POSTED
AT 8:21 o'clock A M

JAN 11 2018

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

Sarah Enochs

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date:	04/17/2012
Grantor(s):	GEORGE B WILLIAMS, AN UNMARRIED MAN
Original Mortgagee:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR AMERIPRO FUNDING, INC., ITS SUCCESSORS AND ASSIGNS
Original Principal:	$142,857.00
Recording Information:	Instrument 2012-5180
Property County:	Wise
Property:	LOT SIXTY-NINE R (69 R), BLOCK B, OF CHISHOLM SPRINGS SUBDIVISION ("CHISHOLM SPRINGS SUBDIVISION"), LOCATED IN WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, SLIDE(S) 177-179, (REFILED IN CABINET C, SLIDE(S) 184-186), MAP RECORDS OF WISE COUNTY, TEXAS. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOT 1R, BLOCK A, CHISHOLM SPRINGS SUBDIVISION ("CHISHOLM SPRINGS SUBDIVISION"), LOCATED IN WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, SLIDE (S) 177-179, (REFILED IN CABINET C, SLIDE(S) 184-186) (RE-PLATTED IN CABINET C, SLIDE(S) 271-272 AS TO PORTIONS OF BLOCK F) IN THE MAP RECORDS OF WISE COUNTY, TEXAS.
Reported Address:	211 DODGE CITY TRAIL, NEWARK, TX 76071

MORTGAGE SERVICING INFORMATION:

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

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

SALE INFORMATION:

Date of Sale:	Tuesday, the 6th day of February, 2018
Time of Sale:	1:00PM or within three hours thereafter.
Place of Sale:	AT THE SOUTHEAST PORCH OF THE COURTHOUSE STEPS in Wise County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Wise County Commissioner's Court.
Substitute Trustee(s):	Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Doug Woodard, Kristie Alvarez, Julian Perrine, Matt Hansen, Patrick Zwiers, Kristopher Holub, Frederick Britton, Shawn Schiller, Tonya Washington, Irene Lindsay, Cary Corenblum, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, any to act
Substitute Trustee Address:	14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Doug Woodard, Kristie Alvarez, Julian Perrine, Matt Hansen, Patrick Zwiers, Kristopher Holub, Frederick Britton, Shawn Schiller, Tonya Washington, Irene Lindsay, Cary Corenblum, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Doug Woodard, Kristie Alvarez, Julian Perrine, Matt Hansen, Patrick Zwiers, Kristopher Holub, Frederick Britton, Shawn Schiller, Tonya Washington, Irene Lindsay, Cary Corenblum, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, 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

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
9/10/2004

Grantor(s)/Mortgagor(s):
JAMES D. BRYANT

Original Beneficiary/Mortgagee:
WASHINGTON MUTUAL BANK, FA, A FEDERAL ASSOCIATION

Current Beneficiary/Mortgagee:
JPMorgan Chase Bank, National Association

Recorded in:
Volume: 1473
Page: 572
Instrument No: 357179

Property County:
WISE

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

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

Legal Description: LOTS 22, 23 AND 24, BLOCK 92, ORIGINAL TOWN OF BRIDGEPORT, ACCORDING TO THE PLAT RECORDED IN VOLUME 26, PAGE 23, DEED RECORDS, WISE COUNTY, TEXAS.

Date of Sale: 2/6/2018 **Earliest Time Sale Will Begin:** 1:00PM

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

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

Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Michelle Schwartz
or Cole D. Patton
or Deanna Segovia
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075

Notice Pursuant to Tex. Prop. Code § 51.002(i):
the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

POSTED
AT 1:40 o'clock P M
JAN 04 2018
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By DEPUTY
TONI GRIGSBY

MH File Number: TX-17-45030-POS
Loan Type: Conventional Residential

153 Buffalo Ridge Drive, Newark, TX 76071 17-025151

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: 2/6/2018

Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Wise County, pursuant to §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 of Trustee's Sale was posted.

2. **Terms of Sale**. Highest bidder for cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 08/30/2011 and recorded in the real property records of Wise County, TX and is recorded under Clerk's File/Instrument Number, 2011-10879 with Lindsey D. Poteet (grantor(s)) and Mortgage Electronic Registration Systems, Inc., acting solely as a nominee for Ameripro Funding, Inc. mortgagee to which reference is herein made for all purposes.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by Lindsey D. Poteet, securing the payment of the indebtedness in the original amount of $119,783.00, 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.** LOT NINE R (9R), BLOCK F, OF CHISHOLM SPRINGS SUBDIVISION (CHISHOLM SPRINGS SUBDIVISION), LOCATED IN WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, SLIDE(S) 177-179, (REFILED IN CABINET C, SLIDE(S) 184-186), MAP RECORDS OF WISE COUNTY, TEXAS.

