POSTED
AT 1:33 o'clock P M

JUL 15 2019

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

Sarah Enochs

5826 FM 2264, NEW FAIRVIEW, TX, 76078
10565.0184

APPOINTMENT OF SUBSTITUTE TRUSTEE AND NOTICE OF SUBSTITUTE TRUSTEE 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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

APPOINTMENT OF SUBSTITUTE TRUSTEE: WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Doug Woodard, Kristie Alvarez, Julian Perrine, Patrick Zwiers, Kristopher Holub, Frederick Britton, Shawn Schiller, Tonya Washington, Irene Lindsay, Cary Corenblum, Joyce McGrady, Kelly Goddard, Michelle Schwartz, David Garvin, Denise Boerner, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Tim Lewis, Kathy Arrington, Vanessa McHaney, Darla Boettcher, Ronda Tyler, Meryl Olsen, Terry Waters, Denise Boerner, Travis Gray, Chris Ferguson, or Jack O'Boyle, each as Substitute Trustee, to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of the Note.

SUBSTITUTE TRUSTEE'S ADDRESS: c/o JACK O'BOYLE & ASSOCIATES, Mailing Address: P.O. Box 815369, Dallas, Texas 75381; Physical Address: 12300 Ford Road, Suite 212, Dallas, TX 75234.

NOTICE OF SUBSTITUTE TRUSTEE SALE: WHEREAS, default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on August 06, 2019 between the hours of 10am - 1pm [redacted] the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

LOCATION OF SALE: The place of the sale shall be: On the southeast porch of the Wise County Courthouse steps, in WISE County, Texas or as designated by the County Commissioners.

INSTRUMENT TO BE FORECLOSED: Deed of Trust or Contract Lien dated 10/30/2015 and recorded under Volume, Page or Clerk's File No. INSTRUMENT NO. 201510955 in the real property records of Wise County Texas, with CHARLES RICHARD WHITING AND BONNIE DENISE WHITING, HUSBAND AND WIFE as Grantor(s) and VETERANS LAND BOARD OF THE STATE OF TEXAS as Original Mortgagee.

OBLIGATIONS SECURED: Deed of Trust or Contract Lien executed by CHARLES RICHARD WHITING AND BONNIE DENISE WHITING, HUSBAND AND WIFE securing the payment of the indebtedness in the original principal amount of $28,830.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by . VETERANS LAND BOARD OF THE STATE OF TEXAS is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

MORTGAGE SERVICING 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 property securing the above referenced loan. VETERANS LAND BOARD OF THE STATE OF TEXAS is acting as the Mortgage Servicer for VETERANS LAND BOARD OF THE STATE OF TEXAS who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. VETERANS LAND

BOARD OF THE STATE OF TEXAS, as Mortgage Servicer, is representing the Mortgagee, whose address is:

VETERANS LAND BOARD OF THE STATE OF TEXAS
c/o VETERANS LAND BOARD OF THE STATE OF TEXAS
1 CORPORATE DRIVE, SUITE 360, LAKE ZURICH, IL 60047

LEGAL DESCRIPTION OF PROPERTY TO BE SOLD: BEING A 5.00 ACRE TRACT OF LAND OUT OF BLOCK 32, SMITH COUNTY SCHOOL LAND SURVEY, ABSTRACT #744, SITUATED IN WISE COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 732.288 ACRE TRACT OF LAND IN BLOCKS 32, 33, 42, 43, 47, 48, 53 AND 54, AS RECORDED IN DEED OF TRUST FROM 735 ALLIANCE JOINT VENTURE TO TEXAS HAWAII LTD., IN VOLUME 508, PAGE 427, REAL RECORDS, WISE COUNTY, TEXAS, AND THIS TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2'' IRON PIN SET IN THE WEST RIGHT-OF-WAY LINE OF F.M HIGHWAY #2264 AND THE EAST LINE OF SAID 732.288 ACRE TRACT, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON PIN BEING NORTH 00° 44' 24'' EAST, 36.08 FEET, NORTH 01° 40' 24'' WEST, 184.95 FEET AND NORTH 02° 36' 24'' WEST, 216.80 FEET, NORTH 01° 41' 24'' WEST, 184.98 FEET AND NORTH 00° 46' 24'' WEST, 660.31 FEET FROM THE SOUTHEAST CORNER OF SAID 732.288 ACRE TRACT;

THENCE SOUTH 89° 15' 38'' WEST, A DISTANCE OF 576.16 FEET TO A 1/2'' IRON PIN SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 00° 46' 25'' WEST, A DISTANCE OF 377.33 FEET TO A 1/2'' IRON PIN SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89° 15' 38'' EAST, A DISTANCE OF 581.11 FEET TO A 1/2'' IRON PIN SET, IN THE WEST RIGHT-OF-WAY LINE OF THE AFOREMENTIONED F.M. HIGHWAY AND THE EAST LINE OF SAID 732.288 ACRE TRACT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 5779.58 FEET;

THENCE ALONG THE SAID WEST RIGHT-OF-WAY LINE AND EAST LINE OF SAID 732.288 ACRE TRACT, ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 239.31 FEET, (LONG CHORD SOUTH 00° 24' 47'' WEST, 239.29 FEET), TO A 1/2'' IRON PIN FOUND FOR END OF SAID CURVE, AND THEN SOUTH 00° 46' 25'' EAST, A DISTANCE OF 138.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.000 ACRES OF LAND. (the "Property")

REPORTED PROPERTY ADDRESS: 5826 FM 2264, NEW FAIRVIEW, TX 76078

TERMS OF SALE: The Substitute Trustee will sell the Property by public auction at the place and date specified herein.

