NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
9/19/2008

Grantor(s)/Mortgagor(s):
PHYLLIS EISENMAN, A SINGLE PERSON

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR POINT INDEPENDENT MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
JPMorgan Chase Bank, National Association

Recorded in:
Volume: 1986
Page: 355
Instrument No: 2008-31807

Property County:
WISE

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

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

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

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

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

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

Brenda Wiggs by Donna Stockman

Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Michelle Schwartz
or Cole D. Patton
or Deanna Segovia
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

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

POSTED
AT 11:09 o'clock a M
NOV 30 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Vicky Gaona DEPUTY

Vicky Gaona

MH File Number: TX-16-27511-FC
Loan Type: Farm Loan

TX-16-27511-FC

EXHIBIT "A"

Being all that certain tract or parcel of land out of the WILLIAM HERSEE SURVEY, Abstract No. 410, City of Chico, Wise County, Texas, being the same tract of land as deeded to Burgess K. Largent and wife, Ruth O. Largent in Volume 230, Page 349, Deed Records, Wise County, Texas, described to wit:

BEGINNING at an iron stake set for corner in the East line of Weatherford Street (State Highway No. 114 Business), said point being located on the ground 90.0 feet NORTH from the North line of Hawkins Street (which was the Southwest corner of the H. F. Hawkins Lot as described in Volume 062, Page 021, Deed Records, Wise County, Texas);

THENCE with the East line of Weatherford Street (State Highway No. 114 Business), NORTH 90.0 feet to an iron stake set for corner, being located 958.8 feet SOUTH from the Northwest corner of Lot 1 Block 1, Original Town of Chico;

THENCE North 89 degrees 35 minutes East, at 159.6 feet passing an iron stake set for reference, in all, 160.0 feet to a post for corner;

THENCE SOUTH 90.0 feet to an iron stake set for corner;

THENCE South 89 degrees 35 minutes West 160.0 feet to the Point of Beginning, containing 0.33 acre of land, more or less.

The Company is prohibited from insuring the area or quantity of land described herein. 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.

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

2. ***Instrument to be Foreclosed.*** The instrument to be foreclosed is the Deed of Trust dated 09/28/2005 and recorded in Book 1604 Page 763 Document 376705 real property records of Wise County, Texas.

3. ***Date, Time, and Place of Sale.*** The sale is scheduled to be held at the following date, time, and place:
Date: 01/02/2018
Time: 01:00 PM
Place: Wise County Courthouse, Texas, at the following location: THE SOUTHEAST PORCH AT THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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

5. ***Obligations Secured.*** The Deed of Trust executed by THOMAS C. STONE AND BERNICE STONE, provides that it secures the payment of the indebtedness in the original principal amount of $127,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is the current mortgagee of the note and deed of trust and CHAMPION MORTGAGE COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY c/o CHAMPION MORTGAGE COMPANY, 8950 Cypress Waters Blvd, Coppell, TX 75019 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

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

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

Certificate of Posting

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

Exhibit A

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

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

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

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

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

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

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

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

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

TS No.: 2017-02930-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: 01/02/2018

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

Place: **THE SOUTHEAST PORCH AT THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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: 6407 South FM 730, Boyd, TX 76023

2. 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. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 06/10/2005 and recorded 06/13/2005 in Book OR VL 1562 Page 248 Document 370460 real property records of Wise County, Texas, with **Dandy Wilson and Wife, Tatia Wilson** grantor(s) and LONG BEACH MORTGAGE COMPANY, A CORPORATION as Lender, U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for SACO I TRUST 2005-WM3 Mortgage-Backed Certificates, Series 2005-WM3 as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER,GUY WIGGS, DAVID STOCKMAN, TIM LEWIS, MICHELLE SCHWARTZ OR MICHAEL W. ZIENTZ, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Dandy Wilson and Wife, Tatia Wilson,** securing the payment of the indebtedness in the original principal amount of **$19,000.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for SACO I TRUST 2005-WM3 Mortgage-Backed Certificates, Series 2005-WM3** is the current mortgagee of the note and 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

