Traci McKinney and Michael McKinney
119 Lynch Drive
Alvord, Texas 76225
Our file #0616-153F

ATTENTION SERVICE MEMBERS:
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving 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, or if you have recently been discharged from active military duty, please send written notice of the active duty military service to the sender of this notice immediately.

NOTICE OF TRUSTEE'S SALE

WHEREAS, on February 25, 2004, Traci McKinney and Michael McKinney executed a Deed of Trust conveying to Thomas E. Black, Jr., a Trustee, the Real Estate hereinafter described, to secure GMAC Mortgage Corporation in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 344828, Volume 1396, Page 587 in the Real Property Records of Wise County, Texas; and

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, the street address for the substitute trustees is 1126 W. Gray, Houston, Texas 77019; and

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, February 7, 2017, 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 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 and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

Said Real Estate is described as Follows: In the County of Wise, State of Texas:

BEING LOT 1, BLOCK 2R OF LYNCH ADDITION, PHASE TWO, AN ADDITION TO THE CITY OF ALVORD, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 95, PLAT RECORDS, WISE COUNTY, TEXAS.

Nationstar Mortgage LLC is the mortgage servicer for the mortgagee of the Deed of Trust. Nationstar Mortgage LLC and the mortgagee have entered into an agreement granting Nationstar Mortgage LLC authority to service the mortgage. Nationstar Mortgage LLC, as mortgage servicer, is representing the Mortgagee under a servicing agreement with the Mortgagee (the "Servicing Agreement"). The name of the Mortgagee is Nationstar Mortgage LLC. Pursuant to the Servicing Agreement, Nationstar Mortgage LLC is granted authority to collect and service the debt associated with the Deed of Trust. Under Section 51.0025 of the Texas Property Code, Nationstar Mortgage LLC, as mortgage servicer, is authorized to administer any resulting foreclosure of the property covered by the Deed of Trust on behalf of the Mortgagee. The Mortgagee's address is c/o the mortgage servicer, Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019.

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

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

HARVEY LAW GROUP

Kelly J. Harvey, Texas State Bar No. 09180150
Jerry W. Mason, Texas State Bar No. 24081794
Attorneys for Mortgagee and Mortgage Servicer
Date: 1/13/2017

Denise Boerner, Substitute Trustee, or
Donna Stockman, Successor Substitute Trustee, or

POSTED
AT 3:24 o'clock P M
JAN 17 2017
SHERRY LENON, COUNTY CLERK
WISE COUNTY, TEXAS
By DEPUTY
TONI GRIGSBY

Brenda Wiggs, Successor Substitute Trustee, or
David Stockman, Successor Substitute Trustee, or
Guy Wiggs, Successor Substitute Trustee, or
Tim Lewis, Successor Substitute Trustee, or
Lori McCarty, Successor Substitute Trustee, or
Aurora Campos, Successor Substitute Trustee, or
Jonathan Harrison, Successor Substitute Trustee, or
Markcos Pineda, Successor Substitute Trustee, or
Ramiro Cuevas, Successor Substitute Trustee, or
Dann Porter, Successor Substitute Trustee, or
Doug Woodard, Successor Substitute Trustee, or
Kristie Alvarez, Successor Substitute Trustee, or
Julian Perrine, Successor Substitute Trustee, or
Matt Hansen, Successor Substitute Trustee, or
Chris Demarest, Successor Substitute Trustee, or
Patrick Zwiers, Successor Substitute Trustee, or
Kristopher Holub, Successor Substitute Trustee, or
Frederick Britton, Successor Substitute Trustee

Notice sent by:
HARVEY LAW GROUP
P.O. Box 131407
Houston, Texas 77219
Tel.: (832) 922-4000
Fax: (832) 922-6262

C&S No. 44-16-1873 / VA / No
Freedom Mortgage Corporation

NOTICE OF TRUSTEE'S SALE

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

Date of Security Instrument: January 03, 2013

Grantor(s): Patrick Dumas and Pamela Dumas, husband and wife

Original Trustee: Network National Title, Inc.

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. as nominee of Amerigroup Mortgage Corporation A Division of Mortgage Investors Corporation, its successors and assigns

Recording Information: Vol. 2425, Page 42, or Clerk's File No. 2013-15966, in the Official Public Records of WISE County, Texas.

Current Mortgagee: Freedom Mortgage Corporation

Mortgage Servicer: Freedom Mortgage Corporation, whose address is C/O 907 Pleasant Valley Ave, Suite 300 Mt. Laurel, NJ 08054 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 02/07/2017 **Earliest Time Sale Will Begin:** 1:00 PM

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

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

Legal Description:
LOT 8, BLOCK 8, SHALE CREEK, PHASE 2B, AN ADDITION TO WISE COUNTY, TEXAS, ACCORDING TO THE RE-PLAT RECORDED IN CABINET C, SLIDE 555, MAP/PLAT RECORDS, WISE COUNTY, TEXAS.