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property and the priority of the lien being foreclosed.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Mortgagee and/or Mortgage Servicer thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

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

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

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagee and/or Mortgage Servicer, or its attorney(s).

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

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.

Signed on the 17 day of June, 2019.

Respectfully,

JACK O'BOYLE & ASSOCIATES

Jack O'Boyle | SBN: 15165300
jack@jackoboyle.com
Travis H. Gray | SBN: 24044965
travis@jackoboyle.com
Chris S. Ferguson | SBN: 24069714
chris@jackoboyle.com
P.O. Box 815369
Dallas, Texas 75381
P: 972.247.0653 | F: 972.247.0642
ATTORNEYS FOR MORTGAGEE AND/OR ITS MORTGAGE SERVICER

POSTED
AT 8:42 o'clock a M

JUL 15 2019

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Matter No.: 080286-TX

Date: July 2, 2019

County where Real Property is Located: Wise

ORIGINAL MORTGAGOR:	AMY BETH RAMAGE, GENE DAVID RAMAGE
ORIGINAL MORTGAGEE:	HIBERNIA NATIONAL BANK
CURRENT MORTGAGEE:	WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A
MORTGAGE SERVICER:	CARRINGTON MORTGAGE SERVICES, LLC

DEED OF TRUST DATED 12/19/2005, RECORDING INFORMATION: Recorded on 12/28/2005, as Instrument No. 380470 in Book 1632 Page 168

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LOT 258 OF NORTH STAR POINTE, SECTION 2, PHASE 1, AN ADDITION TO WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET C, SLEEVES 94 AND 101, OF THE PLAT RECORDS OF WISE COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **8/6/2019**, the foreclosure sale will be conducted in **Wise** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **1:00 PM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

CARRINGTON MORTGAGE SERVICES, LLC is acting as the Mortgage Servicer for WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. CARRINGTON MORTGAGE SERVICES, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A
c/o CARRINGTON MORTGAGE SERVICES, LLC
1600 South Douglass Road, Suite 200-A
Anaheim, California 92806

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

AP NOS 12072016

4699307

Matter No.: 080286-TX

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.

By:_____ Substitute Trustee
DAVID STOCKMAN, DENISE BOERNER, BRENDA WIGGS, DONNA STOCKMAN, GUY WIGGS, TIM LEWIS, MICHELLE SCHWARTZ, KATHY ARRINGTON, PAUL A. HOEFKER, ROBERT L. NEGRIN

Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036

NOTICE OF FORECLOSURE SALE

(Wise County)

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.

Notice is hereby given of a public nonjudicial foreclosure sale.

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

   Lot 72, Block 3 of Chisholm Hills, Phase 3, an Addition to the City of Fairview, Wise County, Texas, according to the Plat thereof recorded in Cabinet B, Page 440 & 441, of the Plat Records of Wise County, Texas, more commonly known as 180 Wilson, Rhome, Texas.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust ("Deed Of Trust") recorded as Instrument Number 2012-9776, Official Public Records, Wise County, Texas; and any and all other instruments filed of record with respect to said Deed Of Trust (which are hereinafter referred to as the "Security Instrument").

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

Date:	August 6, 2019
Time:	The sale shall begin no earlier than 1:00 P.M. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.
Place:	Wise County Courthouse, 101 North Trinity Street, Decatur, Wise County, Texas, at the following location: Front door at Southeast corner of Courthouse.

POSTED

AT 10:21 o'clock A M

JUL 09 2019

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Michele Farrell DEPUTY

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

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Security Instrument, permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Security Instrument at the time of sale.

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

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

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

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

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

5. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Security Instrument executed by JESUS R. PACHECO, a single person.

6. Obligations Secured. The Security Instrument provides that it secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to the Real Estate Lien Note dated June 21, 2012, but effective for all purposes as of March 16, 2012, in the principal amount of $57,000.00, executed by JESUS R. PACHECO, and payable to the order of THE LINTREE COMPANY. THE LINTREE COMPANY is the current owner and holder of the Obligations and is the Beneficiary under the Security Instrument.

As of July 6, 2019, there was owed $69,879.98 on the Note, being principal, interest, late fees, escrow, and attorney's fees in the following amounts: $54,603.29 in principal; $12,035.44 in interest; $641.25 in late fees; $1,800.00 in escrow; plus at least $800.00 in attorney's fees; with interest accruing at the rate of $13.46 per day thereafter until paid in full. Applicable Trustee's fees,

ad valorem taxes, property insurance, and other costs and expenses, if any, may be added to the amount owed.

Questions concerning the sale may be directed to the undersigned at (940) 569-2201.

7. Default and Request to Act. Default has occurred under the Security Instrument, and the Beneficiary has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the Beneficiary may appoint another person substitute trustee to conduct the sale.

DATED July 8, 2019.

STEVEN J. BICKINGS, Trustee
320 E. Third Street
Burkburnett, Texas 76354
(940) 569-2201
(940) 569-5032 (Fax)

THE STATE OF TEXAS :
:
COUNTY OF WICHITA :

This instrument was acknowledged before me on the 8 day of July, 2019, by STEVEN J. BICKINGS, Trustee.

