C&S No. 44-17-5097 / FHA / M & T Bank / FILE NOS

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, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: July 25, 2016

Grantor(s): James Robert Hicks, a single man

Original Trustee: Allan B. Polunsky

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., solely as nominee for Highlands Residential Mortgage, Ltd, its successors and assigns

Recording Information: Clerk's File No. 201607385, in the Official Public Records of WISE County, Texas.

Current Mortgagee: Lakeview Loan Servicing, LLC

Mortgage Servicer: M & T Bank, whose address is C/O PO Box 840 Buffalo, NY 14240 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: 01/02/2019 **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 5, BLOCK 1, DRY CREEK ESTATES, PHASE ONE, AN ADDITION TO THE CITY OF BRIDGEPORT, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN PLAT CABINET A-296, PLAT RECORDS, WISE COUNTY, TEXAS.

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

For Information:
Codilis & Stawiarski, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Denise Boerner as Substitute Trustee, Brenda Wiggs as Successor Substitute Trustee, Donna Stockman as Successor Substitute Trustee, Guy Wiggs as Successor Substitute Trustee, David Stockman as Successor Substitute Trustee, Tim Lewis as Successor Substitute Trustee, Michelle Schwartz as Successor Substitute Trustee, Aurora Campos as Successor Substitute Trustee, Ramiro Cuevas as Successor Substitute Trustee, Markcos Pineda as Successor Substitute Trustee, Jonathan Harrison as Successor Substitute Trustee, Doug Woodard as Successor Substitute Trustee, Kristie Alvarez as Successor Substitute Trustee, Julian Perrine as Successor Substitute Trustee, Matt Hansen as Successor Substitute Trustee, Patrick Zwiers as Successor Substitute Trustee, Kristopher Holub as Successor Substitute Trustee, Frederick Britton as Successor Substitute Trustee, Cary Corenblum as Successor Substitute Trustee, Irene Lindsay as Successor Substitute Trustee, Shawn Schiller as Successor Substitute Trustee, Tonya Washington as Successor Substitute Trustee, Kathy Arrington as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee

POSTED
AT 3:55 o'clock P M

DEC 11 2018

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

4678516

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 described as follows:

   All property (real, personal or otherwise) described in the deed of trust (as hereinafter defined as the "Deed of Trust"), together with the rights, appurtenances and improvements thereto, including, but not limited to, the real property described on **Exhibit A** attached hereto and made a part hereof. In the event any property encumbered by the Deed of Trust has been released by Lender (or its predecessor in interest, as applicable), then said released property shall be excluded from the property sold at foreclosure.

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

   Date: **Wednesday, January 2, 2019.**

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

   Place: **The sale will take place at the Wise County Courthouse at the place designated by the Wise County Commissioner's Court.**

The Deed of Trust permits the Lender (as hereinafter defined) 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 and/or Texas Business and Commerce Code. Such reposting or refiling may be after the date originally scheduled for this sale.

3. 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 Lender to have the bid credited up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

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

POSTED
AT 10:56 o'clock A M
DEC 10 2018
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Vicky Gaona

4. Type of Sale. The sale is a non-judicial foreclosure sale being conducted pursuant to the power of sale granted by that certain Deed of Trust (the "Deed of Trust") recorded under Instrument No. 2009-42241, Book 2052, Page 695 in the Real Property Records of Wise County, Texas, and executed by Everson Dunn and Bailey M. Simmons (whether one or more, the "Grantor"), for the benefit of 21st Mortgage Corporation ("Lender"), covering the property described above.

5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Indebtedness") including but not limited to the unpaid principal and interest owing on: that certain Promissory Note (the "Note") dated on or about November 12, 2008, executed by the Grantor and payable to the order of Lender, and all renewals, modifications and extensions of the Note. Lender is the current owner and/or holder of the Note and the Indebtedness and is the beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to the undersigned or to the Lender:

21st Mortgage Corporation
620 Market Street One Center Square
Knoxville, TN 37902
Phone: 800-955-0021
Fax: 866-231-4851

6. Default and Request To Act. Default has occurred under the Deed of Trust, and Lender has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale Lender may appoint another person as substitute trustee to conduct the sale.