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

For Information:
Codilis & Stawiarski, P.C.
650 N. Sam Houston Parkway East
Suite 450
Houston, TX 77060
(281) 925-5200

Denise Boerner as Substitute Trustee, Donna Stockman as Successor Substitute Trustee, David Stockman as Successor Substitute Trustee, Tim Lewis as Successor Substitute Trustee, Guy Wiggs as Successor Substitute Trustee, Brenda Wiggs as Successor Substitute Trustee, Michelle Schwartz as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee
c/o Servicelink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038

POSTED
AT 3:20 o'clock P M
JAN 17 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By DEPUTY
TONI GRIGSBY

POSTED
AT ____ o'clock ____ M
JAN 17 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By DEPUTY

4605548

NOTICE OF FORECLOSURE SALE

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

1. ***Property to Be Sold.*** The property to be sold is described as follows: LOT 9, BLOCK 13, OF SHALE CREEK, A SUBDIVISION OUT OF THE SMITH COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 743 (WISE COUNTY) ABSTRACT NO. 1137 (DENTON COUNTY) AND THE WILLIAM WALLACE SURVEY, ABSTRACT NO. 1434 (WISE COUNTY) ABSTRACT NO. 1405 (DENTON COUNTY), ACCORDING TO THE PLAT RECORDED IN PLAT CABINET B, SLIDES 336 & 337, PLAT CABINET RECORDS OF WISE COUNTY, TEXAS, AND CABINET V, PAGE 374, DENTON COUNTY, TEXAS.

2. ***Instrument to be Foreclosed.*** The instrument to be foreclosed is the Deed of Trust dated 09/25/2009 and recorded in Document 2009-47621 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:	02/07/2017
Time:	01:00 PM
Place:	Wise County Courthouse, Texas at the following location: THE SOUTHEAST PORCH AT THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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

5. ***Obligations Secured.*** The Deed of Trust executed by ARTURO CORTEZ, JR. AND JENNIFER M. CORTEZ, provides that it secures the payment of the indebtedness in the original principal amount of $141,144.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BANK OF AMERICA, N.A. is the current mortgagee of the note and deed of trust and CARRINGTON MORTGAGE SERVICES LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is BANK OF AMERICA, N.A. c/o CARRINGTON MORTGAGE SERVICES LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

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

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

Notice of Foreclosure Sale

Date: December 28, 2016

POSTED
AT 12:20 o'clock P M
JAN 17 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Wesley Gaona DEPUTY
Vicky Gaona

Type of Security Instrument: Deed of Trust

Date of Instrument: March 1, 2013

Grantor(s): Robert L Henderson and Sherry Hall

Trustee: Alvin Miller

Beneficiary: Alvord 287 Joint Venture

County of Property: Wise

Recording Information: Deed of Trust is recorded in Index No.201321624 of the Real Property Records of Wise County, Texas.

Property Description: See Exhibit "A" *(More Commonly Known as D R lot 41, 750 PR 4732, Rhome, Texas 76078)*

Note:

Date of Note: March 1, 2013

Amount: 28,500.00

Debtor(s): Robert L Henderson and Sherry Hall

Holder: Alvord 287 Joint Venture

Date of Sale of Property: February 7, 2016

Earliest Time of Sale of Property: The sale shall begin no earlier than 10:00:00 AM and no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place of Sale of Property: Southeast porch of Courthouse or place designated by the County Commissioners Court

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

J. Michael Ferguson, Trustee
1210 Hall Johnson Road, Suite 100
Colleyville, Texas 76034
(817) 267-1008 Phone
(817) 485-1117 Fax
Email: mike@jmichaelferguson.com

Exhibit 16

September 20, 1998

0530-0443

Tract 41

Field Notes For:

A 1.50 acre tract of land in the G. B. Buchanan Survey A-31, Wise County, Texas apd being part of a tract of land described in deed to The Alvord 287 Joint Venture recorded in Volume 796, Page 674 Deed Records, Wise County, Texas and being more particularly described as follows:

BEGINNING at an iron rod set in the north line of said Joint Venture tract from which the northwest corner of said tract bears South 89°36'57" West 2287.65 feet;

THENCE South 00°18'41" East 322.66 feet to an iron rod set in the north line of a sixty foot road;

THENCE North 89°41'19" East with the north line of said road 202.42 feet to an iron rod set for corner;

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

THENCE South 89°36'57" West 202.42 feet to the POINT OF BEGINNING.

The foregoing field notes were prepared from a survey made on the ground under my supervision.

There are no visible easements or encroachments except as shown.

Surveyed May 14, 1998.
See plat dated 5-16-1998.

