POSTED
At 2:42 o'clock P M
NOV 14 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By DEPUTY
Sarah Enochs

Notice of Foreclosure Sale

November 14, 2017

Deed of Trust (Security Agreement, Financing Statement) ("Deed of Trust"):

Dated:	March 28, 2017
Grantor:	Allene Hutcheson
Trustee:	Michael H. Patterson
Lender:	First State Bank
Recorded in:	Instrument Number 201603043 of the real property records of Wise County, Texas
Legal Description:	Being all of Lot 29 & part of Lot 30, Block 2, Fair Oaks Addition, being a subdivision in the City of Bridgeport, Wise County, Texas according to the plat recorded in Plat A, Section 271, Plat Records, Wise County, Texas and being described by metes and bounds as attached hereton as Exhibit A
Secures:	Promissory Note ("Note") in the original principal amount of $105,000.00, executed by Allene Hutcheson ("Borrower") and payable to the order of Lender
Foreclosure Sale:	
Date:	Tuesday, December 5, 2017
Time:	The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00am and not later than three hours thereafter.
Place:	The Southeast porch of the courthouse steps of the Wise County Court House, 101 N Trinity St, Decatur, Texas
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
1602 Halsell Street
Bridgeport, TX 76426
Telephone (940) 647-0000
Telecopier (888) 396-6271

GF#16-41676

EXHIBIT "A"

Being all of Lot 29 & part of Lot 30, Block 2, Fair Oaks Addition, being a subdivision in the City of Bridgeport, Wise County, Texas, according to the plat recorded in Plat Cabinet A, Section 271, Plat Records, Wise County, Texas and being described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in the North R.O.W. of Boston Street for the Southeast corner of said Lot 29 and the Southwest corner of Lot 28, Block 2 of said Fair Oaks Addition;
THENCE North 89°51'22" West with the South line of said Lot 29 and with said North R.O.W. a distance of 106.50 feet to a 1/2" iron rod with a yellow plastic cap stamped STEADHAM R.P.L.S. 4281 set in said North R.O.W. and in the South line of said Lot 30 for a corner;
THENCE North 00°00'49" East a distance of 120.00 feet to a 1/2" iron rod found in the North line of said Lot 30 and in the South line of Lot 3, Block 2, of said Fair Oaks Addition for a corner;
THENCE South 89°54'37" East with the North line of said Lot 30 and the South line of said Lot 3 a distance of 108.47 feet to a 1/2" iron rod found for the Northeast corner of said Lot 29 and the Southeast corner of Lot 4, Block 2, of said Fair Oaks Addition;
THENCE South 00°00'00" East with the East line of said Lot 29 and the West line of said Lot 28 a distance of 120.10 feet to the **POINT OF BEGINNING** and containing 0.30 acres of land.

POSTED
AT 1:18 o'clock P M

NOV 13 2017

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

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

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

265 County Road 4374, Decatur, Texas, 76234

The real property more particularly described on Exhibit "A" attached hereto and made a part hereof, together with the rights, appurtenances and improvements thereto and certain other personal property as more particularly described in the Deed of Trust referenced herein.

2. Instrument to be Foreclosed. Loan from **Investmark Mortgage, LLC**; Promissory note (the "Note") in the original principal amount of **$60,000.00**, payable by **Ronald Earl Bedgood** to **Investmark Mortgage, LLC** ("Lender"), secured by a Deed of Trust (the "Deed of Trust"), duly recorded in **Instrument #201705234** in the Real Property Records of **WISE** County, Texas.

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

Date: **12/5/17** (the first Tuesday of said Month)

Time: The sale shall begin no earlier than **1:30 pm** or no later than three hours thereafter.

Place: **The sale will take place at the WISE County Courthouse at the place designated by the WISE County Commissioner's Court** (if no such place is so designated, the sale will take place in the area where this Notice is posted)

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. Such 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 cash on the day the property is sold.

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

6. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to: (a) the unpaid principal and interest owing on that certain note (the "Note") dated **3/25/17**, in the original principal amount of **$60,000.00**, executed by Borrower, and payable to the order of **Investmark Mortgage, LLC**; (b) and all renewals, modifications and extensions of the note, and; (c) any and all present and future indebtedness of Borrower to **Investmark Mortgage, LLC**. **Investmark Mortgage, LLC** is the current owner and holders of the Note and the Obligations and is the beneficiary under the Deed of Trust. **Investmark Mortgage, LLC** is also the current Lender (Mortgagee) Servicers of the Note.

