THE STATE OF TEXAS §
§
THE COUNTY OF WISE §

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public non-judicial foreclosure sale.

1. **Property to be Sold.** The property to be sold is certain real property located in Wise County, Texas and more fully described as:

Being all of Lots 30, 31, 32, 33, 34, 35, 36, 37, and 38, Block 88, LAKESHORES SUDIVISION, in WISE COUNTY TEXAS, according to the Plat recorded in Plat Cabinet A, section 129, Plat Records, Wise County Texas ("Property")

This conveyance will be made subject to any exceptions referenced in the Deed of Trust to the extent the same are still in effect and shall not cover any property that has been released from the liens of the Deed of Trust.

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

Date: **January 5, 2015**

Time: **Between the hours of 10:00 a.m. and 4:00 p.m. The sale shall commence at no earlier time than 10:00 a.m. or within three (3) hours thereafter.**

Place: **In the area of the Courthouse of Wise County, Dallas, Texas, designated by the commissioners' court of such county where sales of real property under a power of sale conferred by a deed of trust are to take place (as such designation is recorded in the real property records of such county).**

3. **Terms of Sale**. The sale will be conducted as a public auction to the highest bidder for cash. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day of sale for the property being sold. The Property will be sold "as is", "where is" and "with all faults" of whatever nature or kind. No warranty or representation of any kind is made regarding the property.

POSTED
AT 4:34 o'clock P M

DEC 17 2015

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

4. **Type of Sale.** The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by a Deed of Trust executed by George and Laura Davis. The Deed of Trust is dated December 3, 2010, and is recorded in the office of the County Clerk of Wise County, Texas, under Instrument Number 372345.

5. **Obligations Secured.** The Deed of Trust provides that it secures payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the promissory note executed by George and Laura Davis in the original principal sum of $28,000.00, payable to the order of May Dean Easterling. May Dean Easterling is the current owner and holder of the Obligations and is the Beneficiary under the Deed of Trust and is referred to herein as the "Beneficiary."

6. **Default and Request to Act.** Default has occurred under the Deed of Trust and the Beneficiary has requested me, as the Substitute Trustee to conduct this sale. Notice is given that prior to the sale Beneficiary may appoint another person as a Substitute Trustee to conduct the sale.

Dated: Dec 14, 2015

SPIGNER & ASSOCIATES, PC

Reedy Macque Spigner
Denise Turnbull
Substitute Trustee
555 Republic Drive, Suite 430
Plano, TX 75074
972-881-0581
972-424-1309 FAX
spigner@glocktech.net

COPY

FIRST AMENDED NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WISE §

WHEREAS, by that one certain Deed of Trust dated September 24, 2009, and recorded as Instrument No. 2009-47373, Real Property Records, Wise County, Texas (the "Deed of Trust"), Bobby Mitchell and his wife, Sherry Mitchell (collectively, "Grantor"), conveyed to Greg Reasoner and/or Jamie Cook, Trustee ("Trustee"), for the benefit of First State Bank ("Beneficiary"), the real property situated in Wise County, Texas, as more particularly described on Exhibit "A" attached hereto and incorporated herein for all purposes (the "Property"), to secure the payment of that one certain Real Estate Lien Note (Adjustable Rate Mortgage) dated September 24, 2009, in the original principal amount of $120,000.00, executed by Bobby Mitchell ("Borrower") and made payable to the order of Beneficiary and all renewals and extensions thereof (the "Note"); and

WHEREAS, default occurred under the terms of the Note and the Deed of Trust; and

WHEREAS, demand for payment of all amounts owed under the Note and the Deed of Trust was made, and all required notices have been given, including notice of intent to accelerate and notice of acceleration, all in accordance with the Note, the Deed of Trust and applicable law; and

WHEREAS, the indebtedness evidenced by the Note, and secured by the Deed of Trust, is now wholly due and payable; and

WHEREAS, the outstanding balance due under the Note and the Deed of Trust has not been paid; and

WHEREAS, Greg Reasoner and/or Jamie Cook, Trustee in the aforesaid Deed of Trust, have been removed as Trustee and the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Ethel A. Steele has been appointed as Substitute Trustee in the place and stead of the said Greg Reasoner and/or Jamie Cook, said removal and appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, Beneficiary, the current owner and holder of said indebtedness and the current beneficiary under the Deed of Trust, has requested the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Ether A. Steele, as Substitute Trustee, to sell the Property to satisfy the indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 5th day of January, 2016, between the hours of 10:00 A.M. and 4:00 P.M., the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Ethel A. Steele will sell the Property at public auction at the southeast corner of the Wise County Courthouse, 101 N. Trinity Street, Decatur, Texas 76234, or in the area designated for such sales by the Wise County Commissioners Court, if different, to the highest bidder for cash, subject to the right of Beneficiary to have its bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. Said sale will begin no earlier than 1:00 P.M. and no later than three hours after that time.

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

The Sender of this notice and his contact information is as follows:

Matthew T. Taplett
500 W. 7th Street, Suite 600
Fort Worth, Texas 76102
817/332-3245

WITNESS MY HAND this 15th day of December, 2015.

SUBSTITUTE TRUSTEE:

Matthew T. Taplett

STATE OF TEXAS §
§
COUNTY OF TARRANT §

This instrument was acknowledged before me on the 15th day of December, 2015, by Matthew T. Taplett, Substitute Trustee, who acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

V. L. WESTERLUND
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES:
02-11-2017

V. L. Westerlund
Notary Public for the State of Texas

POSTED
AT 2:29 o'clock P M
DEC 15 2015
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By DEPUTY
Sarah Enochs

NAME, ADDRESS AND TELEPHONE NO. OF MORTGAGEE:

First State Bank
c/o Craig Smith
1709 9th Street
P.O. Box 338
Bridgeport, TX 76426
(940) 683-6300

NAME, ADDRESS AND TELEPHONE NO. OF SUBSTITUTE TRUSTEE:

Matthew T. Taplett
Lee F. Christie
Jeremy Lee Harmon
Michael L. Atchley
Ethel A. Steele
Pope, Hardwicke, Christie, Schell,
Kelly & Ray, L.L.P.
500 W. 7th Street, Suite 600
Fort Worth, TX 76102
(817) 332-3245

P:\First State Bank of Chico\Mitchell, Bobby\Foreclosure Docs\First Amended Notice of Sub Trustee's Sale 1-2016.docx

PROPERTY (including any improvements):

Being 5.0 acres in the Hiram Tidwell Survey, Abstract No. 807, Wise County, Texas, and being more fully described as follows:

BEGINNING at an iron pin in the North line of Farm to Market Highway 2210, a 6" steel post bears North 88 degrees 19 minutes West 15.08 feet, and being for the Southwest corner of the tract described herein;
THENCE North 392.51 feet to an iron pin;
THENCE East 543.82 feet to a 6" steel post in a North-South fence line;
THENCE South along or near said North-South fence line 408.49 feet to an iron pin in the North line of F.M. 2210;
THENCE North 8 degrees 16 minutes West with the North line of F.M. 2210, a distance of 544.06 feet to the POINT OF BEGINNING, and containing 5.0 acres of land, more or less.

EXHIBIT A

NOTICE OF TRUSTEE'S SALE

WHEREAS, on October 28, 2015 , JONATHAN AFLATOUNI as Grantor, executed a Deed of Trust conveying to, Haileyesus Zeleke Hailu, SOLELY AS A TRUSTEE FOR JOHN HAWKINS, in payment of a debt therein described. The Deed of Trust was filed in the real property records of WISE COUNTY , TX and is recorded under Clerk's File/instrument Number 201512158 , to Which reference is herein made for all purposes.

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 contingency and in the manner authorized by said Deed of Trust; and

NOW. THEREFORE. NOTICE IS HEREBY GIVEN that on Tuesday, January 5, 2016, between ten o'clock AM and four o'clock PM and beginning not earlier than l:00 PM or not later than three hours thereafter, I shall sell said Real Estate at the Courthouse in WISE COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section $51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

Property (including any improvements): LOTS 295, 296, 297, 307 & 308 OF NORTH STAR POINTE, SECTION 4, PAHSE 1, A SUBDIVISION IN WISE COUNTY, TEXAS, ACCORDING TO THAT MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET C, SLEEVE 136 OF THE PLAT RECORDS OF WISE COUNTY, TEXAS AND on Exhibit "A", which is attached hereto and made a part hereof for all purposes (collectively, the "Property").

The Trustee is authorized to represent the Noteholder, Pursuant to the Deed of Trust and Texas Property Code $51.0025, the Trustee is authorized to collect the debt and to administer any resulting foreclosure of the property, securing the above referenced loan.

WITNESS MY HAND this day December 10, 2015

Haileyesus Zeleke Hailu

Trustee's Mailing Address (including county) 311 Oriole Drive Murphy, Collin County, Texas 75094

POSTED

AT 1:16 o'clock P M

DEC 15 2015

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

Sarah Enochs

EXHIBIT A

LEGAL DESCRIPTION:

LOTS 295, 296, 297, 307 & 308 OF NORTH STAR POINTE, SECTION 4, PHASE 1 , A SUBDIVISION IN WISE COUNTY, TEXAS, ACCORDING TO THAT MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET C, SLEEVE 136 OF THE PLAT RECORDS OF WISE COUNTY, TEXAS.

POSTED
AT 11:10 o'clock A M
DEC 15 2015
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Vicky Gaona DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: December 15, 2015

Obligation: Joint interest billings in the aggregate amount of $1,844.61 as of November 30, 2015, owed by Multiple Debtors ("Debtors"), more particularly described on Exhibit "B" hereto, pursuant to the "Operating Agreements" (herein so called) described below.

Operating Agreements:

1. Operating Agreement dated May 27, 2001 and recorded October 12, 2015 in Document 201510062, official public records of Wise County, Texas

Lienholder, Original Trustee and Property:

Lienholder and Lienholder's Address: Rife Energy Operating, Inc., 3880 Hulen Street, Suite 510, Fort Worth, Texas 76107.

Original Trustee: M.O. Rife, III

Property: *See* Exhibit A attached hereto and incorporated herein by reference.

Substitute Trustee: David Archer has been appointed as substitute trustee ("Substitute Trustee") empowered to act independently, in the place of the Original Trustee, M.O. Rife, III, upon the contingency and in the manner authorized by the Operating Agreements.

Substitute Trustee's Address: 3880 Hulen Street, Suite 510, Fort Worth, Texas 76107.

Date, Time and Place of Sale.

Date: Tuesday, January 5, 2016

Time: The sale will begin no earlier than 1:00 P. M. and no later than three hours thereafter. The sale shall be completed by no later than 4:00 P. M.

Place: Wise County Courthouse Decatur, Texas, at the following location: The door of the first floor in the Southeast Corner of the Wise County Courthouse, Decatur, Texas, or the place as designated by the County Commissioners of Wise County, Texas, twenty-one (21) days prior to the posting of this notice.

The sale will be conducted as a public auction to the highest bidder for cash. Lienholder has instructed Substitute Trustee to offer Debtor's interest in the Property for sale toward the satisfaction of the Obligation. Conveyance of the Property shall be made "AS IS," "WHERE IS" without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

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 Operating Agreements. The sale shall not cover any part of the Property that has been released of public record from the lien of the Operating Agreements. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the amount paid. The purchaser shall have no further recourse against the Substitute Trustee, Lienholder or any Lienholder agent.

David Archer, Substitute Trustee

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

EXHIBIT A

Any reference in this Exhibit to wells or units is for administrative convenience and identification and shall not limit or restrict the right, title, interest and properties covered by the Operating Agreements. All right, title and interest of Debtor in the Property described herein shall be subject to the Operating Agreements, regardless of the presence of any units or wells not described herein.

Unless otherwise expressly provided, all recording references in this Exhibit are references to the official public records of real property in Wise County, Texas in which the Property is located and in which record documents relating to the Property are recorded, whether Conveyance Records, Deed Records, Mortgage Records, Oil and Gas Records, Oil and Gas Lease Records, or other records.

THE LEASES

CRAIG MUNCASTER CONTRACT AREA LEASES

1. Oil and Gas Lease dated October 24, 2000, from Bill Muncaster and wife, Susan Muncaster, Lessor, to Frisco Oil Corporation, Lessee, recorded at Volume 1124, Page 588, Official Public Records Cooke County, Texas.
2. Oil and Gas Lease dated effective as of August 12, 2003, from Bank of America, N.A., Trustee of the Kathryn H. Craig, Stephen Dudley Heard and Lillie D. Heard Memorial Trust U/W/O Kathryn H. Craig, Lessor, to KEW Drilling, Lessee, a memorandum of such lease being recorded at Volume 1327, Page 310, Official Records Wise County, Texas.
3. Oil and Gas Lease dated August 12, 2003, from Bank of America, N.A., Trustee of the Kathryn H. Craig, Stephen Dudley Heard and Lillie D. Heard Memorial Trust U/W/O Thomas E. Craig, Lessor, to KEW Drilling, Lessee, a memorandum giving notice of such lease being recorded at Volume 1327, Page 307 Official Public Records, Wise County, Texas.

FLETCHER CONTRACT AREA LEASES

1. Oil and Gas Lease dated May 24, 2000, from Kyle C. Fletcher and wife, Mayme Lou Fletcher, Lessor, to Ed Harris, Lessee, recorded at Volume 971, Page 876, Official Public Records, Wise County, Texas.
2. Oil and Gas Lease dated May 30, 2000, from Vicki Grimes, Lessor, to Ed Harris, Lessee, recorded at Volume 971, Page 870, Official Public Records, Wise County, Texas.
3. Oil and Gas Lease dated May 30, 2000, from Karen Johnston Roth, Lessor, to Ed Harris, Lessee, recorded at Volume 971, Page 873, Official Public Records, Wise County, Texas.

NOBLES CONTRACT AREA LEASES

1. Oil and Gas Lease dated May 3, 2004 from Nobles Family Partners, Ltd., Lessor, to Rife Oil Properties, Inc., Lessee, recorded at Volume 1422, Page 742, Official Public Records, Wise County, Texas.
2. Oil and Gas Lease dated September 8, 2000 from Anne Miller Jameson, et al, Lessor, to Mitchell Energy Corporation, Lessee, recorded at Volume 994, Page 276, Official Public Records, Wise County, Texas.

[Remainder of page intentionally left blank.]

EXHIBIT B

OWNER CODE	NAME	ADDRESS	CITY	ST	ZIP		AMOUNT
1104	JERRY L KINDIGER	PO BOX 146	MUENSTER	TX	76252	$	1,070.74
1110	WESLEY SICKING	15229 FM 1630	MUENSTER	TX	76252	$	23.83
1314	END-IRA INC FBO R BACKSTROM	1070 W CENTURY DR, STE 101	LOUISVILLE	CO	80027	$	750.04
						$	1,844.61

[Remainder of page intentionally left blank.]

POSTED
AT 10:10 o'clock A M

DEC 15 2015

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

Sarah Enochs

Notice of Substitute Trustee's Sale

Date: December 11, 2015

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: $28,000.00

Deed of Trust

Date: July 24, 2014

Grantor: Jason Downs and Ashley Nemec

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

Recording information: Document No. 201407749, Wise County, Texas

Property: Lot 94, Block 3, Chisholm Hills, Phase 3, an addition to the City of New Fairview, Wise County, Texas, according to the plat recorded in Cabinet B, Page 440 and 441, Plat Records, 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): January 5, 2016

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.