206 PR 4909
HASLET, TX 76052

00000005525092

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: February 07, 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 14, 2000 and recorded in Document VOLUME 983, PAGE 526 real property records of WISE County, Texas, with ALFRED HILL, grantor(s) and WORLD WIDE MORTGAGE, INC., mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by ALFRED HILL, securing the payment of the indebtednesses in the original principal amount of $85,400.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, 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. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP
7105 CORPORATE DRIVE
PLANO, TX 75024

Aurora Campos by Donna Stock

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

Certificate of Posting

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

_____
Declarants Name: _____
Date: _____

EXHIBIT "A"

LOT 32 IN BLOCK 1 OF SUNSHINE MEADOWS, BEING A SUBDIVISION IN WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT CABINET B, SECTION 496, WISE COUNTY, TEXAS

Our File Number: 16-06229
Name: JENNINGS GRAHAM AND WIFE NANCY W. GRAHAM

NOTICE OF TRUSTEE'S SALE

WHEREAS, on January 11, 2002, JENNINGS GRAHAM, AND WIFE NANCY W. GRAHAM, executed a Deed of Trust/Security Instrument conveying to ROBERT K. FOWLER, as Trustee, the Real Estate hereinafter described, to ABN AMRO MORTGAGE GROUP, INC., in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 303176, in Book 1130, at Page 137, 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, FEBRUARY 7, 2017,** 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:

BEING A 1.032 ACRE TRACT OF LAND OUT OF THE M.E.P. & P. R.R. CO. SURVEY, ABSTRACT NO. 633, SITUATED IN WISE COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 350-066 ACRE TRACT IN THE A.J. WALKER SURVEY, ABSTRACT NO. 861, AND THE M.E.P. & R.R. CO. SURVEY, ABSTRACT NO. 633, AS CONVEYED TO JCEF LIMITED, IN VOLUME 538, PAGE 738, REAL RECORDS, WISE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Property Address:	719 COYOTE TRL. RHOME, TX 76078
Mortgage Servicer:	SETERUS, INC.
Noteholder:	FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA 14221 DALLAS PARKWAY, SUITE 1000 DALLAS, TX 75254

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 January, 2017.

Donna Stockman, David Stockman, Brenda Wiggs, Denise Boerner, Tim Lewis, Frederick Britton, Doug Woodard, Jonathan Harrison, Matt Hansen, Julian Perrine, Aurora Campos, Patrick Zwiers, Guy Wiggs, Kristie Alvarez, Kristopher Holub, Ramiro Cuevas, Chris Demarest, Markcos Pineda, Dann Porter, Michelle Schwartz, Substitute Trustees

Marinosci & Law Group
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

POSTED
AT 8:26 o'clock A M

JAN 13 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Vicky Gaona

G.F. No. 020198-BTMS

EXHIBIT "A"

Being a 1.032 acre tract of land out of the M.E.P. & P. R.R. CO. SURVEY, ABSTRACT NO. 633, situated in Wise County, Texas, and being a portion of that certain 350-066 acre tract in the A.J. WALKER SURVEY, ABSTRACT NO. 861, and the M.E.P. & R.R. CO. SURVEY, ABSTRACT NO. 633, as conveyed to JCEF LIMITED, in Volume 538, Page 738, Real Records, Wise County, Texas, and being described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron pin set in the South line of said 350-066 acre tract and a North line of a tract conveyed to T.L. DODSON, JR., in Volume 233, Page 624 and Volume 308, Page 216, Real Records, Wise County, Texas, for the South corner of the herein described tract and being South 89 degrees 29 minutes 09 seconds West, 374.02 feet from the most Southerly Southeast corner of said 350-066 acre tract;

THENCE South 89 degrees 29 minutes 09 seconds West along the common line of said 350-066 acre tract and T.L. DODSON, JR. tract, a distance of 316.82 feet to a 1/2 inch iron pin set in the East right of way line of Coyote Trail, a 60' private road for the Southwest corner of the herein described tract and being the beginning of a non-tangent curve to the left, having a radius of 60.00 feet;

THENCE along the said East right of way line along said curve to the left, an arc distance of 124.60 feet to a 1/2 inch iron pin set for end of said curve, and then North 00 degrees 00 minutes 36 seconds East, a distance of 46.64 feet to a 1/2 inch iron pin set for the Northwest corner of the herein described tract;

THENCE South 89 degrees 59 minutes 24 seconds East, a distance of 317.46 feet to a 1/2 inch iron pin set for the Northeast corner of the herein described tract;

THENCE South 00 degrees 05 minutes 37 seconds East, a distance of 147.09 feet to the POINT OF BEGINNING, and containing 1.032 acres of land, more or less.

SAID 1.032 ACRE TRACT ALSO BEING KNOWN AS TRACT 110, COYOTE RIDGE, PHASE II-A, AND UNRECORDED SUBDIVISION IN WISE COUNTY, TEXAS.

NOTICE OF TRUSTEE'S SALE

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

STATE OF TEXAS
COUNTY OF Wise

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, on **September 16, 2013, David C. Sowell and Jamie L. Jenkins,** as grantor(s) executed a deed of trust, to **Kristi K. Frazier Special Needs Trust** filed in **Deed Records, Wise County, Texas** certain real property located in the county of **Wise** State of Texas, and being more particularly described as **Lot 13, 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 **$70,800.00** (the note), the Deed of Trust being recorded in **Instrument Number 201326763**, Deed Records, **Wise County**, Texas.