Questions concerning the sale may be directed to the undersigned:

The Pettit Law Firm
c/o Julie Pettit
3710 Rawlins, Suite 1050
Dallas, Texas 75219
Telephone: 214-329-0151

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 as substitute trustee to conduct the sale.

DATED: 11/13/17

Julie Pettit, Substitute Trustee
3710 Rawlins, Suite 1050
Dallas, Texas 75219
Phone: (214) 329-0151

Assert and protect your rights as a 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 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.

EXHIBIT "A"

Property: **265 County Road 4374, Decatur, Texas, 76234**
WISE County

Legal Description:

TRACT ONE:
BEING 11.90 acres of land, more or less, in the Thomas Dean Survey, Abstract 238, Wise County, Texas, being all of a called 11.95 acre tract described in Warranty Deed to James E. Bedgood and Peggy Sue Bedgood of record in Volume 1633 Page 527, Official Records of Wise County, Texas, said 11.90 acre tract being described as follows:

BEGINNING at a found iron rod at the southeast corner of said Bedgood 11.95 acre tract;

THENCE S 89 deg. 01 min. 23 sec. W a distance of 325.51 feet to a found iron rod for corner;

THENCE S 89 deg. 25 min. 58 sec. W a distance of 29.29 feet to a found iron rod for corner;

THENCE S 89 deg. 20 min. 58 sec. W a distance of 250.18 feet to a found iron rod for corner;

THENCE S 89 deg. 22 min. 26 sec. W a distance of 751 .24 feet to a found iron rod for corner;

THENCE S 89 deg. 37 min. 01 sec. W a distance of 74.51 feet to a set iron rod for corner;

THENCE N 00 deg. 50 min. 37 sec. W a distance of 201.84 feet to a found iron rod for corner;

THENCE S 89 deg. 50 min. 53 sec. E a distance of 3.77 feet to a found iron rod for corner;

THENCE N 01 deg. 04 min. 55 sec. W a distance of 157.30 feet to a found iron rod for corner;

THENCE N 89 deg. 06 min. 09 sec. E a distance of 1267.80 feet to a set iron rod for corner;

THENCE N 89 deg. 05 min. 34 sec. E a distance of 160.05 feet to a point for corner;

THENCE S 00 deg. 52 min. 57 sec. E a distance of 98.53 feet to a found 4 inch pipe post for corner;

THENCE S 00 deg. 46 min. 28 sec. E a distance of 265.59 feet to the PLACE OF BEGINNING and containing 518.178 square feet or 11.90 acres of land, more or less.

TRACT TWO:
A 0.30 acre roadway easement for purposes of ingress and egress, to and from the 11.95 acre tract of land described as "Tract One", above, situated in the Thomas Dean Survey, Abstract No. 238, in Wise County, Texas; and being a part of a certain called 120 acre tract described in instrument recorded in Volume 165, Page 340, Deed Records, Wise County, Texas and being described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped STEADHAM R.P.L.S. 4281 set in the South line of a certain called 12 acre tract described in instrument recorded in Volume 389, Page 34, Deed Records, Wise County, Texas said point being 1075.46 feet North 89° 48' 35" East from the Southwest corner of said 12 acre tract;

THENCE North 89° 48' 35" East a distance of 30.00 feet to a 1/2" iron rod with yellow plastic cap stamped STEADHAM R. P. L. S. 4281 set in the South line of said 12 acre tract;

THENCE South 00° 27' 22" East a distance of 438.49 feet to a point in County Road #4374 for a corner;

THENCE South 86° 45' 03" West a distance of 30.04 feet to a point in said County Road for a corner;

THENCE North 00° 27' 22" West a distance of 440.09 feet to the POINT OF BEGINNING and containing 0.30 acres of land.; Also known as 265 County Road 4374, Decatur, TX 76234.

THE STATE OF TEXAS §
§ **NOTICE OF SUBSTITUTE TRUSTEE'S SALE**
COUNTY OF WISE §

WHEREAS, by Deed of Trust dated May 10, 2006, **Michael L. Biko**, as Grantor, conveyed to James L. Robertson, Trustee, for the benefit of **Advantage Residential Mortgage Company**, and assigned to West RADC Venture 2010-2, LLC, certain real property situated in Wise County, Texas, being described as follows:

> Lot 132 of NORTH STAR POINTE, Section 2, Phase I, an addition to Wise County, Texas, according to the Map or Plat thereof, recorded in Plat Cabinet C, Sleeves 94 through 101, of the Plat Records of Wise County, Texas,

commonly known as Lot 132 Grand Harbor, Chico, Texas 76431; (hereinafter known as the "**Real Property**").