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

Mike Lester

POSTED
AT 2:58 o'clock P M

DEC 14 2015

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

COPY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WISE §

WHEREAS, by that one certain Deed of Trust dated September 24, 2009, and recorded as Instrument No. 2009-47373, Real Property Records, Wise County, Texas (the "Deed of Trust"), Bobby Mitchell and his wife, Sherry Mitchell (collectively, "Grantor"), conveyed to Greg Reasoner and/or Jamie Cook, Trustee ("Trustee"), for the benefit of First State Bank ("Beneficiary"), the real property situated in Wise, Texas, as more particularly described on Exhibit "A" attached hereto and incorporated herein for all purposes (the "Property"), to secure the payment of that one certain Real Estate Lien Note (Adjustable Rate Mortgage) dated September 24, 2009, in the original principal amount of $120,000.00, executed by Bobby Mitchell ("Borrower") and made payable to the order of Beneficiary and all renewals and extensions thereof (the "Note"); and

WHEREAS, default occurred under the terms of the Note and the Deed of Trust; and

WHEREAS, demand for payment of all amounts owed under the Note and the Deed of Trust was made, and all required notices have been given, including notice of intent to accelerate and notice of acceleration, all in accordance with the Note, the Deed of Trust and applicable law; and

WHEREAS, the indebtedness evidenced by the Note, and secured by the Deed of Trust, is now wholly due and payable; and

WHEREAS, the outstanding balance due under the Note and the Deed of Trust has not been paid; and

WHEREAS, Greg Reasoner and/or Jamie Cook, Trustee in the aforesaid Deed of Trust, have been removed as Trustee and the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Ethel A. Steele has been appointed as Substitute Trustee in the place and stead of the said Greg Reasoner and/or Jamie Cook, said removal and appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, Beneficiary, the current owner and holder of said indebtedness and the current beneficiary under the Deed of Trust, has requested the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Ether A. Steele, as Substitute Trustee, to sell the Property to satisfy the indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 5th day of January, 2016, between the hours of 10:00 A.M. and 4:00 P.M., the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Ethel A. Steele will sell the Property at public auction at the southeast corner of the Wise County Courthouse, 101 N. Trinity Street, Decatur, Texas 76234, or in the area designated for such sales by the Wise County Commissioners Court, if different, to the highest bidder for cash, subject to the right of Beneficiary to have its bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. Said sale will begin no earlier than 1:00 P.M. and no later than three hours after that time.

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

The Sender of this notice and his contact information is as follows:

Matthew T. Taplett
500 W. 7th Street, Suite 600
Fort Worth, Texas 76102
817/332-3245

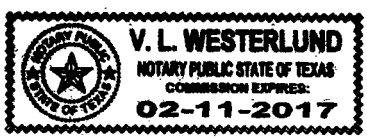
WITNESS MY HAND this 14th day of December, 2015.

SUBSTITUTE TRUSTEE:

Matthew T. Taplett

STATE OF TEXAS §
§
COUNTY OF TARRANT §

This instrument was acknowledged before me on the 14th day of December, 2015, by Matthew T. Taplett, Substitute Trustee, who acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.



V. L. Westerlund
Notary Public for the State of Texas

NAME, ADDRESS AND TELEPHONE NO. OF MORTGAGEE:

First State Bank
c/o Craig Smith
1709 9th Street
P.O. Box 338
Bridgeport, TX 76426
(940) 683-6300

NAME, ADDRESS AND TELEPHONE NO. OF SUBSTITUTE TRUSTEE:

Matthew T. Taplett
Lee F. Christie
Jeremy Lee Harmon
Michael L. Atchley
Ethel A. Steele
Pope, Hardwicke, Christie, Schell,
Kelly & Ray, L.L.P.
500 W. 7th Street, Suite 600
Fort Worth, TX 76102
(817) 332-3245

P:\First State Bank of Chico\Mitchell, Bobby\Foreclosure Docs\Notice of Sub Trustee's Sale 1-2016.docx

PROPERTY (including any improvements):

Being 5.0 acres in the Hiram Tidwell Survey, Abstract No. 807, Wise County, Texas, and being more fully described as follows:

BEGINNING at an iron pin in the North line of Farm to Market Highway 2210, a 6" steel post bears North 88 degrees 19 minutes West 15.08 feet, and being for the Southwest corner of the tract described herein;
THENCE North 392.51 feet to an iron pin;
THENCE East 543.82 feet to a 6" steel post in a North-South fence line;
THENCE South along or near said North-South fence line 408.49 feet to an iron pin in the North line of F.M. 2210;
THENCE North 8 degrees 16 minutes West with the North line of F.M. 2210, a distance of 544.06 feet to the POINT OF BEGINNING, and containing 5.0 acres of land, more or less.

EXHIBIT A

Notice of Foreclosure Sale

Date:	December 8, 2015
Type of Security Instrument:	Deed of Trust
Date of Instrument:	April 5, 2013
Grantor(s):	Antonio Murillo and Jennifer McLeod
Trustee:	Alvin Miller
Beneficiary:	Alvord 287 Joint Venture
County of Property:	Wise
Recording Information:	Deed of Trust is recorded in Index No.201320393 of the Real Property Records of Wise County, Texas.
Property Description:	See Exhibit "A" *(More Commonly Known as Diamond Ridge Tract 90, Rhome, TX 76078)*
Note:	
Date of Note:	April 5, 2013
Amount:	$26,500.00
Debtor(s):	Antonio Murillo and Jennifer McLeod
Holder:	Alvord 287 Joint Venture
Date of Sale of Property:	January 5, 2016
Earliest Time of Sale of Property:	The sale shall begin no earlier than 10:00:00 AM and no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.
Place of Sale of Property:	Southeast porch of Courthouse or place designated by the County Commissioners Court

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

POSTED
AT 10:50 o'clock A M

DEC 14 2015

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

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

Escrow File No.: 13021115RG

EXHIBIT "A"

A 1.00 acre tract of land in the G. B. BUCHANAN SURVEY A-31, Wise County, Texas and 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 a sixty foot road from which the southwest corner of said Joint Venture tract bears South 00° 18' 41" East 337.45 feet and South 89° 41' 19" West 1528.86 feet;

THENCE North 00° 18' 41" West 277.45 feet to an iron rod set for corner;

THENCE North 89° 41' 19" East 157.00 feet to an iron rod set for corner;

THENCE South 00° 18' 41" East 277.45 feet to an iron rod set in the north line of said road;

THENCE South 89° 41' 19" West 157.00 feet to the POINT OF BEGINNING.

The Company is prohibited from insuring the area or quantity of the land herein described. Therefore, the Company does not represent that the acreage or square footage calculations are correct. References to quantity are for informational purposes only.

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.

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WISE §

Pursuant to the authority conferred upon me by that certain Deed of Trust executed by CTMGT Alpha Ranch, LLC, a Texas limited liability company, to Edward S. Cox, TRUSTEE, dated August 2, 2012 for the benefit of the Beneficiary therein identified, duly recorded under Clerk's Instrument No. 2012-9582 of the Official Public Records of Real Property of Wise County, Texas, securing the payment of that one certain promissory note in the original principal amount of $3,485,000.00, I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby, default having been made in the payment thereof, sell on Tuesday, January 5, 2016, (that being the first Tuesday of said month), at public auction to the highest bidder for cash in the area that has been designated as the general area where foreclosure sales are conducted, which is the door of the first floor in the southeast corner of the Wise County Courthouse located at 101 ½ North Trinity, Decatur, Texas 76234, as designated by the County Commissioners, at 10:00 a.m. Tuesday January 5, 2016, that portion of the parcel of property legally described on the attached Exhibit "A," which is situated in Wise County.

EXECUTED this 11th day of December, 2015.

Edward S. Cox, Trustee

POSTED
AT 9:31 o'clock A M
DEC 14 2015
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Sarah Enochs DEPUTY

Sarah Enochs

EXHIBIT "A"

Parts of the JOSHUA KING SURVEY, Abstract No. 712, the THOMAS PEOPLES SURVEY, Abstract No. 677 and the WILLIAM WALLACE SURVEY, Abstract No. 1434 situated in Wise and Denton Counties, Texas; embracing a portion of the 1302-325/1000 acres tract described in the deed to Alpha Ranch, Ltd. recorded in volume 4645, page 306 of the Real Records of Denton County, Texas and a portion of the 15 acres tract described in the deed to Alpha Ranch, Ltd. recorded in volume 982, page 770 of the Official Records of Wise County, Texas and described by metes and bounds as follows:

The basis for bearings is the Texas Coordinate System North Central Zone NAD 83 (1993). The lengths shown hereon are horizontal ground lengths. To convert horizontal ground lengths to grid lengths multiply by 0.999834271. All 5/8" capped irons set called for in this description are marked (BROOKES BAKER SURVEYORS).

Commencing at a ½" iron found for the northeast corner of said 1302-325/1000 acres tract and for the northeast corner of the 7-4671/10000 acres tract described in the deed to the State of Texas recorded in Document No. 2009-94264 of the said Real Records and run, along the east line of said 1302-325/1000 acres tract south 00 degrees-00 minutes-47 seconds west 1005-27/100 feet to a 5/8" capped iron set for the most easterly northeast and beginning corner of the tract being described.

Thence south 00 degrees-00 minutes-47 seconds west, continuing along the east line of said 1302-325/1000 acres tract, 1061-43 /100 feet to a 5/8" capped iron recovered on the bank of a creek.

Thence northwesterly, along the bank of said creek, the following:

north 77 degrees-17 minutes-05 seconds west 116-40 /100 feet to a 5/8" capped iron recovered;
north 32 degrees-28 minutes-35 seconds west 63-11 /100 feet to a 5/8" capped iron recovered;
north 58 degrees-45 minutes-52 seconds west 157-02 /100 feet to a 5/8" capped iron recovered;
south 89 degrees-33 minutes-37 seconds west 131-65 /100 feet to a 5/8" capped iron recovered;
south 57 degrees-15 minutes-12 seconds west 181-36 /100 feet to a 5/8" capped iron recovered;
south 82 degrees-38 minutes-29 seconds west 91-87 /100 feet to a 5/8" capped iron recovered;
south 88 degrees-03 minutes-29 seconds west 184-85 /100 feet to a 5/8" capped iron recovered;
north 84 degrees-11 minutes-04 seconds west 124-78 /100 feet to a 5/8" capped iron recovered;

south 60 degrees-09 minutes-04 seconds west 56-57 /100 feet to a 5/8" capped iron recovered;
north 76 degrees-34 minutes-24 seconds west 30-97 /100 feet to a 5/8" capped iron recovered;
north 38 degrees-19 minutes-29 seconds west 53-12 /100 feet to a 5/8" capped iron recovered;
north 55 degrees-04 minutes-31 seconds west 56-57 /100 feet to a 5/8" capped iron recovered;
north 65 degrees-39 minutes-07 seconds west 89-01 /100 feet to a 5/8" capped iron recovered;
north 83 degrees-46 minutes-32 seconds west 138-77 /100 feet to a 5/8" capped iron recovered;
north 85 degrees-50 minutes-20 seconds west 140-73 /100 feet to a 5/8" capped iron recovered;
north 68 degrees-19 minutes-49 seconds west 78-27 /100 feet to a 5/8" capped iron recovered;
north 87 degrees-33 minutes-52 seconds west 93-10 /100 feet to a 5/8" capped iron recovered;
north 87 degrees-29 minutes-07 seconds west 55-28 /100 feet to a 5/8" capped iron recovered;
south 72 degrees-16 minutes-16 seconds west 123-53 /100 feet to a 5/8" capped iron recovered;
south 12 degrees-39 minutes-52 seconds west 154-72 /100 feet to a 5/8" capped iron recovered;
south 62 degrees-03 minutes-00 seconds west 118-29 /100 feet to a 5/8" capped iron recovered;
south 62 degrees-03 minutes-15 seconds west 153-28 /100 feet to a 5/8" capped iron recovered;
north 78 degrees-58 minutes-48 seconds west 61-85 /100 feet to a 5/8" capped iron recovered;
north 59 degrees-20 minutes-46 seconds west 103-81 /100 feet to a 5/8" capped iron recovered;
north 14 degrees-47 minutes-46 seconds west 52-42 /100 feet to a 5/8" capped iron recovered;
north 24 degrees-09 minutes-46 seconds west 66-08 /100 feet to a 5/8" capped iron recovered;
north 49 degrees-38 minutes-53 seconds west 78-58 /100 feet to a 5/8" capped iron recovered;
north 53 degrees-25 minutes-50 seconds west 236-42 /100 feet to a 5/8" capped iron recovered;
north 44 degrees-59 minutes-34 seconds west 102-51 /100 feet to a 5/8" capped iron recovered;
south 88 degrees-00 minutes-28 seconds west 61-59 /100 feet to a 5/8" capped iron recovered;
north 78 degrees-03 minutes-01 seconds west 132-78 /100 feet to a 5/8" capped iron recovered;

south 62 degrees-32 minutes-28 seconds west 60-18 /100 feet to a 5/8" capped iron recovered;
north 61 degrees-37 minutes-46 seconds west 53-74 /100 feet to a 5/8" capped iron recovered;
north 54 degrees-16 minutes-34 seconds west 51-78 /100 feet to a 5/8" capped iron recovered;
north 36 degrees-04 minutes-54 seconds west 124-34 /100 feet to a 5/8" capped iron recovered;
north 82 degrees-54 minutes-56 seconds west 48-55 /100 feet to a 5/8" capped iron recovered;
south 64 degrees-28 minutes-40 seconds west 195-13 /100 feet to a 5/8" capped iron recovered;
south 44 degrees-56 minutes-38 seconds west 91-27 /100 feet to a 5/8" capped iron recovered;
south 14 degrees-46 minutes-38 seconds east 125-65 /100 feet to a 5/8" capped iron recovered;
south 18 degrees-16 minutes-01 seconds west 128-15 /100 feet to a 5/8" capped iron recovered;
south 51 degrees-50 minutes-20 seconds west 39-69 /100 feet to a 5/8" capped iron recovered;
north 87 degrees-51 minutes-24 seconds west 37-13 /100 feet to a 5/8" capped iron recovered;
north 60 degrees-08 minutes-53 seconds west 307-20 /100 feet to a 5/8" capped iron recovered;
north 61 degrees-41 minutes-31 seconds west 191-39 /100 feet to a 5/8" capped iron recovered;
north 36 degrees-23 minutes-52 seconds west 126-18 /100 feet to a 5/8" capped iron recovered;
north 56 degrees-34 minutes-07 seconds west 180-86 /100 feet to a 5/8" capped iron recovered;
north 35 degrees-01 minutes-48 seconds east 71-64 /100 feet to a 5/8" capped iron recovered;
north 13 degrees-47 minutes-56 seconds east 84-67 /100 feet to a 5/8" capped iron recovered;
north 16 degrees-31 minutes-35 seconds west 119-46 /100 feet to a 5/8" capped iron recovered;
north 34 degrees-56 minutes-42 seconds west 168-71 /100 feet to a 5/8" capped iron recovered;
north 56 degrees-21 minutes-14 seconds west 171-46 /100 feet to a 5/8" capped iron recovered;
north 62 degrees-13 minutes-54 seconds west 182-24 /100 feet to a 5/8" capped iron recovered;
north 51 degrees-40 minutes-08 seconds west 80-81 /100 feet to a 5/8" capped iron recovered;
north 64 degrees-25 minutes-53 seconds west 138-15 /100 feet to a 5/8" capped iron recovered;

north 88 degrees-57 minutes-53 seconds west 106-08 /100 feet to a 5/8" capped iron recovered;
north 19 degrees-50 minutes-00 seconds west 86-11 /100 feet to a 5/8" capped iron recovered;
north 22 degrees-47 minutes-37 seconds west 114-17 /100 feet to a 5/8" capped iron recovered;
north 66 degrees-59 minutes-27 seconds west 57-25 /100 feet to a 5/8" capped iron recovered;
south 77 degrees-45 minutes-30 seconds west 86-66 /100 feet to a 5/8" capped iron recovered;
south 27 degrees-20 minutes-31 seconds west 104-93 /100 feet to a 5/8" capped iron recovered;
south 53 degrees-31 minutes-04 seconds west 125-16 /100 feet to a 5/8" capped iron recovered;
south 42 degrees-37 minutes-56 seconds west 53-92 /100 feet to a 5/8" capped iron recovered;
south 74 degrees-36 minutes-16 seconds west 79-11 /100 feet to a 5/8" capped iron recovered;
north 85 degrees-06 minutes-36 seconds west 146-87 /100 feet to a 5/8" capped iron recovered;
north 81 degrees-25 minutes-58 seconds west 62-39 /100 feet to a 5/8" capped iron recovered;
north 49 degrees-43 minutes-28 seconds west 74-13 /100 feet to a 5/8" capped iron recovered;
north 03 degrees-17 minutes-20 seconds west 94-66 /100 feet to a 5/8" capped iron recovered;
north 29 degrees-14 minutes-43 seconds west 105-31 /100 feet to a 5/8" capped iron recovered;
north 47 degrees-59 minutes-08 seconds west 57-81 /100 feet to a 5/8" capped iron recovered;
north 66 degrees-00 minutes-35 seconds west 68-47 /100 feet to a 5/8" capped iron recovered;
north 13 degrees-38 minutes-37 seconds west 80-48 /100 feet to a 5/8" capped iron recovered;
north 54 degrees-08 minutes-11 seconds east 95-61 /100 feet to a 5/8" capped iron recovered;
north 21 degrees-18 minutes-20 seconds east 83-70 /100 feet to a 5/8" capped iron recovered in a north line of said 1302-325/1000 acres tract and the south line of said 15 acres tract.