TS No.: 2017-02930-TX

Notice of [Substitute] Trustee Sale

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

BEING all that certain lot, tract or parcel of land in the Phillip Turrain Survey, Abstract No. 824, WiseCounty, Texas and being all of a called 1.460 acre tract of land described in Deed from Manufacturers &Traders Trust Company to Ronald Rebstock and Jeanie Rebstock recorded in Volume 1018, Page 679,Official Public Records, Wise County, Texas the subject tract being more particularly described asfollows:

BEGINNING at a 1 inch iron pipe found for corner in the West Right-of-Way line of Farm-to-Market RoadNumber 730, being the Southeast corner of said 1.460 acre tract of land;

THENCE South 88 degrees 15 minutes 54 seconds West with the South line of said 1.460 acre tract ofland along or near a fence a distance of 272.00 feet to a point for corner in a gravel road under apparentpublic use posted as County Road Number 4481 from which a 1/2 inch iron rod found bears South 88degrees 15 minutes 54 seconds West a distance of 4.50 feet;

Thence North with the West line of said 1.460 acre tract of land in said gravel road a distance of 575.00feet to a ½ inched capped iron rod (stamped RPLS 5479) set for corner being the North corner of said1.460 acre tract of land in the West Right-of-Way line of said Farm-to-Market Road Number 730, samebeing in a curve to the left having a radius of 1432.390 feet a chord bearing of South 25 degrees 37minutes 37 seconds East a chord distance of 628.60 feet;

THENCE with the arc of said curve and the East line of said 1.460 acre tract of land and said Right-of-Way line a distance of 633.760 feet to the POINT OF BEGINNING and enclosing 1.4580 acres of land,more or less.

8. 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. **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: 1-800-746-2936

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.

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.

TS No.: 2017-02930-TX

Notice of [Substitute] Trustee Sale

Date: November 20, 2017

Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Melisa Jones, Iman Walcott, Tanesha Humphrey, Claire Buxton – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

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

DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER,GUY WIGGS, DAVID STOCKMAN, TIM LEWIS, MICHELLE SCHWARTZ OR MICHAEL W. ZIENTZ - Substitute Trustee(s)

C/O AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

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.: 2017-02897-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: 01/02/2018

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

Place: **THE SOUTHEAST PORCH AT THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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: 1756 CR 4757, Boyd, TX 76023

2. 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. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 05/18/2006 and recorded 05/23/2006 in Book OR VL-1684 Page 323 Document 387884, real property records of Wise County, Texas, with CARL G. BEAUREGARD AND KRISTEN L. BEAUREGARD, HUSBAND AND WIFE, grantor(s) and ARGENT MORTGAGE COMPANY, LLC as Lender, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-AMC1 as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER,GUY WIGGS, DAVID STOCKMAN, TIM LEWIS, MICHELLE SCHWARTZ OR MICHAEL W. ZIENTZ, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by CARL G. BEAUREGARD AND KRISTEN L. BEAUREGARD, HUSBAND AND WIFE, securing the payment of the indebtedness in the original principal amount of $112,800.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-AMC1 is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2017-02897-TX

Notice of [Substitute] Trustee Sale

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.

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

Description of a 1.99 acres tract of land out of the GEORGE L. BLEDSOE SURVEY, Abstract No. 37, Wise County, Texas, said tract being the same tract of land recorded in Volume 621, Page 478, R.R.W.C.T.:BEGINNING at a 3/8 inch iron found, said Iron being by deed call North 89 degrees 28 minutes 05 seconds East, 1729.42 feet, South 08 degrees 22 minutes 00 seconds East, 2268.28 feet and North 89 degrees 27 minutes 05 seconds East, 851.68 feet from the Northwest corner of the A.G. MCGOWAN SURVEY;THENCE North 89 degrees 27 minutes 05 seconds East, 161.88 feet to a 1/2 inch iron found; THENCE South 00 degrees 11 minutes 25 seconds East, at 520.08 feet passing a 1/2 inch ref. iron set and continuing in all, 537.48 feet to a point in County Road No. 4797;THENCE South 89 degrees 38 minutes 32 seconds West, with said County Road No. 4797, 161.48 feet to a point; THENCE North 00 degrees 13 minutes 58 seconds West, at 16.64 feet passing a 3/8 inch ref. iron found and continuing in all, 536.94 feet to the POINT OF BEGINNING and containing 1.99 acres of land, more or less.

