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 part of the James Pinchback 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.

And all modifications, extensions and renewals - the ("Deed of Trust"),

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

POSTED
AT 3:19 o'clock P M
JAN 15 2019
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Vicky Gaona

{SGPLLC File: 00711147.DOCX}

Date of Sale:	February 5, 2019
Time of Sale:	The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 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, or in the area designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code.

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

And/or

Name: Brandon Hill

Mailing address: 101 W. Tarrant
Bowie, Texas 76230
Montague 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.

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

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

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

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 179.06 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.

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:

as set out in Exhibit "A" attached hereto.

("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:	May 7, 2007
Filing Date:	May 11, 2007
Grantor:	Andrew Warnock 298 County Road 1787 Chico, Texas 76431 Wise County. Elisha M. Nava 298 County Road 1787 Chico, Texas 76431 Wise County.
Trustee:	Bruce Bynum 101 W. Tarrant Bowie, Texas 76230 Montague County
Original beneficiary:	Legend Bank, N.A. 101 W. Tarrant Bowie, Texas 76230 Wise County
Recording information:	Vol. 1812, Page 575 of the Official Public Records of Wise County, Texas.
Modifications:	Modification of Deed of Trust dated June 1, 2015, Recorded in Instrument Number 201505859 of the Official Public Records of Wise County, Texas.

POSTED
AT 3:12 o'clock P M

JAN 15 2019

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

{SGPLLC File: 00711105.DOCX}

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 5, 2019
Time of Sale:	The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 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, or in the area designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code.

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 Deed of Trust may 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 in accordance with Beneficiary's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

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)**
16212640	May 7, 2007	$71,800.00	Andrew Warnock

("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
Wise 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 Ave., Suite 200 Wichita Falls, Texas 76308 Wichita County
And/or	
Name:	Brandon Hill
Mailing address:	101 W. Tarrant Bowie, Texas 76230 Montague 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.

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

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

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

EXHIBIT "A"

BEING all that certain lot, tract or parcel of land in the G.W. Cash Survey, Abstract Number 166, Wise County, Texas and being a part of a certain called 80 acre tract of land described in Deed recorded in Volume 315, Page 81, Deed Records, Wise County, Texas the subject tract being more particularly described as follows:

BEGINNING at a ½ inch capped iron rod (stamped RPLS 5479) set for corner, in the West line of
said 80 acre tract of land and said Cash Survey, and the East line of the Allen D. Burris Survey, Abstract Number 55, Wise County, Texas, from which the Southwest corner of said 80 acre tract of land bears
South a distance of 295.110 feet said iron rod lying West of a gravel road under apparent public use posted as County Road Number 1787;

THENCE North with the West line of said 80 acre tract of land and said Cash Survey, and the East line of said Burris Survey a distance of 208.710 feet to a ½ inch capped iron rod (stamped RPLS 5479) set for corner, from which a capped iron rod found for the Southwest corner of a called 2.00 acre tract of land described in the deed recorded in Volume 1151, Page 533, Official Public Records, Wise County, Texas bears North 324.90 feet;

THENCE South 88 degrees 10 minutes 23 seconds East crossing said gravel road passing at a distance
of 47.20 feet a 3 inch metal post on the East side of said Road, continuing on said course along or near a fence most of the way a total distance of 417.550 feet to a ½ inch capped iron rod (stamped RPLS 5479) set for corner;

THENCE South a distance of 208.710 feet to a ½ inch capped iron rod (stamped RPLS 5479) set for corner;

THENCE North 88 degrees 10 minutes 23 seconds West crossing said gravel road a distance
of 417.550 feet to the POINT OF BEGINNING and enclosing 2.00 acres of land more or less.

Property Address:

W/S FM 730
Boyd, Texas 76023

NOTICE OF SUBSTITUTE TRUSTEE 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 5, 2019

Time: The sale will begin at 1:00 p.m. 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

2. **TERMS OF SALE.** Cash.

3. **INSTRUMENT TO BE FORECLOSED.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 30, 2007 and recorded in Vol. 1798, Pg. 414, Document No. 2007-4617, Official Public Records of Wise County, Texas, with James L. McGilvray, Jr. and Kimpra K. McGilvray as grantor(s) and Legend Bank, N.A. as beneficiary and, mortgagee, as the same has been modified from time to time.

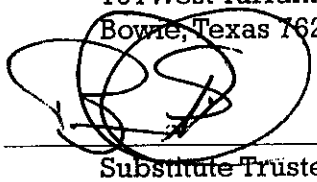
4. **OBLIGATIONS SECURED.** Deed of Trust or Contract Lien executed by James L. McGilvray, Jr. and Kimpra K. McGilvray, securing the payment of the indebtednesses evidenced by (1) that one certain promissory note in the original principal amount of $1,315,400.00, executed by James L. McGilvray, Jr. and Kimpra K. McGilvray and (2) that one certain promissory note in the original principal amount of $1,700,000.00 executed by James L. McGilvray, Jr. and Kimpra K. McGilvray, all as modified and extended by that certain Debt Modification Agreement as modified and extended having a final maturity date of April 15, 2027 and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Legend 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 that Property described in said Deed of Trust attached hereto in Exhibit "A."

POSTED
AT 3:23 o'clock P M
JAN 15 2019
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Vicky Gaona

6. **MORTGAGE SERVICER INFORMATION.** The Mortgage Servicer is the current mortgagee, whose address is:

Legend Bank, N.A.
101West Tarrant St.
Bowie, Texas 76230



Substitute Trustee

c/o Barrett Daffin Frappier Turner & Engel, LLP
4004 Beltline Rd., Suite 100
Addison, Texas 75001

EXHIBIT "A"
TO NOTICE OF SALE

Being 100.00 acres of land, more or less, out of the Henry Robinson Survey, Abstract No. 713, the C.L Nichols Survey, Abstract No. 661, and the M.E.P. & P.R.R. Co. Survey, Abstract No. 618, Wise County, Texas, being of certain tract of land as deeded to James L. McGilvray and wife, Kimpra K. McGilvray in Volume 626, Page 474, Real Records, Wise County, Texas, said 100.00 acres of land being more particularly described by metes and bounds as follows, to wit:

BEGINNING at an iron stake found for a corner of that certain tract of land as deeded to James L. McGilvray and wife, Kimpra K. McGilvray in Volume 626, Page 474, Real Records, Wise County, Texas and a corner of the tract herein described, being further located 95.24 feet South 03° 15' 09" East and 1209.97 feet South 00° 03' 11" East from the northwest corner of the C.L. Nichols Survey, Abstract No. 661 and the southwest corner of the M.E.P. & P.R.R. Co. Survey, Abstract No. 618 and the east line of the Henry Robinson Survey, Abstract No. 713, Wise County, Texas, being in the north right of way of the C.R.I. & G. R.R.;

THENCE with the south line of the tract herein described and the south line of said McGilvray tract, North 79° 21' 04" West 1163.83 feet to a point for the southwest corner of the tract herein described;