The Real Property described above is to secure payment of:

> Balloon Note dated May 10, 2006, in the original principal amount of $63,900, executed by Michael L. Biko, Individually, and made payable to Advantage Residential Mortgage Company.

The Deed of Trust is recorded under Document Number 387568, in the Official Public Records of Wise County, Texas, reference to said Deed of Trust being hereby made for all purposes; and

WHEREAS, the undersigned has been appointed as a Substitute Trustee in the place and stead of James L. Robertson, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the fifth (5th) day of December 2017, between the hours of 10:00 o'clock a.m. and 1:00 o'clock p.m., I will sell the Property at the area of the Wise County Courthouse, Decatur, Texas, designated by the Commissioners Court for foreclosure sales or trustee's sales, with the said property being sold to the highest bidder for cash. The earliest time at which the sale will occur is 10:00 a.m., and the sale will begin no later than three (3) hours after 10:00 a.m.

WITNESS MY HAND, this 10th day of November, 2017.

R. Michael McCauley, Jr., Substitute Trustee

POSTED
AT 11:28 o'clock A M

NOV 13 2017

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

POSTED
AT 9:09 o'clock A M

NOV 09 2017

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

Sarah Enocha

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WISE County
Deed of Trust Dated: March 22, 2007
Amount: $179,700.00
Grantor(s): JESUS A MARTINEZ and MARIA MARTINEZ

Original Mortgagee: DATCU
Current Mortgagee: BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY

Mortgagee Address: BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 4425 Ponce de Leon Blvd., Suite 500, Coral Gables, FL 33134

Recording Information: Document No. 2007-4212

Legal Description: SEE EXHIBIT "A"

Date of Sale: December 5, 2017 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

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

AURORA CAMPOS OR JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, MATT HANSEN, PATRICK ZWIERS, KRISTOPHER HOLUB, FREDERICK BRITTON, SHAWN SCHILLER, TONYA WASHINGTON, IRENE LINDSAY, CARY CORENBLUM, DAVID STOCKMAN, DONNA STOCKMAN, GUY WIGGS, DENISE BOERNER, TIM LEWIS, MICHELLE SCHWARTZ, BRENDA WIGGS 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 OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

RACHEL U. DONNELLY, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2017-005196

AURORA CAMPOS OR JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, MATT HANSEN, PATRICK ZWIERS, KRISTOPHER HOLUB, FREDERICK BRITTON, SHAWN SCHILLER, TONYA WASHINGTON, IRENE LINDSAY, CARY CORENBLUM, DAVID STOCKMAN, DONNA STOCKMAN, GUY WIGGS, DENISE BOERNER, TIM LEWIS, MICHELLE SCHWARTZ, BRENDA WIGGS OR LORI MCCARTY
c/o AUCTION.COM, LLC
1 Mauchly
Irvine, California 92618

A.

EXHIBIT "A" - LEGAL DESCRIPTION - PAGE 1 of 2

BEING A LOT, TRACT OR PARCEL OF LAND IN THE JOHN C. LOGAN SURVEY, ABSTRACT NUMBER 494, WISE COUNTY, TEXAS AND BEING A PART OF A CALLED 13.85 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO JESUS A. MARTINEZ RECORDED IN VOLUME 907, PAGE 506, OFFICIAL PUBLIC RECORDS, WISE COUNTY, TEXAS, SAME ALSO BEING THE EAST ONE-HALF (1/2) OF LOT THREE (3), WISE ACRES, A SUBDIVISION IN WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SECTION 482, PLAT RECORDS, WISE COUNTY, TEXAS, AND BEING ALL OF A CALLED 6.919 ACRE TRACT LAND ALSO KNOWN AS TRACT TWO (2) AS SURVEYED BY WILLIAM DAVID EDWARDS REFERENCED AS JOB# 2006-145, DATED JUNE 19, 2006, THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED IRON ROD (STAMPED EDWARDS) FOUND IN A FENCE LINE FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, THE NORTHEAST CORNER OF A CALLED 6.919 ACRE TRACT OF LAND ALSO KNOWN AS TRACT ONE (1) AS SURVEYED BY WILLIAM DAVID EDWARDS REFERENCED AS JOB# 2006-145, DATED JUNE 19, 2006, IN THE NORTH LINE OF SAID CALLED 13.85 ACRE TRACT OF LAND, AND IN THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NUMBER 380, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID CALLED 13.85 ACRE TRACT OF LAND BEARS SOUTH 87 DEGREES 24 MINUTES 35 SECONDS WEST A DISTANCE OF 218.02 FEET;