7. Armed Forces Notice. **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 7, 2018.

Richard A. McKinney, Substitute Trustee
Higier Allen & Laufin, P.C.
The Tower at Cityplace
2711 N. Haskell Ave., Suite 2400
Dallas, Texas 75204
Telephone: (972) 716-1888
Fax: (972) 716-1899

PLEASE FAX ALL COMMUNICATIONS REGARDING THIS MATTER TO THE SUBSTITUTE TRUSTEE AT 972-716-1899 (FAX), NOTE THE SUBSTITUTE TRUSTEE'S NAME ON YOUR COVER SHEET AND CONTACT THE SUBSTITUTE TRUSTEE AT 972-716-1888 (PHONE) TO CONFIRM RECEIPT. PLEASE ASSUME YOUR FAX HAS NOT BEEN RECEIVED UNTIL YOU VERBALLY CONFIRM RECEIPT THEREOF WITH OUR OFFICE. THANKS IN ADVANCE FOR YOUR COOPERATION.

EXHIBIT A

PROPERTY DESCRIPTION

[FOLLOWS THIS COVER PAGE]

3.00 ACRES

IN THE
HENRY DIBBLE SURVEY
ABSTRACT NO. 250

EXHIBIT "A"

DUNN

WISE COUNTY
TEXAS

Being all of that certain 3.00 acre lot, tract or parcel of land, being in the Henry Dibble Survey, Abstract No. 250, Wise County, Texas, and being out of the remainder of a called 20.983 acre tract of land conveyed from Janice Simmons Hubenka to Ronny Simmons and Melinda Simmons, in Warranty Deed with Vender's Lien, dated September 12, 2000, recorded in Volume 996, Page 85, Official Records of Wise County, Texas. Said herein described 3.00 acre tract being more particularly described by metes and bounds as follows:

Commencing at a Found 1 inch Pipe for the called Southwest corner of the above mentioned 20.983 acre tract, Said Found 1 inch Pipe being the said Point of Commencement of the herein described 3.00 acre tract of land;

Thence North 00 degrees 10 minutes 12 seconds West, with a West line of the above mentioned 20.983 acre tract, a distance of 493.00 feet to a Set 1/2 inch iron rod with a orange plastic cap stamped "YARGER 5854", for the Southwest corner and the said Point of Beginning of herein described 3.00 acre tract;

Thence continuing North 00 degrees 10 minutes 12 seconds West, with a West line of the herein described 3.00 acre tract and the above mentioned 20.983 acre tract, a distance of 205.36 feet, to a point in a 20 inch Oak Tree for corner;

Thence North 00 degrees 16 minutes 17 seconds West, with a West line of the herein described 3.00 acre tract and the above mentioned 20.983 acre tract, a distance of 425.88 feet, to a Set 1/2 inch iron rod with a orange plastic cap stamped "YARGER 5854", said point being the Northwest corner of the herein described 3.00 acre tract, from which a Found 5/8 inch iron rod with a yellow plastic cap stamped R.M. Eastwood RPLS 4063 for the Northwest corner of the above mentioned 20.983 acre tract Bears: North 00 degrees 16 minutes 17 seconds West, a distance of 800.00 feet, for reference;

Thence South 89 degrees 42 minutes 41 seconds East, with the North line of the herein described 3.00 acre tract, a distance of 207.22 feet, to a Set 1/2 inch iron rod with a orange plastic cap stamped "YARGER 5854", said point being the Northeast corner of the herein described 3.00 acre tract;

Thence South 00 degrees 14 minutes 19 seconds East, with the East line of the herein described 3.00 acre tract, a distance of 630.81 feet, to a Set 1/2 inch iron rod with a orange plastic cap stamped "YARGER 5854", said point being the Southeast corner of the herein described 3.00 acre tract;

Thence North 89 degrees 49 minutes 48 seconds West, with the West line of the herein described 3.00 acre tract, a distance of 207.22 feet, to the said Point of Beginning and containing 3.00 acres of land more or less.

NOTE: Basis of Bearing is based on the South line of a said called 20.983 acre tract, recorded in Volume 996, Page 85, Real Records of Wise County, Texas, at a Bearing of South 90 degrees 00 minutes 00 seconds West, (West).