Thence north 89 degrees-55 minutes-17 seconds west, along a north line of said 1302-325/1000 acres tract and the south line of said 15 acres tract, 639-88 /100 feet to a 5/8" capped iron recovered for the southwest corner of said 15 acres tract.

Thence north 00 degrees-31 minutes-25 seconds east, along the west line of said 15 acres tract, 425-22 /100 feet to a 5/8" capped iron recovered for the southwest corner of the 3-662/1000 acres tract described in the deed to the State of Texas recorded in volume 762, page 593 of the said Real Records of Wise County, Texas.

Thence northeasterly, along the south line of said 3-662/1000 acres tract, the following:

north 89 degrees-48 minutes-08 seconds east 427-53 /100 feet to a 5/8" capped iron recovered;
north 63 degrees-14 minutes-14 seconds east 111-78 /100 feet to a 5/8" capped iron recovered;
north 89 degrees-48 minutes-48 seconds east 520-15 /100 feet to a 5/8" iron found for the northwest corner of the 30 feet by 60 feet save and except tract described in the deed to Roy L. Ryan recorded in Document No. WD 278795 of the said Real Records Wise County, Texas.

Thence south 00 degrees-10 minutes-11 seconds west, along the west line of said save and except tract, 59-97 /100 feet to a 5/8" iron found.

Thence north 89 degrees-44 minutes-09 seconds east, along the south line of said save and except tract, 30-00 /100 feet to a 5/8" iron found in the east line of said 15 acres tract.

Thence south 00 degrees-12 minutes-58 seconds west, along the east line of said 15 acres tract,
420-36 /100 feet to a 5/8" capped iron recovered for the southeast corner of said 15 acres tract in a north line of said 1302-325/1000 acres tract.

Thence south 89 degrees-55 minutes-18 seconds east, along a north line of said 1302-325/1000 acres tract, 2661-82 /100 feet to a 5/8" capped iron recovered for a re-entrant corner of said 1302-325/1000 acres tract.

Thence north 00 degrees-45 minutes-34 seconds east, along a west line of said 1302-325/1000 acres tract, 301-75 /100 feet to a 5/8" capped iron set for the southwest corner of the said 7-4671/10000 acres tract at the beginning of a curve to the left having a radius of 5849-58/100 feet.

Thence southeasterly, along the south line of said 7-4671/10000 acres tract, the following:

along said curve to the left an arc length of 767-69/100 feet to a 5/8" aluminum capped iron found at its end. The long chord of said 767-69/100 feet arc is south 85 degrees-42 minutes-53 seconds east 767-14/100 feet;

south 89 degrees-28 minutes-27 seconds east 1000-10/100 feet to a 5/8" capped iron set.

Thence south 00 degrees-00 minutes-47 seconds west 865-60 /100 feet to a 5/8" capped iron set.

Thence south 89 degrees-28 minutes-19 seconds east 650-00 /100 feet to the place of beginning and containing 171-089/1000 acres of which 90-600/1000 acres lies within said Joshua King Survey, 69-251/1000 acres lies within said Thomas Peoples Survey and 11-238/1000 acres lies within said William Wilson Survey of said 171-089/1000 acres 143-005/1000 acres lies within said Denton County and 28-084/1000 acres lies within said Wise County.

POSTED
AT 8:28 o'clock A M

DEC 14 2015

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

C&S No. 44-15-3202 / Conventional / Yes
LoanCare, LLC

NOTICE OF TRUSTEE'S SALE

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

Date of Security Instrument: December 28, 2005

Grantor(s): Desiree Lanelle Suggs and husband, Jeffrey I Suggs, with him joining herein to perfect the security interest but not to otherwise be liable

Original Trustee: Michael H. Patterson

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for First Source Capital Mortgage, Inc., its successors and assigns

Recording Information: Vol. 1632, Page 630, or Clerk's File No. 380529, in the Official Public Records of WISE County, Texas.

Current Mortgagee: AgFirst Farm Credit Bank

Mortgage Servicer: LoanCare, LLC, whose address is C/O 3637 Sentara Way, Virginia Beach, VA 23452 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Legal Description:
BEING A 10.01 ACRE TRACT IN THE D. MANGUM SURVEY, ABSTRACT NUMBER 560, WISE COUNTY, TEXAS, ALSO BEING ALL OF A CERTAIN 1.00 ACRE TRACT (TRACT 1) AND ALL OF A CERTAIN 9.01 (TRACT 2) DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 1512, PAGE 740, OFFICIAL PUBLIC RECORDS, WISE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Date of Sale: 01/05/2016 **Earliest Time Sale Will Begin:** 1:00 PM

APPOINTMENT OF SUBSTITUTE TRUSTEE

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

WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Donna Stockman as Substitute Trustee, Brenda Wiigs as Successor Substitute Trustee, Denise Boerner as Successor Substitute Trustee, David Stockman as Successor Substitute Trustee, Tim Lewis as Successor Substitute Trustee, Guy Wiggs as Successor Substitute Trustee, Lori McCarty as Successor Substitute Trustee, Brenda Wiggs as Successor Substitute Trustee, Kelley Burns as Successor Substitute Trustee, Aurora Campos as Successor Substitute Trustee, Aarti Patel as Successor Substitute Trustee, Matthew Wolfson as Successor Substitute Trustee, Daniel Willsie as Successor Substitute Trustee, Ramiro Cuevas as Successor Substitute Trustee, Markcos Pineda as Successor Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee

The Substitute Trustee will sell the property [illegible] r for cash at the place and date specified. The sale will begin at the earliest ti[illegible] urs after that time. If the sale is

4554319

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.

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

Executed on this the 10th day of December, 2015.

For Information:

Rachel U. Donnelly, Attorney at Law
Codilis & Stawiarski, P.C.
650 N. Sam Houston Pkwy East, Suite 450, Houston, TX 77060
(281) 925-5200

STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Rachel U. Donnelly as Attorney for the Mortgagee and/or Mortgage Servicer known to me or proved to me through a valid State driver's license or other official identification described as *Personal Knowledge*, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand seal of office on this the 10th day of December, 2015.

Notary Public
Signature

CATHY CAGLE
Notary Public, State of Texas
Comm. Expires 01-12-2019
Notary ID 260788-8

C&S No. 44-15-3202 / Conventional / Yes
LoanCare, LLC

GF#05-27164

EXHIBIT "A"

Being a 10.01 acre tract in the D. Mangum Survey, Abstract Number 560, Wise County, Texas, also being all of a certain 1.00 acre tract (Tract 1) and all of a certain 9.01 (Tract 2) described in instrument recorded in Volume 1512, Page 740, Official Public Records, Wise County, Texas and being described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped STEADHAM R.P.L.S. 4281 set for the Southeast corner of said 1.00 acre tract;

THENCE North 90°00'00" West with the South lines of said 1.00 acre tract and said 9.01 a distance of 680.75 feet to a 1/2" iron rod with a yellow plastic cap stamped STEADHAM R.P.L.S. 4281 set for the Southwest corner of said 9.01 acre tract;

THENCE North 01°17'36" West with the West line of said 9.01 acre tract a distance of 698.73 feet to a 1/2" iron rod found for the Northwest corner of said 9.01 acre tract;

THENCE South 89°33'00" East with the North line of said 9.01 acre tract a distance of 572.68 feet to a 3" steel fence post found for the Northeast corner of said 9.01 acre tract;

THENCE South 10°07'07" East with the East lines of said 9.01 acre tract and said 1.00 acre tract a distance of 705.02 feet to the POINT OF BEGINNING and containing 10.01 acres of land.

Together with an existing ingress & egress easement being a 1.11 acre tract in the D. Mangum Survey, Abstract Number 560, Wise County, Texas, being described in instrument recorded in Volume 1519, Page 501, Official Public Records, Wise County, Texas.

POSTED
AT 8:28 o'clock A M

DEC 14 2015

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

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement / Pay Off Requests: (888) 313-1969

TS#: 15-14522

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 9/13/2007, JENNER G JONES and wife, SHIRLEY J JONES, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Troy A. Fore, Jr, as Trustee, Mortgage Electronic Registration Systems, Inc., solely as nominee for Intrust Mortgage, Inc, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of $79,579.00, payable to the order of Mortgage Electronic Registration Systems, Inc., solely as nominee for Intrust Mortgage, Inc, which Deed of Trust is Recorded on 9/19/2007 as Volume 2007-13631, Book **1860**, Page 442, in Wise County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

See attached exhibit "A" attached hereto and made a part hereof

Commonly known as: **182 DORFLINGER CT, BOYD, TX 76023**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Donna Stockman or Brenda Wiggs or Denise Boerner or David Stockman or Tim Lewis or Guy Wiggs , Lori McCarty,** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on TUESDAY, **1/5/2016** at **1:00 PM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **Wise** County,

4554260

Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **The Southeast porch of the Courthouse steps**

NOTICE IS FURTHER GIVEN that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

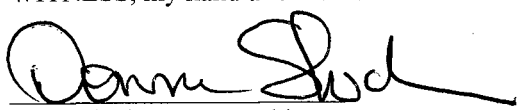
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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.

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.

WITNESS, my hand this 12/10/2015



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

C/O Carrington Foreclosure Services, LLC
1610 E. Saint Andrew Place, Suite 150F
Santa Ana, CA 92705

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

EXHIBIT A

1.00 acre situated in and being a portion of the M.E.P.&P. RR. CO. SURVEY, Section No. 19, Abstract No. 625, Wise County, Texas, said tract also being known as Lot 19, Brighton Oaks Addition, an unrecorded subdivision in Wise County, Texas and being that same tract of land conveyed to Daniel G. Miller in deed recorded in Volume 1547 Page 211, Official Records, Wise County, Texas.

BEGINNING at a ½" iron found, said iron being called by deed to be S.04°38'36"E., 452.63 feet from the Northeasterly corner of Volume 660, Page 497, Real Records, Wise County, Texas, said iron also being in the centerline of a 100 foot wide Brazos Electric Power Cooperative Easement recorded in Volume 125, Page 825, Deed Records, Wise County, Texas;

THENCE S.04°36'14"E., with the centerline of said Brazos Electric Co-op Easement, 189.49 feet to a ½" iron found;
THENCE S.89°56'27"W., 230.86 feet to a ½" iron found in the East line of Dorflinger Court;
THENCE N.04°33'14"W., with the East line of said Dorflinger Court, 189.72 feet to a ½" iron found;
THENCE East, 230.71 feet to the POINT OF BEGINNING and containing 1.00 acre of land.

C&S No. 44-15-2841 / Conventional / No
JPMorgan Chase Bank, National Association

NOTICE OF TRUSTEE'S SALE

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

Date of Security Instrument: July 26, 2011

Grantor(s): Raymon F. Lopez and Stacy D. Lopez, husband and wife

Original Trustee: Michael Burns

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Everett Financial, Inc., DBA Supreme Lending, its successors and assigns

Recording Information: Vol. 2290, Page 396, or Clerk's File No. 2011-11778, in the Official Public Records of WISE County, Texas.

Current Mortgagee: JPMorgan Chase Bank, National Association

Mortgage Servicer: JPMorgan Chase Bank, National Association, whose address is C/O 3415 Vision Drive Columbus, OH 43219-6009 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 01/05/2016 **Earliest Time Sale Will Begin:** 1:00 PM

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

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

Legal Description:
LOT 15, BLOCK 2, OF CROWNPOINT, PHASE ONE, AN ADDITION TO WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 472, PLAT RECORDS OF WISE COUNTY, TEXAS.

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

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

Donna Stockman as Substitute Trustee, Brenda Wiigs as Successor Substitute Trustee, Denise Boerner as Successor Substitute Trustee, David Stockman as Successor Substitute Trustee, Tim Lewis as Successor Substitute Trustee, Guy Wiggs as Successor Substitute Trustee, Lori McCarty as Successor Substitute Trustee, Brenda Wiggs as Successor Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee
c/o Servicelink Default Abstract Solutions
7301 N. State Hwy 161. Ste 305.
Irving, TX 75039

POSTED
AT 8:32 o'clock A M

DEC 14 2015

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

4554658

321 PRAIRIE LANE
AZLE, TX 76020

00000005642558

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: January 05, 2016

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 October 30, 2006 and recorded in Document VOLUME 1746, PAGE 545, AS AFFECTED BY MODIFICATON CLERK'S FILE NO. 2011-3219, MODIFICATION CLERK'S FILE NO. 2011-15389 AND MODIFICATION CLERK'S FILE NO. 201408150 real property records of WISE County, Texas, with BRANDY SHELLY AND JOSHUA SHELLY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by BRANDY SHELLY AND JOSHUA SHELLY, securing the payment of the indebtednesses in the original principal amount of $93,532.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

Donna Stockman

DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, DAVID STOCKMAN, TIM LEWIS, GUY WIGGS, LORI MCCARTY, AURORA CAMPOS, RAMIRO CUEVAS, MARKCOS PINEDA, KELLEY BURNS, AARTI PATEL, MATTHEW WOLFSON, OR DANIEL WILLSIE
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is David Stockman, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.
I declare under penalty of perjury that on 12-14-15 I filed at the office of the WISE County Clerk and caused to be posted at the WISE County courthouse this notice of sale.

David Stockman

Declarants Name: DAVID STOCKMAN
Date: 12-14-15

POSTED
AT 8:43 o'clock A M

DEC 14 2015

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

NOS00000005642558

00000005642558 WISE

EXHIBIT "A"

LOT 6, BLOCK 6, OF HILLS BRAIR OAKS PHASE FOUR, AN ADDITION IN WISE COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET B, SLIDE 500, OF THE PLAT RECORDS OF WISE COUNTY, TEXAS.

12105 SHINE AVENUE
RHOME, TX 76078

00000005584412

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: January 05, 2016

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 September 04, 2014 and recorded in Document CLERK'S FILE NO. 201409348 real property records of WISE County, Texas, with TICCARA N CASSELL, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by TICCARA N CASSELL, securing the payment of the indebtednesses in the original principal amount of $110,854.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. AMERICAN FINANCIAL NETWORK, 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. PROVIDENT FUNDING ASSOCIATES, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PROVIDENT FUNDING ASSOCIATES
1235 N. DUTTON, SUITE E
SANTA ROSA, CA 95401

Donna Stockman

DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, LORI MCCARTY, OR TIM LEWIS
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is David Stockman, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.
I declare under penalty of perjury that on 12-14-15 I filed at the office of the WISE County Clerk and caused to be posted at the WISE County courthouse this notice of sale.

David Stockman

Declarants Name: DAVID STOCKMAN
Date: 12-14-15

POSTED
AT 8:43 o'clock A M
DEC 14 2015
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Toni Grigsby DEPUTY
TONI GRIGSBY

NOS00000005584412

EXHIBIT "A"

LOT 21, IN BLOCK 13, OF SHALE CREEK, AN ADDITION TO WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 336 AND 337, PLAT RECORDS, WISE COUNTY, TEXAS.