THENCE NORTH 87 DEGREES 25 MINUTES 46 SECONDS EAST WITH THE NORTH LINE OF SAID CALLED 13.85 ACRE TRACT OF LAND, AND THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NUMBER 380, ALONG OR NEAR A FENCE, A DISTANCE OF 217.47 FEET TO AN X-CUT FOUND IN CONCRETE FOR THE NORTHEAST CORNER OF SAID LOT THREE (3), AND THE NORTHWEST CORNER OF LOT FOUR (4), WISE ACRES, A

EXHIBIT "A" - LEGAL DESCRIPTION - PAGE 2 of 2

SUBDIVISION IN WISE COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET A, SECTION 482, PLAT RECORDS, WISE COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 32 MINUTES 15 SECONDS WEST WITH THE EAST LINE OF SAID LOT THREE (3), THE EAST LINE OF SAID 13.85 ACRE TRACT OF LAND, THE WEST LINE OF SAID LOT FOUR (4), ALONG OR NEAR A FENCE, A DISTANCE OF 1390.89 FEET TO A CAPPED IRON ROD (STAMPED R.P.L.S. 5479) SET FOR THE SOUTHEAST CORNER OF SAID LOT THREE (3), THE SOUTHWEST CORNER OF SAID LOT FOUR (4), AND BEING IN THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN THE DEED TO H.D. BOSWELL RECORDED IN VOLUME 61, PAGE 870, REAL RECORDS, WISE COUNTY, TEXAS;

THENCE SOUTH 88 DEGREES 29 MINUTES 21 SECONDS WEST WITH THE SOUTH LINE OF SAID LOT THREE (3), THE SOUTH LINE OF SAID 13.85 ACRE TRACT, AND THE NORTH LINE OF SAID H.D. BOSWELL TRACT, ALONG OR NEAR A FENCE, A DISTANCE OF 217.64 FOOT TO A CAPPED IRON ROD (STAMPED EDWARDS) FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, AND THE SOUTHEAST CORNER OF SAID TRACT ONE (1), FROM WHICH FOUR (4) INCH METAL FENCE CORNER POST FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT ONE (1), SAME BEING THE SOUTHWEST CORNER OF SAID 13.85 ACRE TRACT BEARS SOUTH 88 DEGREES 24 MINUTES 11 SECONDS WEST A DISTANCE OF 217.99 FEET;

THENCE NORTH 00 DEGREES 33 MINUTES 07 SECONDS EAST WITH THE EAST LINE OF TRACT ONE (1) A DISTANCE OF 1386.88 FEET TO THE POINT OF BEGINNING AND ENCLOSING 6.929 ACRES OF LAND, MORE OR LESS.

COPY

POSTED
AT 10:38 o'clock A M
OCT 30 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By TONI GRIGSBY DEPUTY

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 July 27, 2010, and recorded as Instrument No. 2010-59857, Real Property Records, Wise County, Texas (the "Deed of Trust"), Francisco Parra Sanchez ("Grantor") conveyed to Greg Reasoner, as Trustee ("Trustee") for the benefit of First State Bank ("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 a Real Estate Lien Note dated July 27, 2010, in the original principal amount of $22,400.00, executed by Grantor and made payable to the order of Beneficiary (the "Note") and all other indebtedness described therein; and

WHEREAS, the Note and Deed of Trust were modified by that one certain Reinstatement, Modification, Renewal, and Extension Agreement dated December 8, 2014, executed by Francisco Parra Sanchez and First State Bank, and recorded as Instrument No. 201412596, Real Property Records, Wise County, Texas; 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, 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, Greg Reasoner, 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 Greg Reasoner, said removal and appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, 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 5th day of December, 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 on the southeast corner of the Wise County Courthouse, 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 Beneficiary to have its bid credited to the Note and all other secured indebtedness 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 1:00 P.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 27th day of October, 2017.