0.45 ACRES
30.0 FOOT WIDE ACCESS EASEMENT

IN THE
HENRY DIBBLE SURVEY
ABSTRACT NO. 250

WISE COUNTY
TEXAS

Being all of that certain 0.45 acre lot, tract or parcel of land, being in the Henry Dibble Survey, Abstract No. 250, Wise County, Texas, and being out of the remainder of a called 20.983 acre tract of land conveyed from Janice Simmons Hubenka to Ronny Simmons and Melinda Simmons, in Warranty Deed with Vender's Lien, dated September 12, 2000, recorded in Volume 996, Page 85, Official Records of Wise County, Texas for the purpose of a 30.00 foot wide Access Easement tract to the above described 3.00 acre tract and also being across the following tracts of land:

A called 2.00 acre tract of land with a 30.00 foot wide access easement, dated October 15, 2002, conveyed from Ronny D. Simmons and Melinda Simmons to Michelle Maxfield, recorded in Volume 1215, Page 640, Official Records of Wise County, Texas;

A called 0.693 acre tract of land with a 30.00 foot wide access easement, dated September 26, 2005, conveyed from Ronny D. Simmons and Melinda Simmons to Nathan Simmons and wife, Holly Simmons, recorded in Volume 1645, Page 803, Official Records of Wise County, Texas. Said 30.00 foot wide access easement being the combined easements recorded in Volume 1215, Page 640 and Volume 1523, Page 883, Official Records of Wise County, Texas;

A called 1.497 acre tract of land with a 30.00 foot wide access easement, dated February 18, 2005, conveyed from Ronny D. Simmons and Melinda Simmons to Nathan Simmons and wife, Holly Simmons, recorded in Volume 1523, Page 883, Official Records of Wise County, Texas;

The remainder of a called 20.983 acre tract of land conveyed from Janice Simmond Hubenka to Ronny Simmons and Melinda Simmons, recorded in Warranty Deed with Vender's Lien, dated September 12, 2000, Volume 996, Page 85, Official Records of Wise County, Texas;

Beginning at a Found 5/8 inch iron rod with a yellow plastic cap stamped "R.M. EASTWOOD, RPLS NO. 4063" in the right-of-way line of County Road 3547, also being the north most southeast corner of a 30' Access Easement recorded in deed conveyed from Ronnie and Melinda Simmons to Michelle Maxfield, dated October 15, 2002, also being the west most southeast corner of said 20.983 acre tract;

Thence Southwesterly along said right-of-way of County Road 3547 with a curve to the left having a radius of 40.00 feet, an arc length of 26.50 feet, and a chord of South 30 degrees 34 minutes 28 seconds West, 26.02 feet to a point for corner;

Thence North 38 degrees 51 minutes 42 seconds West, a distance of 267.77 feet to a point for corner;

Thence North 51 degrees 15 minutes 27 seconds West, a distance of 53.22 feet to a point for corner;

Thence North 78 degrees 58 minutes 36 seconds West, a distance of 48.30 feet to a point for corner;

Thence North 81 degrees 58 minutes 20 seconds West, a distance of 89.48 feet to a point for corner;

Thence North 85 degrees 13 minutes 58 seconds West, a distance of 111.17 feet to a point for corner;

Thence North 28 degrees 05 minutes 47 seconds West, a distance of 67.93 feet to a point for corner;

Thence North 21 degrees 58 minutes 23 seconds West, a distance of 37.52 feet to a point for corner;

0.45 ACRES
30.0 FOOT WIDE ACCESS EASEMENT

IN THE
HENRY DIBBLE SURVEY
ABSTRACT NO. 250

WISE COUNTY
TEXAS

Thence North 09 degrees 58 minutes 09 seconds East, a distance of 2.18 feet to a point for corner in the South line of the above described 3.00 acre tract;

Thence South 89 degrees 49 minutes 48 seconds East, a distance of 31.15 feet along the South line of said 3.00 acre tract, to a point for corner;

Thence South 21 degrees 58 minutes 23 seconds East, a distance of 26.03 feet to a point for corner;

Thence South 28 degrees 05 minutes 47 seconds East, a distance of 49.99 feet to a point for corner;

Thence South 85 degrees 13 minutes 58 seconds East, a distance of 95.68 feet to a point for corner;

Thence South 81 degrees 58 minutes 20 seconds East, a distance of 91.12 feet to a point for corner;

Thence South 78 degrees 58 minutes 36 seconds East, a distance of 56.48 feet to a point for corner;

Thence South 51 degrees 15 minutes 27 seconds East, a distance of 63.88 feet to a point for corner;

Thence South 38 degrees 51 minutes 42 seconds East, a distance of 249.70 feet to a point for corner;

Thence South 14 degrees 02 minutes 28 seconds East, a distance of 13.43 feet to the Point of Beginning and containing 0.45 acres of land for the purpose of a 30.00 foot wide access easement tract to the above described 3.00 acre tract;