JUDY MOORE
ID# 8598289
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES
MARCH 1, 2020

Notary Public, State of Texas

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
11/21/2013

Grantor(s)/Mortgagor(s):
VIRGIL RAY CORNELISON JR., AN UNMARRIED MAN

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR PRIMEWEST MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
Wells Fargo Bank, N.A.

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 201328961

Property County:
WISE

Mortgage Servicer:
Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Home Campus, MAC 2301-04C, West Des Moines, IA 50328

Legal Description: LOT 11, R.T. SHOWN ADDITION, TO THE CITY OF BRIDGEPORT, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN PLAT CABINET A, SLIDE 28, PLAT RECORDS, WISE COUNTY, TEXAS

Date of Sale: 8/6/2019 **Earliest Time Sale Will Begin:** 1:00:00 PM

Place of Sale of Property: Wise County Courthouse, 101 N. Trinity Street, Decatur, TX 76234 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.

Donna Stockman

Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Ronda Tyler, Kristopher Holub, Meryl Olsen, Terry Waters, David Stockman, Denise Boerner, Donna Stockman, Guy Wiggs, Brenda Wiggs, Tim Lewis, Kathy Arrington or Michelle Schwartz
or Thuy Frazier
or Cindy Mendoza
or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

Notice Pursuant to Tex. Prop. Code § 51.002(i):
Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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 12:17 o'clock P M
JUN 27 2019
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By DEPUTY
Sarah Enochs

A

MH File Number: TX-19-73076-POS
Loan Type: Conventional Residential

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 11/18/2002

Grantor(s): FREDDIE A. MOREHEAD, A SINGLE PERSON AND BUNNY MOREHEAD, A SINGLE PERSON

Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR (BSM FINANCIAL, L.P. DBA BANKSOURCE MORTGAGE), ITS SUCCESSORS AND ASSIGNS

Original Principal: $78,764.00

Recording Information: Book 1247 Page 74 Instrument 321560

Property County: Wise

Property:

SITUATED IN WISE COUNTY, TEXAS. AND BEING A 1.88 ACRE TRACT OF LAND OUT OF THE JOSE MARIA MORA SURVEY, ABSTRACT NO. 542. WISE COUNTY, TEXAS. AND BEING A PORTION OF THAT SAME CERTAIN TRACT OF LAND RECORDED IN VOLUME 231, PAGE 291, DEED RECORDS. WISE COUNTY, TEXAS. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FROM A FENCE POST AT THE SOUTHWEST CORNER OF VOLUME 824, PAGE 373. OFFICIAL RECORDS. WISE COUNTY, TEXAS, SAID POST BEING BY DEED CALL, SOUTH, A DISTANCE OF 1133.41 FEET AND EAST, A DISTANCE OF 3384.13 FEET FROM THE NORTHEAST CORNER OF THE A.E. WINFREY SURVEY;

POSTED
AT 12:17 o'clock P M

JUN 27 2019

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

THENCE SOUTH 87 DEGREES 36 MINUTES 01 SECONDS EAST, A DISTANCE OF 676.39 FEET:

THENCE NORTH 62 DEGREES 01 MINUTES 49 SECONDS EAST, A DISTANCE OF 35.52 FEET TO A 1/2 INCH IRON ROD FOUND IN THE NORTHERLY LINE OF CLOVER DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY) FOR THE POINT OF BEGINNING:

THENCE NORTH 63 DEGRESS 34 MINUTES 15 SECONDS WEST, A DISTANCE OF 115.00 FEET TO A 1/2 INCH IRON ROD FOUND:

THENCE NORTH 87 DEGREES 36 MINUTES 01 SECONDS WEST, A DISTANCE OF 268.00 FEET TO A 1/2 INCH IRON ROD FOUND:

THENCE NORTH 03 DEGREES 59 MINUTES 20 SECONDS WEST, A DISTANCE OF 361.24 FEET TO A 1/2 INCH IRON ROD SET:

THENCE SOUTH 87 DEGREES 36 MINUTES 01 SECONDS EAST, A DISTANCE OF 187.26 FEET TO A 1/2 INCH IRON ROD SET:

THENCE SOUTH 03 DEGREES 59 MINUTES 20 SECONDS EAST, PASSING AT A DISTANCE OF 206.95 FEET. A 1/2 INCH IRON ROD FOUND WITH CAP STAMPED "RPLS2023" , AND CONTINUING IN ALL A TOTAL A DISTANCE OF 266.88 FEET TO A 1/2 INCH IRON ROD FOUND:

THENCE SOUTH 63 DEGREES 34 MINUTES 15 SECONDS EAST, A DISTANCE OF 342.90 FEET TO A 1/2 INCH IRON ROD FOUND IN THE NORTH LINE OF SAID CLOVER DRIVE:

Servicing Agreement.

Current Mortgagee:	HSBC Bank USA, National Association as Trustee for MASTR Reperforming Loan Trust 2005-2
Mortgage Servicer:	Specialized Loan Servicing LLC
Current Beneficiary:	HSBC Bank USA, National Association as Trustee for MASTR Reperforming Loan Trust 2005-2
Mortgage Servicer Address:	8742 Lucent Blvd., Ste. 300, Highlands Ranch, CO 80129

SALE INFORMATION:

Date of Sale:	Tuesday, the 6th day of August, 2019
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, Kathy Arrington, Michael Burns, Sammy Hooda, or Suzanne Suarez, any to act
Substitute Trustee Address:	14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Michelle Schwartz, Kathy Arrington, Michael Burns, Sammy Hooda, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

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

Very truly yours, Donna Stockman

Bonial & Associates, P.C.