SUBSTITUTE TRUSTEE:

Matthew T. Taplett

STATE OF TEXAS §
§
COUNTY OF TARRANT §

This instrument was acknowledged before me on the 27th day of October, 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, State of Texas
Comm. Expires 02-11-2021
Notary ID 12519593-8

Notary Public for the State of Texas

NAME, ADDRESS AND TELEPHONE NUMBER OF MORTGAGEE:

First State Bank
c/o Mr. Kyle Thompson
1709 9th Street
Bridgeport, TX 76426
(940) 394-7127

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

FIELD NOTES to all that certain lot, tract or parcel of land in the WILLIAM HERSEE SURVEY, ABSTRACT NUMBER 410, Wise County, Texas, in the City of Chico, Wise County, Texas, and being all of that certain called 2.49 acre tract of land described in the recorded in Volume 345, Page 143, of the Deed Records, Wise County, Texas, the subject tract being more particularly described as follows:

BEGINNING at a 4-inch metal fence corner post found for the Southwest corner, same being in the West line of the remainder of a called 14.96 acre tract of land described in the deed recorded in Volume 396, Page 120, of the Real Records, Wise County, Texas, and being in the East right-of-way line of an asphalt road under apparent public use posted as State Highway Number 101 Business;

THENCE North with the West line of said 2.49 acre tract of land and the East right-of-way line of State Highway Number 101 Business, along or near a fence, a distance of 212.80 feet to a 1/2-inch capped iron rod (stamped HOLAWAY RPLS TX 5479) set for the Northwest corner, same being the most Westerly Southwest corner of a called 3.369 acre tract of land described in the deed recorded in Volume 721, Page 821, of the Real Records, Wise County, Texas, from which a 3-inch metal fence corner post bears South 84 Degrees 21 Minutes 38 Seconds East a distance of 4.47 feet;

THENCE South 89 Degrees 57 Minutes 40 Seconds East with the North line of said 2.49 acre tract of land, and the most Westerly South line of said 3.369 acre tract of land, along or near a fence a distance of 515.75 feet to a 1/2-inch capped iron rod (stamped HOLAWAY RPLS TX 5479) set for the Northwest corner, same being an inner ell corner of said 3.369 acre tract of land, from which a metal fence corner post bears North 30 Degrees 50 Minutes 51 Seconds West a distance of 1.46 feet;

THENCE South 00 Degrees 02 Minutes 00 Seconds East with the East line of said 2.49 acre tract, and the most Southerly West line of said 3.369 acre tract of land, along or near a fence, a distance of 209.30 feet to a 4-inch metal fence corner post for the Southeast corner, same being the most Easterly Southwest corner of said 3.369 acre tract of land, and being in the North line of a called 4.28 acre tract of land described in the deed to Craig Ard recorded in Volume 1510, Page 218, of the Official Public Records, Wise County, Texas;

THENCE South 89 Degrees 39 Minutes 00 Seconds West with the South line of said 2.49 acre tract, and the North line of said 4.28 acre tract of land, along or near a fence, passing at a distance of 251.09 feet a 1/2-inch iron rod found for the Northwest corner of said 4.28 acre tract of land, same being in the North line of said 14.96 acre tract of land, continuing on along or near a fence a total distance of 515.88 feet to the POINT OF BEGINNING and enclosing 2.499 acres of land more or less.

EXHIBIT A

POSTED
AT 10:44 o'clock A M

OCT 16 2017

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

Notice of Substitute Trustee's Sale

Date: OCT 16 2017, 2017

Mortgagee: Southwest Stage Funding, LLC dba Cascade Financial Services
Note: Note dated May 9, 2013 in the original principal amount of $118,808.00

Deed of Trust

Date: May 9, 2013
Grantor: Jimmie Lee Floyd and Dana Rush Floyd
Mortgagee: Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Southwest Stage Funding, LLC dba Cascade Financial Services
Recording information: Clerk's File No. 201321380, of the Official Public Records of Real Property of Wise County, Texas
Property: ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE A.J. WALKER SURVEY, ABSTRACT NUMBER 861, WISE COUNTY, TEXAS, AND BEING A RE-TRACEMENT SURVEY OF A CALLED 2.000 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO VIRGINIA ROSE, AS RECORDED IN VOLUME 894, PAGE 208, OFFICIAL RECORDS OF WISE COUNTY, TEXAS, AND ALSO BEING KNOWN AS LOT 84 OF COYOTE RIDGE, PHASE II-A, AN UNRECORDED SUBDIVISION, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Substitute Trustee's Name: Brent A. Lane, Joyce McGrady, Kelly Goddard, David Garvin or Michelle Schwartz, any to act
Substitute Trustee's Address: 12841 Jones Road, Suite 100, Houston, Texas 77070 (Harris County)

County: Wise
Date of Sale (first Tuesday of month): December 5, 2017
Time of Sale: 10:00 a.m. - 1:00 p.m.