8. 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. **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: 1-800-746-2936

TS No.: 2017-02897-TX

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.

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.

Date: November 27, 2017

Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Melisa Jones, Iman Walcott, Tanesha Humphrey, Claire Buxton – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

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

DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER,GUY WIGGS, DAVID STOCKMAN, TIM LEWIS, MICHELLE SCHWARTZ OR MICHAEL W. ZIENTZ - Substitute Trustee(s)

C/O AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

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.

Certificate of Posting

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

TS No.: 2017-00824-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: 01/02/2018

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

Place: **THE SOUTHEAST PORCH AT THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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: 541 Cr 3420, Bridgeport, TX 76426

2. 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. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 02/09/2004 and recorded 02/20/2004 in Book OR 1390 Page 286 Document 343809 real property records of Wise County, Texas, with FRED C. PATTERSON AND BRENDA K. PATTERSON grantor(s) and NEW CENTURY MORTGAGE CORPORATION as Lender, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2004-NC6, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-NC6 as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER,GUY WIGGS, DAVID STOCKMAN, TIM LEWIS, MICHELLE SCHWARTZ OR MICHAEL W. ZIENTZ, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by FRED C. PATTERSON AND BRENDA K. PATTERSON, securing the payment of the indebtedness in the original principal amount of $110,500.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2004-NC6, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-NC6 is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2017-00824-TX

Notice of [Substitute] Trustee Sale

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.

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

BEING 2.17 acres situated in Block 27, of the Matagorda County School Land Survey, Abstract No. 535, Wise County, Texas and being a part of a called 34.59 acre tract as deeded to James P. Vannoy and wife, Willa J. Vanoy in a partition deed recorded in Volume 392, Page 208, Deed Records, Wise County, Texas:COMMENCING at a point for corner in CR 3420 and from which the Northeast corner of said called 34.59 acre tract bears S 89°24`00` E, 273.2`;THENCE S 3°39`03` W, and leaving said road, and with the West line of a 25` wide access road a distance of 166.96` to a 5/8` cap set for corner at the POINT OF BEGINNING of this tract;THENCE S 3°39`03`W, and continuing with the West line of said road a distance of 377.78` to a 5/8` cap set for corner;THENCE N 89°30`13` W, and leaving the West line of said road, a distance of 268.93` to a 5/8` cap set for corner;THENCE N 0°26`12` E, a distance of 347.64` to a point for corner in a steel fence;THENCE S 89°30`13` E, and with said fence, a distance of 76.45` to a 3` steel fence corner post for corner;THENCE S 2°04`02` E, and leaving said fence a distance of 10.00` to a 5/8` cap set for corner;THENCE S 89°24`00` E, a distance of 210.98` to the point of beginning.Together With The Following Twenty-Five Foot (25`) Access EasementBeing a twenty-five-foot access easement (also known as Private Road No. 3421) in Block 27, MATAGORDA COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 535, Wise County, Texas, being the same called 25.0-foot access easement as described in deed to Robert L. Powers and wife, Janet C. Powers, in Volume 545, page 312, Real Records, Wise County, Texas; said 25-foot easement being more particularly described by metes and bounds as follows, to wit:BEGINNING at a point in the approximate center of County Road No. 3420 for the northwest corner of a called 25.0-foot access easement as described in deed to Robert L. Powers and wife, Janet C. Powers in Volume 545, page 312, Real Records, Wise County, Texas, said point being located by deed call 272.72 feet North 89°24`00` West from the northeast corner of a caller 34.59-acre tract of land as deeded to James P. Vannoy and wife, Willa J. Vannoy, in Volume 392, page 208, Deed Records, Wise County, Texas, and being in the north line of Block 27, same being the south line of Block 28, Matagorda County School Land Survey, Abstract No. 535;THENCE with the approximate center of said county road and the north line of said easement, same being the north line of said Block 27 and the south line of said Block 28, South 89°24`00` East 25.02 feet to a point for the northeast corner of said easement;THENCE with the east line of said easement, South 02°42`55` West 963.51 feet to a point for the southeast corner of said easement;THENCE with the south line of said easement, North 83°12`24`West 25.06 feet to an iron stake found for the southeast corner of a called 2.02-acre tract as deeded to Robert L. Powers and wife, Janet C. Powers, in Volume 392, Page 208, Real Records, Wise County, Texas;THENCE with the west line of said easement, same being the east line of said 2.02-acre tract, North 02°42`55` East 960.81 feet to the POINT Of BEGINNING.