POSTED
AT 10:29 o'clock A M

JUN 27 2019

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

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
§
COUNTY OF WISE §

WHEREAS, the property herein described is subject to the Declaration of Covenants, Conditions and Restrictions for Shale HOA, recorded in Volume 1457, Page 46 of the Official Property Records of Wise County, Texas, and recorded as Instrument No. 2004-107974 in the Official Property Records of Denton County, Texas, including any amendments thereof or supplements thereto (collectively, the "*Declaration*"). The Declaration provides for the payment of assessments secured by a lien on the Estate of the non-paying owner.

WHEREAS, Shale HOA, on February 26, 2015, September 10, 2015, October 15, 2015 and June 27, 2017, sent notice of default in payment of assessments to **KRIS KILLION**, being the reputed owners or current owners of said real property; and

WHEREAS, the Association, did record a Notice of Assessment Lien against the Property as Instrument Number 201508988 in the Official Public Records of Wise County, Texas.

WHEREAS, the said **KRIS KILLION**, have continued to default in the payment of their indebtedness to Shale HOA, and the same is now wholly due, and Shale HOA, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to Shale HOA.

NOW, THEREFORE, notice is hereby given that on Tuesday, the 6th day of August, 2019, between 10:00 a.m. and 4:00 p.m., **Shale HOA** will sell the herein described real estate (including any improvements thereon) at public auction at the southeast entrance of the Courthouse, 101 North Trinity, Decatur, Wise County, Texas, to the highest bidder for cash, subject to all unpaid ad valorem taxes and superior liens and encumbrances of record. The earliest time at which said sale will begin will be 1:00 p.m., and the sale will take place not later than three (3) hours thereafter.

Said real estate is particularly described on Exhibit A attached hereto which is incorporated by reference for all purposes.

military service to the sender of this notice immediately.

WITNESS my hand this 26th day of June, 2019.

SHALE HOA

By _____
Brenda Schlueter
Its: Duly Authorized Agent

STATE OF TEXAS §
§
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public on this day personally appeared Brenda Schlueter, duly authorized agent for Shale HOA, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

Given under my hand and affirmed seal of office, this 26th day of June, 2019.

ELISE MYERS
Notary Public, State of Texas
Comm. Expires 05-24-2022
Notary ID 128279977

_____
Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201

EXHIBIT "A"

Being Lot 22, Block 21, SHALE CREEK, an Addition in Wise and Denton Counties, Texas, according to the Plat thereof recorded in Cabinet B, Slide 336, Map/Plat Records, Wise County, Texas (the "Property").

POSTED
AT 1:04 o'clock P M
JUN 25 2019
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Vicky Gaona

Notice of Foreclosure Sale

June 25, 2019

Deed of Trust: ("Deed of Trust"):

Dated:	August 25, 2006
Grantor:	George A. Davis 5606 Watter's Place Fort Worth, Texas 76114 Tarrant County. Laura R. Davis 5606 Watter's Place Fort Worth, Texas 76114 Tarrant County.
Trustee:	Mickey Faulconer 101 W. Tarrant Bowie, Texas 76230 Montague County.
Lender:	Legend Bank, NA 101 W. Tarrant Bowie, Texas 76230 Montague County
Recorded in:	Doc. 393500, Vol 1722, Page 734 of the Official Public Records of Wise County, Texas.
Legal Description:	See attached Exhibit "A".
Secures:	Promissory Note dated August 28, 2006 (Loan No. 16198704) in the original principal amount of $125,000.00 executed by George A. Davis and Laura R. Davis ("Borrowers") and payable to the order of Lender (the "Note"), all renewals and extensions of the Note and any and all present and future indebtedness of the Borrower(s) to the beneficiary of the Deed of Trust, collectively the ("Obligations").
Modifications and Renewals:	Debt Modification Agreement dated August 20, 2018. Reinstatement of Note and Lien dated February 8, 2010, recorded as Document Number 2010-52855 of the official records of Wise County, Texas.

Modification of Deed of Trust dated August 25, 2011, recorded as Document Number 2011-10664 of the official records of Wise County, Texas.

Debt Modification Agreement dated August 25, 2011.

Modification of Deed of Trust dated February 3, 2014, recorded as Document Number 2014001142 of the official records of Wise County, Texas.

Debt Modification Agreement dated February 3, 2014.

Modification of Deed of Trust dated February 24, 2015, recorded as Document Number 201511837 of the official records of Wise County, Texas.

Debt Modification Agreement dated November 23, 2015.

Reinstatement Agreement dated January 24, 2017, recorded as document No. 201701149 of the official records of Wise County, Texas.

(as used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as so modified, renewed, and/or extended)

Substitute Trustee: Matthew D. Anderson, D. Todd Davenport and/or Peyton Cannedy.
Sherrill & Gibson PLLC
3711 Maplewood Ave., Suite 200
Wichita Falls, Texas 76308

And/or

Brandon Hill
101 W Tarrant
Bowie, Texas 76230

Foreclosure Sale:

Date: August 6, 2019

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 3 hours thereafter.