88-147

Notice of Substitute Trustee's Sale

Date: December 5, 2018

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: $30,900.00

Deed of Trust

Date: December 16, 2010

Grantor: Susan M. Jones and Chris E. Jones

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

Recording information: Doc. No. 2011-1654, Book OR, Volume 2223, Page 440, Wise County, Texas

Property: Lot 69, Block 2, CHISHOLM HILLS, PHASE THREE, an Addition to Wise County, Texas, according to the map or plat thereof recorded in Cabinet B, Slide 440, of the Plat Records of Wise County, Texas, including all personal property secured by the security agreement included in the Deed of Trust.

County: Wise

Date of Sale: January 2, 2019**

Time of Sale: 1:00 p.m.

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

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

POSTED
AT 10:41 o'clock a M
DEC 10 2018
SHERRY LEMON COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Vicky Gaona

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

Normally, the sale would take place on the first Tuesday of the month (January 1, 2019). However, because the first Tuesday of the month occurs on January 1, the sale has been moved to the first Wednesday of the month. Tex. Prop. Code Section 51.002(a-1).

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

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

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

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

NOTICE IS HEREBY GIVEN that on Wednesday, JANUARY 2, 2019, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

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

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

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

Dated: DECEMBER 10, 2018.

SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR DONNA STOCKMAN OR BRENDA WIGGS OR DENISE BOERNER OR GUY WIGGS OR DAVID STOCKMAN OR TIM LEWIS OR MICHELLE SCHWARTZ OR KATHY ARRINGTON

FILE NO.: BOK-1594
PROPERTY: 286 SOUTH MEADOWS DRIVE
DECATUR, TEXAS 76234

WILLIAM C. MURPHREE

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tele: (972) 394-3086
Fax: (972) 394-1263

POSTED
AT 8:29 o'clock A M
DEC 10 2018
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Vicky Gaona

POSTED
AT 9:35 o'clock a M

DEC 10 2018

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

C&S No. 44-13-2731 / FHA / No / FILE NOS
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, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: July 29, 2008

Grantor(s): Toni J. Whitehead A Single Man

Original Trustee: G. Tommy Bastian

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for Americahomekey, Inc., its successors and assigns

Recording Information: Clerk's File No. 201812154 and corrected via Affidavit recorded in Clerk's File No. 201408715, in the Official Public Records of WISE County, Texas.

Current Mortgagee: ResCap Liquidating Trust

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:
BEGINNING AT A 1/2" REBAR ROD FOUND FOR THE SOUTHWEST CORNER OF SAID HUD TRACT, SAME BEING ON AN "ELL" CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO JANE C. TYRA, RECORDED IN VOLUME 2503, PAGE 1254, OFFICIAL RECORDS, PARKER COUNTY, TEXAS AND VOLUME 1763, PAGE 558, OFFICIAL RECORDS WISE COUNTY, TEXAS, SAME BEING THE SOUTHERLY SOUTHEAST CORNER OF LOT 1 BLOCK 1, SALT CREEK PHASE TWO, RECORDED IN CABINET B. SLIDE 607, PLAT RECORDS, PARKER COUNTY, TEXAS AND CABINET B. SLIDE 171 PLAT RECORDS, WISE COUNTY, TEXAS AND BEING IN THE NORTH LINE OF LOT 51, SALT CREEK, PHASE ONE RECORDED IN CABINET B SLIDE 364, PLAT RECORDS, PARKER COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS HEREIN DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Date of Sale: 01/02/2019 **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 Denise Boerner as Substitute Trustee, Brenda Wiggs as Successor Substitute Trustee, Donna Stockman as Successor Substitute Trustee, Guy Wiggs as Successor Substitute Trustee, David Stockman as Successor Substitute Trustee, Tim Lewis as Successor Substitute Trustee, Michelle Schwartz as Successor Substitute Trustee, Kathy Arrington as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee

4678319

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.

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 6th day of December, 2018.