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

TS No.: 2017-00824-TX

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.

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.

Date:11/15/2017

Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Melisa Jones, Iman Walcott, Tanesha Humphrey, Claire Buxton – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

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

DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER,GUY WIGGS, DAVID STOCKMAN, TIM LEWIS, MICHELLE SCHWARTZ OR MICHAEL W. ZIENTZ - Substitute Trustee(s)

C/O AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

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.

NOTICE OF FORECLOSURE SALE

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

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

2. ***Instrument to be Foreclosed.*** The instrument to be foreclosed is the Deed of Trust dated 09/24/2007 and recorded in Book 1863 Page 748 Document 2007-14127 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: 01/02/2018
Time: 01:00 PM
Place: Wise County Courthouse, Texas, at the following location: THE SOUTHEAST PORCH AT THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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

5. ***Obligations Secured.*** The Deed of Trust executed by AURORA RODRIGUEZ AND EMILIO RODRIGUEZ, provides that it secures the payment of the indebtedness in the original principal amount of $300,240.00, 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 REVERSE MORTGAGE SOLUTIONS, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is BANK OF AMERICA, N.A c/o REVERSE MORTGAGE SOLUTIONS, INC., 14405 Walters Road, Suite 200, Houston, TX 77014 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

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

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

Certificate of Posting

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

Exhibit "A"

LEGAL DESCRIPTION:

ALL OF THE FOLLOWING DESCRIBED REAL PROPERTY IN WISE COUNTY, TEXAS, TO-WIT:

EING LOTS SEVEN (7), EIGHT (8), NINE 9 AND TEN (10), OF BLOCK TWO (2) OF THE HINES AND EMBRY ADDITION TO THE CITY OF BRIDGEPORT, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 64, PAGE 261, DEED RECORDS OF WISE COUNTY, TEXAS;

AND A 25.0 FOOT STRIP TO THE WEST THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT TEN (10), BLOCK TWO (2), HINES AND EMBRY ADDITION, SAME BEING IN THE SOUTH LINE OF CATES STREET. THENCE WEST ALONG THE SOUTH LINE OF CATES STREET 25.0 FEET TO AN IRON PIN FOR CORNER; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID LOT TEN (10), 140.0 FEET TO AN IRON PIN FOR CORNER; THENCE EAST 25.0 FEET TO THE SOUTHWEST CORNER OF SAID LOT TEN (10); THENCE NORTH ALONG THE WEST LINE OF LOT TEN (10), 140.0 FEET TO THE PLACE OF BEGINNING.

APN: R000023457

190 PRIVATE ROAD 4909
HASLET, TX 76052

00000006657985

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

Date: January 02, 2018

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 30, 2004 and recorded in Document VOLUME 1445, PAGE 589 real property records of WISE County, Texas, with MARIO SERVIN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

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

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

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

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

Aurora Campos by Donna Stockman

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

Certificate of Posting

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

_____
Declarants Name:_____
Date:_____

EXHIBIT "A"

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

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 to **Kristi K. Frazier Special Needs Trust**, filed in **Deed Records, Wise County, Texas,** certain real property located in the County of **Wise,** State of Texas, and being more particularly described as **Lot 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, 2018 at the **Wise County Courthouse, Decatur, Texas.** The same being **January 2, 2018, At the southeast entrance of the Wise County Courthouse, 101 N. Trinity, in the City of Decatur, Texas.**

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

In Witness Whereof, this notice of **Substitute Trustee's Sale** has been executed on December 5, 2017.

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 9:34 o'clock a M

DEC 05 2017

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.)