140 RUNAWAY BAY DRIVE
RUNAWAY BAY, TX 76426

00000005676838

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: January 05, 2016

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 06, 2012 and recorded in Document CLERK'S FILE NO. 2012-7438 real property records of WISE County, Texas, with GARRETT A. KIRK AND BRITNEY J. KIRK, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by GARRETT A. KIRK AND BRITNEY J. KIRK, securing the payment of the indebtednesses in the original principal amount of $98,877.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

Donna Stock

DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, LORI MCCARTY, OR TIM LEWIS
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is David Stockman, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.
I declare under penalty of perjury that on 12-14-15 I filed at the office of the WISE County Clerk and caused to be posted at the WISE County courthouse this notice of sale.

David Stockman

Declarants Name: DAVID STOCKMAN
Date: 12-14-15

POSTED
AT 8:43 o'clock A M

DEC 14 2015

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By DEPUTY

Vicky Gaona

NOS00000005676838

POSTED
AT 8:38 o'clock A M

DEC 14 2015

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

Our File Number: 390.100307
Name: GREG C. PANNELL AND KARA A. PANNELL, HUSBAND AND WIFE

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 July, 31 2007, GREG C. PANNELL AND KARA A. PANNELL, HUSBAND AND WIFE, executed a Texas Deed Of Trust conveying to NANCY J. SCHRIEDEL as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR WORLDWIDE MORTGAGE COMPANY, in the payment of a debt therein described, said TEXAS DEED OF TRUST being recorded under County Clerk Number 2007-11894, 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 TEXAS DEED OF TRUST;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **January 5, 2016** 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, I will sell said Real Estate at the County Courthouse in **WISE** COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse; 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:

TRACT I: BEING A PORTION OF LOT 1, HEITHECKER ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C, SECTION 430, PLAT RECORDS, WISE COUNTY, TEXAS, SAID PORTION BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.
TRACT II: CENTERLINE OF 10` INGRESS & EGRESS EASEMENT: BEING A PORTION OF LOT 1, HEITHECKER ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C, SECTION 430, PLAT RECORDS, WISE COUNTY, TEXAS, SAID PORTION BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.
INCLUDES THE MANUFACTURED HOUSING UNIT AS PART OF THE REAL PROPERTY DESCRIBED AS: MAKE: OAK CREEK HOME, MODEL: 5577, YEAR: 2007, SERIAL NUMBER(S): 0C010717749 A/B, LABEL NUMBER(S): PFS0980725/6 WIDTH AND LENGTH: 16X56

Property Address:	710 CR 4270 DECATUR, TX 76234
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 14, 2015.

Donna Stockman, Brenda Wiggs, Denise Boerner, Angela Lewis, David Stockman, Guy Wiggs, Lori McCarty, Tim Lewis, Chance Oliver or Bret Allen, Substitute Trustee
c/o Angel Reyes & Associates, P.C.
5950 Berkshire Lane, Suite 410
Dallas, TX 75225 469-425-3140

CONFIDENTIAL

EXHIBIT "A"

TRACT I

BEING a portion of Lot 1, Heithecker Estates, according to the plat thereof recorded in Cabinet C, Section 430, Plat Records, Wise County, Texas, said portion being more particularly described by metes and bounds as follows:

BEGINNING at an ell corner on the east line of said Lot 1;
THENCE South 10 degrees 41 minutes 00 seconds East a distance of 83.74 feet;
THENCE South 88 degrees 36 minutes 06 seconds West a distance of 237.66 feet;
THENCE North 1 degree 12 minutes 04 seconds West a distance of 432.25 feet;
THENCE North 88 degrees 36 minutes 06 seconds East a distance of 165.51 feet to a point on the aforementioned east line of said Lot 1;
THENCE South 10 degrees 41 minutes 00 seconds East, along said line, a distance of 354.24 feet to the POINT OF BEGINNING and containing 2.0 acres of land.

TRACT II- CENTERLINE OF 10' INGRESS & EGRESS EASEMENT

BEING a portion of Lot 1, Heithecker Estates, according to the plat thereof recorded in Cabinet C, Section 430, Plat Records, Wise County, Texas, said portion being more particularly described by metes and bounds as follows:

BEGINNING at a point on the east line of said Lot 1 being South 1 degree 57 minutes 00 seconds East 85.33 feet from an angle point on the east line of said Lot 1;
THENCE South 88 degrees 19 minutes 41 seconds West a distance of 83.03 feet;
THENCE North 8 degrees 38 minutes 27 seconds West a distance of 42.22 feet;
THENCE North 8 degrees 22 minutes 36 seconds East a distance of 40.65 feet;
THENCE North 10 degrees 19 minutes 18 seconds West a distance of 32.75 feet;
THENCE North 60 degrees 29 minutes 14 seconds West a distance of 63.64 feet;
THENCE South 89 degrees 26 minutes 31 seconds West 208.84 feet and being the center-line of a 10 feet ingress and egress easement.

TS No.: 2015-03028-TX

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: **01/05/2016**

   Time: The sale will begin at **01:00 PM** or not later than three hours after that time

   Place: **Wise County Courthouse, 101 N. Trinity Street, Decatur, TX 76234 - THE SOUTHEAST PORCH OF THE COURTHOUSE STEPS**
   OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

   Property Address: 310 Port O Call Drive, Runaway Bay, TX 76426

2. **Terms of Sale:** Cash

3. **Instrument to be Foreclosed:** The Instrument to be foreclosed is the deed of trust or Contract Lien dated 04/27/2005 and recorded 05/04/2005 in Document 368585 real property records of Wise county Texas,with Robby Robinson and Deborah Robinson, husband and wife grantor(s) and Amerigroup Mortgage Corporation, a Division of Mortgage Investors Corporation, as Lender, Mortgage Electronic Registration Systems, Inc., as Beneficiary .

4. **Appointment of Substitute Trustee**: The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by the above referenced Deed of Trust.

5. **Obligation Secured**: Deed of Trust of Contract Lien executed by Robby Robinson and Deborah Robinson, husband and wife securing the payment of the indebtedness in the original principal amount of **$ 64,600.00**, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ResCap Liquidating Trust is the current mortgagee of the note and the deed of trust or contract lien.

6. **Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

POSTED
AT 8:26 o'clock A M

DEC 14 2015
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Vicky Gaona

Notice of [Substitute] Trustee Sale

7. **Property to be sold:** The property to be sold is described as follows:

   LOT 86, BLOCK 2, UNIT 1, RUNAWAY BAY, A SUBDIVISION TO THE CITY OF RUNAWAY BAY, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN PLAT CABINET A, SECTION 417, DEED RECORDS, WISE COUNTY TEXAS.

8. **Mortgage Servicer Information:** The Mortgage Service 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. **Ocwen Loan Servicing, LLC**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

   C/O Ocwen Loan Servicing, LLC
   1661 Worthington Rd., Suite 100
   West Palm Beach, FL 33409
   Phone: 561-682-8000

9. **Limitation of Damages:** 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.

Donna Stockman, Brenda Wiggs, Denise Boerner or Angela Lewis or Chance Oliver, Bret Allen or Guy Wiggs, David Stockman, Tim Lewis, Lori McCarty or Aurora Campos,Ramiro Cuevas, Markcos Pineda, Kelley Burns, Aarti Patel, Matthew Wolfson, Daniel Willsie, Substitute Trustee

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298

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

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

TS No.: 2015-02981-TX

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: **01/05/2016**

   Time: The sale will begin at **01:00 PM** or not later than three hours after that time

   Place: **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** OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

   Property Address: 1303 N. Church, Decatur, TX 76234

2. **Terms of Sale:** Cash

3. **Instrument to be Foreclosed:** The Instrument to be foreclosed is the deed of trust or Contract Lien dated 04/30/2004 and recorded 05/12/2004 in Document 348913 real property records of Wise county Texas,with Tamra A. Waterman and Kirk S. Waterman, husband and wife grantor(s) and Homecomings Financial Network Inc., as lender, Mortgage Electronic Registration Systems, Inc., as beneficiary .

4. **Appointment of Substitute Trustee**: The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by the above referenced Deed of Trust.

5. **Obligation Secured**: Deed of Trust of Contract Lien executed by Tamra A. Waterman and Kirk S. Waterman, husband and wife securing the payment of the indebtedness in the original principal amount of **$ 97,850.00**, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2004-RS6 is the current mortgagee of the note and the deed of trust or contract lien.

6. **Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

POSTED
AT 8:26 o'clock A M
DEC 14 2015
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Vicky Gaona

Notice of [Substitute] Trustee Sale

7. **Property to be sold:** The property to be sold is described as follows:

BEING PART OF LOT 6 AND PART OF LOT 7, BLOCK 2, RANGE "J", DEVEREUX ADDITION, AN ADDITION TO THE CITY OF DECATUR, WISE COUNTY, TEXAS, BEING ALL OF THAT SAME TRACT OF LAND AS DESCRIBED IN DEED TO JOHNY C. HAYES AND WIFE, SHIRLEY A. HAYES, RECORDED IN VOLUME 231, PAGE 237, DEED RECORDS, WISE COUNTY, TEXAS; SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING AT A CAPPED IRON SET IN THE WEST RIGHT OF WAY LINE OF CHURCH STREET FOR THE SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN, SAME BEING THE SOUTHEAST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED TO JOHNNY C. HAYES AND WIFE, SHIRLEY A. HAYES, RECORDED IN VOLUME 231, PAGE 237, DEED RECORDS, WISE COUNTY, TEXAS, AND THE NORTHEAST CORNER OF A TRACT OF LAND AS DEEDED TO WALTON N. MYERS, RECORDED IN VOLUME 431, PAGE 135, DEED RECORDS, WISE COUNTY, TEXAS; SAID STAKE BEING FURTHER LOCATED 90.00 FEET NORTH 00° 57` 00" EAST FROM THE SOUTHEAST CORNER OF BLOCK 2, RANGE "J", DEVEREUX ADDITION, AN ADDITION TO THE CITY OF DECATUR, WISE COUNTY, TEXAS, SAME BEING THE SOUTHEAST CORNER OF SAID MYERS TRACT, SAID CORNER BEING AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF CHURCH STREET AND THE NORTH RIGHT OF WAY LINE OF BISHOP STREET;

THENCE WITH THE NORTH LINE OF SAID MYERS TRACT, SAME BEING THE SOUTH LINE OF SAID HAYES TRACT AND THE SOUTH LINE OF THE TRACT DESCRIBED HEREIN, SOUTH 88°44` 44" WEST 135.09 FEET TO A CAPPED IRON STAKE SET FOR THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN, SAME BEING THE SOUTHWEST CORNER OF SAID HAYES TRACT, AND THE NORTHWEST CORNER OF SAID MYERS TRACT, AND BEING IN THE EAST LINE OF A TRACT OF LAND AS DESCRIBED IN DEED TO CHARLES A. RILEY RECORDED IN VOLUME 19, PAGE 837, REAL RECORDS, WISE COUNTY, TEXAS.

THENCE WITH THE EAST LINE OF SAID RILEY TRACT, SAME BEING THE WEST LINE OF SAID HAYES TRACT AND THE WEST LINE OF THE TRACT DESCRIBED HEREIN, NORTH 00°35` 23" EAST, PASSING THE NORTHEAST CORNER OF LOT 6 OF SAID BLOCK 2, SAME BEING THE SOUTHWEST CORNER OF LOT 7 OF SAID BLOCK 2, AND CONTINUING WITH SAID LINE, PASSING THE NORTHEAST CORNER OF SAID RILEY TRACT, SAME BEING THE SOUTHEAST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED TO LINDA DUNCAN WHIDDON ET VIR, RECORDED IN VOLUME 387, PAGE 492, DEED RECORDS, WISE COUNTY, TEXAS, AND CONTINUING WITH THE EAST LINE OF SAID LINDA DUNCAN WHIDDON TRACT A TOTAL DISTANCE OF 75.00 FEET TO A CAPPED IRON STAKE FOUND FOR THE NORTHWEST CORNER OF SAID HAYES TRACT, SAME BEING THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN, AND THE SOUTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED TO W. ROGER

Notice of [Substitute] Trustee Sale

WHIDDON ET UX, RECORDED IN VOLUME 387, PAGE 79, DEED RECORDS, WISE COUNTY, TEXAS;

THENCE WITH THE SOUTH LINE OF SAID W. ROGER WHIDDON TRACT, SAME BEING THE NORTH LINE OF SAID HAYES TRACT, NORTH 89°35` 52" EAST 135.50 FEET TO A PIPE FOUND IN THE WEST RIGHT OF WAY LINE OF CHURCH STREET FOR THE NORTHEAST CORNER OF SAID HAYES TRACT, SAME BEING THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN, AND THE SOUTHWEST CORNER OF SAID W. ROGER WHIDDON TRACT;

THENCE WITH THE WEST RIGHT OF WAY LINE OF CHURCH STREET, SAME BEING THE EAST LINE OF SAID HAYES TRACT AND THE EAST LINE OF THE TRACT DESCRIBED HEREIN, SOUTH 00°57` 00" WEST, PASSING THE SOUTHEAST CORNER OF SAID LOT 6, SAME BEING THE NORTHEAST CORNER OF SAID LOT 7, AND CONTINUING WITH SAID LINE A TOTAL DISTANCE OF 73.00 FEET TO THE POINT OF BEGINNING.

8. **Mortgage Servicer Information:** The Mortgage Service 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. **Ocwen Loan Servicing, LLC**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O Ocwen Loan Servicing, LLC
1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409
Phone: 561-682-8000

Notice of [Substitute] Trustee Sale

9. **Limitation of Damages:** 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.

Donna Stockman, Brenda Wiggs, Denise Boerner, Angela Lewis, David Stockman, Guy Wiggs, Lori McCarty, Tim Lewis, Chance Oliver or Bret Allen, Substitute Trustee

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298

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

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

POSTED
AT 8:31 o'clock A M

DEC 14 2015

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: 06/26/2007
Grantor(s): CASEY L WHITE, AND MORGAN WHITE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: $128,000.00
Recording Information: Instrument 00029867
Property County: Wise
Property:

LOT 106, 108 AND THE EAST 10' OF LOT 82 OF COLLUM RESUBDIVISION OF THE EAST PART OF TWIN HILLS CAMP, AS RECORDED IN CABINET A, SECTION 78, PLAT RECORDS, WISE COUNTY, TEXAS.

THE EAST 10' OF LOT 82 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 100 D SPIKE FOUND IN THE NORTH LINE OF A PUBLIC ROAD (ELM CIRCLE), BEING THE SOUTHEAST CORNER OF LOT 82;

THENCE SOUTH 36 DEGREES 26 MINUTES 10 SECONDS WEST ALONG SAID PUBLIC ROAD 10.24 FEET TO A POINT IN THE SOUTH LINE OF LOT 82;

THENCE NORTH 41 DEGREES 12 MINUTES 22 SECONDS WEST, PARALLEL WITH THE EAST LINE OF LOT 82, 174.33 FEET TO A POINT IN THE NORTH LINE OF LOT 82;

THENCE NORTH 49 DEGREES 34 MINUTES 41 SECONDS EAST (NORTH 54 DEGREES 29 MINUTES EAST-PLAT) 10.00 FEET TO A POINT AT THE NORTHEAST CORNER OF LOT 82;

THENCE SOUTH 41 DEGREES 12 MINUTES 22 SECONDS EAST ALONG THE EAST LINE OF LOT 82,172.00 FEET TO THE POINT OF BEGINNING, AND BEING THE SAME 10 FOOT RESERVED BY JOE MATTHEWS AND WIFE, ROSA G. MATTHEWS, IN DEED RECORDED IN VOLUME 293, PAGE 109, DEED RECORDS, WISE COUNTY, TEXAS .