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOT 1R, BLOCK A, CHISHOLM SPRINGS SUBDIVISION (CHISHOLM SPRINGS SUBDIVISION), LOCATED IN WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, SLIDE(S) 177-179, (REFILED IN CABINET C, SLIDE(S) 184-186) (RE-PLATTED IN CABINET C, SLIDE(S) 271-272 AS TO PORTIONS OF BLOCK F) IN THE MAP RECORDS OF WISE COUNTY, TEXAS.

POSTED
AT 1:40 o'clock P M
JAN 04 2018
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By TONI BIGSBY DEPUTY

4642663

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 §51.002, 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 Mortgage Servicer, is representing the current Mortgagee whose address is:

Bank of America, N.A.
9000 Southside Boulevard, Building 400
Jacksonville, FL 32256

Donna Stockman

SUBSTITUTE TRUSTEE
Coury Jacocks, Esq., Jennifer A. Hooper, Esq., Donna Stockman, Brenda Wiggs, Denise Boerner, David Stockman, Tim Lewis, Guy Wiggs, Michelle Schwartz
1320 Greenway Drive, Suite 300
Irving, TX 75038 OR 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 whose address is 1 Mauchly, Irvine, CA 92618

STATE OF Texas
COUNTY OF Parker

Before me, the undersigned authority, on this day personally appeared Donna Stockman, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 4 day of January 2018, ~~2017~~.

CINDY RUPELL
Notary Public, State of Texas
Comm Expires 05-11-2020
Notary ID 126985703

Cindy Rupell
NOTARY PUBLIC in and for
Parker COUNTY
My commission expires: _____
Print Name of Notary: Cindy Rupell

CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on _____ I filed at the office of the Wise County Clerk and caused to be posted at the Wise County courthouse this notice of sale.

_____
Declarants Name: _____
Date: _____

POSTED
AT 8:17 o'clock A M
JAN 04 2018
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By TONI GRIGSBY DEPUTY

Notice of Foreclosure Sale

January 4, 2018

Deed of Trust ("Deed of Trust"):

Dated:	October 15, 1990
Grantor:	Jimmy Phillips, Betty Graves, and DeAnna Graves
Substitute Trustee:	Berry White or Brad Mumaw
Original Lender:	The First National Bank of Bridgeport
Holder of Note:	First State Bank of Chico
Recorded in:	October 29, 1990 in Volume 381, Page 296, of the real property records of Wise County, Texas; said lien being transferred to First State Bank by Transfer of Lien dated September 8, 1995, recorded in Volume 616, Page 583, Real Records, Wise County, Texas, said lien being renewed and extended by Extension of Real Estate Note and Lien dated September 8, 1995, and recorded in Volume 616, Page 586, Real Records, Wise County, Texas.
Legal Description:	THE SURFACE ESTATE ONLY, IN AND TO: Lot Number Eighteen (18) in Block Number fifty-five (55) of the Original Town in Bridgeport, in Wise County, Texas according to the plat of same of record in the office of the County Clerk of Wise County, Texas
Secures:	Promissory Note ("Note") in the original principal amount of $22,500.00, executed by Jimmy Phillips, Betty Graves, and DeAnna Graves ("Borrower") and payable to the order of Lender as modified and extended

Foreclosure Sale:

Date:	Tuesday, February 6, 2018
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 1:00 pm 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.

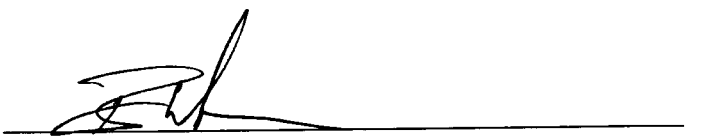
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

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

MORTGAGE SERVICING INFORMATION:

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

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

SALE INFORMATION:

Date of Sale:	Tuesday, the 6th day of March, 2018
Time of Sale:	1:00PM or within three hours thereafter.
Place of Sale:	AT THE SOUTHEAST PORCH OF THE COURTHOUSE STEPS in Wise County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Wise County Commissioner's Court.
Substitute Trustee(s):	Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Doug Woodard, Kristie Alvarez, Julian Perrine, Matt Hansen, Patrick Zwiers, Kristopher Holub, Frederick Britton, Shawn Schiller, Tonya Washington, Irene Lindsay, Cary Corenblum, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, any to act
Substitute Trustee Address:	14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Doug Woodard, Kristie Alvarez, Julian Perrine, Matt Hansen, Patrick Zwiers, Kristopher Holub, Frederick Britton, Shawn Schiller, Tonya Washington, Irene Lindsay, Cary Corenblum, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Doug Woodard, Kristie Alvarez, Julian Perrine, Matt Hansen, Patrick Zwiers, Kristopher Holub, Frederick Britton, Shawn Schiller, Tonya Washington, Irene Lindsay, Cary Corenblum, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, 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.

POSTED
AT 8:33 o'clock A M

DEC 28 2017

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WISE County
Deed of Trust Dated: June 10, 2014
Amount: $76,400.00
Grantor(s): JENNIFER FOX and ROBERT FOX

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

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

Recording Information: Document No. 201405914

Legal Description: LOT ONE (1), IN BLOCK THREE (3), OF SHALE CREEK, PHASE 2B, CORRECTED PLAT, AN ADDITION TO WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET C, SLIDE 555 OF THE PLAT RECORDS OF WISE COUNTY, TEXAS.

Date of Sale: February 6, 2018 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.

Aaron Espinoza, Attorney at Law
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2017-006547

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 Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
11/15/2005

Grantor(s)/Mortgagor(s):
JOE M. WALKER A/K/A JOE WALKER AND SHANNON R. WALKER, HUSBAND AND WIFE

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR INDYMAC BANK, F.S.B., A FEDERALLY CHARTERED SAVINGS BANK, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America

Recorded in:
Volume: 1622
Page: 1
Instrument No: 379023

Property County:
WISE

Mortgage Servicer:
Seterus, Inc. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
14523 SW Millikan Way, Suite 200, Beaverton, OR 97005

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Date of Sale: 2/6/2018 **Earliest Time Sale Will Begin:** 1PM

Place of Sale of Property: Wise County Courthouse, 101 N. Trinity Street, Decatur, TX 76234 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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

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

Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Doug Woodard, Kristie Alvarez, Julian Perrine, Patrick Zwiers, Kristopher Holub, Frederick Britton, Shawn Schiller, Tonya Washington, Irene Lindsay, Cary Corenblum, Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Michelle Schwartz
or Cole D. Patton
or Deanna Segovia
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

POSTED
AT 8:33 o'clock A M
DEC 28 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By DEPUTY
Sarah Enochs

MH File Number: TX-17-33087-POS
Loan Type: Conventional Residential

TX-17-33087-POS

EXHIBIT "A"

4.993 acres situated in and being a portion of the NORTHEAST ¼ OF SECTION 31, M.E.P. & P. RAILROAD COMPANY SURVEY, ABSTRACT NO. 615, Wise County, Texas and being that certain tract of land conveyed to Joe M. Walker et ux Shannon R. Walker by deed recorded in Volume 1042, Page 727, Official Records, Wise County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron found, said iron being called by deed to be, N. 88°47'05" W, 1372.91 feet and S. 89°48'37" W, 783.34 feet from the southeast corner of said Northeast ¼ of Section 31;

THENCE S 89°49'55" W, 505.17 feet to a ½" iron found in the east line of Hamm Road;

THENCE N 00°05'13" E, with the east line of said Hamm Road, 431.30 feet to a ½" iron set in the south line of County Road No. 4886;

THENCE N 89°59'12" E, with the south line of said County Road No. 4886, 504.94 feet to a ½" iron found;

THENCE S 00°03'24" W, 429.93 feet to the POINT OF BEGINNING and containing 4.993 acres of land.

NOTICE OF FORECLOSURE SALE

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

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

2. ***Instrument to be Foreclosed.*** The instrument to be foreclosed is the Deed of Trust dated 09/28/2005 and recorded in Book 1604 Page 763 Document 376705 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: 02/06/2018
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 THOMAS C. STONE AND BERNICE STONE, provides that it secures the payment of the indebtedness in the original principal amount of $127,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is the current mortgagee of the note and deed of trust and CHAMPION MORTGAGE COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY c/o CHAMPION MORTGAGE COMPANY, 8950 Cypress Waters Blvd, Coppell, TX 75019 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

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

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

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Wise County Clerk and caused it to be posted at the location directed by the Wise County Commissioners Court.