6407 SOUTH FM 730
BOYD, TX 76023

00000007182264

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 02, 2018

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 10, 2005 and recorded in Document VOLUME 1562, PAGE 239 real property records of WISE County, Texas, with DANDY WILSON AND TATIA WILSON, grantor(s) and LONG BEACH MORTGAGE COMPANY, A CORPORATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DANDY WILSON AND TATIA WILSON, securing the payment of the indebtednesses in the original principal amount of $76,000.00, 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

Brenda Wiggs by Donna Stockman

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

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

Certificate of Posting

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

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND IN THE PHILLIP TURRAIN SURVEY, ABSTRACT NO. 824, WISE COUNTY, TEXAS AND BEING ALL OF A CALLED 1.460 ACRE TRACT OF LAND DESCRIBED IN DEED FROM MANUFACTURERS & TRADERS TRUST COMPANY TO RONALD REBSTOCK AND JEANIE REBSTOCK RECORDED IN VOLUME 1018, PAGE 679, OFFICIAL PUBLIC RECORDS, WISE COUNTY, TEXAS THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 INCH IRON PIPE FOUND FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD NUMBER 730, BEING SOUTHEAST CORNER OF SAID 1.460 ACRE TRACT OF LAND;

THENCE SOUTH 88 DEGREES 15 MINUTES 54 SECONDS WEST WITH THE SOUTH LINE OF SAID 1.460 ACRE TRACT OF LAND ALONG OR NEAR A FENCE A DISTANCE OF 272.00 FEET TO A POINT FOR CORNER IN GRAVEL ROAD UNDER APPARENT PUBLIC USE POSTED AS COUNTY ROAD NUMBER 4481 FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS SOUTH 88 DEGREES 15 MINUTES 54 SECONDS WEST OF 4.50 FEET;

THENCE NORTH WITH THE WEST LINE OF SAID 1.460 ACRE TRACT OF LAND IN SAID GRAVEL ROAD A DISTANCE OF 575.00 FEET TO A 1/2 INCHED CAPPED IRON ROD (STAMPED RPLS 5479) SET FOR CORNER BEING THE NORTH CORNER OF SAID 1.460 ACRE TRACT OF LAND IN THE WEST RIGHT-OF-WAY LINE OF SAID FARM-TO-MARKET ROAD NUMBER 730, SAME BEING IN A CURVE TO THE LEFT HAVING A RADIUS OF 1432.390 FEET TO CHORD BEARING OF SOUTH 25 DEGREES 37 MINUTES 37 SECONDS EAST A CHORD DISTANCE OF 628.60 FEET;

THENCE WITH THE ARC OF SAID CURVE AND THE EAST LINE OF SAID 1.460 ACRE TRACT OF LAND AND SAID RIGHT-OF-WAY LINE A DISTANCE OF 633.760 FEET TO THE POINT OF BEGINNING AND ENCLOSING 1.4580 ACRES OF LAND, MORE OR LESS.

POSTED
AT 10:32 o'clock a M
DEC 11 2017
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By DEPUTY
Vicky Gaona

NOTICE OF SUBSTITUTE TRUSTEE'S SALE
(UBS-Barclays, Series 2013-C5 / Candlewood Suites)

December 11, 2017 (the "**Effective Date**")

Notice is hereby given that a Foreclosure[1] of the Property (defined below) will be held at the date, time and place specified in this notice.

DATE OF SALE: Tuesday, January 2, 2018 (the first [1st] Tuesday of that month).

TIME OF SALE: The earliest time at which the Foreclosure will occur is 10:00 a.m. (Decatur, Texas time). The Foreclosure shall begin at that time or not later than three (3) hours thereafter.

PLACE OF SALE: The Foreclosure will take place at the location designated by the Commissioner's Court of Wise County, Texas as the location where nonjudicial foreclosure sales are to take place. If no such location has been designated, the Foreclosure will take place at the location where nonjudicial foreclosure sales in Wise County, Texas are typically conducted.

INDEBTEDNESS PROMPTING SALE: The Loan.[2]

DEED OF TRUST CREATING LIEN THAT IS THE SUBJECT OF SALE: The Deed of Trust.[3]

PROPERTY BEING SOLD: The Property.[4]

ASSIGNMENTS/TRANSFERS: Pursuant to certain endorsements, assignments, and/or transfers of the Loan Documents,[5] Noteholder[6] is the current owner of the Loan Documents.