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

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

NOW, THEREFORE, the undersigned, the Trustee as aforesaid, does hereby give notice that after due publication of this notice as required by law and the Deed of Trust, will sell the Property at Public Venue to the highest bidder, or bidders, for cash, at a time no earlier than **10:00 a.m.** and not later than **1:00 p.m.** on the first Tuesday in **February, 2017** at the **Wise County Courthouse, Decatur, Texas.** The same being **February 7, 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 Trustee's Sale has been executed on **January 3, 2017.**

Emory Russell

Emory Russell, Trustee

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

POSTED
AT 2:26 o'clock P M

JAN 03 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY

Vicky Gaona

EXHIBIT "A"

BEING a 1.000 acre tract of land out of the Eli M. Thomasson Survey, Abstract #801, situated in Wise County, Texas, and being a portion of that certain 83.226 acre tract of land out of the Eli M. Thomasson Survey, Abstract #801, the R. M. Thompson Survey, Abstract #1248 and the P. P. Harding Survey, Abstract #373, as conveyed to JCEF LIMITED, in Volume 664, Page 227, Real Records of Wise County, Texas, and this tract being described by metes and bounds as follows:

BEGINNING at a ½" iron pin set in the north line of said 83.226 acre tract and being North 83°25'02" West, 737.42 feet from the northeast corner of said 83.226 acre tract;

THENCE South 06°34'58" West, a distance of 290.40 feet to a ½" iron pin set in the north right-of-way line of a 60 foot private road, as recorded in Volume 779, Page 836, Real Records, Wise County, Texas, for the southeast corner of the herein described tract;

THENCE North 83°25'02" West, along the said north right-of-way line, a distance of 150.00 feet to a ½" iron pin set for the southwest corner of the herein described tract;

THENCE North 06°34'58" East, a distance of 290.40 feet to a ½" iron pin set in the north line of said 83.226 acre tract, for the northwest corner of the herein described tract;

THENCE South 83°25'02" East, along the north line of said 83.226 acre tract, a distance of 150.00 feet to the POINT OF BEGINNING and containing 1.000 acres of land.

SAID 1.000 ACRE TRACT ALSO BEING KNOWN AS
TRACT 13, THE HILLS OF OLIVER CREEK,
AN UNRECORDED SUBDIVISION IN WISE COUNTY, TEXAS.

201 RIDGE VIEW COURT
DECATUR, TX 76234

00000006401350

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: February 07, 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 22, 2010 and recorded in Document CLERK'S FILE NO. 2010-55860 real property records of WISE County, Texas, with RUSTY C MCMASTER AND KRYSTAL M MCMASTER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by RUSTY C MCMASTER AND KRYSTAL M MCMASTER, securing the payment of the indebtednesses in the original principal amount of $135,204.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, 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. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP
7105 CORPORATE DRIVE
PLANO, TX 75024

Aurora Campos by Donna Stock

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

Certificate of Posting

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

_____
Declarants Name: _____
Date: _____

EXHIBIT A

LOT 28, RIDGE VIEW SUBDIVISION, TO THE CITY OF DECATUR, WISE COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN PLAT CABINET B, SLIDE 62, PLAT RECORDS, WISE COUNTY, TEXAS

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 military service to the sender of this notice immediately. Sender is: Don White, Hayes, Berry, White & Vanzant, L.P., 512 W. Hickory, Suite 100, Denton, Texas 76201.

POSTED
AT 10:02 o'clock A M
DEC 27 2016
SHERRY LEMON, COUNTY CLERK
WISE COUNTY TEXAS
By Sarah Enochs DEPUTY
Sarah Enochs

DATE: December 27, 2016

DEED OF TRUST:

DATE: January 12, 2015
GRANTOR: Chad Carstens and wife, Autumn Miller
ORIGINAL TRUSTEE: Herman Berry White, IV
BENEFICIARY: Samuel Scalco
COUNTY WHERE PROPERTY IS LOCATED: Wise County

PROPERTY: Being Lot 26, Block 8, Unit 1, of RUNAWAY BAY, an Addition to the CITY OF RUNAWAY BAY, WISE COUNTY, TEXAS, according to the Plat thereof, recorded in Cabinet A, Slide 111, Plat Records of Wise County, Texas.

NOTE:

DATE: January 12, 2015
AMOUNT: $70,000.00
DEBTOR: Chad Carstens and wife, Autumn Miller
OWNER AND HOLDER: Samuel Scalco

SUBSTITUTE TRUSTEE: The undersigned has been appointed as Substitute Trustee, Don R. White, Jr. and/or Dorwin L. Sargent, Hayes, Berry, White & Vanzant, L.P., 512 W. Hickory, Suite 100, Denton, Texas 76201. Telephone: 940-387-3518.

DATE OF SALE OF PROPERTY: February 7, ~~2016~~ 2017 SE

EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m.

PLACE OF SALE OF PROPERTY: The foreclosure sale will be conducted in the area designated by the Wise County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, which is **the door of the first floor in the southeast corner of the Wise County Courthouse located at 101 ½ North Trinity, Decatur, Texas**, or if no place is designated by the Commissioners Court the sale will be conducted at the place where the Notice of Substitute Trustee's Sale was posted.

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

Don R. White, Jr., or Dorwin L. Sargent,
Substitute Trustee
Hayes, Berry, White & Vanzant, LLP
512 W. Hickory, Suite 100
Denton, Texas 76201

STATE OF TEXAS §
§
COUNTY OF DENTON §

The above instrument was acknowledged before me on the 27th day of December, 2016, by DON R. WHITE, JR.