THENCE with a fence on the west line of the tract herein described, North 07° 09' 03" East 31.17 feet to a metal post for corner;

THENCE continuing with the west line of the tract herein described and with a fence line, North 00° 01' 47" East, at 852.17 feet to a metal post, in all, 925.32 feet to a point for the northwest corner of the tract herein described;

THENCE with a fence on the north line of the tract herein described the following calls:

North 54° 01' 48" East 77.17 feet to a metal post;

North 70° 44' 03" East 450.73 feet to a metal post;

North 70° 20' 06" East passing the east line of the Henry Robinson Survey and the west line of the M.E.P. & P.R.R. Co. Survey, in all, 887.57 feet to a metal post;

North 89° 03' 03" East 180.14 feet to a metal post;

South 74° 34' 06" East 274.68 feet to a metal post;

South 59° 45' 37" East 182.32 feet to a metal post;

South 58° 18' 45" East 112.81 feet to the north corner of barn;

South 22° 31' 53" West 49.97 feet to the west corner of said barn;

South 59° 06' 56" East 155.69 feet to a metal post in the south line of the M.E.P. & P.R.R. Co Survey and the north line of the C.L. Nichols Survey;

North 27° 37' 59" East 38.68 feet to a metal post;

South 65° 03' 38" East passing the south line of the M.E.P. & P.R.R. Co. Survey and the north line of the C.L. Nichols Survey, in all, 208.91 feet to a metal post;

North 23° 48' 08" East passing the north line of the C.L. Nichols Survey and the south line of the M.E.P. & P.R.R. Co. Survey, in all, 147.99 feet to a metal post;

North 57° 00' 39" East 152.03 feet to the west corner of barn;

South 59° 57' 12" East 226.08 feet to the south corner of barn;

North 26° 01' 57" East 11.36 feet to a point;

South 59° 13' 02" East 19.54 feet to a metal post;

South 82° 16' 06" East 18.85 feet to a metal post;

South 65° 30' 31" East 82.75 feet to a metal post;

South 08° 38' 28" West crossing the south line of the M.E.P. & P.R.R. Co Survey and the north line of the C.L. Nichols Survey, in all, 150.09 feet to a metal post;

South 27° 13' 03" West 125.47 feet to a metal post;

South 68° 54' 24" West 107.41 feet to a metal post;

THENCE continuing with the north line of the tract herein described, South 65° 03' 56" East 928.87 feet to a metal post for the northeast corner of the tract herein described;

THENCE with the east line of the tract herein described, South 24° 47' 41" West 154.29 feet to a point for corner;

THENCE North 62° 12' 30" West 298.74 feet to a point for an inside corner of the tract herein described;

THENCE with the east line of the tract herein described, South 18° 43' 53" West 343.84 feet to a point;

THENCE with the east line of the tract herein described, South 28° 55' 31" West 753.25 feet to a point in the south line of the tract herein described;

THENCE with said fence line in the south line of the tract herein described and the north line of the C.R.I. & G.R.R., North 79° 21' 04" West 1585.85 feet to an "x" tie post for corner;

THENCE North 03° 15' 09" West 51.51 feet to the POINT OF BEGINNING, containing 105.079 acres of land, more or less.

SAVE AND EXCEPT: Three well sites described as follows:

2.076 ACRE WELL SITE:

BEGINNING at a point for the northwest corner of said well site, said point being further located 47.73 feet South 89° 56' 49" East and 105.72 feet South 00° 03' 11" West from a metal post for the northwest corner of from the northwest corner of the C.L. Nichols Survey, Abstract No. 661 and the southwest corner of the M.E.P. & P.R.R. Co. Survey, Abstract No. 618 and the east line of the Henry Robinson Survey, Abstract No. 713, Wise County, Texas;

THENCE South 88° 24' 38" East 248.64 feet to a point for the northeast corner of said well site;

THENCE South 04° 34' 14" East 328.08 feet to a point for the southeast corner of said well site;

THENCE South 85° 46' 10" West 282.27 feet to a point for the southwest corner of said well site;

THENCE North 01° 06' 04" East 354.83 feet to the POINT OF BEGINNING, containing 2.076 acres of land, more or less.

0.586 ACRE WELL SITE:

BEGINNING at a point for the south corner of said well site, said point being further located 484.86 feet North 89° 56' 49" West and 545.76 feet South 00° 03' 11" West from the northwest corner of the C.L. Nichols Survey, Abstract No. 661 and the southwest corner of the M.E.P. & P.R.R. Co. Survey, Abstract No. 618 and the east line of the Henry Robinson Survey, Abstract No. 713, Wise County, Texas;

THENCE North 48° 47' 19" West 147.70 feet to a point for the west corner of said well site;

THENCE North 38° 19' 36" East 133.00 feet to a point for the north corner of said well site;

THENCE South 59° 10' 09" East 113.80 feet to a point for corner;

THENCE South 14° 27' 03" East 115.64 feet to a point for the east corner of said well site;

THENCE South 72° 15' 23" West 102.83 feet to the POINT OF BEGINNING, containing 0.586 acres of land, more or less.

2.417 ACRE WELLSITE:

BEGINNING at the northeast corner of said well site, being further located 272.58 feet North 89° 56' 49" West and 680.28 feet South 00° 03' 11" West from the northwest corner of the C.L. Nichols Survey, Abstract No. 661 and the southwest corner of the M.E.P. & P.R.R. Co. Survey, Abstract No. 618 and the east line of the Henry Robinson Survey, Abstract No. 713, Wise County, Texas;

THENCE South 14° 56' 17" East 388.42 feet to the southeast corner of said well site;

THENCE South 74° 34' 48" West 290.86 feet to a point for the southwest corner of said well site;

THENCE North 07° 10' 55" West 414.45 feet to a point for the northwest corner of said well site;

THENCE North 79° 52' 48" East 235.75 feet to the POINT OF BEGINNING, containing 2.417 acres of land, more or less.

ROAD EASEMENT:

TOGETHER WITH a non-exclusive roadway easement for access to and from the above property for the use and benefit of the owner(s) in common with other adjoining landowners along the course(s) and distance(s) of said roadway. Being more fully described as follows:

BEGINNING at the point in the center of said road easement, said point being further located 1611.09 feet South 81° 10' 19" East from the northwest corner of the C.L. Nichols Survey, Abstract No. 661 and the southwest corner of the M.E.P. & P.R.R. Co. Survey, Abstract No. 618 and the east line of the Henry Robinson Survey, Abstract No. 713, Wise County, Texas;

THENCE with the center of said road casement the following calls:

South 65° 03' 56" East 878.60 feet;

South 69° 43' 19" East 265.92 feet;

South 78° 30' 49" East 676.05 feet;

South 76° 21' 03" East 671.94 feet;

South 88° 51' 36" East 638.86 feet to the end of said road easement and being in the west right of way of F.M. Highway No. 730.