Exhibit A

Being 4.41 acres of land, more or less, situated on Block 101 of the VAN ZANDT COUNTY, SCHOOL LAND SURVEY, ABSTRACT NO. 1182, in WISE County, Texas; and being the same land described in Deed made by Eleanor Crownover to Jim D. Northcutt and wife, dated April 24, 1980, recorded in Volume 402, Page 865, Deed Records of WISE County, Texas; and being the same land described as "Second Tract" in Deed made by Eleanor Crownover to Jim D. Northcutt and wife, dated April 25, 1980, recorded in Volume 402, Page 865, Deed records of WISE County, Texas; and being more fully described as follows:

COMMENCING at an iron pin situated 19.4 varas East of the Northwest corner of Block 101 of said Van Zandt County School Land Survey, Abstract No. 1182;

THENCE North 89 degrees 47 minutes 34 seconds East, 857.37 feet;

THENCE South 04 degrees 12 minutes 49 seconds West, 417.7 feet;

THENCE South 89 degrees 42 minutes 00 seconds East, 713.76 feet to the PLACE OF BEGINNING of the tract herein described;

THENCE South 89 degrees 42 minutes 00 seconds East along a fence line 329.81 feet to a point for corner in the West right-of-way of State Highway No. 51;

Thence South 05 degrees 05 minutes 48 seconds West along said right- of- way, 697.76 feet to a point for corner in the centerline of a 30 foot road easement;

THENCE North 83 degrees 39 minutes 16 seconds West, 272.88 feet to a point for corner;

THENCE North 00 degrees 18 minutes 00 seconds East, 666.6 feet to the PLACE OF BEGINNING, containing 4.71 acres of land, more or less; SAVE AND EXCEPT a strip 20 feet wide all along the West side of the above described tract, leaving herein described 4.41 acres of land, more or less.

NOTICE OF FORECLOSURE SALE

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

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

2. ***Instrument to be Foreclosed.*** The instrument to be foreclosed is the Deed of Trust dated 05/21/2007 and recorded in Document 2007-7492 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: 02/06/2018
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 JOHN CLIFFORD WHITEHEAD AND REBA JOYCE WHITEHEAD, provides that it secures the payment of the indebtedness in the original principal amount of $81,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Reverse Mortgage Funding, LLC is the current mortgagee of the note and deed of trust and REVERSE MORTGAGE FUNDING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Reverse Mortgage Funding, LLC c/o REVERSE MORTGAGE FUNDING, LLC, 3900 Capital City Blvd., Lansing, MI 48906 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

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

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

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Wise County Clerk and caused it to be posted at the location directed by the Wise County Commissioners Court.

Escrow File No.: 76415-765

EXHIBIT "A"

Situated in the City of Decatur, Wise County, Texas, according to the Official City Map thereof and being two adjoining lots further described as follows

FIRST TRACT:

BEING the South one-half of Lot Number Eight (8) in Block "J" of Colbert's Addition to said City; BEGINNING at the Southeast corner of a lot sold to M. Gibson; THENCE North 83 feet to the Southwest corner of a lot formerly owned by O. C. Kimble; THENCE East 60'/2 feet to Trenchard Street;

THENCE South 83 feet with the West line of said Street;

THENCE West 601/2, feet to the PLACE OF BEGINNING.

SECOND TRACT:

BEING the North forty (40) feet of Lot Number Five (5) in Block Number 17, Range "D" and "E", Devereux's Addition to said City;

BEGINNING at the Northeast corner of said Lot 5, a point in the West line of Trenchard Street, and being also the Southeast corner of the First Tract herein described;

THENCE South 40 feet with said street line;

THENCE West 100 feet to the West line of said to 5; THENCE North 40 feet to the Northwest corner of said Lot 5;

THENCE east, at 341/2 feet pass the Southwest corner of First Tract herein, in all 100 feet to the PLACE OF BEGINNING.
NOTE: The Company is prohibited from insuring the area or quantity of the land described on Schedule A hereof. Any statement in such legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for information and/or identification purposes and does not override Item 2 of Schedule B hereof.