Annarose Harding

Annarose Harding, Attorney at Law
Codilis & Stawiarski, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

For Information:

"Servicelink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038

Posted and filed by:_____

Printed Name: _____

C&S No. 44-13-2731 / FHA / No
LoanCare, LLC

EXHIBIT A

CORRECTED WARRANTY DEED

Beginning at a ½" rebar rod found for the southwest corner of said HUD Tract, same being on an "ell" corner of a tract of land described in a deed to Jane C. Tyra, recorded in Volume 2503, Page 1254, Official Records. Parker County, Texas and Volume 1763, Page 558, Official Records Wise County, Texas, same being the southerly southeast corner of Lot 1 Block 1, Salt Creek Phase Two, recorded in Cabinet B. Slide 607, Plat Records, Parker County, Texas and Cabinet B. Slide 171 Plat Records, Wise County, Texas and being in the north line of Lot 51, Salt Creek, Phase One recorded in Cabinet B Slide 364, Plat Records, Parker County, Texas;

Thence N00°08"E, 169.82 feet along the common line of said HUD Tract and said Lot 1, to a ½" rebar rod found;

Thence S89°59'02"E., 277.92 feet containing along a common line of said HUD Tract and said Lot 1, to a ½" rebar rod found in the westerly line of Big Salty Drive, and existing 60' right of way for the northeast corner of said HUD Tract, and from which a ½" rebar rod found bears N15°55'58"W., 96.59 feet;

Thence S15°22'43"E., 39.18 feet continuing along the westerly line of Big Salty Drive to a ½" rebar rod found;

Thence S35°19'49"W., 26.81 feet continuing along the westerly line of Big Salty Drive to a ½" rebar rod found at the beginning of a curve;

Thence along a curve to the left, with a radius of 60.00 feet and whose chord is S03°39'58"W., 110.33 feet, an arc distance of 139.99 feet continuing along the westerly line of Big Salty Drive to a ½" rebar rod found (Control Monument) for the southeast corner of said HUD Tract, same being the northeast corner of Lot 48, and from which a ½" rebar rod found for the southeast corner of said Lot 48 bears S13°26'46"W., 186.98 feet;

Thence West (Basis for Directional Control), 239.65 feet along the common line of said HUD Tract and said Lot 48 to a ½" rebar rod found (Control Monument) for the northwest corner of said Lot 48, same being the northeast corner of said Lot 51;

Thence N89°58'19"W., 26.25 feet along the common line of said HUD Tract and said Lot 51, to the point of beginning and containing 1.00 acres of land more or less.

COPY

Notice of Foreclosure Sale

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

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

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

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

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

Date: January 2, 2019

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

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

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

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

POSTED
AT 3:47 o'clock P M
DEC 5 2018
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By [signature] DEPUTY Sarah Enoche

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

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

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

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

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

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

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

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

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

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Grace Eileen Halter, trustee of the PAUL JOSEPH HALTER and GRACE EILEEN HALTER Revocable Trust under an instrument dated April 26, 2007, at 404 Johns Drive, Bridgeport, Texas 76426.

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

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

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

Dated: December 5, 2018

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

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.

COPY

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF Wise

WHEREAS, on **December 2, 1996, Rosalinda Naranjo,** as grantor(s) executed a Deed of Trust to **JCEF Limited, A Limited Liability Company**, 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 20, Coyote Ridge, Phase I, more specifically described in Exhibit A attached hereto and made a part hereof for all intents and purposes, Texas,** to secure payment of one certain Real Estate Note in the amount of, **$25,000.00** (the note), the Deed of Trust being recorded in Deed Records, **Wise County**, Texas, in **Volume 693, Page 695.** 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, 2019 at the **Wise County Courthouse, Decatur, Texas.** The same being **January 1, 2019, 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 4, 2018.

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 1:58 o'clock P **M**
DEC 4 2018
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ **DEPUTY**
Vicky Gaona

CR20 Exhibit A

FIELD NOTES
3.190 ACRES

BEING all that certain lot, tract or parcel of land situated in the A. Walker Survey Abstract Number 861, in the County of Wise, Texas, being a part of that certain (called) 62.591 acre "Tract I" conveyed by deed from Doug Bryan to JCEF Limited, recorded in Volume 538, Page 738, Real Records, Wise County, Texas, and being a part of that certain (called) 350.066 acre "Tract III" conveyed by deed from Doug Bryan to JCEF Limited, recorded in Volume 538, Page 738, Real Records, Wise County, Texas, being more particularly described as follows:

COMMENCING at an iron rod found for corner in the west line of said Walker Survey and in the east line of the Jessie B. Atkinson Survey Abstract Number 2, said point being the most southerly southeast corner of that certain tract of land conveyed by deed from Allen McMurdy to Floyd T. McCurdy, recorded in Volume 237, Page 591, Deed Records, Wise County, Texas;