Place: Wise County Courthouse
101 Trinity Street

Decatur, Texas 76234
Wise County, Texas

The sale will occur at the southeast porch of the courthouse, or in the area designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code.

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 Legend 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, Legend 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 Legend 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 Legend 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 Legend 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 [Lender/Beneficiary]. 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.



Brandon Hill, Special Assets Manager, VP
Legend Bank
101 W. Tarrant
Bowie, Texas 76230
Montague County
Telephone 940-720-7566

EXHIBIT "A"

Being 25.534 acres of land, more or less, in Block 1, Grayson County School Land Survey, Abstract No. 329, Wise County, Texas, and being a part of that certain tract conveyed to Cal Woolaver and Wes Mowery in Volume 266, Page 341, Real Records, Wise County, Texas, said 25.534 acres being more particularly described by metes and bounds as follows, to wit:

BEGINNING at an iron stake found for the southwest corner of a tract conveyed to David Mara in Volume 331, Page 60, Real Records, Wise County, Texas, said iron being located 59.90 feet North 89°58'08" West from the southeast corner of Block 1 and Grayson County School Land Survey, same being the southwest corner of David Moore Survey, Abstract No. 587, and the northwest corner of the Thomas Leftwick Survey, Abstract No. 501, said iron further being in County Road No. 2175;

THENCE with County Road No. 2175, North 89°58'08" West 291.07 feet to a yellow capped 1/2" iron stake set for the southwest corner of the tract described herein, said iron being in the northeast right of way of U. S. Highway No. 81/287;

THENCE with a fence and the northeast line of said highway, North 36°58'30" West 199.95 feet to a post found for an angle, at the intersection of an existing road side park (formerly Highway No. 81/287) with the current U.S. Highway No. 81/287;

THENCE with a fence and the northeast line of said road side park, North 25°40'50" West 748.86 feet to a yellow capped 1/2" iron stake set for the beginning of a curve to the left;

THENCE with said curve to the left in said road side park, having an arc of 668.59 feet and a radius of 1,992.47 feet (chord North 35°17'37" West 665.46 feet) to an iron stake found for corner;

THENCE North 00°14'40" West 590.89 feet to an iron stake found for corner;

THENCE South 76°59'27" East 588.48 feet to an iron stake found for corner;

THENCE South 68°46'30" East 288.22 feet to an iron stake found at the northwest corner of a 40' easement;

THENCE South 89°54'09" East 41.00 feet to an iron stake found for the northwest corner of said Mara tract;

THENCE with the west line of said Mara tract, South 00°00'04" East 1,031.13 feet to a post found for an angle in said fence line;

THENCE with a fence and the southwest line of said Mara tract, South 18°58'19" East 740.69 feet to the POINT OF BEGINNING, containing 25.534 acres of land, more or less.

STATE OF TEXAS

COUNTY OF MONTAGUE

AFFIDAVIT REGARDING MILITARY SERVICE

Brandon Hill appeared in person before me today and stated under oath:

"My name is Brandon Hill. I am competent to make this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.

"This affidavit concerns the deed of trust Deed of Trust dated executed on August 25, 2006 by George A. Davis and Laura R. Davis as Grantor(s), to Mickey Faulconer as Trustee and filed on August 28, 2006, in Doc. 393500, Vol 1722, Page 734 of the Official Public Records of Wise County, Texas ("Deed of Trust")."

"To the best of my knowledge the following persons are not in currently in military service: George A. Davis and Laura R. Davis. More specifically and on June 6, 2019, I searched the Service Members Civil Relief Act (SCRA) website at https://scra.dmdc.osd.mil/ using the name(s) of the foregoing, along with either their social security number(s) or date(s) of birth. The search indicated that such person(s) were not on active duty."

Brandon Hill
Affiant

SUBSCRIBED AND SWORN TO before me on June 25, 2019 by Lois Harris.

LOIS G HARRIS
Notary Public, State of Texas
Notary ID #13085441-3
My Commission Expires
October 7, 2020

Lois G. Harris
Notary Public, State of Texas

Department of Defense Manpower Data Center

Results as of : Jun-06-2019 04:40:38 PM

SCRA 4.11

Status Report
Pursuant to Servicemembers Civil Relief Act

SSN: XXX-XX-4883
Birth Date:
Last Name: DAVIS
First Name:
Middle Name:
Status As Of: Jun-06-2019
Certificate ID: QM6RQRJN8C6SH84

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Michael V. Sorrento

Michael V. Sorrento, Director
Department of Defense - Manpower Data Center
400 Gigling Rd.
Seaside, CA 93955

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. ? 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service. Service contact information can be found on the SCRA website's FAQ page (Q33) via this URL: https://scra.dmdc.osd.mil/faq.xhtml#Q33. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. ? 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC ? 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC ? 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC ? 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected

WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Department of Defense Manpower Data Center

Results as of : Jun-07-2019 11:22:42 AM

SCRA 4.11

Status Report
Pursuant to Servicemembers Civil Relief Act

SSN: XXX-XX-0718
Birth Date:
Last Name: DAVIS
First Name:
Middle Name:
Status As Of: Jun-07-2019
Certificate ID: HC3LQKTFTFJ6NZZ

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

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Michael V. Sorrento

Michael V. Sorrento, Director
Department of Defense - Manpower Data Center
400 Gigling Rd.
Seaside, CA 93955

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Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC ? 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected

WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

112 WILSON STREET
BOYD, TX 76023

00000007878796

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: August 06, 2019

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 30, 2007 and recorded in Document CLERK'S FILE NO. 2007-6123 real property records of WISE County, Texas, with DOROTHY YARBROUGH AND FRANCIS J YARBROUGH, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DOROTHY YARBROUGH AND FRANCIS J YARBROUGH, securing the payment of the indebtednesses in the original principal amount of $73,000.00, 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

POSTED
AT 3:05 o'clock P M
JUN 20 2019
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Vicky Gaona

NTSS00000007878796

112 WILSON STREET
BOYD, TX 76023

00000007878796

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.