JENNIFER EARHART
Notary ID # 12101762
My Commission Expires
September 14, 2020

Notary Public, State of Texas

After filing return to:

Don R. White, Jr.
Hayes, Berry, White & Vanzant, LLP
512 West Hickory, Suite 100
Denton, Texas 76201

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date:	07/02/2012
Grantor(s):	WAYNE C FRANTZ. A SINGLE PERSON
Original Mortgagee:	WELLS FARGO BANK. NATIONAL ASSOCIATION
Original Principal:	$117,826.00
Recording Information:	Book 2373 Page 185 Instrument 2012-8287
Property County:	Wise
Property:	BEING LOT 26, SPRING VALLEY RANCH, AN ADDITION IN WISE COUNTY, TEXAS. ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 490, PLAT RECORDS. WISE COUNTY, TEXAS.
Reported Address:	1107 SPRING VALLEY ROAD, PARADISE. TX 76073

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

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

SALE INFORMATION:

Date of Sale:	Tuesday, the 7th day of February, 2017
Time of Sale:	1:00PM or within three hours thereafter.
Place of Sale:	AT THE SOUTHEAST PORCH OF THE COURTHOUSE STEPS in Wise County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Wise County Commissioner's Court.
Substitute Trustee(s):	Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Dann Porter, Doug Woodard, Kristie Alvarez, Julian Perrine, Matt Hansen, Chris Demarest, Patrick Zwiers. Kristopher Holub, Frederick Britton, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act
Substitute Trustee Address:	14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Dann Porter, Doug Woodard, Kristie Alvarez, Julian Perrine, Matt Hansen, Chris Demarest, Patrick Zwiers, Kristopher Holub, Frederick Britton, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Dann Porter, Doug Woodard, Kristie Alvarez, Julian Perrine, Matt Hansen, Chris Demarest, Patrick Zwiers, Kristopher Holub, Frederick Britton, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

NOTICE OF NONJUDICIAL FORECLOSURE SALE

THE UNDERSIGNED INTENDS TO CONDUCT A NONJUDICIAL FORECLOSURE SALE OF PROPERTY SITUATED IN WISE COUNTY, TEXAS. THE DETAILS OF THE SALE ARE SET OUT HEREIN BELOW.

Property to be sold. The property to be sold is located in Wise County, Texas and is further described as follows:

A tract of land being 0.486 acres, more or less, situated in and being a part of the James Pinch back Survey, Abstract No. 674, of Wise County, Texas, and being more particularly described by metes and bounds on Exhibit A" attached hereto and made a part hereof.
("Property").

Instrument to be foreclosed. The instrument to be foreclosed is a deed of trust recorded in Wise County, Texas and further described as follows:

Date:	June 10, 2011
Filing Date:	July 31, 2011
Grantor:	Matt Enochs 803 Lamar Alvord, Texas 76225 Wise County.
Trustee:	Jay Bearden 101 W. Tarrant Bowie, Texas 76230 Montague County
Original beneficiary:	Legend Bank, N.A. 101 W. Tarrant Bowie, Texas 76230 Montague County
Recording information:	Document No. 2011-8282, Vol. 2267, Page 79 of the Official Public Records of Wise County, Texas.

POSTED
AT 1:55 o'clock P M
JAN 03 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Sarah Enochs DEPUTY
Sarah Enochs

The ("Deed of Trust"),

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

Date of Sale: February 7, 2017

Time of Sale: The sale will begin no earlier than 10 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 P.M.

Place: Wise County Courthouse
101 Trinity Street
Decatur, Texas 76234
Wise County, Texas

The sale will occur at the Southeast porch of the Courthouse.

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.

Terms of Sale. The terms of the sale are described below:

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(s) 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.

Type of Sale. The sale is a nonjudicial deed of trust foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust.

Obligations Secured. The obligations secured by the Deed of Trust, include without limitation the following:

Note Description	**Date**	**Original Amount**	**Borrower(s)**
16330376	June 10, 2011	$35,700.00	Matt Enochs

("Note"), all renewals and extensions of the Note and any all present and future indebtedness of the Borrower(s) to the beneficiary of the Deed of Trust Collectively, the ("Obligations").

Holder of Obligations and Beneficiary of Deed of Trust. The current beneficiary of the Deed of Trust ("Current Beneficiary") and the holder of the obligations secured by The Deed of Trust is:

Name:	Legend Bank, N.A.
Mailing address:	101 W. Tarrant Bowie, Texas 76230 Montague County

Appointment of Substitute Trustee. As authorized by the Deed of Trust and the Texas Property Code, the Current Beneficiary, has appointed the following to serve as Substitute Trustee under the Deed of Trust:

Name:	Matthew D. Anderson, D. Todd Davenport, and/or Erwin Davenport
Mailing address:	3711 Maplewood, Suite 200 Wichita Falls, Texas 76308 Wichita County

Notice is given that before the sale the Current Beneficiary may appoint another person to serve as substitute trustee to conduct the sale.

Default and Request to Act. Default has occurred under the Deed of Trust, and the Beneficiary has instructed the undersigned to offer the Property for sale toward the satisfaction of the Obligations.