Notice of Foreclosure Sale

Date:	January 14, 2019
Type of Security Instrument:	Deed of Trust
Date of Instrument:	September 8, 2017
Grantor(s):	Rhett G. Salerno and Alba D. Salerno, husband and wife
Trustee:	J. Michael Ferguson
Beneficiary:	Anson Financial, Inc.
County of Property:	Wise
Recording Information:	Deed of Trust is recorded in Index No. 201713213 of the Real Property Records of Wise County, Texas.
Property Description:	2013 32x64 Elite Legacy Homes, Serial # LH13TX8147A/B affixed to Lot 41, 770 PR 4732, Rhome, TX 76078 **(See Exhibit "A")**
Note:	
Date of Note:	September 8, 2017
Amount:	$100,000.00
Debtor(s):	Rhett G. Salerno and Alba D. Salerno, husband and wife
Holder:	Anson Financial, Inc.
Date of Sale of Property:	**February 5, 2019**
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:	East Steps 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.

Aaron Vrana, Substitute Trustee
62 Main St., Suite 310
Colleyville, Texas 76034
(817) 756-5910 Phone
(817) 485-1117 Fax
Email: aaron@vranalegal.com

POSTED
AT 11:13 o'clock a M
JAN 15 2019
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Vicky Gaona

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.

1ck L. ers
:::red Professional Land Surveyor

LOT 323 SEC 5 PHASE 2 N
CHICO, TX 76431

00000008052219

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 05, 2019

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 26. 2009 and recorded in Document CLERK'S FILE 2009-47338 real property records of WISE County, Texas, with CLIFFORD L SIMMANG AND KAREN B SIMMANG, grantor(s) and WACHOVIA BANK, NATIONAL ASSOCIATION, mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by CLIFFORD L SIMMANG AND KAREN B SIMMANG, securing the payment of the indebtednesses in the original principal amount of $160,676.13, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

Donna Stockman

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

Certificate of Posting

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

_____
Declarants Name: _____
Date: _____

EXHIBIT "A"

PROPERTY (INCLUDING ANY IMPROVEMENTS): LOT 323 OF NORTH STAR POINTE, SECTION 5, PHASE 2, AN ADDITION TO WISE COUNTY, TEXAS, ACCORIDNG TO THE PLAT THEREOF RECORDED IN CABINET C, SLEEVES 147-151, PLAT RECORDS OF WISE COUNTY, TEXAS.

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 IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, WILLIAM C. MURPHREE, A MARRIED PERSON JOINED HEREIN BY CANDACE L. MURPHREE delivered that one certain Deed of Trust dated JUNE 21, 2011, which is recorded in INSTRUMENT NO. 2011-7728, and corrected and re-filed as INSTRUMENT NO. 2012-800 of the real property records of WISE County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of $201,747.00 payable to the order of BOKF, NA DBA BANK OF TEXAS, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, the undersigned has been appointed Substitute Trustee in place of the original Trustee, upon the contingency and the manner authorized by the Deed of Trust; and

WHEREAS, BOKF, N.A. DBA BANK OF TEXAS, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

NOTICE IS HEREBY GIVEN that on Tuesday, FEBRUARY 5, 2019, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

LOT THIRTEEN (13), SOUTH MEADOWS, A SUBDIVISION TO WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "A", SECTION 259, MAP RECORDS, WISE COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of WISE County, Texas, for such sales (OR AT SOUTHEAST PORCH OF THE COURTHOUSE).

NOTICE IS FURTHER GIVEN that the address of BANK OF OKLAHOMA, N.A., the Mortgagee or Mortgage Servicer, is 7060 S. YALE, STE 200, TULSA, OKLAHOMA 74136. Pursuant to the Texas Property Code, the Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: JANUARY 14, 2019.

SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR DONNA STOCKMAN

Charles Joseph Morrison Jr and Marcia Caraway M
429 Private Road 4221
Decatur, Texas 76234
Our file #0916-062F

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 July 14, 1998, Charles Joseph Morrison, Jr. a/k/a Charley Joe Morrison and Marcia Caraway Morrison executed a Deed of Trust conveying to Elizabeth F. Branham, a Trustee, the Real Estate hereinafter described, to secure PINNFUND, USA, A CALIFORNIA CORPORATION, in the payment of a debt therein described, said Deed of Trust being recorded in Volume 803, Page 281 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 5, 2019, the foreclosure sale will be conducted in Wise County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where 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:

PLEASE SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN.

Nationstar Mortgage LLC, d/b/a Mr. Cooper is the mortgage servicer for the mortgagee of the Deed of Trust. Nationstar Mortgage LLC, d/b/a Mr. Cooper and the mortgagee have entered into an agreement granting Nationstar Mortgage LLC, d/b/a Mr. Cooper authority to service the mortgage. Nationstar Mortgage LLC, d/b/a Mr. Cooper, as mortgage servicer, is representing the Mortgagee under a servicing agreement with the Mortgagee (the "Servicing Agreement"). The name of the Mortgagee is The Bank of New York Mellon F/K/A The Bank of New York as successor in interest to JP Morgan Chase Bank, N.A as Trustee for GSRPM Mortgage Pass-Through Certificates, Series 2003-1. Pursuant to the Servicing Agreement, Nationstar Mortgage LLC, d/b/a Mr. Cooper 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, d/b/a Mr. Cooper, 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, d/b/a Mr. Cooper, 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.

POSTED
AT 11:55 o'clock A M

JAN 14 2019

SHERRY LEWIS, COUNTY CLERK
WISE COUNTY, TEXAS
By Michele Ferrell DEPUTY

HARVEY LAW GROUP

Kelly J. Harvey, Texas State Bar No. 09180150
Attorneys for Mortgagee and Mortgage Servicer
Date: 1 / 10 / 2019

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

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

Copy

EXHIBIT " A "

15.00 acres

Being 15.00 acres in the Asa Hill Survey, Abstract No. 363, Wise County, Texas, and being part of a 67.18 acre tract as deeded to Charles Joseph Morrison, Jr. and wife, Marcia Caraway Morrison, in Volume 605, Page 356, Real Records, Wise County, Texas, said 15.00 acres being more particularly described as follows:

BEGINNING at a 1/2" iron stake found for corner at the southwest corner of said 67.18 acre tract and on the east line of a 100 acre tract (re:570/062 R.R.W.C.T.), said point being South 04 degrees 08 minutes West 530.9 feet, South 86 degrees 37 minutes 50 seconds East 1418.7 feet and South 03 degrees 32 minutes 36 seconds West 3983.34 feet from the northwest corner of said Hill Survey;

THENCE with a fence North 03 degrees 32 minutes 36 seconds East 725.72 feet to a 1/2" iron stake set for corner;

THENCE South 86 degrees 27 minutes 24 seconds East 627.10 feet to a 1/2" iron stake set for corner;