THENCE NORTH, 489.58 feet with the common line between said Walker Survey and said Atkinson Survey and with Blewett Road, a public roadway, to an iron rod set at a bend in said Road;

THENCE N 79° 25' 38" E, 1244.29 feet with said Road to an iron rod set for the **POINT OF BEGINNING;**

THENCE N 79° 25' 38" E, 15.00 feet with said Road to an iron rod set for corner;

THENCE S 10° 34' 22" E, 930.00 feet to an iron rod set for corner;

THENCE S 79° 25' 38" W, 179.63 feet to an iron rod set for corner;

THENCE S 10° 34' 22" E, 624.23 feet to an iron rod set for corner;

THENCE S 56° 32' 32" W, 196.32 feet to an iron rod set for corner;

THENCE N 10° 34' 22" W, 715.57 feet to an iron rod set for corner;

THENCE N 79° 25' 38" E, 345.50 feet to an iron rod set for corner;

THENCE N 10° 34' 22" W, 915.00 feet to the **PLACE OF BEGINNING** and containing 3.190 acres of land.

1404 Shirley Street , Bridgeport, TX 76426

18-027942

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: 01/02/2019

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

Place: The area designated by the Commissioners Court of Wise County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 10/12/2011 and recorded in the real property records of Wise County, TX and is recorded under Clerk's File/Instrument Number, 2011-12294 with Steven James Roberts and Misty Marie Roberts (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for CMC Home Lending mortgagee to which reference is herein made for all purposes.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by Steven James Roberts and Misty Marie Roberts, securing the payment of the indebtedness in the original amount of $101,020.00, 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.** LOT A, BLOCK 34, FAGG REVISION OF A PORTION OF REED'S ADDITION, TO THE CITY OF BRIDGEPORT, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 214, PAGE 65, DEED RECORDS, WISE COUNTY, TEXAS.

POSTED
AT 8:28 o'clock A M
NOV 15 2018
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Sarah Enochs DEPUTY
Sarah Enochs

4676233

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002. the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Bank, N.A., as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Home Mortgage
3476 Stateview Blvd.
Fort Mill, SC 29715

SUBSTITUTE TRUSTEE
David Stockman, Denise Boerner, Brenda Wiggs, Donna Stockman, Guy Wiggs, Tim Lewis, Michelle Schwartz, Kathy Arrington, whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Kristie Alvarez, Patrick Zwiers, Kristopher Holub, Frederick Britton, Shawn Schiller, Tonya Washington, Irene Lindsay, Cary Corenblum, Kathy Arrington, Dana Kamin, Lisa Bruno whose address is 1 Mauchly, Irvine, CA 92618

STATE OF Texas
COUNTY OF Parker

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15 day of Nov, 2018.

DAVID RUSSELL STOCKMAN
Notary ID #129651036
My Commission Expires
December 12, 2021

NOTARY PUBLIC in and for
Parker COUNTY
My commission expires: 12-12-21
Print Name of Notary:
DAVID RUSSELL STOCKMAN

CERTIFICATE OF POSTING

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

Declarants Name: _____
Date: _____

TS No.: 2018-02817-TX
18-002043-673

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: 01/02/2019

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: 2108 Lanice Avenue, 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 02/23/2007 and recorded 03/12/2007 in Book OR VL-1789 Page 567 Document 2007-3465, real property records of Wise County, Texas, with **ROBERT HIGGINS AND WIFE, DONENE HIGGINS,** grantor(s) and HOME123 CORPORATION, as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., 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, KATHY ARRINGTON 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 **ROBERT HIGGINS AND WIFE, DONENE HIGGINS,** securing the payment of the indebtedness in the original principal amount of **$148,500.00**, 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 the registered holders of MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-HE7 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE7** is the current mortgagee of the note and deed of trust or contract lien.

POSTED
AT 4:02 o'clock P M

NOV 08 2018

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

Vicky Gaona

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:

LOT 7, BLOCK 9-R OF HINES & EMBRY ADDITION, AN ADDITION TO THE CITY OF BRIDGEPORT, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT CABINET B, SLIDE 88, OF THE PLAT RECORDS, OF WISE COUNTY, TEXAS.