Reported Address: 603 ELM CIR, BRIDGEPORT, TX 76426

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Nationstar Mortgage LLC
Mortgage Servicer: Nationstar Mortgage LLC
Current Beneficiary: Nationstar Mortgage LLC
Mortgage Servicer Address: 8950 Cypress Waters Blvd., Coppell, TX 75019

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of January, 2016
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: AT THE SOUTHEAST PORCH OF THE COURTHOUSE STEPS in Wise County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Wise County Commissioner's Court.
Substitute Trustee(s): Donna Stockman, Brenda Wiggs, Denise Boerner, David Stockman, Tim Lewis, Guy Wiggs, Lori McCarty, Aurora Campos, Ramiro Cuevas, Markcos Pineda, Kelley Burns, Aarti Patel, Matthew Wolfson, Daniel Willsie, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Donna Stockman, Brenda Wiggs, Denise Boerner, David Stockman, Tim Lewis, Guy Wiggs, Lori McCarty, Aurora Campos, Ramiro Cuevas, Markcos Pineda, Kelley Burns, Aarti Patel, Matthew Wolfson, Daniel Willsie, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Donna Stockman, Brenda Wiggs, Denise Boerner, David Stockman, Tim Lewis, Guy Wiggs, Lori McCarty, Aurora Campos, Ramiro Cuevas, Markcos Pineda, Kelley Burns, Aarti Patel, Matthew Wolfson, Daniel Willsie, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth

above in the Sale Information section of this notice. The sale will begin within three hours after that time.

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

Very truly yours,

Buckley Madole, P.C.

CAUSE NO. CV15-10-713

IN RE: ORDER FOR FORECLOSURE CONCERNING 603 ELM CIR, BRIDGEPORT, TX 76426 UNDER TEX. R. CIV. PROC. 736	§	**IN THE DISTRICT COURT**
PETITIONER:	§	
NATIONSTAR MORTGAGE LLC	§	**WISE COUNTY, TEXAS**
RESPONDENT(S):	§	
CASEY L. WHITE, MORGAN WHITE	§	**271ST DISTRICT COURT**

DEFAULT ORDER ALLOWING FORECLOSURE

1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.

2. The name and last known address of each Respondent subject to this order is

   Casey L. White, whose last known address is

   603 Elm Cir, Bridgeport, TX 76426;

   Morgan White, whose last known address is

   603 Elm Cir, Bridgeport, TX 76426.

   Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.

3. The property that is the subject of this foreclosure proceeding is commonly known as 603 Elm Cir, Bridgeport, TX 76426 with the following legal description:

   LOT 106, 108 AND THE EAST 10' OF LOT 82 OF COLLUM RESUBDIVISION OF THE EAST PART OF TWIN HILLS CAMP, AS

FILED 8:53 AM PM 448-7611

DEC 03 2015

BRENDA ROWE
DISTRICT CLERK-WISE COUNTY, TX
BY _____ DEPUTY

RECORDED IN CABINET A, SECTION 78, PLAT RECORDS, WISE COUNTY, TEXAS.

THE EAST 10' OF LOT 82 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 100 D SPIKE FOUND IN THE NORTH LINE OF A PUBLIC ROAD (ELM CIRCLE), BEING THE SOUTHEAST CORNER OF LOT 82;

THENCE SOUTH 36 DEGREES 26 MINUTES 10 SECONDS WEST ALONG SAID PUBLIC ROAD 10.24 FEET TO A POINT IN THE SOUTH LINE OF LOT 82;

THENCE NORTH 41 DEGREES 12 MINUTES 22 SECONDS WEST, PARALLEL WITH THE EAST LINE OF LOT 82, 174.33 FEET TO A POINT IN THE NORTH LINE OF LOT 82;

THENCE NORTH 49 DEGREES 34 MINUTES 41 SECONDS EAST (NORTH 54 DEGREES 29 MINUTES EAST-PLAT) 10.00 FEET TO A POINT AT THE NORTHEAST CORNER OF LOT 82;

THENCE SOUTH 41 DEGREES 12 MINUTES 22 SECONDS EAST ALONG THE EAST LINE OF LOT 82,172.00 FEET TO THE POINT OF BEGINNING, AND BEING THE SAME 10 FOOT RESERVED BY JOE MATTHEWS AND WIFE, ROSA G. MATTHEWS, IN DEED RECORDED IN VOLUME 293, PAGE 109, DEED RECORDS, WISE COUNTY, TEXAS .

4. The lien to be foreclosed is indexed or recorded at Instrument Number: 00029867 and recorded in the real property records of Wise County, Texas.

5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.

6. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 et seq.

7. Therefore, the Court grants Petitioner's motion for a default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner may proceed with foreclosure of the property

described above in accordance with applicable law and the loan agreement, contract, or lien sought to be foreclosed.

8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 2 day of December, 2015

JUDGE PRESIDING

Return to:

Buckley Madole, P.C.
Attn: Home Equity Department
14841 Dallas Parkway, Suite 425
Dallas, TX 75254

COPY

WKC/kp/foreclosure/fsb/buck.noticeofsale
12/9/15

Notice of Foreclosure Sale

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

TRACT 1:
Being Lot 1 of Bridgeport Industrial Park, an Addition to the City of Bridgeport, Wise County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 217, Plat Records, Wise County, Texas.

2. *Instrument to be Foreclosed.* Deed of Trust executed on May 7, 2009, and recorded in Volume 2047, Page 88, 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: January 5, 2016

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.

POSTED
AT 1:09 o'clock P M
DEC 11 2015
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By [signature] DEPUTY

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 Diane Buck.

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 Diane Buck, and payable to the order of First State Bank. First State Bank is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, First State Bank at P.O. Box 5, Chico, Texas 76431.

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: December 10, 2015

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

COPY

WKC/kr/foreclosure/carder/strong/noticeofsale
12/10/15

Notice of Foreclosure Sale

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

Lot Number 3 in Block "D" of the Sherwood Forest Subdivision Number 2, an Addition to the City of Bridgeport, Wise County, Texas, according to the Plat of same of record in the office of the County Clerk, of Wise County, Texas, as recorded in Cabinet A, Section 73, Map Records, Wise County, Texas.

2. *Instrument to be Foreclosed.* Deed of Trust executed on February 13, 2012, and recorded in Volume 2329, Page 365, 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: January 5, 2016

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

POSTED
AT 1:16 o'clock P M
DEC 11 2015
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Toni Driskill DEPUTY

(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 Leslie Bruce Strong and Tina Renee Hill.

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 Leslie Bruce Strong and Tina Renee Hill, and payable to the order of Jay B. Carder and wife, Peggy Carder. Peggy Carder Supplemental Needs Trust 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, Peggy Carder Supplemental Needs Trust, 2548 Natchez Trace, Denton, Texas76210.

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: December 10th, 2015

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

POSTED
AT 12:48 o'clock P M
DEC 10 2015
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Michele Fennell DEPUTY
Michele Fennell

Notice of Foreclosure Sale

December 10, 2015

Deed of Trust ("Deed of Trust"):

Dated:	July 20, 2012
Grantor:	Kevin Magness and Kimberley Magness
Trustee:	Berry White
Lender:	Dean Barron, Jr
Recorded in:	Volume 2377, Page 493 of the real property records of Wise County, Texas
Secures:	Real Estate Lien Note ("Note") in the original principal amount of $87,000.00, executed by Kevin Magness and Kimberley Magness ("Borrower") and payable to the order of Lender
Foreclosure Sale:	
Date:	Tuesday, January 5, 2016
Time:	The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00am.
Place:	Wise County Courthouse in Decatur, Texas, at the following location: The Southeast porch of the courthouse steps of the Wise County Court House
Terms of Sale:	The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Dean Barron, Jr's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Dean Barron, Jr, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Dean Barron, Jr's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Dean Barron, Jr's rights

and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

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

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

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Dean Barron, Jr. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

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

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

Berry White
104 Hackberry Ct.
Runaway Bay, TX 76426
Telephone (940) 268-5294
Telecopier (888) 396-6271

GF#12-38071

EXHIBIT "A"

24.03 acres of land situated within Block No. 59 of the Matagorda County School Land Survey, Abstract No. 534, Wise County, Texas, said 24.03 acres being out of and part of a 234.99 acre tract of land described as Tract One and a 42.80 acre tract of land described as Tract Two in a deed to the P and W Company recorded in Volume 2316, Page 541 of the Official Records, Wise County, Texas, said 24.03 acre tract being more particularly described by metes and bounds as follows:

Beginning at a 5/8" rebar rod (control monument) found in the common line between said Block No. 59 and Block No. 60 of said Matagorda County School Land Survey for a common corner between said P and W Company tracts and a tract of land described in a deed to Lonnie H. Noble, III et. ux. recorded in Volume 140, Page 508 of the Real Records, Wise County, Texas, for an angle corner of this described tract; Thence N 89° 42' 40" E, 264.57 feet along the common line between said Block No. 59 and Block No. 60, same being the common line between said P and W Company tract and Lonnie H. Noble, III et. ux. tract, to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 for the northeast corner of this described tract;

Thence S 00° 10' 28" E. 1232.43 feet over and across said Block No. 59 and said P and W Company tract, to a 1/2" rebar rod set with a survey cap stamped RPLS 6224, for the southeast corner of this described tract;

Thence S 89° 49' 04" W, 769.46 feet over and across said Block No. 59 and P and W Company tract, to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the beginning of a curve to the right, said curve being concave to the east, for the southwest corner of this described tract;

Thence 65.39 feet along the Arc of said curve running over and across said Block No. 59 and P and W Company tract, said curve has a Radius of 189.55 feet, a Direction of N 05° 49' 10" W, and a Chord of 65.07 feet, to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the end of said curve, for an angle corner of this described tract;

Thence N 07° 34' 37" E, 66.14 feet over and across said Block No. 59 and P and W Company tract, to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the beginning of a curve to the left, said curve being concave to the west, for an angle corner of this described tract;

Thence 153.39 feet along the Arc of said curve running over and across said Block No. 59 and P and W Company tract, said curve has a Radius of 474.80 feet, a Direction of N 02° 18' 57" E, and a Chord of 152.73 feet, to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the end of said curve, for an angle corner of this described tract;

Thence N 12° 14' 47" W, 565.98 feet over and across said Block No. 59 and P and W Company tract, to a 1/2" rebar rod set with a survey cap stamped RPLS 6224, for an angle corner of this described tract;

Thence N 22° 41' 18" W, 259.03 feet over and across said Block No. 59 and P and W Company tract, to a 1/2" rebar rod set with a survey cap stamped RPLS 6224, for an angle corner of this described tract;

Thence N 08° 53' 42" W, 156.73 feet over and across said Block No. 59 and P and W Company tract, to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 in the common line between said Block No. 59 and Block No. 60, for the northwest corner of this described tract;

RM

Thence N 89° 42' 40" E, 737.06 feet along the common line between said Block No. 59 and Block No. 60 over and across said P and W Company tract, to the place of beginning and containing 24.03 acres of land, and being called Tract 8 in Surveyor's Plat and Field Notes, dated February 16, 2012, compiled by Barney Dan Arnold, RPLS#6224.

TOGETHER WITH AN UNDIVIDED 10% INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT WHICH PROVIDES ACCESS TO AND FROM A PUBLIC ROADWAY TO THE ABOVE DESCRIBED TRACT. SUCH ACCESS WILL BE HELD IN COMMON OTHER UNDIVIDED INTEREST OWNERS:

Field notes of a survey of 5.30 acres of land situated within Block No. 59 and Block No. 60 of the Matagorda County School Land Survey, Abstract No. 534, Wise County, Texas, said 5.30 acres being out of and part of a 234.99 acre tract of land described as Tract One in a deed to the P and W Company recorded in Volume 2316, Page 541 of the Official Records, Wise County, Texas, said 5.30 acre tract being more particularly described by metes and bounds as follows:

Beginning at a mag nail set in the approximate center of Wise County Road No. 3673, said point being located in the common line between said Block No. 59 and the S. E. Clement Survey, Abstract No. 218, same being the south line of said P and W Company tract, for the southeast corner of this described tract; from which a mag nail set in the approximate center of said Wise County Road No. 3673 for the southeast corner of said P and W Company tract bears N 89° 49' 04" E, 1056.01 feet;

Thence S 89° 49' 04" W, 185.39 feet along the common line between said Block No. 59 and the S. E. Clement Survey, same being the south line of said P and W Company tract, to a mag nail set in the approximate center of said Wise County Road No. 3673, for the southwest corner of this described tract, from which a mag nail set in the approximate center of said Wise County Road No. 3673 for the southwest corner of said P and W Company tract bears S 89° 49' 04" W, 2057.21 feet;

Thence N 00° 10' 56" W, 123.47 feet over and across said Block No. 59 and P and W Company tract, to a 1/2" rebar rod set with a survey cap stamped RPLS 6224, for an angle corner of this described tract;

Thence N 89° 49' 04" E, 22.72 feet over and across said Block No. 59 and P and W Company tract, to a 1/2" rebar rod set with a survey cap stamped RPLS 6224, for an angle corner of this described tract;

Thence N 13° 48' 02" W, 259.25 feet over and across said Block No. 59 and P and W Company tract, to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the beginning of a curve to the left, said curve being concave to the southwest, for an angle corner of this described tract;

Thence 134.49 feet along the Arc of said curve over and across said Block No. 59 and P and W Company tract, said curve has a Radius of 213.66 feet, a Direction of N 27° 08' 07" W, and a Chord of 132.28 feet, to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the end of said curve, for an angle corner of this described tract;

Thence N 51° 27' 36" W, 179.01 feet over and across said Block No. 59 and P and W Company tract, to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the beginning of a curve to the right, said curve being concave to the northeast, for an angle corner of this described tract;

Thence 222.02 feet along the Arc of said curve over and across said Block No. 59 and P and W Company tract, said curve has a Radius of 239.55 feet, a Direction of N 22° 29' 19" W, and a Chord of 214.16 feet, to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the end of said curve, for an angle corner of this described tract;

Thence N 07° 35' 55" E, 72.69 feet over and across said Block No. 59 and P and W Company tract, to a

KM

1/2" rebar rod set with a survey cap stamped RPLS 6224 at the beginning of a curve to the left, said curve being concave to the west, for an angle corner of this described tract;

Thence 137.24 feet along the Arc of said curve over and across said Block No. 59 and P and W Company tract, said curve has a Radius of 424.80 feet, a Direction of N 02° 18' 57" E, and a Chord of 136.64 feet, to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the end of said curve, for an angle corner of this described tract;

Thence N 12° 16' 06" W, 556.78 feet over and across said Block No. 59 and P and W Company tract, to a 1/2" rebar rod set with a survey cap stamped RPLS 6224, for an angle corner of this described tract;

Thence N 22° 41' 18" W, 260.52 feet over and across said Block No. 59 and P and W Company tract, to a 1/2" rebar rod set with a survey cap stamped RPLS 6224, for an angle corner of this described tract;

Thence N 08° 54' 30" W, 170.35 feet over and across said Block No. 59 and P and W Company tract, to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 in the common line between said Block No. 59 and Block No. 60, for an angle corner of this described tract;

Thence N 09° 28' 13" W, 1684.78 feet over and across said Block No. 60 and P and W Company tract, to a 1/2" rebar rod set with a survey cap stamped RPLS 6224, for an angle corner of this described tract;

Thence N 00° 37' 46" W, 190.67 feet over and across said Block No. 60 and P and W Company tract, to a 1/2" rebar rod set with a survey cap stamped RPLS 6224, for the northwest corner of this described tract;

Thence N 89° 42' 01" E, 126.85 feet over and across said Block No. 60 and P and W Company tract, to a 1/2" rebar rod set with a survey cap stamped RPLS 6224, for the northeast corner of this described tract;

Thence S 00° 37' 46" E, 190.68 feet over and across said Block No. 60 and P and W Company tract, to a 1/2" rebar rod set with a survey cap stamped RPLS 6224, for an angle corner of this described tract;