LF No. 17-15281

POSTED
AT 8:24 o'clock a M
DEC 11 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
BY _____ DEPUTY
Vicky Gaona

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS
COUNTY OF WISE

Deed of Trust Date:
JULY 7, 2015

Property address:
12006 HIGHWAY 199 W.
POOLVILLE, TX 76487

Grantor(s)/Mortgagor(s):
BRENT A. RICHARDSON, A SINGLE PERSON

LEGAL DESCRIPTION: BEING 2.02 ACRES SITUATED IN AND BEING A PORTION OF THE S.A. WILLIAMS SURVEY, ABSTRACT NO. 879, WISE COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND DESCRIBED IN DEED TO DIANE MALTBY DATED MAY 11, 2009, AND RECORDED IN VOLUME 2048, PAGE 578, OFFICIAL RECORDS, WISE COUNTY, TEXAS, SAID TRACT BEING A PORTION OF A CERTAIN 82.6 ACRE TRACT OF LAND CONVEYED TO W.J. GREGORY BY DEED RECORDED IN VOLUME 141, PAGE 266, DEED RECORDS, WISE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR NTFN, INC.

Earliest Time Sale Will Begin: 1:00 PM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: 02/06/2018

Recorded on: JULY 8, 2015

Original Trustee: GREGORY GRAHAM

Property County: WISE
As Clerk's File No.: 201506496

Substitute Trustee: MARINOSCI LAW GROUP, P.C., DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, MICHELLE SCHWARTZ, TIM LEWIS, AURORA CAMPOS, JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, PATRICK ZWIERS, KRISTOPHER HOLUB, FREDERICK BRITTON, SHAWN SCHILLER, TONYA WASHINGTON, IRENE LINDSAY, CARY CORENBLUM

Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC

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

The Current Mortgagee under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead MARINOSCI LAW GROUP, P.C., DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, MICHELLE SCHWARTZ, TIM LEWIS, AURORA CAMPOS, JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, PATRICK ZWIERS, KRISTOPHER HOLUB, FREDERICK BRITTON, SHAWN SCHILLER, TONYA WASHINGTON, IRENE LINDSAY, CARY CORENBLUM as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

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;

A

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday FEBRUARY 6, 2018 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. 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 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.

PENNYMAC LOAN SERVICES, LLC, who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the debt.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the Unites 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, 12/5/17

MARINOSCI LAW GROUP, PC

By: HMalone
HEATHER MALONE
MANAGING PARALEGAL (name & title)

THE STATE OF TEXAS
COUNTY OF Dallas

Before me, Emily Pate (insert name of notary), the undersigned officer, on this, the 5 day of December, 2017, personally appeared HEATHER MALONE, ☐ known to me, who identified herself/himself to be the MANAGING PARALEGAL of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal
(SEAL)

EMILY PATE
Notary Public, State of Texas
Comm. Expires 01-20-2021
Notary ID 130972152

Emily Pate
Notary Public for the State of TEXAS

My Commission Expires: 1-20-2021

Emily Pate
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD #200
WESTLAKE VILLAGE, CA 91361
LF No. 17-15281

Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
14643 DALLAS PARKWAY, SUITE 750
DALLAS, TX 75254

EXHIBIT "A"

BEING 2.02 ACRES SITUATED IN AND BEING A PORTION OF THE S.A. WILLIAMS SURVEY, ABSTRACT NO. 879, WISE COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND DESCRIBED IN DEED TO DIANE MALTBY DATED MAY 11, 2009, AND RECORDED IN VOLUME 2048, PAGE 578, OFFICIAL RECORDS, WISE COUNTY, TEXAS, SAID TRACT BEING A PORTION OF A CERTAIN 82.6 ACRE TRACT OF LAND CONVEYED TO W.J. GREGORY BY DEED RECORDED IN VOLUME 141, PAGE 266, DEED RECORDS, WISE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON FOUND FOR THE SOUTHEAST CORNER OF SAID VOLUME 2048, PAGE 578 IN THE NORTHERLY LINE OF SAID STATE HIGHWAY 199W;

THENCE NORTH 58 DEGREES 03 MINUTES 08 SECONDS WEST, WITH THE NORTHERLY LINE OF SAID STATE HIGHWAY 199W, AND WITH THE GENERAL LINE OF A FENCE, 419.54 FEET TO A I/2" IRON FOUND;

THENCE NORTH 32 DEGREES 07 MINUTES 21 SECONDS EAST, WITH THE GENERAL LINE OF A FENCE, 209.18 FEET TO A 1/2" IRON FOUND;

THENCE SOUTH 58 DEGREES 13 MINUTES 17 SECONDS EAST, WITH THE GENERAL LINE OF A FENCE, 419.73 FEET TO A 1/2" IRON FOUND;

THENCE SOUTH 32 DEGREES 10 MINUTES 15 SECONDS WEST, WITH THE GENERAL LINE OF A FENCE, 210.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.02 ACRES OF LAND, MORE OR LESS.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.