Matthew D. Anderson
3711 Maplewood, Suite 200
Wichita Falls, Texas 76308
Wichita County
940.264.4400 Phone

[EXHIBIT A begins next page]

EXHIBIT "A"

FIELD NOTES to all that certain lot, tract or parcel of land in the JAMES PINCHBACK SURVEY, ABSTRACT NUMBER 674, Wise County, Texas and being a part of that certain called 7.480 acre tract of land described in the deed recorded in Volume 328, Page 436, of the Deed Records, Wise County, Texas, and being all of that certain tract of land described in the deed from Freddie T. Pate and wife, Teresa Pate to Royce Lee Ruddick and wife, Gale R. Ruddick, recorded in Volume 426, Page 755, of the Real Records, Wise County, Texas, the subject tract being more particularly described as follows:

BEGINNING at a 2-inch metal fence post for corner, same being the occupied and recognized Northwest corner of said Ruddick tract of land, and the Northeast corner of that certain called 0.48 acres tract of land described in the deed recorded in Volume 1466, Page 496, of the Official Public Records, Wise County, Texas, same being in the South right-of-way line of West Lamar Street, from which a 60d nail found for the Northwest corner of said 7.480 acre tract of land bears North 89 Degrees 18 Minutes 10 Seconds West a distance of 179.86 feet;

THENCE South 89 Degrees 21 Minutes 53 Seconds East with the North line of said Ruddick tract of land and said 7.480 acre tract of land, same being the South right-of-way line of said West Lamar Street a distance of 87.62 feet to a 2- inch metal fence post for corner, same being the occupied and recognized Northeast corner of said Ruddick tract of land and the Northwest corner of a called Tract One described in the deed to Larry Bolin, recorded in Volume 1335, Page 756, of the Official Public Records, Wise County, Texas;

THENCE South 01 Degrees 00 Minutes 09 Seconds West with the East line of said Ruddick tract of land and the West line of said Bolin tract of land along or near a fence a distance of 239.63 feet to a 2-inch metal fence post for corner, same being the occupied and recognized Southeast corner of said Ruddick tract of land;

THENCE North 89 Degrees 36 Minutes 42 Seconds West with the South line of said Ruddick tract of land along or near a fence a distance of 89.00 feet to a 2-inch metal fence post for corner, being the occupied and recognized Southwest coner of said Ruddick tract of land and the Southeast corner of said 0.48 acre tract of land;

THENCE North 01 Degrees 19 Minutes 54 Seconds East with the West line of said Ruddick tract of land and the East line of said 0.48 acre tract of land along or near a fence a distance of 240.03 feet to the POINT OF BEGINNING and enclosing 0.486 acres of land more or less.

ORIGINAL

POSTED
AT_____ o'clock_____ M
JAN 17 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By_____ DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS pursuant to that one certain Deed of Trust (With Security Agreement, Assignment of Rents and Financing Statement) dated June 16, 2006 (as modified, the "Deed of Trust"), executed by Shiv Lodging, LLC, as grantor (whether one or more, the "Grantor"), Grantor conveyed and/or pledged, certain real and personal property including the real property situated in Wise County, Texas and described in the attached Exhibit "A," and all other property described in the Deed of Trust and Security Agreement (together, such real and personal property being described herein as the "Property"), to secure the payment of that certain Adjustable Rate Promissory Note of even date therewith and therein described in the original principal amount of $1,075,000.00 (as modified, the "Note"), payable to the order of BLX Capital, LLC and any and all other indebtedness secured by the Deed of Trust and Security Agreement; and

WHEREAS the Deed of Trust was filed in the Official Real Property Records of Wise County, Texas under Instrument No. 389734, Vol. 1697, Page 326 ; and

WHEREAS Grantor executed and delivered that certain Security Agreement (and Assignment of Rights) (as modified, the "Security Agreement") to BLX Capital, LLC to secure Grantor's obligations under the Note; and

WHEREAS Financing Statements and continuations describing the personal property conveyed as collateral under the Security Agreement and Deed of Trust were recorded under Filing Nos. 06-0020715384, 11-00153026 and 16-00123989 with the Texas Secretary of State; and

WHEREAS HSBC Bank USA, National Association, not in its individual capacity but solely as Indenture Trustee, under that certain Indenture dated June 1, 2007, as the same may be amended from time to time, for the benefit of the Indenture Trustee and holders of the Business Loan Express Business Loan-Backed Notes, Series 2007-A, as their interests may appear (the "Beneficiary"), as assignee, is the current owner of the Note, secured party under the Deed of Trust and Security Agreement, and the beneficiary under the Deed of Trust; and

WHEREAS Beneficiary has appointed Ciena Capital Funding, LLC as its servicing agent with respect to the Note, the Security Agreement and the Deed of Trust; and

WHEREAS, default has been made in the payment of the Note; the indebtedness under the Note has been accelerated; and Beneficiary desires to have the power of sale provided for in the Deed of Trust with respect to the Property exercised, and to have the liens described in the Deed of Trust and Security Agreement foreclosed; and

WHEREAS Howard Marc Spector (the "Substitute Trustee") has succeeded to all rights and interest of the previously-appointed trustee under the Deed of Trust; and

POSTED
AT 10:30 o'clock A M
JAN 17 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By_____ DEPUTY

WHEREAS the Beneficiary has directed the Substitute Trustee to enforce the power of sale granted under the Deed of Trust, to foreclose liens granted in the Security Agreement and for the purpose of collecting the indebtedness secured under it, after the giving of at least twenty-one (21) consecutive days' notice and recording of notice in the Wise County Clerk's office giving the time, place and terms of said sale, and description of the property to be sold, pursuant to the Deed of Trust, and the other laws of the State of Texas.