THENCE South 34 degrees 46 minutes 48 seconds East 750.26 feet to a 1/2" iron stake set for corner at the northerly northwest corner of a 30 foot road easement (re:605/356 R.R.W.C.T.);

THENCE South 42 degrees 56 minutes 21 seconds West 30.24 feet to a 1/2" iron stake found for corner at the most westerly northwest corner of said 30 foot road easement;

THENCE South 03 degrees 32 minutes 36 seconds West 113.75 feet to a 1/2" iron stake found for corner at the most southerly southeast corner of said 67.18 acre tract;

THENCE North 86 degrees 27 minutes 24 seconds West 1073.14 feet to the Point of Beginning, and containing 15.00 acres of land. (All bearings based on 67.18 acre deed)

Copy

30 Foot Road Easement Offcl 246395 Vol 803 Pg 293

BEGINNING at a 1/2" iron stake set for corner on the Southeast line of the 67.18 acres tract described above, said point being North 03 degrees 32 minutes 36 seconds, East 113.75 feet from the most Southerly Southeast corner of said 67.18 acre tract, and being South 03 degrees 32 minutes 36 seconds, West 3983.34 feet, South 06 degrees 27 minutes 24 seconds, East 1073.14 feet and North 03 degrees 32 minutes 36 seconds, East 113.75 feet from the Northwest corner of said Second Tract, and also being South 06 degrees 08 minutes, West 530.9 feet, South 86 degrees 37 minutes 50 seconds, East 1410.7 feet, South 03 degrees 32 minutes 36 seconds, West 3883.34 feet, South 86 degrees 27 minutes 24 seconds, East 113.75 feet from the Northwest corner of said Hill Survey;

THENCE with the Southeast line of said 67.18 acre tract North 42 degrees 56 minutes 21 seconds, East 30.24 feet to a point for corner;

THENCE South 39 degrees 36 minutes 48 seconds, East 111.63 feet to an iron post at fence corner, said point being the Southwest corner of a Mitchell Energy Corp. Compressor site;

THENCE with a fence and the South line of said Compressor Site, South 88 degrees 59 minutes 29 seconds, East 251.82 feet to a point for corner in a fence at the Southeast corner of said Compressor Site, said point being on the East line of said Second Tract;

THENCE with said fence and line South 01 degrees 39 minutes 31 seconds, West at 1138.34 feet pas an iron post at a fence corner on the North line of a county road (Old Decatur-Lewisville Road), in all 1259.05 feet to a point for corner in the center of said road, said point being the Southeast corner of said Second Tract;

THENCE with said road and the South line of said Second Tract, South 89 degrees 33 minutes 43 seconds, West 30.01 feet to a point for corner;

THENCE North 01 degrees 00 minutes 31 seconds East, at a 20.71 feet pass a fence on the North line of said road, in all 1199.80 feet to a point for corner;

THENCE North 43 degrees 59 minutes 29 seconds, West 42.43 feet to a point for corner;

THENCE North 88 degrees 59 minutes 29 seconds, West 303.56 feet to a point for corner;

THENCE North 39 degrees 44 minutes 48 seconds, West 111.53 feet to the POINT OF BEGINNING.

COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

Our File Number: 390.101700
Name: CARLENE WINKLES SINGLE WOMAN

NOTICE OF TRUSTEE'S SALE

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

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

WHEREAS, on June, 29 2007, CARLENE WINKLES SINGLE WOMAN, executed a Deed Of Trust conveying to PAUL MUNDHEIM as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR WESTSTAR MORTGAGE CORPORATION, A NEW MEXICO CORPORATION, in the payment of a debt therein described, said DEED OF TRUST being recorded under County Clerk Number 2007-9450, in the DEED OF TRUST OR REAL PROPERTY records of **WISE** COUNTY, TX; and

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday**, **February 5, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter, the duly appointed Substitute Trustee will sell said Real Estate at the area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code in **WISE** COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse; specifically, the Southeast porch of the Courthouse steps or any other area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, of said county, pursuant to Section §51.002 of the Texas Property Code as amended.

Said Real Estate is described as follows:

4.892 ACRES SITUATED IN AND BEING A PORTION OF THE R.P. REYNOLDS SURVEY, ABSTRACT NO. 1496, Wise County, Texas and being that certain tract of land conveyed to Leslie E. Bales, Wise County, Texas and being more particularly described by metes and bounds as follows...

SEE EXHIBIT A

Property Address:	148 COUNTY ROAD 3693 SPRINGTOWN, TX 76082
Mortgage Servicer:	Carrington Mortgage Services, LLC
Noteholder:	Carrington Mortgage Services, LLC 1600 South Douglass Road, Suite 200-A Anaheim, CA 92806

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

WITNESS MY HAND this day, 01 11, 2019.

Donna Stockman

David Stockman, Denise Boemer, Brenda Wiggs, Donna Stockman, Guy Wiggs, Tim Lewis, Michelle Schwartz, Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Kristie Alvarez, Patrick Zwiers, Kristopher Holub, Frederick Britton, Shawn Schiller, Tonya Washington, Irene Lindsay, Cary Corenblum, Kathy Arrington, Dana Kamin, Lisa Bruno, Darla Boettcher, Ronda Tyler, Meryl Olsen, Terry

P+S

POSTED
AT 11:55 o'clock A M

JAN 14 2019

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

Waters, Kelly Leonard, Angel L. Reyes II or Max Murphy, Substitute Trustee
c/o Angel Reyes & Associates, P.C.
8222 Douglas Avenue, Suite 400
Dallas, TX 75225 214-526-7900

Loan Number: 02-20070386

Date: JUNE 29, 2007

Property Address: 148 COUNTY ROAD 3693, SPRINGTOWN, TEXAS 76082

EXHIBIT "A"

LEGAL DESCRIPTION

4.892 acres situated in and being a portion of the R. P. REYNOLDS SURVEY, ABSTRACT No. 1496, Wise County, Texas and being that certain tract of land conveyed to Leslie E. Bales, 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, S.00°03'20"W., 1192.68 feet from the Northwest corner of said Reynolds Survey;

THENCE S 89°54'08" E, 643.01 feet to a ½" iron found in the West line of County Road No. 3693;

THENCE S 00°48'17" E, with the West line of said County Road No. 3693, 330.13 feet to a ½" iron set;

THENCE N 89°54'25" W, 647.96 feet to a point unable to set;

THENCE N 00°03'20" E, 330.14 feet to the POINT OF BEGINNING and containing 4.892 acres of land.