Thence S 89° 42' 16" W, 76.21 feet over and across said Block No. 60 and P and W Company tract, to a 1/2" rebar rod set with a survey cap stamped RPLS 6224, for an angle corner of this described tract;

Thence S 09° 28' 09" E, 1684.78 feet over and across said Block No. 60 and P and W Company tract, to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 in the common line between said Block No. 60 and Block No. 59, for an angle corner of this described tract;

Thence S 08° 53' 42" E, 156.73 feet over and across said Block No. 59 and P and W Company tract, to a 1/2" rebar rod set with a survey cap stamped RPLS 6224, for an angle corner of this described tract;

Thence S 22° 41' 18" E, 259.03 feet over and across said Block No, 59 and P and W Company tract, to a 1/2" rebar rod set with a survey cap stamped RPLS 6224, for an angle corner of this described tract;

Thence S 12° 14' 47" E, 565.98 feet over and across said Block No. 59 and P and W Company tract, to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the beginning of a curve to the right, said curve being concave to the west, for an angle corner of this described tract;

Thence 153.39 feet along the Arc of said curve over and across said Block No. 59 and P and W Company tract, said curve has a Radius of 474.80 feet, a Direction of S 02° 18' 57" W, and a Chord of 152.73 feet, to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the end of said curve, for an angle corner of this described tract;

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Thence S 07° 34' 37" W, 66.14 feet over and across said Block No. 59 and P and W Company tract, to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the beginning of a curve to the left, said curve being concave to the northeast, for an angle corner of this described tract;

Thence 175.68 feet along the Arc of said curve over and across said Block No. 59 and P and W Company tract, said curve has a Radius of 189.55 feet, a Direction of S 22° 29' 19" E, and a Chord of 169.46 feet, to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the end of said curve, for an angle corner of this described tract;

Thence S 51° 22' 46" E, 182.38 feet over and across said Block No. 59 and P and W Company tract, to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the beginning of a curve to the right, said curve being concave to the southwest, for an angle corner of this described tract;

Thence 165.96 feet along the Arc of said curve over and across said Block No. 59 and P and W Company tract, said curve has a Radius of 263.66 feet, a Direction of S 27° 08' 07" E, and a Chord of 163.23 feet, to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the end of said curve, for an angle corner of this described tract;

Thence S 13° 50' 11" E, 267.26 feet over and across said Block No. 59 and P and W Company tact, to a 1/2" rebar rod set with a survey cap stamped RPLS 6224, for an angle corner of this described tract;

Thence N 89° 49' 04" E, 111.22 feet over and across said Block No. 59 and P and W Company tract, to a 1/2" rebar rod set with a survey cap stamped RPLS 6224, for an angle corner of this described tract;

Thence S 00° 10' 56" E, 123.47 feet over and across said Block No. 59 and P and W Company tract, to the place of beginning and containing 5.30 acres of land, and being called Tract 15 in Surveyor's Plat and Field Notes, dated February 16, 2012, compiled by Barney Dan Arnold, RPLS#6224.

NOTICE OF TRUSTEE'S SALE

KNOW ALL MEN BY THESE PRESENTS

STATE OF TEXAS

COUNTY OF WISE

WHEREAS, by Deed of Trust dated July 17, 2015, recorded as Instrument Number 201507234, in Wise County Deed of Trust Records, Wise County, Texas, executed by James Wesley Sands to Alvin A. Miller, securing SHADOW WOOD MKB JOINT VENTURE with the property being situated in the County of Wise, Texas, to wit:

Exhibit "A" – AKA Lots #39 and 40

(herein the "Property") to secure that certain Promissory Note therein described in the original principal amount of $60,000.00, executed by James Wesley Sands made payable to the order of SHADOW WOOD MKB JOINT VENTURE.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on Tuesday, the 5th day of January, 2016, between the hours of 1:00 o'clock p.m. and 4:00 o'clock p.m. I will sell said real estate at the area of the County Courthouse in Wise County for such sales, to the highest bidder for cash. Said sale will begin at 1:00 o'clock p.m. or not later than three (3) hours thereafter.

WITNESS MY HAND THIS 1st day of December, 2015

Alvin A. Miller, Trustee

POSTED

AT 10:09 o'clock A **M**

DEC 08 2015

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

Vicky Gaona

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: December 8, 2015

POSTED
AT 8:36 o'clock A M
DEC 08 2015
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Sarah Enochs

DEED OF TRUST

Date: June 1, 2013
Grantor: Blake S. Moss
Grantor's County: Wise County
Beneficiary: Randy Wayne Moss
Trustee: Jennifer Wren

Recording Information: Deed of Trust dated **June 1, 2013**, executed by **Blake S. Moss,** to **Jennifer Wren**, Trustee, securing the payment of one note of even date therewith in the principal sum of **$95,000.00**, said Deed of Trust recorded as **Document No. 201321713**, Official Records of Wise County, Texas.

Property: 1.0 acre of land, more or less, situated in the William Hersee Survey, Abstract No. 410, in Wise County, Texas; being the same land as previously described in Deed made by Larry Ray Singleton and wife, Cynthia Diann Singleton, to Randy Wayne Moss and wife, Jennifer Drane Moss, dated December 29, 1986, recorded in Vol. 213, p. 644, Real Records of Wise County, Texas; said 1.0 acre being more particularly described as follows:

BEGINNING at the Northeast corner of a tract of 12.2 acres out of said William Hersee Survey, as described in Deed made by Mrs. Ressie Robinson to A. B. Smith, dated August 9, 1946, recorded in Vol. 163, p. 257, Deed Records of Wise County, Texas;

THENCE South 208.5 feet, a corner;

THENCE West 208.5 feet, a corner;

THENCE North 208.5 feet, a corner;

THENCE East 208.5 feet, a corner and the Place of Beginning, and containing 1.0 acre of land, more or less.

NOTE

Date: June 1, 2013
Amount: Ninety-Five Thousand and 00/100 Dollars ($95,000.00)
Debtor: Blake S. Moss
Holder: Randy Wayne Moss

DATE OF SALE OF PROPERTY (first Tuesday of month): January 5, 2016

EARLIEST TIME OF SALE OF PROPERTY (between 10:00 a. m. and 4:00 p. m.): 10:00 a.m.

PLACE OF SALE OF PROPERTY: At the door to the Southeast porch of the County Court House in Wise County, Texas.

A SUBSTITUTE TRUSTEE WAS APPOINTED BY THE CURRENT HOLDER OF THE NOTE AND CURRENT BENEFICIARY BY THE FOLLOWING DOCUMENT:

APPOINTMENT OF SUBSTITUTE TRUSTEE

Date: November 6, 2015

Substitute Trustee: Mason L. Woodruff

Recording Information: Appointment of Substitute Trustee dated **November 6, 2015**, executed by **Randy Wayne Moss**, appointing **Mason L. Woodruff** as Substitute Trustee, as **Document No. 201511125**, Official Records of Wise County, Texas

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

Mason L. Woodruff, Substitute Trustee

STATE OF TEXAS §

COUNTY OF WISE §

This instrument was acknowledged before me on this **8th** day of **December, 2015** by **Mason L. Woodruff**, Substitute Trustee.

BRITTANY GARDNER
Notary Public, State of Texas
My Commission Expires
October 24, 2019

Notary Public, State of Texas
My commission expires: 10/24/19

NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS §
§
COUNTY OF WISE §

WHEREAS, on February 9, 2001, **MITAL HOSPITALITY, INC.**, a Texas corporation (the "Borrower"), executed that certain Deed of Trust, Security Agreement and Assignment of Rents (the "Deed of Trust"), granting a lien on certain real property located in Wise County, Texas, being more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes, together with certain other real and personal property described therein (collectively the "Mortgaged Premises"), to secure **STATE BANK OF TEXAS** (the "Lender"), in the payment of that certain Promissory Note (the "Note") of even date therewith in the original principal amount of $1,550,000.00 executed by Borrower, the Deed of Trust being recorded as Volume 1023, Page 27, Official Records of Wise County, Texas; and

WHEREAS, (1) default has occurred in the payment of the indebtedness evidenced by the Note and secured by the Deed of Trust, and in the performance of the covenants, agreements and conditions set forth in the Note and Deed of Trust, (2) past due sums due and payable under the Note and Deed of Trust, and/or secured thereby, are now due and payable, and (3) Lender, the owner and holder of said indebtedness, has required the undersigned, as trustee, to sell the Mortgaged Premises pursuant to the Deed of Trust and the laws of the State of Texas;

NOW, THEREFORE, notice is hereby given that on Tuesday, the 5th day of January, 2016, no earlier than 10:00 a.m., nor later than 1:00 p.m., I, as trustee under the Deed of Trust, will sell the Mortgaged Premises and all of the components thereof and in the area for conducting foreclosure sales at the county courthouse in Wise County, Texas, as designated by the Wise County Commissioner's Court, to the highest bidder for cash.

EXECUTED this 2nd day of December, 2015.

THOMAS J. IRONS, Trustee

POSTED
AT 1107 o'clock A M
DEC 03 2015
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By DEPUTY
Vicky Gaona

STATE OF TEXAS §
§
COUNTY OF COLLIN §

This instrument was sworn to and acknowledged before me on December 2, 2015, by **THOMAS J. IRONS**, Trustee, who acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

KATHERINE THREADGILL
Notary Public, State of Texas
My Commission Expires
July 09, 2019

Notary Public in and for the
State of Texas

My commission expires:

Printed Name:

EXHIBIT "A"

LEGAL DESCRIPTION

Being Lot 1A, of the A.J. WALKER SUBDIVISION, in the City of Decatur, Wise County, Texas, according to the plat recorded in Plat Cabinet B, Slide 134, Plat Records, Wise County, Texas.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

STATE OF TEXAS

COPY

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF Wise

WHEREAS, on **January 30, 1997, Jim Grisham and Janie Grisham,** as grantor(s) executed a Deed of Trust, conveying to **JCEF Limited, A Limited Liability Company**, **Deed Records, Wise County, Texas,** certain real property located in the County of **Wise,** State of Texas, and being more particularly described as **Lot 55, Hills of Oliver Creek, more specifically described in Exhibit A attached hereto and made a part hereof for all intents and purposes,** to secure payment of one certain Real Estate Note in the amount of, **$25,000.00** (the note), the Deed of Trust being recorded in Deed Records, **Wise County**, Texas, in **Volume 702, Page 368.** WHEREAS, (I) default has occurred in the payment of the Note secured by the Deed of Trust and/or in the performance of the covenants, agreements, and conditions set forth in the Deed of Trust, and (ii) the sums due and payable under the Note and the Deed of Trust are now wholly due and payable, and (iii) owner and holder of the Note, pursuant to the Deed of Trust has requested the undersigned to sell the property and satisfy the note, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust; and

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

NOW, THEREFORE, the undersigned, the **Substitute Trustee** as aforesaid, does hereby give notice that after due publication of this notice as required by law and the Deed of Trust, will sell the Property at Public Venue to the highest bidder, or bidders, for cash, at a time no earlier than **10:00 a.m.** and not later than **1:00 p.m.** on the first Tuesday in January, 2016 at the **Wise County Courthouse, Decatur, Texas.** The same being **January 5, 2016, At the southeast door of the Wise County Courthouse, Decatur, Texas.**

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

In Witness Whereof, this notice of **Substitute Trustee's Sale** has been executed on December 1, 2015.

Emory Russell

Emory Russell
Substitute Trustee

After Filing Return To:
JCEF Limited, A Limited Liability Company
8659 White Settlement Rd.
Fort Worth, Texas 76108

POSTED
AT 10:07 o'clock A M
DEC 01 2015
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Vicky Gaona

Exhibit "A"

TRACT #55, HILLS OF OLIVER CREEK

PROPERTY DESCRIPTION

Being a 2.022 acre tract of land out of the P.P. Harding Survey, Abstract #373, situated in Wise County, Texas, and being a portion of that certain 590.334 acre tract of land out of the M.E.P. & P.R.R.Co. Survey, Abstract #633, B.G. Brock Survey, Abstract #132, P.P. Harding Survey, Abstract #373, E.M. Thomasson Survey, Abstract #801, and the R.M. Thompson Survey, Abstract #1248, as conveyed to AP Land Investments Limited Partnership, Dee Ring, Inc., Sandra Sue Faust, The George and Jean Kaelber Trust, the Pepper Family Limited Partnership, and Jack Doege, in Volume 664, Page 238, Real Records, Wise County, Texas, and this tract being described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin found in the west right-of-way line of F.M. Hwy. #2264 and the west line of a 2.19 acre tract as conveyed to the State of Texas, for right-of-way, in Volume 264, Page 340, Deed Records, Wise County, Texas, and also being in the east line of said 590.334 acre tract, and being South 00°58'00" West, 478.30 feet, South 00°22'30" East, 270.67 feet (Long Chord), and South 01°43'00" East, 697.40 feet from the most easterly northeast corner of said 590.334 acre tract and being the beginning of a curve to the right having a radius of 5679.58 feet;

THENCE along the west line of said F.M. Hwy. and 2.19 acre tract, and the east line of said 590.334 acre tract, along said curve to the right an arc distance of 165.13 feet, to a 1/2" iron pin found for the end of said curve and then South 00°03'00" East, a distance of 69.92 feet, to a 1/2" iron pin set for the southeast corner of the herein described tract;

THENCE South 88°17'00" West, a distance of 372.02 feet, to a 1/2" iron pin set for the southwest corner of the herein described tract;

THENCE North 01°43'00" West, a distance of 235.00 feet, to a 1/2" iron pin set, for the northeast corner of the herein described tract;

THENCE North 88°17'00" East, a distance of 376.45 feet, to the POINT OF BEGINNING and containing 2.022 acres of land.

The bearings for this survey are based on the bearings as they appear in Volume 664, Page 238, Real Records, Wise County, Texas.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

STATE OF TEXAS

COPY

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF Wise

WHEREAS, on **December 8, 2009, Angela Bennet,** as grantor(s) executed a Deed of Trust, conveying to **Kristi K. Frazier Special Needs Trust, Deed Records, Wise County, Texas,** certain real property located in the County of **Wise,** State of Texas, and being more particularly described as **Lot 14, Cottondale, more specifically described in Exhibit A attached hereto and made a part hereof for all intents and purposes,** to secure payment of one certain Real Estate Note in the amount of, **$26,942.40** (the note), the Deed of Trust being recorded in Deed Records, **Wise County**, Texas, in **Volume 2114, Page 845.** 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 **Kristi K. Frazier Special Needs Trust**, by these presents is hereby posting, filing and giving notice of the foreclosure of the Deed of Trust and lien thereof in accordance with §51.002 of the Texas Property Code and the terms and provisions of the Deed of Trust.

NOW, THEREFORE, the undersigned, the **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 January, 2016 at the **Wise County Courthouse, Decatur, Texas.** The same being **January 5, 2016, At the southeast door of the Wise County Courthouse, Decatur, Texas.**

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

In Witness Whereof, this notice of **Substitute Trustee's Sale** has been executed on December 1, 2015.

Emory Russell

Emory Russell
Substitute Trustee

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

POSTED
AT 1004 o'clock A M
DEC 01 2015
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Vicky Gaona

EXHIBIT "A"

BEING a 5.000 acre tract of land out of Block 73, LOWER MATAGORDA SCHOOL LAND SURVEY, ABSTRACT NO. 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 8, Real Records, Wise County, Texas, and this tract being described by metes and bounds as follows:

BEGINNING at a ½" iron pin set in the occupied East right of way line of a North-South county road for the Northwest corner of the herein described tract, and said iron pin being South 89°42'18" East, 30.00 feet and South 00°35'08" West, 897.16 feet from the Northwest corner of said Frazier tract;

THENCE South 89°42'18" East a distance of 971.07 feet to a ½" iron pin set for the Northeast corner of the herein described tract;

THENCE South 00°35'08" West a distance of 224.29 feet to a ½" iron pin set for the Southeast corner of the herein described tract;

THENCE North 89°42'18" West a distance of 971.07 feet to a ½" iron pin set in the East right of way line of said county road for the Southwest corner of the herein described tract;

THENCE North 00°35'08" East along the East right of way line of said county road, a distance of 224.29 feet to the POINT OF BEGINNING, and containing 5.000 acres of land.