190 PRIVATE ROAD 4909
HASLET, TX 76052

00000006657985

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 06, 2018

   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 June 30, 2004 and recorded in Document VOLUME 1445, PAGE 589 real property records of WISE County, Texas, with MARIO SERVIN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MARIO SERVIN, securing the payment of the indebtednesses in the original principal amount of $76,328.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

Aurora Campos by Donna Sockrey

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:_____

POSTED



LOT 33, BLOCK 1 OF SUNSHINE MEADOWS, BEING A SUBDIVISION IN WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN PLAT CABINET B, SECTION 496, PLAT RECORDS, WISE COUNTY, TEXAS LAND AND HOME MATTERS.

POSTED
AT 16:33 o'clock a M
JAN 10 2018
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Vicky Gaona

NOTICE OF FORECLOSURE SALE

1. *Property to Be Sold.* The property to be sold is described on the attached Exhibit "A".

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded in Instrument Number 2011-10049 of 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: February 6, 2018

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m.; the earliest time at which the Foreclosure sale will begin is 10:00 a.m. and not later than three hours thereafter.

Place: Southeast porch of the courthouse steps of the Wise County Courthouse, 101 N. Trinity, Decatur, Texas.

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

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

Those desiring to purchase the property will need to demonstrate their ability to pay 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. Trustee makes no representation or warranty of any kind whether express, implied, statutory, quasi-statutory, or otherwise. Any warranty of merchantability or fitness for a particular purpose is expressly disclaimed. Trustee makes no representation or warranties with respect to the compliance with the laws, rules, agreements, specifications, condition,

quality, capacity, design, operation, absence of any latent defects or any other warranty or representation whatsoever with respect to the property, all of which is expressly waived by the purchaser. 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 and security agreement executed by Harry Weldon and Teresa Weldon.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of $59,000.00, executed by Paul and Kristin Campbell, and payable to the order of Boyd Partners, Ltd.; (b) all renewals and extensions of the note; and (c) any and all present and future indebtednesses of Paul and Kristin Campbell to Boyd Partners, Ltd. Boyd Partners, Ltd. is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Boyd Partners, Ltd.

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

Dated: 1-10-2018

Eric F. Dankesreiter
State Bar No. 00796434
Debra S. Crafton
State Bar No. 24050458
Wigington & Dankesreiter, L.L.P.
3010 Broadmoor Lane
Flower Mound, Texas 75022
Telephone (972) 691-3677
Facsimile (972) 691-5688

W:\DOCUMENT\CLIENTS\G\GILLESPIE, HERALD\Boyd Partners' Notes.Collection\Campbell\Notice of Forecosure Sale.doc

GF#11-37062

EXHIBIT "A"

All that certain lot, tract or parcel of land situated on the North side of F.M. 2048, in Keeter, Wise County, Texas, and being a portion of a 3.25 acre tract conveyed to Charlie V. Green and wife, Ruth Green by Warranty Deed shown in Volume 248, Page 205, of the Deed Records of Wise County, Texas, and being out of the **J. JARRELL SURVEY**, Abstract No. 471, Wise County, Texas, and being more specifically described as follows, to-wit:

BEGINNING for a point of reference at the intersection of the North Right of Way line of the said F.M. 2048, and the South Right of Way line of a County Road on the East side of the Township of Keeter, Wise County, Texas;

THENCE South 71 deg. 45 min. West, along the said North Right of Way line of F.M. 2048 a distance of 409.8 feet to a steel pin at the point of beginning;

THENCE continuing South 71 deg. 45 min. West along the said F.M. Right of Way line 173.5 feet to a steel pin at an old fence corner;

THENCE North 7 deg. 56 min. East, along the said old fence line 222.0 feet to a steel pin in the South Right of Way line of the said County Road;

THENCE South 83 deg. 34 min. East along the said Right of Way line of the County Road a distance of 145.4 feet to a steel pin at an old Bois de' Arc post;

THENCE South 3 deg. 51 min. West, 149.3 feet to the POINT OF BEGINNING, and containing 0.65 acres of land, more or less.