A.P.N. # :

COPY

WKC/kp/halter/boyd/foreclosure/noticeofsale
1/4/19

Notice of Foreclosure Sale

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

THE SURFACE ESTATE ONLY, in and to that certain lot, tract or parcel of land lying and being situated in Wise County, Texas, out of the J.B. FLOYD SURVEY, Abstract No. 311, being known as Lot Nos. 23, 24, 25, 26, 27, 35, 36, and 37 out of the Gasperson Subdivision, lying adjacent to the City of Bridgeport, Texas, said Subdivision being approved by the Municipality of Bridgeport, Texas, and recorded in Vol. 310, Page 257 of the Deed Records of Wise County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin situated in the Northerly R.O.W. line of U.S. Highway No. 380, said point being North 84 deg. 26 min. East 255.0 feet from the intersection of the Northerly R.O.W. line of U.S. Highway No. 380 and the Easterly R.O.W. line of State Highway No. 114, said point also being the Southeast corner of a tract of land recorded in Vol. 252, also being the Southeast corner of a tract of land recorded in Vol. 252, Page 480 of the Deed Records of Wise County, Texas;
THENCE North 12 deg. 00 min. West 420.4 feet to an iron pin for corner;
THENCE South 89 deg. 14 min. East 343.2 feet to an iron pin for corner;
THENCE South 0 deg. 46 min. West 400.00 feet to an iron pin for corner in the Northerly R.O.W. line of U.S. Highway No. 380;
THENCE along said R.O.W. along a curve to the left with a radius of 5840 feet a distance of 250.0 feet to the PLACE OF BEGINNING, and containing 2.76 acres of land, more or less

POSTED
AT 4:21 o'clock P M
JAN 10 2019
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Sarah Enochs Deputy

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Warranty Deed With Vendor's Lien executed on February 9, 2015, and recorded in Instrument No. 201501354, Official Public Records, Wise County, Texas; and the Deed of Trust executed on February 9, 2015, and recorded in Instrument No. 201501355, Official Public Records, 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 5, 2019

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

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

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

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid

credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

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

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

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

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

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

5. *Type of Sale*. The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by BFBRP, LLC, a Texas limited liability company.

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

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note executed by BFBRP, LLC, a Texas limited liability company. Grace Eileen Halter, Trustee of the PAUL JOSEPH HALTER and GRACE EILEEN HALTER Revocable Trust under an instrument dated April 26, 2007, 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, Grace Eileen Halter, trustee of the PAUL JOSEPH HALTER and GRACE EILEEN HALTER Revocable Trust under an instrument dated April 26, 2007, at 404 Johns Drive, Bridgeport, Texas 76426.

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

8. **Assert and protect your rights as a member of the armed forces of the United States.**

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

Dated: January 8, 2019

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

NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by **LORI TEAGUE AND PAULA JORDAN , WISE** County, Texas dated **JULY 24, 2017** and duly recorded **AND RECORDED in DOCUMENT # 201709515, ,** of the Deed Records of **WISE** County, Texas: I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, **FEBRUARY 5, 2019** (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the **SOUTH PORCH OF THE COUNTY COURTHOUSE** of **WISE** County, **DECATUR**, Texas between the hours of **NOON AND 4 PM,** of that day, the following described property, to-wit:

LOT 56, BLOCK 1, SALT CREEK PHASE II, AN ADDITION TO WISE COUNTY , TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT CABINET B, SLIDES 170 - 177, PLAT RECORDS, WISE COUNTY, TEXAS
AND
A 1997 REDMAN SHADOWRIDGE MANUFACTURED HOME, SERIAL # 12528042A AND 12528042B, HAVING BEEN SURRENDERED TO PROPERTY.

EXECUTED this 19TH day DECEMBER , 2018.

KARON GANN
Trustee

POSTED
AT 2:12 o'clock P M

JAN 07 2019

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

STATE OF TEXAS

COUNTY OF Wise

COPY

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, on **April 29, 2010, Garry Reagan,** as grantor(s) executed a Deed of Trust to Kristi K. Frazier Special Needs Trust, transferred by Assignment of Lien to **KKF Supplemental 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 **Lots 26 & 27, Cottondale Estates, more specifically described in Exhibit A attached hereto and made a part hereof for all intents and purposes., Texas,** to secure payment of one certain Real Estate Note in the amount of, **$60,000.00** (the note), the Deed of Trust being recorded in Deed Records, **Wise County**, Texas, in **Document Number 2010-57156, Volume 2151, Page 784.** WHEREAS, (I) default has occurred in the payment of the Note secured by the Deed of Trust and/or in the performance of the covenants, agreements, and conditions set forth in the Deed of Trust, and (ii) the sums due and payable under the Note and the Deed of Trust are now wholly due and payable, and (iii) owner and holder of the Note, pursuant to the Deed of Trust has requested the undersigned to sell the property and satisfy the note, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust; and

WHEREAS, the undersigned **Substitute Trustee**, acting upon the request of KKF Supplemental 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 **Substitute Trustee** as aforesaid, does hereby give notice that after due publication of this notice as required by law and the Deed of Trust, will sell the Property at Public Venue to the highest bidder, or bidders, for cash, at a time no earlier than **10:00 a.m.** and not later than **1:00 p.m.** on the first Tuesday in February, 2019 at the **Wise County Courthouse, Decatur, Texas.** The same being **February 5, 2019, At the southeast entrance of the Courthouse, 101 N. Trinity, in the City of Decatur, Texas.**

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

In Witness Whereof, this notice of **Substitute Trustee's Sale** has been executed on January 1, 2019.

Emory Russell

Emory Russell
Substitute Trustee

After Filing Return To:
KKF Supplemental Trust
8659 White Settlement Rd.
Fort Worth, Texas 76108

POSTED
AT 9:46 o'clock A M

JAN 02 2019

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

Sarah Enochs

EXHIBIT "A"

Tract 26, Cottondale

Property Description

Being a 5.048 acre tract of land out of Block 73, Lower Matagorda County School Land Survey, Abstract 534, situated in Wise County, Texas, and being a portion of that certain 156.267 acre tract of land in said survey, as conveyed to Audra Frazier, Trustee, in Volume 566, Page 08, Real Records, Wise County, Texas, and being described by metes and bounds as follows:
BEGINNING at a 1/2" iron pin set, for the southeast corner of the herein described tract, and being South 00°35'08" West, 1570.04 feet and North 89°42'18" West, 296.73 feet, from the northeast corner of said Frazier tract;
THENCE North 89°42'18" West, a distance of 279.99 feet, to a 1/2" iron pin set for the southwest corner of the herein described tract;
THENCE North 00°35'08" East, a distance of 785.36 feet, to a 1/2" iron pin set in the south right-of-way line of a proposed 60 foot private road, for the northwest corner of the herein described tract;
THENCE South 89°42'18" East, along the said south right-of-way line, a distance of 279.99 feet, to a 1/2" iron pin set for the northeast corner of the herein described tract;
THENCE South 00°35'08" West, a distance of 785.36 feet, to the POINT OF BEGINNING and containing 5.048 acres of land.

The bearings for this survey are based on the bearings as they appear in Volume 566, Page 08, Real Records, Wise County, Texas.