Therefore, Howard Marc Spector, Substitute Trustee, having an address of 12770 Coit Road, Suite 1100, Dallas, TX 75251 hereby gives notice, that, after due posting, publication, and filing of this Notice, and after having given written notice of at least twenty-one (21) consecutive days by certified mail, return receipt, to each debtor who, according to the records of the Beneficiary, is obligated to pay the debts owed to the Beneficiary which are secured by the Property, I will sell the Property at public auction on **TUESDAY, FEBRUARY 7, 2017**, to the highest bidder or bidders at the area that has been designated as the general area where foreclosure sales are conducted, which is located at the door of the first floor in the southeast corner of the Wise County Courthouse located at 101 N. Trinity, Decatur, Texas, or as the Wise County Commissioner's Office may designate.

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

Pursuant to Section 51.002 of the Texas Property Code, the foreclosure sale will begin no earlier than **1:00 p.m.** and no later than three hours after that time.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the right of the Beneficiary to have its bid credited to the Note up to the amount of the unpaid debt secured by the Property. Other than the Beneficiary, those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

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 AND AT PURCHASER'S OWN RISK.**

Pursuant to section 51.0075 of the Texas Property Code, the 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 Substitute Trustee.

The sale conducted pursuant to this Notice will be made subject to any valid and existing liens and any other title encumbrances affecting title to the Property or any part of the Property that are proved superior to the liens and other rights of Beneficiary under its security instrument(s) or other recorded instruments.

A description of the real property to be sold is described on the attached Exhibit "A" which is incorporated by this reference for all purposes as if fully set forth herein.

The instrument to be foreclosed is the Deed of Trust and Security Agreement.

The Beneficiary may postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute Trustee may not appear at the date, time, and place of the 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.

Witness my hand the 13th day of January, 2017.

Howard Marc Spector
Substitute Trustee

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 13th day of January, 2017, by Howard Marc Spector, Substitute Trustee.

STEPHANIE PATRICIA SHANK
My Notary ID # 006842937
Expires June 25, 2019

Stephanie Patricia Shank
Notary Public in and for the State of Texas
My Commission Expires: 6-25-19

EXHIBIT "A"

Being 1.928 acres of land, more or less, in the SAMUEL PERRIN SURVEY, Abstract No. 864, City of Decatur, Wise County, Texas, and being all of that certain tract of land as described in deed to HDPTRP, Inc., recorded in Volume 659, page 326, Real Records, Wise County, Texas; said 1.928 acres of land being more particularly described by metes and bounds as follows, to wit:

BEGINNING at an "X" chiseled on concrete for the northwest corner of the tract described herein, same being the northwest corner of that certain tract of land as described in deed to HDPTRP, Inc., recorded in Volume 659, page 326, Real Records, Wise County, Texas; said "X" being further located under asphalt paving at the intersection of the northeast right of way line of US Highway No. 81-287 with the southwest corner of Flusche Drive (not open);

THENCE with the southeast right of way line of Flusche Drive (not open), same being the northwest line of said HDPTRP, Inc. tract and the northwest line of the tract described herein, North 65° 22' 20" East 245.63 feet to a capped iron stake found near the corner of a fence for the north corner of said HDPTRP, Inc. tract, same being the north corner of the tract described herein; said stake being further located in the south corner of Flusche Drive (not open), and the west line of a tract of land as deeded to Bobby Watts, recorded in Volume 403, page 472, Deed Records, Wise County, Texas, and in Volume 643, page 074, Real Records, Wise County, Texas

THENCE with the west line of said Watts tract, same being an east line of said HDPTRP, Inc. tract and an east line of the tract described herein, and generally along and with a fence, South 04° 22' 34" East 169.94 feet to a capped iron stake set near the corner of said fence for an inner corner of said HDPTRP, Inc. tract, same being an inner corner of the tract described herein, and the southwest corner of said Watts tract;

THENCE with the south line of said Watts tract, same being the north line of said HDPTRP, Inc. tract and the north line of the tact described herein, and with and along said fence, South 88° 22' 28" East, passing a fence line, and continuing a total distance of 101.31 feet to an iron stake found near a fence line for the northeast corner of said HDPTRP, Inc. tract, same being the northeast corner of the tract described herein, and the northwest corner of a tract of land as described in deed to Chintu Patel and Anil Patidar, recorded in Volume 1058, page 502, Official Records, Wise County, Texas;

THENCE with the west line of said Patel et al tract, same being an east line of said HDPTRP, Inc. tract and an east line of the tract described herein, South 03° 43' 01" East 224.98 feet to a capped iron stake set for the southeast corner of the tract described herein, same being the southeast corner of said HDPTRP, Inc. tract;