The undersigned as attorney for the mortgagee or mortgage servicer does herby remove the original trustee and all successor substitute trustees and appoints in their steed RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, IRENE LINDSAY, DANA KAMIN, LISA BRUNO, RONDA TYLER, KRISTOPHER HOLUB, MERYL OLSEN, TERRY WATERS, OR DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, MICHELLE SCHWARTZ, OR TIM LEWIS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

Shawnika Harris

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the WISE County Clerk and caused to be posted at the WISE County courthouse this notice of sale.

_____

Declarants Name:_____

Date:_____

EXHIBIT "A"

BEING LOTS 13 THROUGH 20 IN BLOCK 40, ORIGINAL TOWN OF BOYD, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAME OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF WISE COUNTY, TEXAS, AND BEING A PART OF THE LAND TO RUSSELL MIZE AS RECORDED IN VOLUME 1129, PAGE 616, OFFICIAL PUBLIC RECORDS, WISE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED 1/2 INCH IRON ROD SET FOR CORNER AT THE NORTHEAST CORNER OF SAID BLOCK 40 AND SAID MIZE TRACT AND BEING IN THE SOUTH LINE OF AN ALLEY FROM WHICH A 5/8TH INCH IRON ROD FOUND OF REFERENCE BEARS NORTH 01 DEGREES 32 MINUTES WEST, 20.00 FEET;

THENCE SOUTH 01 DEGREES 32 MINUTES EAST, WITH THE EAST LINE OF BLOCK 40 AND THE WEST LINE OF WILSON STREET, 115.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET FOR CORNER AT THE SOUTHEAST CORNER OF BLOCK 40;

THENCE SOUTH 88 DEGREES 28 MINUTES WEST, WITH THE SOUTH LINE OF BLOCK 40, 200.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET FOR CORNER AT THE MOST WESTERLY SOUTH CORNER OF SAID MIZE TRACT FROM WHICH A 5/8TH INCH IRON ROD FOUND FOR REFERENCE BEARS 25.00 FEET NORTH 88 DEGREES 28 MINUTES EAST AND 63.50 FEET SOUTH 01 DEGREES 32 MINUTES EAST;

THENCE NORTH 01 DEGREES 32 MINUTES WEST, WITH THE MOST NORTHERLY WEST LINE OF SAID MIZE TRACT 115.00 FEET TO A STEEL FENCE CORNER POST FOUND IN PLACE FOR CORNER AND BEING IN THE SOUTH LINE OF AN ALLEY;

THENCE NORTH 88 DEGREES 28 MINUTES EAST, WITH SOUTH LINE OF SAID ALLEY, 200.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.5280 ACRES OF LAND, MORE OR LESS.

COPY

WKC/kp/communitybanknorthcentraltexasholdngsandinvestments/noticeofsale
6/18/19

Notice of Foreclosure Sale

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

Being a portion of Tract A of Block 3, C.A. Jackson Ranch Subdivision, as recorded in Cabinet A, Slide 191, Plat Records, Wise County, Texas, ad being all of Tract 1 and Tract 2 as recorded in Volume 1711, Page 730, Official Public Records, Wise County, Texas and being more particularly described as follows:
BEGINNING at a 5/8 inch iron rod found at the southeast corner of the herein described tract and the northwest corner of Lot 48, Block 3 of said C. A. Jackson Ranch Subdivision and being in the east line of a platted 60 foot wide County Road at the beginning of a curve to the left having a radius of 256.34 feet;
THENCE with the east line of said County Road and along said curve and arc length of 70.07 feed (Chord bearing North 10 degrees 49 minutes 08 seconds West at 69.86 feet) to a point for corner;
THENCE North 84 degrees 28 minutes 42 seconds East at 7.3.4 feet passing a ½ inch pipe found as reference, continuing for a total distance of 55.94 feet to a ½ inch iron rod found for corner;
THENCE North 68 degrees 07 minutes 51 seconds East 19.98 (20.00-deed) feet to a ½ inch rod found for corner;
THENCE South 79 degrees 23 minutes 44 seconds East 19.96 (20.00-deed) feet to a ½ inch iron rod found for corner,
THENCE North 84 degrees 17 minutes 01 seconds East 63.51 feet to a ½ inch iron pipe found for corner, said corner being in the east line of said Tract A, Block 3, C.A. Jackson Ranch Subdivision;
THENCE South 04 Degrees 38 minutes 32 seconds East (South 04 degrees 15 minutes East-plat) with the east line of said Tract A. 70.01 feet to a ½ inch iron rod found for corner at the northeast corner of aforementioned Lot 48, from which a 5/8 inch iron rod found bears North 69 degrees 26 minutes West and 2.74 feet;
THENCE South 84 degrees 32 minutes 00 seconds West (reference bearing) along the north line of said Lot 48 and the south line of said Tract A, 150.27 (150.2-plat) feet to the POINT OF BEGINNING and containing a 0.246 acre of land, more or less.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated February 11, 2011, recorded in Volume 2224, Page 109, Official Records, Wise County, Texas; said Deed of Trust was corrected by a Correction Deed of Trust dated February 25, 2011, recorded in Volume 2242, Page 52, Official Records, Wise County, Texas; said Deed of Trust being Modified by Modification Agreement dated February 11, 2014, and recorded in Document Number 201402989, in the Records of Wise County, Texas.