Tract 27, Cottondale

Property Description

Being a 5.007 acre tract of land out of Block 73, Lower Matagorda County School Land Survey, Abstract 534, situated in Wise County, Texas, and being a portion of that certain 156.267 acre tract of land in said survey, as conveyed to Audra Frazier, Trustee, in Volume 566, Page 08, Real Records, Wise County, Texas, and being described by metes and bounds as follows:
BEGINNING at a 1/2" iron pin set, for the southeast corner of the herein described tract, and being South 00°35'08" West, 1570.04 feet and North 89°42'18" West, 576.73 feet, from the northeast corner of said Frazier tract;
THENCE North 89°42'18" West, a distance of 191.05 feet, to a 1/2" iron pin set, in the east right-of-way line of a proposed 60 foot private road, for the southwest corner of the herein described tract;
THENCE along said east right-of-way line, North 07°24'40" West, a distance of 8.12 feet, to a 1/2" iron pin set for the beginning of a curve to the left, having a radius of 569.02 feet, along said curve to the left, an arc distance of 208.75 feet, to a 1/2" iron pin set for end of said curve and the beginning of a curve to the right, having a radius of 363.23 feet, along said curve to the right, an arc distance of 183.32 feet, to a 1/2" iron pin set for end of said curve and then North 00°35'08" East, a distance of 403.81 feet, to a 1/2" iron pin set in the south right-of-way line of a proposed 60 foot private road, for the northwest corner of the herein described tract;
THENCE South 89°42'18" East, along said south right-of-way line, a distance of 303.56 feet, to a 1/2" iron pin set for the northeast corner of the herein described tract;
THENCE South 00°35'08" West, a distance of 785.36 feet, to the POINT OF BEGINNING and containing 5.007 acres of land.

The bearings for this survey are based on the bearings as they appear in Volume 566, Page 08, Real Records, Wise County, Texas.

412 COUNTY RD 4191
DECATUR, TX 76234

00000007973498

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 05, 2019

   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 17, 2010 and recorded in Document CLERK'S FILE NO. 2010-61287, AS AFFECTED BY MODIFICATIONS ON CLERK'S FILE NO.'S 201506864 & 201710566 real property records of WISE County, Texas, with ROBERT D WRIGHT AND LOURISSA WRIGHT, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ROBERT D WRIGHT AND LOURISSA WRIGHT, securing the payment of the indebtednesses in the original principal amount of $132,597.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MID AMERICA MORTGAGE, INC. 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. LOANCARE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452

Donna Stockman

DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, BRENDA WIGGS, DENISE BOERNER, TIM LEWIS, KATHY ARRINGTON OR MICHELLE SCHWARTZ
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: _____

00000007973498 WISE

[redacted]

LOT 17, OF SOUTH MEADOWS ADDITION, PHASE 2, AN ADDITION TO WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SECTION 212, OF THE PLAT RECORDS OF WISE COUNTY, TEXAS

POSTED
AT 10:59 o'clock A M

DEC 20 2018
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Vicky Gaona DEPUTY

Our File Number: 390.101700
Name: CARLENE WINKLES SINGLE WOMAN

NOTICE OF TRUSTEE'S SALE

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

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

WHEREAS, on June, 29 2007, CARLENE WINKLES SINGLE WOMAN, executed a Deed Of Trust conveying to PAUL MUNDHEIM as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR WESTSTAR MORTGAGE CORPORATION, A NEW MEXICO CORPORATION, in the payment of a debt therein described, said DEED OF TRUST being recorded under County Clerk Number 2007-9450, in the DEED OF TRUST OR REAL PROPERTY records of **WISE** COUNTY, TX; and

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday**, **February 5, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter, the duly appointed Substitute Trustee will sell said Real Estate at the area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code in **WISE** COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse; specifically, the Southeast porch of the Courthouse steps or any other area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, of said county, pursuant to Section §51.002 of the Texas Property Code as amended.

Said Real Estate is described as follows:

4.892 ACRES SITUATED IN AND BEING A PORTION OF THE R.P. REYNOLDS SURVEY, ABSTRACT NO. 1496, Wise County, Texas and being that certain tract of land conveyed to Leslie E. Bales, Wise County, Texas and being more particularly described by metes and bounds as follows. SEE EXHIBIT A

Property Address:	148 COUNTY ROAD 3693 SPRINGTOWN, TX 76082
Mortgage Servicer:	Carrington Mortgage Services, LLC
Noteholder:	Carrington Mortgage Services, LLC 1600 South Douglass Road, Suite 200-A Anaheim, CA 92806

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

WITNESS MY HAND this day, December 20, 2018.

Donna Stockman

David Stockman, Denise Boerner, Brenda Wiggs, Donna Stockman, Guy Wiggs, Tim Lewis, Michelle Schwartz, Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Kristie Alvarez, Patrick Zwiers, Kristopher Holub, Frederick Britton, Shawn Schiller, Tonya Washington, Irene Lindsay, Cary Corenblum, Kathy Arrington, Dana Kamin, Lisa Bruno, Darla Boettcher, Ronda Tyler, Meryl Olsen, Terry Waters, Kelly Leonard, Angel L. Reyes II or Max Murphy, Substitute Trustee
c/o Angel Reyes & Associates, P.C.
5950 Berkshire Lane, Suite 410 Dallas, TX 75225 469-425-3140

A

Loan Number: 02-20070386

Date: JUNE 29, 2007

Property Address: 148 COUNTY ROAD 3693, SPRINGTOWN, TEXAS 76082

EXHIBIT "A"

LEGAL DESCRIPTION

4.892 acres situated in and being a portion of the R. P. REYNOLDS SURVEY, ABSTRACT No. 1496, Wise County, Texas and being that certain tract of land conveyed to Leslie E. Bales, 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, S.00°03'20"W., 1192.68 feet from the Northwest corner of said Reynolds Survey;

THENCE S 89°54'08" E, 643.01 feet to a ½" iron found in the West line of County Road No. 3693;

THENCE S 00°48'17" E, with the West line of said County Road No. 3693, 330.13 feet to a ½" iron set;

THENCE N 89°54'25" W, 647.96 feet to a point unable to set;

THENCE N 00°03'20" E, 330.14 feet to the POINT OF BEGINNING and containing 4.892 acres of land.