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[1] "**Foreclosure**" means a public nonjudicial foreclosure sale, at auction.

[2] "**Loan**" means the debt evidenced by the Note (defined below).

"**Note**" means that certain Promissory Note (as amended and/or modified), dated January 22, 2013, executed by Borrower (defined below), as maker, payable to the order of Original Noteholder (defined below), as payee, in the original principal amount of $5,200,000.00.

"**Borrower**" means PKNR Hospitality, LLC, a Texas limited liability company.

"**Original Noteholder**" means Archetype Mortgage Capital LLC, a Delaware limited liability company.

[3] "**Deed of Trust**" means that certain Deed of Trust, Assignment of Leases and Rents and Security Agreement (as amended and/or modified), dated effective January 22, 2013, executed and delivered by Borrower, as grantor, to Louis Canaras, as trustee, for the benefit of Original Noteholder, as beneficiary, recorded as Instrument No. 201300016405 in the Real Property Records in Wise County, Texas, covering, among other things, the Property.

[4] "**Property**" means that certain real property, personal property, and general intangibles described in the Deed of Trust, the real property of which is located in Wise County, Texas and more particularly described on **Exhibit "A"**, attached hereto and incorporated herein by reference.

[5] "**Loan Documents**" means the Loan Agreement (defined below), the Note, the Deed of Trust, and any and all other documents executed in connection therewith and/or relating in any way thereto.

"**Loan Agreement**" means that certain Loan Agreement (as amended and/or modified), dated January 22, 2013, entered into by and between Borrower and Original Noteholder.

TEXAS PROPERTY CODE § 51.0025 NOTICE: Noteholder is currently acting by and through the Special Servicer,[7] and may be contacted at c/o the Special Servicer, 10851 Mastin Blvd., Suite 600, Overland Park, Kansas 66210, Attention: Mr. Kevin Semon, (913) 253-9612 (telephone), (913) 253-9723 (telecopy).

ACTIVE MILITARY DUTY NOTICE: To 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.

SUBSTITUTE TRUSTEES: Pursuant to the Appointment,[8] the Substitute Trustees[9] were each appointed a substitute trustee under the Deed of Trust.

An Event of Default[10] currently exists and is continuing because the Borrower has failed and refused to, among other things, (i) remit to Noteholder the following Monthly Debt Service Payment Amounts[11]; September, 2017, October, 2017, November, 2017 and December, 2017, and (ii) Deposit all Gross Revenue[12] into the Clearing Account[13] established by the Primary Servicer within one (1) business day after receipt, as expressly required by Section 2.2(a) of the Cash Management Agreement[14] and Section 6.1 of the Loan Agreement. As required by the terms and provisions contained within the applicable Loan Documents, all required notices have been provided and all applicable cure periods have expired. Accordingly, the maturity date of the Note has been accelerated and, therefore, all of the (i) unpaid principal due under the Note, (ii) accrued interest due under the Note, and (iii) other amounts provided for in the Loan Documents are now due and payable in full. Noteholder has requested that one

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[6] **"Noteholder"** means Deutsche Bank Trust Company Americas, as Trustee, for the benefit of the Holders of UBS-Barclays Commercial Mortgage Trust 2013-C5, Commercial Mortgage Pass-Through Certificates, Series 2013-C5, acting by and through the Special Servicer (defined below).

[7] **"Special Servicer"** means Midland Loan Services, a division of PNC Bank, National Association, not individually but solely in its authorized capacity as special servicer pursuant to that certain Pooling and Servicing Agreement, dated February 1, 2013.

[8] **"Appointment"** means that certain Appointment of Substitute Trustees and Request to Act, dated November 28, 2017, recorded as Instrument No. 201713699 in the Real Property Records in Wise County, Texas.

[9] **"Substitute Trustees"** means each of the following:

Mark Weibel, Esq., of Dallas County, Texas, Thompson & Knight LLP, 1722 Routh Street, Suite 1500, Dallas, Texas 75201, (214) 969-1111 (telephone), (214) 969-9221 (telecopy), Mark.Weibel@tklaw.com (email).