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

Date: August 6, 2019

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

Place: The sale will be held at the southeast porch (or corner) of the Wise County Courthouse, Decatur, Texas.

POSTED
AT 11:19 o'clock AM
JUN 19 2019
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Vicky Gaona

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

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

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

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

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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

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

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by North Central Texas Holdings and Investments, Inc.

The real property and personal property, if any, encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note executed by North Central Texas Holdings and Investments, Inc., and payable to the order of The Community Bank. The Community Bank is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, The

Community Bank at P.O. 1478, Bridgeport, Texas 76426.

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

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

Dated: June 18, 2019

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

Our File Number: 19-02246
Name: DAVID BABCOCK AND SPOUSE, RICKIE BABCOCK

NOTICE OF TRUSTEE'S SALE

WHEREAS, on December 17, 2015, DAVID BABCOCK AND SPOUSE, RICKIE BABCOCK, executed a Deed of Trust/Security Instrument conveying to TONY R. CLARK, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NORTHSTAR BANK OF TEXAS, its successors and assigns, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 201512704, in the DEED OF TRUST OR REAL PROPERTY records of **WISE** COUNTY, TEXAS; and

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

WHEREAS, the undersigned 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/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, AUGUST 6, 2019,** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in **WISE** COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

LOT 2, BLOCK 1, SHULTS ESTATES, AN ADDITION TO WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN PLAT CABINET C, SLIDE 183, PLAT RECORDS, WISE COUNTY, TEXAS.

Property Address: 236 CR 3689
PARADISE, TX 76073

Mortgage Servicer: SHELLPOINT MORTGAGE SERVICING

Noteholder: NEWREZ MORTGAGE LLC F/K/A NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING
15 S. MAIN STREET, SUITE 600
GREENVILLE, SC 29601

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.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military 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.

WITNESS MY HAND this 13 day of June, 2019.

Donna Stockman, David Stockman, Brenda Wiggs, Denise Boerner, Tim Lewis, Guy Wiggs, Michelle Schwartz, Kathy Arrington, Substitute Trustees

c/o Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

POSTED
AT 4:45 o'clock P M

JUN 13 2019
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Vicky Gaona

121 CHISHOLM SPRINGS CT
NEWARK, TX 76071

00000008339038

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: August 06, 2019

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 02, 2016 and recorded in Document CLERK'S FILE NO. 201605518 real property records of WISE County, Texas, with MATTHEW S WHEELER AND KELLIE M WHEELER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MATTHEW S WHEELER AND KELLIE M WHEELER, securing the payment of the indebtednesses in the original principal amount of $168,547.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. FIRST UNITED BANK AND TRUST COMPANY 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. FIRST UNITED BANK & TRUST, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FIRST UNITED BANK & TRUST
1400 West Main
Durant, OK 74701

POSTED
AT 2:19 o'clock P M

JUN 10 2019

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

121 CHISHOLM SPRINGS CT
NEWARK, TX 76071

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.

The undersigned as attorney for the mortgagee or mortgage servicer does herby remove the original trustee and all successor substitute trustees and appoints in their steed DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, MICHELLE SCHWARTZ, OR TIM LEWIS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

Shawnika Harris

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the WISE County Clerk and caused to be posted at the WISE County courthouse this notice of sale.

_____

Declarants Name:_____

Date:_____

EXHIBIT "A"

BEING IN LOT 11R, IN BLOCK A OF CHISHOLM SPRINGS, AN ADDITION TO WISE COUNTY, TEXAS, ACCORDING TO THE REPLAT THEREOF RECORDED IN CABINET C, PAGE 184, PLAT RECORDS, WISE COUNTY, TEXAS.

526 HILLTOP TRAIL
FAIRVIEW, TX 76078

00000007552375

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: August 06, 2019

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 29, 2002 and recorded in Document VOLUME 1188, PAGE 96; AS AFFECTED BY VOLUME 1323, PAGE 793 AND LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 201706399 real property records of WISE County, Texas, with EARLE RECKLEIN AND CARRIE RECKLEIN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE, mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by EARLE RECKLEIN AND CARRIE RECKLEIN, securing the payment of the indebtednesses in the original principal amount of $102,609.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK 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. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD
STE 110
OKLAHOMA CITY, OK 73118-6077

POSTED
AT 8:03 o'clock A M
MAY 30 2019
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Sarah Enochs DEPUTY
Sarah Enochs

526 HILLTOP TRAIL
FAIRVIEW, TX 76078

00000007552375

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.