(AKA LOT 14, COTTONDALE ESTATES, an unrecorded subdivision situated in Wise County, Texas.)

POSTED
AT 1:50 o'clock P M

NOV 30 2015

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

Sarah Enochs

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
§ KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF WISE §

That notice is hereby given of a public non-judicial foreclosure sale.

1. **PROPERTY TO BE SOLD.** The property to be sold is more particularly described in **Exhibit A**, which is attached hereto and incorporated herein by this reference for all purposes.

   This conveyance will be made subject to any exceptions referenced in the Deed of Trust (herein defined) to the extent the same are still in effect and shall not cover any property that has been released from the liens of the Deed of Trust, if any.

2. **DATE, TIME AND PLACE OF SALE.** The sale is scheduled to be held at the following date, time and place:

   DATE: January 5, 2016

   TIME: Between the hours of 10:00 a.m. and 4:00 p.m. The sale shall commence at a time no earlier than 10:00 a.m. or within three (3) hours thereafter.

   PLACE: 101 1/2 N. Trinity, Decatur, Texas 76234, at the door of the first floor in the southeast corner of the Wise County Courthouse or as designated by the County Commissioner 21 days prior.

3. **TERMS OF SALE.** The sale will be conducted as a public auction to the highest bidder for cash. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day of sale for the property being sold.

4. **TYPE OF SALE.** The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by a Deed of Trust executed by Liam Hill, a married man. The Deed of Trust is dated May 2, 2012, and is recorded in the Office of the County Clerk of Wise County, Texas, under **County Clerk's Instrument No. 2012-5896** of the Official Public Records of Wise County, Texas.

5. **OBLIGATIONS SECURED.** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations"), including but not limited to the Real Estate Lien Note in the principal sum of $65,000.00, executed by Liam Hill, a married man, and payable to the order of Compass Bank, Successor Custodian for the Michael C. Ramos and the Diane Howe-Ramos Retirement Accounts

(as to 50%) and Gene P. McCutchin (as to 50%), a married man, however, the 50% interest previously held by Compass Bank, Successor Custodian for the Michael C. Ramos and the Diane Howe-Ramos Retirement Accounts has been assigned, transferred and conveyed to Michael C. Ramos, individually, as evidenced by: (a) that certain Assignment of Note and Liens from Compass Bank, Successor Custodian for the Diane H. Ramos IRA (a/k/a Diane Howe-Ramos Retirement Account), dated September 24, 2015, and recorded under County Clerk's **Instrument No. 201509433** of the Official Public Records of Wise County, Texas; and (b) that certain Assignment of Note and Liens from Compass Bank, Successor Custodian for the Michael C. Ramos Money Purchase Pension Plan (a/k/a Michael C. Ramos Retirement Account), dated September 24, 2015, and recorded under County Clerk's **Instrument No. 201509432** of the Official Public Records of Wise County, Texas; resulting in the holder of the Real Estate Lien Note and the beneficiary under the Deed of Trust being Michael C. Ramos (as to 50%) and Gene P. McCutchin (as to 50%) (herein collectively referred to as "Beneficiary"), and Beneficiary is the current owner and holder of the Obligations.

As of November 10, 2015, there was owed $17,461.62 on the Note being principal and interest in the following amounts: $16,630.02 of principal and interest, $831.60 of late charges, plus additional amounts for attorneys' fees. An exact statement of the amount due, owing and secured by the Deed of Trust may be obtained by contacting the undersigned or by contacting the Beneficiary as follows:

Mr. Michael C. Ramos
3904 Sunnyview Lane
Flower Mound, Texas 75022

6. **DEFAULT AND REQUEST TO ACT.** Default has occurred under the Deed of Trust and the Beneficiary has requested me, as the Trustee to conduct this sale. Notice is given that prior to the sale Beneficiary may appoint another person as a Substitute Trustee to conduct the sale.

DATED this the 30th day of November, 2015.

MICHAEL D. HESSE, Substitute Trustee

EXHIBIT A

LEGAL DESCRIPTION

All of that certain tract or parcel of land situated in the W.C. Anderson Survey, Abstract Number 7, Wise County, Texas, and being part of a called 40.04 acre tract of land described in the deed to Michael Ramos and Diane Ramos, as recorded in Volume 2204, Page 289, Official Records of Wise County, Texas, and being more particularly described as follows:

Beginning at a point for corner at the northeast corner of said Ramos tract and the eastern-most southeast corner of a called 106.47 acre tract of land described in the deed to Donald R. Crowley, as described in Volume 2325, Page 523, said Official Records, and in an asphalt surfaced road under apparent public use, and posted as County Road Number 3424;

Thence South 01 degrees 08 minutes 27 seconds West with the east line of said Ramos tract and said county road a distance of 645.75 feet to a point for corner at the northeast corner of a called 20.02 acre tract of land described in the deed to Equity Trust Co. d/b/n Sterling Trust, Custodian FBO Richard J. Pietla, IRA, as recorded in Volume 2317, Page 619, said Official Records;

Thence North 88 degrees 50 minutes 51 seconds West with the north line of said Equity Trust tract and passing en route at a distance of 12.92 feet a capped iron rod found near a fence, and continuing on said route a total distance of 1350.00 feet to a capped iron rod found for corner at the northwest corner of said 20.02 acre tract in the west line of said Ramos tract and the southernmost east line of said Crowley tract;

Thence North 01 degrees 08 minutes 27 seconds East with the west line of said Ramos tract a distance of 645.95 feet to an iron rod found for corner at the northwest corner of said Ramos tract and a re-entrant corner of said Crowley tract;

Thence South 88 degrees 50 minutes 21 seconds East with the north line of said Ramos tract and passing en route at a distance of 1335.75 feet a capped iron rod found for witness near a fence and continuing on said course a total distance of 1350.00 feet to the place of beginning and enclosing 20.016 acres of land more or less.

AFTER RECORDING RETURN TO:

Michael D. Hesse
HESSE & HESSE, PC
1518 Legacy Drive
Suite 250
Frisco, Texas 75034

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 12/06/2002
Grantor(s): TANYA V. SCHELLER AND SPOUSE, DAMON L. SCHELLER
Original Mortgagee: WELLS FARGO HOME MORTGAGE, INC.
Original Principal: $53,000.00
Recording Information: Book 1233 Page 163 Instrument 319486
Property County: Wise
Property:

BEING a 2.00 acre tract of land out of the S. McKneeley Survey, Abstract Number 591, Wise County, Texas, said tract being a portion of that certain 20.66 acre tract of land under Contract of Sale and Purchase between Weldon Wood and the Veterans Land Board recorded in Volume 212, Page 740, dated December 17, 1986, and also being a portion of that certain 10.00 acre tract of land recorded in Volume 223, Page 416, Deed Records, Wise County, Texas: BEGINNING at a 1/2 inch iron set South 00 degrees 11 minutes 40 seconds East, 1707.52 feet, and South 81 degrees 55 minutes 16 seconds West, 289.54 feet from the Northeast corner of said 20.66 acre tract; THENCE South 00 degrees 11 minutes 40 seconds East, 283.55 feet to a 1/2 inch iron set in the North line of County Road Number 1480; THENCE South 89 degrees 56 minutes 39 seconds West, with the North line of said County Road Number 1480, 314.22 feet to a wood fence post in the East line of F. M. Highway Number 101; THENCE North 10 degrees 30 minutes 33 seconds West, with the East line of said F. M. Highway Number 101, 157.57 feet to a wood fence post; THENCE North 08 degrees 45 minutes 12 seconds West, continuing with the East line of said highway, 79.59 feet to a 1/2 inch iron set; THENCE North 81 degrees 55 minutes 16 seconds East, 357.66 feet to the POINT OF BEGINNING and Containing 2.00 acres of land.

Reported Address: 2012 NORTH HIGHWAY 101, CHICO, TX 76431

POSTED
AT 1:16 o'clock P M
NOV 23 2015
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Sarah Enochs DEPUTY

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 January, 2016
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: AT THE SOUTHEAST PORCH OF THE COURTHOUSE STEPS in Wise County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Wise County Commissioner's Court.
Substitute Trustee(s): Donna Stockman, Brenda Wiggs, Denise Boerner, David Stockman, Tim Lewis, Guy Wiggs, Lori McCarty, Aurora Campos, Ramiro Cuevas, Markcos Pineda, Kelley Burns, Aarti Patel, Matthew Wolfson, Daniel Willsie, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Donna Stockman, Brenda Wiggs, Denise Boerner, David Stockman, Tim Lewis, Guy Wiggs, Lori McCarty, Aurora Campos, Ramiro Cuevas, Markcos Pineda, Kelley Burns, Aarti Patel, Matthew Wolfson, Daniel Willsie, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

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

Very truly yours,

NOTICE OF FORECLOSURE SALE

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

LOT EIGHTY-TWO R (82R), BLOCK B, OF CHISHOLM SPRINGS SUBDIVISION (CHISHOLM SPRINGS SUBDIVISION), LOCATED IN WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, SLIDES(S) 177-179, (REFILED IN CABINET C, SLIDE(S) 184-186), MAP RECORDS OF WISE COUNTY, TEXAS.

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

2. ***Instrument to be Foreclosed.*** The instrument to be foreclosed is the Deed of Trust dated 10/12/2011 and recorded in Document 2011-12691 real property records of Wise County, Texas.

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

Date: 01/05/2016

Time: The sale will begin no earlier than 01:00 PM or no later than three hours thereafter.

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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

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. 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.

5. ***Obligations Secured.*** The Deed of Trust executed by KIRK L MANIRE AND MISTY D MANIRE, provides that it secures the payment of the indebtedness in the original principal amount of $167,541.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BANK OF AMERICA, N.A. is the current mortgagee of the note and deed of trust and BANK OF AMERICA, N.A. is mortgage servicer. A servicing agreement between the mortgagee, whose address is BANK OF AMERICA, N.A. c/o BANK OF AMERICA, N.A., 4500 PARK GRANADA, CALABASAS, CA 91302 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. ***Default and Request to Act.*** Default has occurred under the deed of trust, and the mortgagee has requested a Substitute Trustee conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER,GUY WIGGS, DAVID STOCKMAN, LORI MCCARTY, TIM LEWIS OR MICHAEL W. ZIENTZ
c/o AVT Title Services, LLC
13770 Noel Road #801529
Dallas, TX 75380-1529

15-001073-570
135 DROVER RIDGE ROAD
NEWARK, TX 76071

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 1:23 o'clock P M
NOV 23 2015
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS

716 PR 4732
RHOME, TX 76078

00000005525951

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: January 05, 2016

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 July 26, 2006 and recorded in Document VOLUME 1716, PAGE 428 real property records of WISE County, Texas, with SHANNON D. ELLIS AND MARY E. ELLIS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by SHANNON D. ELLIS AND MARY E. ELLIS, securing the payment of the indebtednesses in the original principal amount of $141,775.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

6. **Mortgage Servicer Information**. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, as Mortgage Servicer, is representing the current mortgagee, whose address is:

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

DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, LORI MCCARTY, OR TIM LEWIS
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is David Stockman, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.
I declare under penalty of perjury that on 11-23-15 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: DAVID STOCKMAN
Date: 11-23-15

POSTED
AT 1:32 o'clock P M

NOV 23 2015

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

Sarah Enochs

NOS00000005525951

EXHIBIT "A"

A 1.50 ACRE TRACT OF LAND, MORE OR LESS, IN THE G.B. BUCHANAN SURVEY A-31, WISE COUNTY, TEXAS AND 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 A SIXTY PENNY NAIL FOUND FOR THE NORTHEAST CORNER OF SAID JOINT VENTURE TRACT BEARS NORTH 89 DEG. 38 MIN. 18 SEC. EAST 1220.4 FEET;

THENCE SOUTH 00 DEG. 18 MIN 41 SEC. EAST 323.46 FEET TO AN IRON ROD SET IN THE NORTH LINE OF A SIXTY FOOT ROAD;

THENCE SOUTH 89 DEG. 41 MIN 19 SEC. WEST WITH THE NORTH LINE OF SAID ROAD 202.06 FEET TO AN IRON ROD SET FOR CORNER;

THENCE NORTH 00 DEG. 18 MIN. 41 SEC. WEST 323.28 FEET TO AN IRON ROD SET IN THE NORTH LINE OF SAID JOINT VENTURE TRACT;

THENCE NORTH 89 DEG. 38 MIN. 18 SEC. EAST 202.06 FEET TO POINT OF BEGINNING.

10012 HIGHWAY 199 WEST
POOLVILLE, TX 76487

20130169803363

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: January 05, 2016

   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 October 21, 2003 and recorded in Document VOLUME 1358, PAGE 497; AS AFFECTED BY VOLUME 1388, PAGE 46 real property records of WISE County, Texas, with EDMUNDO ZUNIGA AND SYLVIA AYALA, grantor(s) and NETWORK FUNDING L.P., mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by EDMUNDO ZUNIGA AND SYLVIA AYALA, securing the payment of the indebtednesses in the original principal amount of $126,875.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, LORI MCCARTY, OR TIM LEWIS
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is Donna Shoemaker, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.
I declare under penalty of perjury that on 11-9-15 I filed at the office of the WISE County Clerk and caused to be posted at the WISE County courthouse this notice of sale.

Donna Shoemaker

Declarants Name: Donna Stockman
Date: 11-9-15

NOS20130169803363

FCTX_NSTS_Sigs.rpt - (07/27/2015) - Ver-43

POSTED
AT 3:31 o'clock P M

NOV 09 2015

SHERRY LEMON, COUNTY CLERK

EXHIBIT "A"

TRACT 1:
BEING A 10.010 ACRE TRACT OF LAND OUT OF THE JOSE MARIE MORA SURVEY, ABSTRACT NO. 542, SITUATED IN WISE COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO WILLIAM TUCK PERCY AND ELLA CELIA PERCY, IN VOLUME 231, PAGE 291, DEED RECORDS, WISE COUNTY, TEXAS. THE BEARING FOR THIS SURVEY ARE BASED UPON THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 199 AS DEFINED IN VOLUME 122, PAGE 179, DEED RECORDS, WISE COUNTY, TEXAS; SAID 10.010 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD CAPPED RPLS 4818, SET ON THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 199, AS RECORDED IN VOLUME 122, PAGE 179, DEED RECORDS, WISE COUNTY, TEXAS, AND BEING SOUTH 55 DEGREES 35' 00" EAST, A DISTANCE OF 262.91 FEET FROM THE SOUTHWEST CORNER OF THE SAID PERCY TRACT, SAME BEING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS "TRACT ONE" IN DEED TO THOMAS B. STAPLES, IN VOLUME 391, PAGE 415, DEED RECORDS, WISE COUNTY, TEXAS;

THENCE NORTH 34 DEGREES 22' 21" EAST OVER AND ACROSS THE SAID PERCY TRACT, A DISTANCE OF 1059.36 FEET TO A 1/2" IRON ROD CAPPED RPLS 4818, SET ON THE NORTH LINE OF THE SAID PERCY TRACT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 88 DEGREES 03' 23"EAST ALONG THE SAID NORTH LINE, A DISTANCE OF 438.64 FEET A 1/2" IRON ROD CAPPED RPLS 4818 SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 34 DEGREES 21' 26" WEST OVER AND ACROSS THE SAID PERCY TRACT, A DISTANCE OF 1294.86 FEET A 1/2" IRON ROD CAPPED RPLS 4818 SET ON THE SAID NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 199;

THENCE NORTH 55 DEGREES 35' 00" WEST ALONG THE SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 370.59 FEET TO THE POINT OF BEGINNING, AND CONTAINING A COMPUTED AREA OF 10.010 ACRES, MORE OR LESS.