A.P.N. # :

DocMagic eForms 800-649-1362
www.docmagic.com

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 03/31/2011 and recorded in Document 2011-4090 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: 02/05/2019
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 PEGGY MCCORMICK AND JOE MCCORMICK, provides that it secures the payment of the indebtedness in the original principal amount of $72,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Nationstar HECM Acquisition Trust 2018-2, Wilmington Savings Fund Society, FSB, not individually, but solely as trustee 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 HECM Acquisition Trust 2018-2, Wilmington Savings Fund Society, FSB, not individually, but solely as trustee 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. ***Order to Foreclose.*** Nationstar HECM Acquisition Trust 2018-2, Wilmington Savings Fund Society, FSB, not individually, but solely as trustee obtained a Order from the 271st District Court of Wise County on 12/14/2018 under Cause No. CV18-10-899. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. ***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, KATHY ARRINGTON 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
Chelsea Schneider, Attorney at Law
Ester Gonzales, 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, KATHY ARRINGTON OR MICHAEL W. ZIENTZ
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

FIDELITY NATIONAL TITLE INSURANCE COMPANY

LEGAL DESCRIPTION

GF Number: 2011022044

Legal description of the land:

Lots Nos. ONE (1) and TWO (2), in Block No. NINE (9), in the ORIGINAL TOWN OF ALVORD, WISE COUNTY, TEXAS, according to the Plat thereof recorded in Volume 22, Page 641, the office of the County Clerk of Wise County, Texas; and being the same land conveyed by Deed dated November 22, 1978, from Morris Tabb, et ux, to Carson A. Turner, of record in Volume 383, Page 82, Deed Records, Wise County, Texas; and that portion of Hubbard Street adjoining Block 9, as vacated in Ordinance No. 83, recorded in Volume 177, Page 11, Real Records, Wise County, Texas.

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 05/20/2003

Grantor(s): LYDIA CLEMONS AND HUSBAND, KEITH CLEMONS AND WILLIAM CLEMONS AND WIFE, ANITA CLEMONS

Original Mortgagee: TEXAS RESIDENTIAL MORTGAGE, L.P.

Original Principal: $99,700.00

Recording Information: Book 1291 Page 871 Instrument 328509

Property County: Wise

Property:

BEING A TRACT OF LAND SITUATED IN THE P.P. HARDING SURVEY, ABSTRACT NO. 373, WISE COUNTY, TEXAS, AND BEING THAT TRACT AS DESCRIBED IN DEED TO OAKWOOD ACCEPTANCE CORP., LLC RECORDED IN VOLUME 1176, PAGE 788, DEED RECORDS, WISE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF PR 4422, SAID POINT BEING THE NORTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED TO CAROL SLACK RECORDED IN VOLUME 1123, PAGE 348 OF SAID DEED RECORDS;
THENCE SOUTH 26 DEGREES 03 MINUTES 25 SECONDS WEST, AT 675.58 PASSING A 1/2 INCH IRON ROD FOUND, CONTINUING A TOTAL DISTANCE OF 980.60 FEET TO A POINT FOR CORNER IN OLIVER CREEK;
THENCE NORTH 78 DEGREES 32 MINUTES 21 SECONDS WEST, ALONG SAID CREEK, A DISTANCE OF 46.34 FEET TO A POINT FOR CORNER;
THENCE NORTH 15 DEGREES 14 MINUTES 04 SECONDS WEST, A DISTANCE OF 612.53 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;
THENCE NORTH 56 DEGREES 19 MINUTES 49 SECONDS EAST, A DISTANCE OF 654.50 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER ON THE AFOREMENTIONED SOUTHWESTERLY RIGHT-OF-WAY LINE OF PR 4422;
THENCE SOUTH 33 DEGREES 40 MINUTES 10 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 3.64 FEET TO A POINT FOR CORNER, BEING THE BEGINNING OF A CURVE TO THE LEFT AND HAVING A RADIUS OF 230.00 FEET;
THENCE IN A SOUTHEASTERLY DIRECTION, CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND SAID CURVE, AN ARC LENGTH OF 121.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.228 ACRES OF LAND.

Reported Address: 228 PR 4422, RHOME, TX 76078

POSTED
AT 10:10 o'clock A M
DEC 13 2018
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Sarah Enochs DEPUTY
Sarah Enochs

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 5th day of February, 2019

Time of Sale: 1:00PM or within three hours thereafter.

Place of Sale: AT THE SOUTHEAST PORCH OF THE COURTHOUSE STEPS in Wise County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Wise County Commissioner's Court.

Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Ronda Tyler, Kristopher Holub, Meryl Olsen, Terry Waters, David Stockman, Denise Boerner, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, any to act

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin,

3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Bonial & Associates, P.C.

156 CR 2659
DECATUR, TX 76234

00000007266612

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. **Date, Time, and Place of Sale.**

Date: February 05, 2019

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

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LOREN RANDOL FREEMAN AND TINA MARIE FREEMAN, securing the payment of the indebtednesses in the original principal amount of $115,133.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, N.A., FOR REPERFORMING LOAN REMIC TRUST CERTIFICATES, SERIES 2003-R2 is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

Donna Stockman

RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, IRENE LINDSAY, DANA KAMIN, LISA BRUNO, RONDA TYLER, KRISTOPHER HOLUB, MERYL OLSEN, TERRY WATERS, OR DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, MICHELLE SCHWARTZ, OR TIM LEWIS
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

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

_____
Declarants Name:

EXHIBIT "A"

TRACT ONE:

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

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

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

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

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

TRACT TWO:

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

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

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

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

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

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

POSTED
AT 8:29 o'clock a M

DEC 10 2018
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Vicky Gaona

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 05/29/2015

Grantor(s): THOMAS D WINANS AND VANESSA WINANS, HUSBAND AND WIFE

Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING, A TEXAS CORPORATION, ITS SUCCESSORS AND ASSIGNS

Original Principal: $162,011.00

Recording Information: Instrument 201505266

Property County: Wise

Property:

TRACT ONE:

LOT 1, BLOCK 1, NEIGHBOR ADDITION, AN ADDITION IN THE CITY OF DECATUR, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN PLAT CABINET B, SECTION 1, PLAT RECORDS, WISE COUNTY, TEXAS.

TRACT TWO:

BEING A PART OF LOT 5, BLOCK 1, NEIGHBOR ADDITION, AN ADDITION IN THE CITY OF DECATUR, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN PLAT CABINET B, SECTION 1, PLAT RECORDS, WISE COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND FOR THE NORTH CORNER OF SAID LOT 5 AND THE MOST NORTHERLY SOUTHEAST CORNER OF LOT 1, BLOCK 1, OF SAID NEIGHBOR ADDITION;

THENCE SOUTH 21 DEG OO'15" EAST WITH THE NORTHEAST LINE OF SAID LOT 5 A DISTANCE OF 30.85 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED STEADHAM R.P.L.S. 4281 SET IN THE NORTHEAST LINE OF SAID LOT 5 FOR A CORNER;

THENCE NORTH 71 DEG 55'00" WEST A DISTANCE OF 13.57 FEET TO A 5/8" IRON ROD FOUND IN THE WEST LINE OF SAID LOT 5 FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID LOT 1;

THENCE NORTH 04 DEG 17'25" EAST WITH THE EAST LINE OF SAID LOT 1 AND WITH THE WEST LINE OF SAID LOT 5 A DISTANCE OF 24.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.004 ACRES OF LAND.

Reported Address: 2601 S. COLLEGE AVENUE, 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: Freedom Mortgage Corporation

Mortgage Servicer: Freedom Mortgage Corporation

Current Beneficiary: Freedom Mortgage Corporation

Mortgage Servicer Address: 907 Mt. Pleasant Valley, Mt. Laurel, NJ 08054

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of February, 2019

Time of Sale: 1:00PM or within three hours thereafter.