EXHIBIT "A"

THENCE with the south line of said HDPTRP, Inc. tract, same being the south line of the tract described herein, North 88° 42' 02" West 89.93 feet to a capped iron stake set for the southernmost southwest corner of the tract described herein, same being the southernmost southwest corner of said HDPTRP, Inc. tract;

THENCE with an inner west line of said HDPTRP, Inc. tract, same being an inner west line of the tract described herein, North 03° 47' 12" West 50.17 feet to a capped iron stake set for an inner corner of the tract described herein, same being an inner corner of said HDPTRP, Inc. tract;

THENCE with the southwesterly line of said HDPTRP, Inc. tract, same being the southwesterly line of the tract described herein, the following calls:

South 75° 34' 56" West 103.88 feet to a capped iron found for corner;

North 83° 39' 37" West 40.71 feet to a point on a sign for corner; and South 76° 43' 43" West 20.16 feet to a capped iron stake found for the westernmost southwest corner of said HDPTRP, Inc. tract, same being the southernmost southwest corner of the tract described herein; said stake being further located in the northeast right of way line of US Highway No. 81-287 at the beginning of a curve to the right having a radius of 3709.72 feet;

THENCE with the northeast right of way line of US Highway No. 81-287, same being the southwest line of said HDPTRP, Inc. tract and the southwest line of the tract described herein, and with said curve to the right having a radius of 3709.72 feet, an arc length of 69.72 feet (chord: (North 25° 08' 30" West – 69.72 feet) to an iron stake found at the end of said curve for corner;

THENCE continuing with said northeast right of way and said southwest line, the following calls:

North 16° 22' 26" West 164.39 feet to an iron stake found for corner; and North 25° 17' 53" West 51.97 feet to the POINT OF BEGINNING, containing 1.928 acres of land, more or less.

165910
153 Aydelotte Court
Rhome, Texas 76078

NOTICE OF TRUSTEE'S SALE
and
APPOINTMENT OF SUBSTITUTE TRUSTEE

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.

WHEREAS, on April 29, 1998, Steven D. Emrick and wife, Ronda R. Emrick executed a Deed of Trust conveying to Chris Harris, Trustee, the real property hereinafter described, to secure Johnson Country Oaks, Inc., in the payment of a debt therein described, said Deed of Trust being recorded in Volume 794, Page 569, Official Public Records of Wise County, Texas.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt 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.

WHEREAS, in my capacity as the attorney for the present owner and holder of the note, and pursuant to Section 51.0076(3) Texas Property Code, I hereby name, appoint and designate Joyce McGrady or Kelly Goddard or Darian Goddard or Gene Alyea, the Substitute Trustee(s) in the above described Deed of Trust and/or 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 said note.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, February 7, 2017, at 12:00 o'clock p.m. or within three (3) hours thereafter, the Substitute Trustee will sell said real property at the place hereinafter set out, to the highest bidder for cash. The place of sale shall be 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 such place is not so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted), in the City of Decatur, Wise County, Texas.

Said real property is described as follows:
Lot 65, Block 3, CHISHOLM HILLS, PHASE III, an addition to the City of Fairview, Wise County, Texas, according to plat recorded in Cabinet B, Page 440 and 441, Plat Records, Wise County, Texas.

POSTED
AT 11:30 o'clock A M

JAN 17 2017

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

The Deed of Trust permits the Beneficiary 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.

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 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 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, Mortgagor, Mortgagee or the Mortgagee's attorney.

Default has occurred under the Deed of Trust, and the beneficiary has requested the above named Trustee or Substitute Trustee(s), to conduct this public sale. Notice is given that before the sale the beneficiary or the Beneficiary's attorney, agent or servicer may appoint another person substitute trustee to conduct the 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.

The Substitute Trustee's address is c/o WEST & WEST ATTORNEYS, 2929 Mossrock, Suite 204, San Antonio, Texas 78230.

WITNESS MY HAND on 17 day of January 2017.



NORTH O. WEST, State Bar No. 21204000
Attorney or Authorized Agent for the Mortgagee or Mortgagee's Servicer
WEST & WEST ATTORNEYS, P.C.
2929 Mossrock, Suite 204
San Antonio, Texas 78230

Notice of Foreclosure Sale

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

Foreclosure Sale:

Date:	Tuesday, February 7, 2017
Time:	The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; **the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.**
Place:	101 ½ N Trinity Street, City of Decatur, Wise County, Texas, at the door of the first floor in the southeast corner of the Wise County Courthouse.
Terms of Sale:	The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

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

POSTED
AT 1:38 o'clock P M
JAN 17 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Kim Griffith DEPUTY

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

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

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

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

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

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

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

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

IN WITNESS WHEREOF this Notice of Foreclosure Sale has been executed on this the 17th day of January, 2017.

Austin Mercer

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was ACKNOWLEDGED before me on January 17, 2017, by Austin Mercer, Substitute Trustee, who acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

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

4-17-2017
My Commission Expires

Carelyn D. Basgall
Printed Name

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

Exhibit A

Legal Description

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