Place of Sale: In the area designated by the Commissioners Court of such County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

Mortgagee has appointed Brent A. Lane, Joyce McGrady, Kelly Goddard or David Garvin, any to act, 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, 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 earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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.

Kelly Goddard

By: _____
Brent A. Lane, Joyce McGrady, Kelly Goddard, David Garvin, or Michelle Schwartz, any to act

Law Office of Beard & Lane, P.C. - (281) 897-8848

EXHIBIT A

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE A.J. WALKER SURVEY, ABSTRACT NUMBER 861, WISE COUNTY, TEXAS, AND BEING A RE-TRACEMENT SURVEY OF A CALLED 2.000 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO VIRGINIA ROSE, AS RECORDED IN VOLUME 894, PAGE 208, OFFICIAL RECORDS OF WISE COUNTY, TEXAS, AND ALSO BEING KNOWN AS LOT 84 OF COYOTE RIDGE, PHASE II-A, AN UNRECORDED SUBDIVISION, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AT A 1/2" IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID ROSE TRACT, COMMON TO THE SOUTHWEST CORNER OF A CALLED 2.000 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO ROSE LAND AND FINANCE CORP. A MICHIGAN CORPORATION, AS RECORDED IN VOLUME 2213, PAGE 509, SAID OFFICIAL RECORDS, AND IN THE EAST LINE OF COYOTE TRAIL;

THENCE SOUTH 89 DEGREES 14 MINUTES 24 SECONDS EAST WITH THE NORTH LINE OF SAID VIRGINIA ROSE TRACT AND THE SOUTH LINE OF SAID ROSE LAND AND FINANCE TRACT, A DISTANCE OF 544.65 FEET TO A METAL FENCE CORNER POST FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID VIRGINIA ROSE TRACT, COMMON TO THE SOUTHEAST CORNER OF SAID ROSE LAND AND FINANCE TRACT;

THENCE SOUTH 00 DEGREES 45 MINUTES 32 SECONDS WEST WITH THE EAST LINE OF SAID VIRGINIA ROSE TRACT, AND ALONG OR NEAR A FENCE, A DISTANCE OF 159.82 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER OF SAID VIRGINIA ROSE TRACT, COMMON TO THE NORTHEAST CORNER OF A CALLED 2.000 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO WESLEY PENNINGTON AND DOLLIE PENNINGTON, AS RECORDED IN VOLUME 2121, PAGE 451, SAID OFFICIAL RECORDS;

THENCE NORTH 89 DEGREES 14 MINUTES 24 SECONDS WEST WITH THE SOUTH LINE OF SAID VIRGINIA ROSE TRACT, AND THE NORTH LINE OF SAID PENNINGTON TRACT, A DISTANCE OF 544.65 FEET TO A 1/2" IRON ROD FOUND FOR CORNER FOR CORNER AT THE SOUTHWEST CORNER OF SAID VIRGINIA ROSE TRACT, COMMON TO THE NORTHWEST CORNER OF SAID PENNINGTON TRACT, AND IN THE EAST LINE OF SAID COYOTE TRAIL;

THENCE NORTH 00 DEGREES 45 MINUTES 32 SECONDS EAST WITH THE WEST LINE OF SAID VIRGINIA ROSE TRACT, AND THE EAST LINE OF SAID COYOTE TRAIL, A DISTANCE OF 159.82 FEET TO THE PLACE OF BEGINNING AND ENCLOSING 1.998 ACRES OF LAND MORE OR LESS.

155 CALHOUN COURT
RHOME, TX 76078

00000004216883

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: December 05, 2017

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 06, 2006 and recorded in Document VOLUME 1669, PAGE 861 real property records of WISE County, Texas, with ANGELA MEADOR AND SHAWN MEADOR, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by ANGELA MEADOR AND SHAWN MEADOR, securing the payment of the indebtednesses in the original principal amount of $155,769.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

Aurora Campos by Wonne Shad

AURORA CAMPOS, JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, MATT HANSEN, PATRICK ZWIERS, KRISTOPHER HOLUB, FREDERICK BRITTON, SHAWN SCHILLER, TONYA WASHINGTON, IRENE LINDSAY OR CARY CORENBLUM
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

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

_____
Declarants Name: _____
Date: _____

00000004216883

WISE

[redacted]

BEING LOT 44, BLOCK 1 OF LEXINGTON ADDITION, PHASE TWO, AN ADDITION TO THE CITY OF RHOME, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 181, PLAT RECORDS, WISE COUNTY, TEXAS.