Place of Sale: AT THE SOUTHEAST PORCH OF THE COURTHOUSE STEPS in Wise County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Wise County Commissioner's Court.

Substitute Trustee(s): Denise Boerner, Brenda Wiggs, Donna Stockman, Guy Wiggs, David Stockman, Tim Lewis,

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

Very truly yours,

Donna Stockman

Bonial & Associates, P.C.

Notice of Substitute Trustee's Sale

Date: January 9, 2019

Substitute Trustee: Mike Lester

Substitute Trustee's Address: 3045 Lackland Road, Fort Worth, TX 76116

Mortgagee: LTP Finance, LLC, a Texas limited liability company

Note: $85,400.00

Deed of Trust

Date: August 19, 2013

Grantor: Stephanie Leigh King and Joseph Alan King

Original Mortgagee: LTP Finance, LLC, a Texas limited liability company

Recording information: Document No. 201326210, Wise County, Texas

Property: Lot 14, Block 1, of The Hills of Briar Oaks, Phase Three A, an Addition to Wise County, Texas, according to the map or plat thereof recorded in Cabinet B, Slide 182, of the Plat Records of Wise County, Texas, including all personal property secured by the security agreement included in the Deed of Trust.

County: Wise

Date of Sale (first Tuesday of month): February 5, 2019

Time of Sale: 1:00 p.m.

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

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

POSTED
AT 11:17 o'clock A M
JAN 11 2019
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Vicky Grona

Mortgagee has appointed Mike Lester as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter.

Mike Lester

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEES

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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: JANUARY 10, 2019

NOTE: Notes described as follows (Collectively, the "Note"):

Date: FEBRUARY 15, 2017
Maker: LO TRANSPORT, INC.
Payee: CROSSFIRST BANK
Original Principal Amount: $2,292,000.00

Date: FEBRUARY 15, 2017
Maker: LO TRANSPORT, INC.
Payee: CROSSFIRST BANK
Original Principal Amount: $2,708,000.00

Date: FEBRUARY 15, 2017
Maker: LO TRANSPORT, INC.
Payee: CROSSFIRST BANK
Original Principal Amount: $1,000,000.00

Date: OCTOBER 4, 2017
Maker: LO TRANSPORT, INC.
Payee: CROSSFIRST BANK
Original Principal Amount: $182,424.00

POSTED
AT 1:43 o'clock P M
JAN 14 2019
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Kim Griffith DEPUTY
Kim Griffith

DEED OF TRUST: Deed of Trust described as follows:

Date:	FEBRUARY 15, 2017
Grantor:	LO TRANSPORT, INC.
Trustee:	AMY FAUSS
Beneficiary:	CROSSFIRST BANK
Recorded:	Instrument No. 201701905 *as corrected* by Instrument No. 201702846, Real Property Records, WISE County, Texas

LENDER: CROSSFIRST BANK

BORROWER: LO TRANSPORT, INC.

PROPERTY: The property described as follows:

THE REAL PROPERTY LOCATED IN WISE COUNTY, TEXAS, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: JOYCE MCGRADY, KELLY GODDARD, DAVID GARVIN, MICHELLE SCHWARTZ

Substitute Trustee's Mailing Address:

3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

FEBRUARY 5, 2019, the first TUESDAY of the month, to commence at 10:00 AM, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In WISE County, Texas, County Courthouse, in the area designated by the Commissioners Court of such County, pursuant to Section 51.002 of the Texas Property Code (if no such place is designated, then the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

RECITALS

Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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.

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date:	FEBRUARY 15, 2017
Grantor:	LO TRANSPORT, INC.
Trustee:	AMY FAUSS
Beneficiary:	CROSSFIRST BANK
Recorded:	Instrument No. 201701905 *as corrected* by Instrument No. 201702846, Real Property Records, WISE County, Texas

PROPERTY: The property described as follows:

THE REAL PROPERTY LOCATED IN WISE COUNTY, TEXAS, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings,

structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: JOYCE MCGRADY, KELLY GODDARD, DAVID GARVIN, MICHELLE SCHWARTZ

Substitute Trustee's Mailing Address:
c/o 3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

Each Substitute Trustee is appointed **effective as of JANUARY 10, 2019**, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

By: _____

Name: Michael P. Menton, Attorney for CROSSFIRST BANK

THE STATE OF TEXAS §
§
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day appeared Michael P. Menton, and after being by me duly sworn, stated that he executed the foregoing instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on JANUARY 10, 2019.

DEBRA CAMACHO
Notary Public, State of Texas
Comm. Expires 07-08-2020
Notary ID 12157676

Debra Camacho
Notary Public, State of Texas

Notice of Sale executed by:

Kelly Goddard

Name: KELLY GODDARD

Substitute Trustee

P:\crd\Foreclosure\Cases\CROSSFIRST BANK\LO TRANSPORT, INC. 18-1551\WISE\FEBRUARY 2019\notice and appointment.doc

EXHIBIT "A"

BEING A 1.095 ACRE TRACT OF LAND SITUATED IN THE REBECCA COLEMAN SURVEY, ABSTRACT NO. 155, WISE COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO LESLIE OATES AND DENISE OATES, AS RECORDED IN INSTRUMENT NO. 201319808, DEED RECORDS, WISE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 2-INCH IRON PIPE FOUND AT THE COMMON EAST CORNER OF SAID OATES TRACT AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JESSE P. CARPENTER, AS RECORDED IN INSTRUMENT NO. 201321448, SAID DEED RECORDS, SAID IRON PIPE BEING ON THE WEST LINE OF 13TH STREET (STATE LOOP 373 / STATE HIGHWAY 114);

THENCE SOUTH 02° 44' 00" WEST, A DISTANCE OF 399.44 FEET ALONG SAID WEST LINE TO A POINT FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS NORTH 46° 30' 03" EAST - 6.97 FEET, SAID POINT BEING THE SOUTH CORNER OF SAID OATES TRACT, AND BEING THE INTERSECTION OF SAID WEST LINE AND THE NORTHEAST LINE OF THE C.R.I & P. RAILROAD RIGHT-OF-WAY;

THENCE NORTH 28° 52' 00" WEST, A DISTANCE OF 455.60 FEET ALONG SAID NORTHEAST LINE TO A POINT FROM WHICH A FENCE CORNER BEARS EAST - 1.3 FEET, SAID POINT BEING THE NORTHWEST CORNER OF SAID OATES TRACT;

THENCE EAST ALONG THE NORTH LINE OF SAID OATES TRACT, PASSING THE SOUTHWEST CORNER OF AFORESAID CARPENTER TRACT AT A DISTANCE OF 2.25 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID OATES AND CARPENTER TRACTS A TOTAL DISTANCE OF 239.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 47,679 SQUARE FEET OR 1.095 ACRES OF LAND.

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.