Sam Murphy, Esq., of Dallas County, Texas, Thompson & Knight LLP, 1722 Routh Street, Suite 1500, Dallas, TX 75201, (214) 969-2523 (telephone), (214) 880-3298 (telecopy), Sam.Murphy@tklaw.com (email).

Dan Hopper, Esq., of Dallas County, Texas, Thompson & Knight LLP, 1722 Routh Street, Suite 1500, Dallas, Texas 75201, (214) 969-1275 (telephone), (214) 999-1573 (telecopy), Dan.Hopper@tklaw.com (email).

Jenna Reekie, Esq., of Dallas County, Texas, Thompson & Knight LLP, 1722 Routh Street, Suite 1500, Dallas, Texas 75201, (214) 969-1778 (telephone), (214) 880-3234 (telecopy), Jenna.Reekie@tklaw.com (email).

[10] **"Event of Default"** is defined in Section 10.1 (Events of Default) of the Loan Agreement.

[11] **"Monthly Debt Service Payment Amounts"** is defined in Section 1.1 (Specific Definitions) of the Loan Agreement.

[12] **"Gross Revenues"** is defined in Section 1.1 (Specific Definitions) of the Loan Agreement.

[13] **"Clearing Account"** is defined in the Section 6.1 (Cash Management Arrangements) of the Loan Agreement.

[14] **"Cash Management Agreement"** means that certain Cash Management Agreement, dated as of January 22, 2013, entered into by and between Original Noteholder and Borrower.

(1) of the Substitute Trustees, each of whom is a substitute trustee under the Deed of Trust, sell the Property for cash, the proceeds of such nonjudicial foreclosure sale to be applied in accordance with the terms and provisions of the Loan Documents and applicable law.

Noteholder has further requested that any one (1) of the Substitute Trustees sell all of the components of the Property that are personal property (including general intangibles) and/or fixtures at the same time and place as the Foreclosure of the real property. Accordingly, pursuant to and in accordance with the terms of Section 9.604 of the Texas Business and Commerce Code, the Foreclosure of the personal property, general intangibles, and fixtures will be held at the same time and place as the Foreclosure of the real property.

Therefore, at the date, time, and place set forth above, one (1) of the Substitute Trustees will sell the Property to the highest bidder for cash pursuant to the terms of the Loan Documents and applicable law.

[signature page follows]

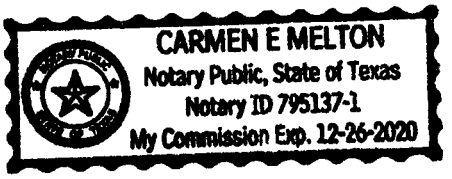
IN WITNESS WHEREOF, this Notice of Substitute Trustee's Sale has been executed to be enforceable on the Effective Date.

By: _____
Name: Sam Murphy, Esq.
Title: Substitute Trustee

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on December 11, 2017, by SAM MURPHY, Esq., as substitute trustee, in the capacity herein stated.

[SEAL]



_____
Notary Public, State of Texas

Securitization: UBS-Barclays, Series 2013-C5
MLS Loan No.: MLS Loan No. 030304250
Borrower: PKNR Hospitality, LLC
Property: 601 W Thompson St, Decatur, Texas 76234 (Candlewood Suites)

EXHIBIT "A"

to
Notice of Substitute Trustee's Sale

Real Property

[attached]

EXHIBIT A

Legal Description

The land referred to is situated in the City of Decatur, County of Wise, State of Texas, and is described as follows:

Tract One:

Lot 1, Block 1 of Candlewood Addition, to the City of Decatur, Wise County, Texas, according to the Plat recorded in Plat Cabinet D, Slide 406, Plat Records of Wise County, Texas.

Tract Two: Easement Estate

Together with a non-exclusive, perpetual easement for the benefit of the Fee Parcel, for passage and accommodation of pedestrians and vehicles and the other easements as granted in the Easement Agreement for Reciprocal Access made by and between McKenna Enterprises, Inc. and Robert Wilson, Trustee, dated August 17, 2004, recorded August 20, 2004 in Volume 1459, Page 749, Official Records of Wise County, Texas.