The undersigned as attorney for the mortgagee or mortgage servicer does herby remove the original trustee and all successor substitute trustees and appoints in their steed RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, IRENE LINDSAY, DANA KAMIN, LISA BRUNO, RONDA TYLER, KRISTOPHER HOLUB, MERYL OLSEN, TERRY WATERS, OR DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, MICHELLE SCHWARTZ, OR TIM LEWIS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

Shawnika Harris

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. 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:_____

526 HILLTOP TRAIL
FAIRVIEW, TX 76078

00000007552375

00000007552375

WISE

EXHIBIT "A"

LOT 30, BLOCK 2, CHISHOLM HILLS, PHASE III, AN ADDITION TO THE CITY OF FAIRVIEW, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET B, PAGE 440 AND 441, PLAT RECORDS, WISE COUNTY, TEXAS.

156 CR 2659
DECATUR, TX 76234

00000007266612

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: August 06, 2019

   Time: The sale will begin at 1:00 PM 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 March 30, 1999 and recorded in Document VOLUME 860, PAGE 848; AS AFFECTED BY CORRECTION INSTRUMENT NO. 201806752 real property records of WISE County, Texas, with LOREN RANDOL FREEMAN AND TINA MARIE FREEMAN, grantor(s) and AEGIS MORTGAGE CORPORATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LOREN RANDOL FREEMAN AND TINA MARIE FREEMAN, securing the payment of the indebtednesses in the original principal amount of $115,133.00, 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. SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, N.A., FOR REPERFORMING LOAN REMIC TRUST CERTIFICATES, SERIES 2003-R2 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

POSTED
AT 8:03 o'clock A M
MAY 30 2019
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Sarah Enochs

NTSS00000007266612

156 CR 2659
DECATUR, TX 76234

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.

The undersigned as attorney for the mortgagee or mortgage servicer does herby remove the original trustee and all successor substitute trustees and appoints in their steed RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, IRENE LINDSAY, DANA KAMIN, LISA BRUNO, RONDA TYLER, KRISTOPHER HOLUB, MERYL OLSEN, TERRY WATERS, OR DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, MICHELLE SCHWARTZ, OR TIM LEWIS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

Shawnika Harris

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the WISE County Clerk and caused to be posted at the WISE County courthouse this notice of sale.

_____

Declarants Name:_____

Date:_____

EXHIBIT "A"

TRACT ONE:

BEING A 4.99 ACRE TRACT IN LEAGUE 2, BLOCK 20 OF THE HUNT COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 358, AND ALSO BEING A 5.0 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 387, PAGE 883, DEED RECORDS, WISE COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN COUNTY ROAD #2659 FOR THE WEST CORNER OF SAID 5.0 ACRE TRACT, SAID POINT BEING BY PREVIOUS DESCRIPTION 786.9 FEET NORTH 47 DEG 07' EAST FROM THE WEST CORNER OF SAID BLOCK 20;

THENCE NORTH 47 DEG 07' 00" EAST WITH THE NORTHWEST LINE OF SAID 5.0 ACRE TRACT AND WITH SAID COUNTY ROAD A DISTANCE OF 511.81 FEET TO A POINT FOR THE NORTH CORNER OF SAID 5.0 ACRE TRACT;

THENCE SOUTH 44 DEG 59' 00" EAST WITH THE NORTHEAST LINE OF SAID 5.0 ACRE TRACT A PASSING A 1/2" IRON ROD FOUND AT A DISTANCE OF 15.69 FEET IN ALL A DISTANCE OF 412.60 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED STEADHAM R.P.L.S. 4281 SET FOR THE EAST CORNER OF SAID 5.0 ACRE TRACT;

THENCE SOUTH 44 DEG 16' 00" WEST WITH THE SOUTHWEST LINE PASSING A 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED STEADHAM REERENCE SET AT A DISTANCE OF 419.05 FEET IN ALL A DISTANCE OF 438.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.99 ACRES OF LAND.

TRACT TWO:

BEING A 0.39 ACRE TRACT IN LEAGUE 2, BLOCK 20 OF THE HUNT COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 358, WISE COUNTY, TEXAS AND ALSO BEING PART OF A CERTAIN CALLED 41.63 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 387, PAGE 383, DEED RECORDS, WISE COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE SOUTH CORNER OF A CERTAIN CALLED 5.0 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 387, PAGE 380, DEED RECORDS, WISE COUNTY, TEXAS, SAID POINT ALSO BEING A ELL CORNER OF SAID 41.63 ACRE TRACT;

THENCE NORTH 44 DEG 16' 00" EAST WITH A NORTHWEST LINE OF SAID 41.63 ACRE TRACT A DISTANCE OF 511.51 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED STEADHAM R.P.L.S. 4281 SET FOR THE EAST CORNER OF SAID 5.0 ACRE TRACT AND THE NORTH CORNER OF SAID 41.63 ACRE TRACT;

THENCE SOUTH 44 DEG 59' 00" EAST WITH A NORTHEAST LINE OF SAID 41.63 ACRE TRACT A DISTANCE OF 19.9 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED STEADHAM R.P.L.S. 4281 SET FOR A CORNER;

THENCE SOUTH 41 DEG 16' 38" WEST A DISTANCE OF 512.56 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED STEADHAM R.P.L.S. 4281 SET FOR A CORNER;

THENCE NORTH 44 DEG 59' 00" WEST A DISTANCE OF 46.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.39 ACRES OF LAND.