1206 STONEGATE CT
BRIDGEPORT, TX 76426

00000007066590

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: December 05, 2017

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 27, 2015 and recorded in Document CLERK'S FILE NO. 201508599 real property records of WISE County, Texas, with VERONICA CERVANTES, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by VERONICA CERVANTES, securing the payment of the indebtednesses in the original principal amount of $157,003.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Pingora Loan Servicing, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

Aurora Campos by Donna Sodhi

AURORA CAMPOS, JONATHAN HARRISON, MARKOS PINEDA, RAMIRO CUEVAS, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, MATT HANSEN, PATRICK ZWIERS, KRISTOPHER HOLUB, FREDERICK BRITTON, SHAWN SCHILLER, TONYA WASHINGTON, IRENE LINDSAY OR CARY CORENBLUM
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

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

_____
Declarants Name:_____
Date:_____

00000007066590

WISE

EXHIBIT "A"

LOT 7, BLOCK 4, STAGECOACH SUBDIVISION, PHASE 3, AN ADDITION TO THE CITY OF BRIDGEPORT, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN PLAT CABINET C, SECTION 473, PLAT RECORDS, WISE COUNTY, TEXAS.

12814 KINGSGATE DRIVE
BOYD, TX 76078

00000007084379

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: December 05, 2017

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 20, 2008 and recorded in Document VOLUME 2004, PAGE 646, AS AFFECTED BY CLERK'S FILE NO. 201400171 real property records of WISE County, Texas, with DAVID A. KNIGHT, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by DAVID A. KNIGHT, securing the payment of the indebtednesses in the original principal amount of $118,386.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE 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. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
3415 VISION DRIVE
COLUMBUS, OH 43219

Aurora Campos by Donna Shelton

AURORA CAMPOS, JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, MATT HANSEN, PATRICK ZWIERS, KRISTOPHER HOLUB, FREDERICK BRITTON, SHAWN SCHILLER, TONYA WASHINGTON, IRENE LINDSAY OR CARY CORENBLUM
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive /Florence, SC 29501 /Fax: 843 413 5433/scra.military.orders@chase.com

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.

00000007084379

WISE

[redacted]

LOT 20, BLOCK 19, SHALE CREEK, AN ADDITION IN WISE AND DENTON COUNTIES, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDE 336, MAP/PLAT RECORDS, WISE COUNTY, TEXAS.

COPY

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

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF Wise

WHEREAS, on **April 13, 1999, Marie P. Michele and Warren E. Coffman,** 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 243, 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, **$27,000.00** (the note), the Deed of Trust being recorded in Deed Records, **Wise County**, Texas, in **Instrument 257218, Volume 863, Page 508.** 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 December, 2017 at the **Wise County Courthouse, Decatur, Texas.** The same being **December 5, 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 **Substitute Trustee's Sale** has been executed on November 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 9:47 o'clock a M

NOV 07 2017

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

Vicky Gaona

E X H I B I T "A"
(WCTC GF#99-14112)

Being a 2.000 acre tract of land out of the M.E.P. & P.R.R.Co. Survey, Abstract #633, situated in Wise County, Texas, and being a portion of that certain 590.334 acre tract of land out of the M.E.P. & P.R.R.Co. Survey, Abstract #633, B.G. Brock Survey, Abstract #131, P.P. Harding Survey, Abstract #373, E.M. Thomasson Survey, Abstract #801, and the R.M. Thompson Survey, Abstract #1248, as conveyed to AP Land Investments Limited Partnership, Dee Ring, Inc., Sandra Sue Faust, the George and Jean Kaelber Trust, the Pepper Family Limited Partnership, and Jack Doege, in Volume 644, Page 238, Real Records, Wise County, Texas, and this tract being described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin set in the south line of said 590.334 acre tract and the north line of a tract conveyed to Bobby Lee Downe, in Volume 576, Page 413, Real Records, Wise County, Texas, for the southwest corner of the herein described tract, and being South 89°38'04" East, 1985.28 feet from the southwest corner of said 590.334 acre tract;
THENCE North 00°21'56" East, a distance of 408.10 feet, to a 1/2" iron pin set in the south right-of-way line of a 60' private road, for the northwest corner of the herein described tract;
THENCE South 89°38'04" East, along the said south right-of-way line, a distance of 213.48 feet, to a 1/2" iron pin set for the northeast corner of the herein described tract;
THENCE South 00°21'56" West, a distance of 408.10 feet, to a 1/2" iron pin set in the south line of said 590.334 acre tract and the north line of said Downe tract, for the southeast corner of the herein described tract;
THENCE North 89°38'04" West, along the south line of said 590.334 acre tract and the north line of said Downe tract, a distance of 213.48 feet to the POINT OF BEGINNING and containing 2.000 acres of land.

