H. LONGLEY SURVEY, PATENT NO. 309, VOLUME 12, PATENTED JANUARY 14, 1901, IN VOLUME 54, PAGE 34, ABSTRACT NO. 522, WISE COUNTY, TEXAS; EMBRACING 2.000 ACRES OF THE 151 ACRES TRACT DESCRIBED IN THE DEED TO C.B. TRUITT, RECORDED IN VOLUME 131, PAGE 594, OF THE DEED RECORDS, WISE COUNTY, TEXAS; BEING BOUNDED ON THE NORTH BY COUNTY ROAD 2845.

BEGINNING AT A 6-INCH WOOD FENCE POST IN THE SOUTH LINE OF SAID C OUNTY ROAD 2845 AND IN THE NORTH LINE OF SAID 151 ACRES TRACT, FROM WHICH THE NORTHWEST CORNER OF SAID ORIGINAL CALLED 151 ACRE TRACT BEARS WEST 729.50 FEET;

THENCE EAST, ALONG THE SOUTH LINE OF SAID COUNT ROAD 2845, AND ALONG THE NORTH LINE OF SAID 151 ACRES TRACT, A DISTANCE OF 200.00 FEET TO A 5/8" IRON ROD SET FOR A CORNER;

THENCE SOUTH, A DISTANCE OF 435.60 FEET TO A 5/8" IRON ROD SET FOR A CORNER;

THENCE WEST, A DISTANCE OF 200.00 FEET TO A 5/8" IRON ROD SET FOR A CORNER;

THENCE NORTH, A DISTANCE OF 435.60 FEET TO THE POINT OF BEGINNING, AND CONTAINING 87,120 SQUARE FEET OR 2.000 ACRES OF LAND, MORE OR LESS.

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date:	09/23/2011
Grantor(s):	PATRICIA P. MACEDO AND HUSBAND, PAUL E. LOZANO
Original Mortgagee:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR AMERIPRO FUNDING, INC., ITS SUCCESSORS AND ASSIGNS
Original Principal:	$177,098.00
Recording Information:	Book 2288 Page 709 Instrument 2011-11555
Property County:	Wise
Property:	LOT EIGHTY-EIGHT R (88R), BLOCK B, OF CHISHOLM SPRINGS SUBDIVISION (CHISHOLM SPRINGS SUBDIVISION), LOCATED IN WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, SLIDE(S) 177-179, (REFILED IN CABINET C, SLIDE(S) 184-186), MAP RECORDS OF WISE COUNTY, TEXAS. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOT 1R, BLOCK A, CHISHOLM SPRINGS SUBDIVISION (CHISHOLM SPRINGS SUBDIVISION), LOCATED IN WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, SLIDE(S) 177-179, (REFILED IN CABINET C, SLIDE(S) 184-186) (RE-PLATTED IN CABINET C, SLIDE(S) 271-272 AS TO PORTIONS OF BLOCK F, IN THE MAP RECORDS OF WISE COUNTY, TEXAS.
Reported Address:	122 DROVER RIDGE ROAD, NEWARK, TX 76071

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 4th day of April, 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):	Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Michelle Schwartz, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, 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 Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Michelle Schwartz, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, 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. Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Michelle Schwartz, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, 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

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
6/10/2005

Grantor(s)/Mortgagor(s):
DANDY WILSON AND WIFE, TATIA WILSON

Original Beneficiary/Mortgagee:
LONG BEACH MORTGAGE COMPANY, A CORPORATION

Current Beneficiary/Mortgagee:
JPMorgan Chase Bank, National Association

Recorded in:
Volume: 1562
Page: 239
Instrument No: 370459

Property County:
WISE

Mortgage Servicer:
JPMorgan Chase Bank, National Association is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1111 Polaris Parkway, Columbus, OH 43240

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Date of Sale: 4/4/2017

Earliest Time Sale Will Begin: 1:00PM

Place of Sale of Property: THE SOUTEAST PORCH AT THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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

Notice Pursuant to Tex. Prop. Code § 51.002(i): **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.**

Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Michelle Schwartz
or Cole D. Patton
or Denny Tedrow
McCARTHY HOLTHUS - TEXAS, LLP
ATTN: SALES
1255 West 15th Street, Suite 1060
Plano, TX 75075

POSTED
AT 11:58 o'clock A M

MAR 02 2017

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

MH File Number: TX-11-13737-CM
Loan Type: Conventional Residential

EXHIBIT "A"

BEING all that certain lot, tract or parcel of land in the Phillip Turrain Survey, Abstract No. 824, Wise County, Texas and being all of a called 1.460 acre tract of land described in Deed from Manufacturers & Traders Trust Company to Ronald Rebstock and Jeanie Rebstock recorded in Volume 1018, Page 679, Official Public Records, Wise County, Texas the subject tract being more particularly described as follows:

BEGINNING at a 1 inch iron pipe found for corner in the West Right-of-Way line of Farm-to-Market Road Number 730, being the Southeast corner of said 1.460 acre tract of land;

THENCE South 88 degrees 15 minutes 54 seconds West with the South line of said 1.460 acre tract of land along or near a fence a distance of 272.00 feet to a point for corner in a gravel road under apparent public use posted as County Road Number 4481 from which a ½ inch iron rod found bears South 88 degrees 15 minutes 54 seconds West a distance of 4.50 feet;

THENCE North with the West line of said 1.460 acre tract of land in said gravel road a distance of 575.00 feet to a ½ inched capped iron rod (stamped RPLS 5479) set for corner being the North corner of said 1.460 acre tract of land in the West Right-of-Way line of said Farm-to-Market Road Number 730, same being in a curve to the left having a radius of 1432.390 feet a chord bearing of South 25 degrees 37 minutes 37 seconds East a chord distance of 628.60 feet;

THENCE with the arc of said curve and the East line of said 1.460 acre tract of land and said Right-of-Way line a distance of 633.760 feet to the **POINT OF BEGINNING** and enclosing 1.4580 acres of land, more or less.