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

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 1, 2018

Tanesha Humphrey – 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, KATHY ARRINGTON 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 Wise County Clerk and caused it to be posted at the location directed by the Wise County Commissioners Court.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WISE County
Deed of Trust Dated: December 2, 2014
Amount: $225,834.00
Grantor(s): JAMIE CLINGMAN and TRENT CLINGMAN

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

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

Recording Information: Document No. 201413003

Legal Description: LOT 6, BLOCK A OF CHISHOLM CREEK SUBDIVISION, PHASE II, AN ADDITION TO WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 516, PLAT RECORDS, WISE COUNTY, TEXAS.

Date of Sale: January 2, 2019 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

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

AURORA CAMPOS OR JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, KRISTIE ALVAREZ, PATRICK ZWIERS, KRISTOPHER HOLUB, FREDERICK BRITTON, SHAWN SCHILLER, TONYA WASHINGTON, IRENE LINDSAY, CARY CORENBLUM, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, BRENDA WIGGS, DENISE BOERNER, TIM LEWIS, MICHELLE SCHWARTZ, LISA BRUNO, DANA KAMIN OR KATHY ARRINGTON have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

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

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

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

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. **Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.**

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

POSTED
AT 10:09 o'clock A M

OCT 25 2018

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

RACHEL U. DONNELLY, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2018-006498

AURORA CAMPOS OR JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, KRISTIE ALVAREZ, PATRICK ZWIERS, KRISTOPHER HOLUB, FREDERICK BRITTON, SHAWN SCHILLER, TONYA WASHINGTON, IRENE LINDSAY, CARY CORENBLUM, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, BRENDA WIGGS, DENISE BOERNER, TIM LEWIS, MICHELLE SCHWARTZ, LISA BRUNO, DANA KAMIN OR KATHY ARRINGTON
c/o ServiceLink Auction * Powered by Hudson & Marshall, LLC
3220 El Camino Real 1st Floor
Irvine, CA 92602

12628 FOREST LAWN ROAD
RHOME, TX 76078

00000004174520

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, 2019

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 26, 2010 and recorded in Document VOLUME 2129, PAGE 185 real property records of WISE County, Texas, with PRESTON BROCKLEHURST AND SYLVIA BROCKLEHURST, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by PRESTON BROCKLEHURST AND SYLVIA BROCKLEHURST, securing the payment of the indebtednesses in the original principal amount of $117,826.00, 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, JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, KRISTIE ALVAREZ, PATRICK ZWIERS, KRISTOPHER HOLUB, FREDERICK BRITTON, SHAWN SCHILLER, TONYA WASHINGTON, IRENE LINDSAY, CARY CORENBLUM, KATHY ARRINGTON, DANA KAMIN, LISA BRUNO OR DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, MICHELLE SCHWARTZ, OR TIM LEWIS
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

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

_____
Declarants Name: _____
Date: _____

POSTED
AT 1:30 o'clock P M
OCT 29 2018
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Kim Griffith

NOS00000004174520

EXHIBIT "A"

LOT 4, BLOCK 11, SHALE CREEK, PHASE 2B, AN ADDITION TO WISE COUNTY, TEXAS, ACCORDING TO THE RE-PLAT RECORDED IN CABINET C, SLIDE 555, MAP/PLAT RECORDS, WISE COUNTY, TEXAS.

POSTED
AT_____ o'clock_____ M
OCT 29 2018
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By_____ DEPUTY

NOS00000004174520

526 HILLTOP TRAIL
FAIRVIEW, TX 76078

00000007552375

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, 2019

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 29, 2002 and recorded in Document VOLUME 1188, PAGE 96; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 201706399 real property records of WISE County, Texas, with EARLE RECKLEIN AND CARRIE RECKLEIN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by EARLE RECKLEIN AND CARRIE RECKLEIN, securing the payment of the indebtednesses in the original principal amount of $102,609.00, 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

AURORA CAMPOS, JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, KRISTIE ALVAREZ, PATRICK ZWIERS, KRISTOPHER HOLUB, FREDERICK BRITTON, SHAWN SCHILLER, TONYA WASHINGTON, IRENE LINDSAY, CARY CORENBLUM, KATHY ARRINGTON, DANA KAMIN, LISA BRUNO OR DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, MICHELLE SCHWARTZ, OR TIM LEWIS
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

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

_____
Declarants Name:_____
Date:_____

POSTED
AT 1:56 o'clock P M
OCT 29 2018
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Kim Griffith

NOS00000007552375

EXHIBIT "A"

LOT 30, BLOCK 2, CHISHOLM HILLS, PHASE III, AN ADDITION TO THE CITY OF FAIRVIEW, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET B, PAGE 440 AND 441, PLAT RECORDS, WISE COUNTY, TEXAS.