(ALSO KNOWN AS - LOT 243, HILLS OF OLIVER CREEK, PHASE TWO, AN UNRECORDED SUBDIVISION.)

COPY

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

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF Wise

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

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

NOW, THEREFORE, the undersigned, the **Substitute Trustee** as aforesaid, does hereby give notice that after due publication of this notice as required by law and the Deed of Trust, will sell the Property at Public Venue to the highest bidder, or bidders, for cash, at a time no earlier than **10:00 a.m.** and not later than **1:00 p.m.** on the first Tuesday in December, 2015 at the **Wise County Courthouse, Decatur, Texas.** The same being **December 5, 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 November 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 9:47 o'clock a M

NOV 07 2017

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

CR20

FIELD NOTES
3.190 ACRES

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

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

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

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

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

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

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

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

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

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

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

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

STATE OF TEXAS

COPY

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF Wise

WHEREAS, on **December 15, 2014, Gustavo Gomez and Gabriela Gomez,** as grantor(s) executed a Deed of Trust to **Knabe Investments, Inc.**, 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 **Being a 2.50 Acre Tract in the D. McClain Survey, Abstract 1136, Wise County, Texas more specifically described in Exhibit A attached hereto and made a part herof for all intents and purposes,** to secure payment of one certain Real Estate Note in the amount of, **$52,832.36** (the note), the Deed of Trust being recorded in Deed Records, **Wise County**, Texas, in **Instrument Number 201413112.** 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 **Knabe Investments, Inc.**, 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 December, 2017 at the **Wise County Courthouse, Decatur, Texas.** The same being **December 5, 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 **Substitute Trustee's Sale** has been executed on November 7, 2017.

Emory Russell

Emory Russell
Substitute Trustee

After Filing Return To:
Knabe Investments, Inc.
8659 White Settlement Rd.
Fort Worth, Texas 76108

POSTED
AT 9:55 o'clock a M
NOV 07 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Vicky Gaona

EXHIBIT "A"

Being a 2.50 acre tract in the D. McClain Survey, Abstract Number 1136, Wise County, Texas, also being part of Section No. 20, M.E.P. & P. RR Company Survey, Certificate No. 34, Wise County, Texas, being a certain called 1.44 acre tract described in instrument recorded in Volume 1606, Page 789, Official Public Records, Wise County, Texas and being part of a certain called 2.50 acre tract described in instrument recorded in Volume 1795, Page 496, Official Public Records, Wise County, Texas and being described by metes and bounds as follows:

BEGINNING at a ½" iron rod with a yellow plastic cap stamped STEADHAM R.P.L.S. 4281 set in the South line of Lot 2, Block 1, Jordan Addition, according to the plat recorded in Plat Cabinet C, Section 31, Plat records, Wise County, Texas, for the Northeast corner of said 1.44 acre tract, said point being by previous description 986.30 feet West, 2171.64 feet South and 237.50 feet South 89°40' West from the Northeast corner of said Section No. 20;

THENCE South 00°00'00" West a distance of 458.50 feet to a ½" iron rod found in the North line of County Road Number 4863 for the Southeast corner of said 2.50 acre tract;

THENCE South 89°40'00" West with said County Road passing a ½" iron rod with a red plastic cap stamped STEADHAM REFERENCE set at 212.51 feet, in all a distance of 237.51 feet to a point in Lula Mac Lane (called Lula Mae Lane and County Road Number 4882 in Deed) for the Southwest corner of said 2.50 acre tract;

THENCE North 00°00'00" East with said Lula Mac Lane a distance of 458.55 feet to a ½" iron rod found for the Northwest corner of said 1.44 acre tract and the Southwest corner of said Lot 2;

THENCE North 89°40'43" East with the South line of said Lot 2 a distance of 237.51 feet to the POINT OF BEGINNING and containing 2.50 acres of land.