TRACT 2:
BEING A 1.363 ACRE TRACT OF LAND OUT OF THE PROPERTY CONVEYED HEREBY, BEING OUT OF THE JOSE MARIA MORA SURVEY, ABSTRACT NO. 542, SITUATED IN WISE COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO WILLIAM TUCK PERCY AND ELLA CELIA PERCY, IN VOLUME 231, PAGE 291, DEED RECORDS, WISE COUNTY, TEXAS. THE BEARINGS FOR THIS SURVEY ARE BASED UPON THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 199 AS DEFINED IN VOLUME 122, PAGE 179, DEED RECORDS, WISE COUNTY, TEXAS. SAID 1.363 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON CAPPED "RPLS 4818" FOUND ON THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 199, AS RECORDED IN VOLUME 122, PAGE 179, DEED RECORDS, WISE COUNTY, TEXAS, AND BEING SOUTH 55 DEGREES 25 MINUTES 00 SECONDS EAST A DISTANCE OF 262.91 FEET FROM THE SOUTH WEST CORNER OF THE SAID PERCY TRACT;

THENCE NORTH 34 DEGREES 22 MINUTES 21 SECONDS EAST, OVER AND ACROSS THE SAID PERCY TRACT. A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 55 DEGREES 35 MINUTES 00 SECONDS EAST, OVER AND ACROSS THE SAID PERCY TRACT AND PARALLEL WITH THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE HIGHWAY NO. 199, A DISTANCE OF 1970.38 FEET TO THE EAST LINE OF THE SAID PERCY TRACT;

THENCE SOUTH 2 DEGREES 30 MINUTES 39 SECONDS WEST ALONG THE EAST LINE A DISTANCE OF 35.34 FEET TO A 1/2" IRON ROD FOUND ON THE SAID NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 199;

THENCE NORTH 55 DEGREES 35 MINUTES 00 SECONDS WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1989.03 FEET TO THE POINT OF BEGINNING, AND CONTAINING A COMPUTED AREA OF 1.363 ACRES, MORE OR LESS. COMPILED FROM FIELD TIES AND RECORD DATE BY WHITFIELD-HALL SURVEYORS ON APRIL 4, 2001.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WISE County
Deed of Trust Dated: December 19, 2013
Amount: $153,075.00
Grantor(s): ROBERT D. GREENE and TAMMY L. GREENE

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

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

Recording Information: Document No. 201330216

Legal Description: LOT TWELVE (12), BLOCK THREE (3), SHALE CREEK, PHASE 2B, CORRECTED PLAT, AN ADDITION TO WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET C, SLIDE 555 OF THE PLAT RECORDS OF WISE COUNTY, TEXAS.

Date of Sale: January 5, 2016 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

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

DONNA STOCKMAN OR BRENDA WIGGS, DENISE BOERNER OR ANGELA LEWIS have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

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

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

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

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

DONNA STOCKMAN OR BRENDA WIGGS, DENISE BOERNER OR ANGELA LEWIS
c/o Tejas Trustee Services
4100 Midway Rd Ste 1040
Carrollton, TX 75007

SARAH ROBBINS, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
333 Clay, Suite 2900
Houston, Texas 77002
Reference: 2015-008060

POSTED
AT 2:17 o'clock P M
NOV 05 2015
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Vicky Gaona

POSTED
AT 10:30 o'clock A M
NOV 04 2015
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
BY DEPUTY

Notice of Foreclosure Sale

PURSUANT TO TEXAS TAX CODE SECTION 32.06, THE FORECLOSURE SALE REFERRED TO IN THIS DOCUMENT IS A SUPERIOR TRANSFER TAX LIEN SUBJECT TO THE RIGHT OF REDEMPTION UNDER CERTAIN CONDITIONS. THE FORECLOSURE IS SCHEDULED TO OCCUR ON JANUARY 5, 2016.

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:

Acres: 0.260, Abst: A-661 CL NICHOLS; also known as BEING a 0.28 acre tract in the Out Lot 14, Original Town of Boyd, Wise County, Texas, and also being a part of a certain called 3.818 acre tract described in instrument recorded in Volume 27, Page 51, Real Records, Wise County, Texas, and this part being described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the Southeast corner of said 3.818 acre tract and the Southeast corner of said Out Lot 14, said point also being in the North Right-of-Way of Hobbs Avenue;

THENCE South 89 degrees 59 minutes 50 seconds West with the South line of said 3.818 acre tract and with said Right-of-Way a distance of 79.54 feet to a 1/2 inch iron rod with a yellow plastic cap stamped Steadham R.P.L.S. 4281 set in said Right-of-Way and in the South line of said tract, at the POINT OF BEGINNING of the tract herein described;

THENCE South 89 degrees 59 minutes 50 seconds West with the South line of said 3.818 acre tract a distance of 84.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped Steadham R.P.L.S. 4281 set in the South line of said tract and in said Right-of-Way for a corner;

THENCE North 04 degrees 32 minutes 10 seconds East a distance of 149.54 feet to a

1/2 inch iron rod with a yellow plastic cap stamped Steadham R.P.L.S. 4281 set for corner;

THENCE North 89 degrees 59 minutes 50 seconds East a distance of 80.02 feet to a 1/2 inch iron rod with a yellow plastic cap stamped Steadham R.P.L.S. 4281 set for corner;

THENCE South 02 degrees 41 minutes 28 seconds West a distance of 149.24 feet to the POINT OF BEGINNING and containing 0.28 acres of land; more commonly known as 427 West Hobbs, Boyd, Texas 76032.

2. *Instrument to be Foreclosed.* The instruments to be foreclosed are the Property Tax Lien Deed of Trust (Deed of Trust) recorded in Instrument No. 2009-39596 of the real property records of Wise County, Texas and the Transferred Tax Lien recorded in Instrument Nos. 2009-40147, 2009-40175, 2009-50911, and 201328983 of the real property records of Wise County, Texas.

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

Date: January 5, 2016.

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 4:00 p.m.

Place: The door of the first floor in the southeast corner of the Wise County Courthouse or as otherwise designated by County Commissioner.

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 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 or any Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee or any Substitute Trustee.

5. *Type of Sale.* The sale is an expedited foreclosure sale of a Transferred Tax Lien created pursuant to Sections 32.06 and 32.065, Texas Tax Code, Section 51.002, Texas Property Code and the power of sale granted by the Deed of Trust executed by Carolyn L. Chittendon.

6. *Obligations Secured.* The Deed of Trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the Note in the original principal amount of $9,236.28 and $2,828.96, executed by Carolyn L. Chittendon, and payable to the order of Casey Lending, LLC; (b) all renewals and extensions of the Note; and (c) any and all present and future indebtednesses of Carolyn L. Chittendon to Casey Lending, LLC. Casey Lending, LLC 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 Nikolaos P. Stavros or Lindsey Kelly at 3624 N. Hills Drive, Suite B-100, Austin, Texas 78731.

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.

Dated: November 18, 2015

Donn Ianuzi, Nikolaos P. Stavros, I indsey Kelly,
Michelle Brown, Daniel Andrews, or John Daves
3624 North Hills Dr., Suite B-100
Austin, TX 78731
Telephone: (512) 346-6011
Fax: (512) 346-6005

AFTER RECORDING RETURN TO:
Stavros & Kelly, PLLC
3624 North Hills Dr., Suite B-100
Austin, TX 78731
Tel: (512) 346-6011
Fax: (512) 346-6005

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WISE County
Deed of Trust Dated: November 15, 2012
Amount: $83,460.00
Grantor(s): DAVID R COLE and NANCY D TACKETT

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

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

Recording Information: Document No. 2012-13719

Legal Description: LOT 43, BLOCK 10, OF UNIT 1, RUNAWAY BAY, AN ADDITION TO THE CITY OF RUNAWAY BAY, WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET A, SECTION 121, OF THE PLAT RECORDS OF WISE COUNTY, TEXAS.

Date of Sale: January 5, 2016 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

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

DONNA STOCKMAN OR BRENDA WIGGS, DENISE BOERNER OR ANGELA LEWIS have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

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

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

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

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

DONNA STOCKMAN OR BRENDA WIGGS, DENISE BOERNER OR ANGELA LEWIS
c/o Tejas Trustee Services
4100 Midway Rd Ste 1040
Carrollton, TX 75007

SARAH ROBBINS, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
333 Clay, Suite 2900
Houston, Texas 77002
Reference: 2015-006353

POSTED
AT 10:53 o'clock A M

OCT 29 2015

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

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 05/16/2011
Grantor(s): RUTH GARDNER, A SINGLE PERSON
Original Mortgagee: WELLS FARGO BANK, N.A.
Original Principal: $104,250.00
Recording Information: Instrument 2011-6532
Property County: Wise
Property:

ALL OF LOT NINE (9), IN THE BLOCK NO. TWELVE (12), RANGE C, DEVEREUXS ADDITION TO THE CITY OF DECATUR, WISE COUNTY, TEXAS, BEING THE SAME DEED MADE BY PASCHALL PHILLIPS ET AL VERL PHILLIPS, DATED JULY 7, 1969, RECORDED IN VOLUME 297, PAGE 227, DEED RECORDS OF WISE COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 10 IN SAID BLOCK 12, SAID POINT BEING IN THE WEST LINE OF COWANS STREET; THENCE WEST WITH THE SOUTH LINE OF SAID LOT 10, 175 FEET TO IT'S SOUTHWEST CORNER; THENCE SOUTH 80 FEET TO THE NORTHWEST CORNER OF LOT 8 IN SAID BLOCK 12; THENCE EAST WITH THE NORTH LINE OF SAID BLOCK 8 TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE NORTH 80 FEET WITH THE WEST LINE OF COWEN STREET TO THE PLACE OF BEGINNING.

Reported Address: 409 N COWAN ST, DECATUR , TX 76234

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Wells Fargo Bank, 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 January, 2016
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: AT THE SOUTHEAST PORCH OF THE COURTHOUSE STEPS in Wise County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Wise County Commissioner's Court.
Substitute Trustee(s): Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Lori McCarty, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Lori McCarty, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

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

Very truly yours,

Buckley Madole, P.C.

POSTED
AT 10:15 o'clock A M

OCT 26 2015

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

277 PRARIE VIEW DRIVE
DECATUR, TX 76234

00000005595467

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: January 05, 2016

   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 July 18, 2007 and recorded in Document CLERK'S FILE NO. 2007-10347 real property records of WISE County, Texas, with CLINTON KYLE HOWARD AND KAREN L. CHRISTIAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by CLINTON KYLE HOWARD AND KAREN L. CHRISTIAN, securing the payment of the indebtednesses in the original principal amount of $171,931.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

Donna Stockman

DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, LORI MCCARTY, OR TIM LEWIS
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

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

Certificate of Posting

My name is David Stockman, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.
I declare under penalty of perjury that on 10-26-15 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: David Stockman
Date: 10/26/15

POSTED
AT 10:15 o'clock A M

OCT 26 2015

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

NOS00000005595467

EXHIBIT "A"

LOT 33, BLOCK 1, PRAIRIE VIEW ESTATES, PHASE THREE B, A SUBDIVISION TO WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN PLAT CABINET C, SECTION 4, PLAT RECORDS, WISE COUNTY, TEXAS.

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement / Pay Off Requests: (888) 313-1969

POSTED
AT 4:37 o'clock P M
OCT 12 2015
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
BY DEPUTY

TS#: 15-15000

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 3/6/2008, BEN SNODGRASS AND VALORIE SNODGRASS, HUSBAND AND WIFE, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of G. TOMMY BASTIAN, as Trustee, Mortgage Electronic Registration Systems, Inc. solely as nominee for AMERICAHOMEKEY, INC., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of $115,783.00, payable to the order of Mortgage Electronic Registration Systems, Inc. solely as nominee for AMERICAHOMEKEY, INC., which Deed of Trust is Recorded on 3/13/2008 as Volume 2008-21785, Book , Page , in Wise County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

See attached exhibit "A" attached hereto and made a part hereof

Commonly known as: **107 PR 3549, PARADISE, TX 76073**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Donna Stockman or Brenda Wiggs or Denise Boerner or David Stockman or Tim Lewis or Guy Wiggs or Angela Lewis**
or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on TUESDAY, **1/5/2016** at **1:00 PM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **Wise** County,

Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **The Southeast porch of the courthouse steps**
OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

NOTICE IS FURTHER GIVEN that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

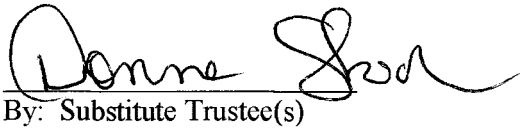
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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.

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.

WITNESS, my hand this 10/9/2015



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

C/O Carrington Foreclosure Services, LLC
1610 E. Saint Andrew Place, Suite 150F
Santa Ana, CA 92705

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

EXHIBIT "A"

BEING 0.6589 acre of land, more or less, in Block 69, MATAGORDA COUNTY SCHOOL LAND SURVEY, ABSTRACT #534, Wise County, Texas, and being part of that certain called 8.0 acre tract conveyed to Ronald D. Garnett and wife, Janet M. Garnett in volume 369, Page 117, Deed Records, Wise County, Texas, said 0.6589 acre being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2 inch iron pin at the intersection of the Eas line of Private Road #3543 and the South line of County Road #3555, said iron being by deed call, 1,952.61 South 89 degrees 46 minutes 24 seconds East from the Northwest corner of said Block 69;

THENCE with the South line of said County road #3555 and the North line of said 8 acre tract, South 89 degrees 46 minutes 24 seconds East, 157.94 feet to a found 5/8 inch iron pin for corner;

THENCE South 01 degree 24 minutes 26 seconds East, at 14.1 feet passing a fence corner, thence with a fence, in all, 165.87 feet to a 2 inch fence post for corner;

THENCE South 84 degrees 40 minutes 49 seconds West, with a fence, 139.10 feet to a 2 inch fence post for corner, said fence post lying in the East line of an Ingress/Egress Easement as described below;

THENCE North 21 degrees 53 minutes 16 seconds West, with said East line, 137.95 feet to a found 1/2 inch iron pin in the East line of Private Road #3549 and in a curve to the left;

THENCE with the East line of Private Road #3549, and said curve to the left, having a radius of 407.04 feet and an arc of 38.60 feet to a point at the end of said curve;

THENCE continuing with said East line, North 26 degrees 44 minutes 26 seconds East, 19.86 feet to the POINT OF BEGINNING and containing 28,740.9 square feet, or 0.6589 acre of land, more or less.

TOGETHER WITH AN EASEMENT FOR INGRES AND EGRESS

BEING 0.114 of an acre of land in Block 69, MATACORDA COUNTY SCHOOL LAND SURVEY, ABSTRACT #534, Wise County, Texas, and being part of that certain called 3.0 acre tract conveyed to Randall Garnett and wife, Janet M. Garnett in Volume 389, Page 117, Deed Records, Wise County, Texas, said 0.114 acre being more particularly described by metes and bounds as follows:

BEGINNING at the Southwest corner of a tract conveyed to Willard W. Phillips and wife, Ruth M. Phillips in Volume 642, Page 192, Real Records, Wise County, Texas, same being the Southeast corner of a tract conveyed to James Ray Little and wife, Tish Lyn Little in Volume 865, Page 35, Real Records, Wise County, Texas;

THENCE with the East line of said little tract, North 31 degrees 46 minutes 41 seconds West 57.66 feet to a point for corner;

THENCE continuing with the East line of said Little tract, North 23 degrees 16 minutes 36 seconds West 265.67 feet to a point for corner in the East line of Private Road #3549;

THENCE with a curve to the left in said Private road #3549, having a radius of 407.04 feet and an arc of 26.09 feet to a found 1/2 inch iron pin for corner;

THENCE South 21 degrees 53 minutes 16 seconds East 137.95 feet to a 2 inch fence post for corner;

THENCE South 19 degrees 37 minutes 16 seconds East 189.19 feet to the POINT OF BEGINNING and containing 0.114 acre of land, more or less.

NOTE: The Company is prohibited from insuring the area or quantity of land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.