166 Private Road 4434 , Rhome, TX 76078 18-026957

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: 01/02/2019

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

Place: The area designated by the Commissioners Court of Wise County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 10/05/2017 and recorded in the real property records of Wise County, TX and is recorded under Clerk's File/Instrument Number 201711180 with LASSIE M. SHAMBLIN and DANA SHAMBLIN (grantor(s)) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMCAP MORTGAGE, LTD mortgagee to which reference is herein made for all purposes.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LASSIE M. SHAMBLIN and DANA SHAMBLIN, securing the payment of the indebtedness in the original amount of $122,735.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Lakeview Loan Servicing, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to be Sold.** BEING LOT 123A OF THE HILLS OF OLIVER CREEK 123, A SUBDIVISION IN WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEROF RECORDED IN CABINET 8, SLIDE 363, PLAT RECORDS, WISE COUNTY, TEXAS.

POSTED
AT 2:05 o'clock P M
OCT 31 2018
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Vicky Gaona

4674691

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Lakeview Loan Servicing, LLC, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Cenlar FSB
Attn: Fc 425 Phillips Blvd
Ewing, NJ 08618

Donna Stockman

SUBSTITUTE TRUSTEE
David Stockman, Denise Boerner, Brenda Wiggs, Donna Stockman, Guy Wiggs, Tim Lewis, Michelle Schwartz, Kathy Arrington, whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Kristie Alvarez, Patrick Zwiers, Kristopher Holub, Frederick Britton, Shawn Schiller, Tonya Washington, Irene Lindsay, Cary Corenblum, Kathy Arrington, Dana Kamin, Lisa Bruno whose address is 1 Mauchly, Irvine, CA 92618

STATE OF Texas
COUNTY OF Parker

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 31 day of October, 2018.

David Russell Stockman

NOTARY PUBLIC in and for
Parker COUNTY
My commission expires: 12-12-21
Print Name of Notary:
David Russell Stockman

DAVID RUSSELL STOCKMAN
Notary ID #129651036
My Commission Expires
December 12, 2021

CERTIFICATE OF POSTING

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

_____
Declarants Name: _____
Date: _____

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Aurora Campos, Jonathan Harrison, Markcos Pineda,
Ramiro Cuevas, Kristie Alvarez, Patrick Zwiers,
Kristopher Holub, Frederick Britton, Shawn Schiller,
Tonya Washington, Irene Lindsay, Cary Corenblum,
Kathy Arrington, Dana Kamin, Lisa Bruno, Vanessa
McHaney
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX07000096-16-1 APN R000325352 TO No 180448987

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on December 30, 2011, BABAJIDE OGUNWOLU AND FUNLOLA OGUNWOLU, HUSBAND AND WIFE as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of ALLAN B. POLUNSKY as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for AMERIPRO FUNDING, INC., its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of $166,665.00, payable to the order of U.S. Bank National Association as current Beneficiary, which Deed of Trust recorded on January 5, 2012 as Document No. 2012-185 in Book OR Volume 2317, on Page 886 in Wise County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN R000325352

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 **Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Kristie Alvarez, Patrick Zwiers, Kristopher Holub, Frederick Britton, Shawn Schiller, Tonya Washington, Irene Lindsay, Cary Corenblum, Kathy Arrington, Dana Kamin, Lisa Bruno, Vanessa McHaney** 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 **U.S. Bank National Association**, 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.

POSTED
AT 4:38 o'clock P M
NOV 01 2018
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY
Vicky Gaona

4674825

TS No TX07000096-16-1 APN R000325352 TO No 180448987

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Wednesday, January 2, 2019 at 01:00 PM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Wise County, Texas, 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: **Wise County Courthouse, 101 N. Trinity Street, Decatur, TX 76234**.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and U.S. Bank National Association's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and U.S. Bank National Association's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

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. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 29 day of October, 2018

VMcHaney

By: Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Kristie Alvarez, Patrick Zwiers, Kristopher Holub, Frederick Britton, Shawn Schiller, Tonya Washington, Irene Lindsay, Cary Corenblum, Kathy Arrington, Dana Kamin, Lisa Bruno, Vanessa McHaney
Substitute Trustee(s)

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.

SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

EXHIBIT "A"

LOT THIRTY-FOUR R 1 (34R1), BLOCK F, CHISHOLM SPRINGS SUBDIVISION, (`CHISHOLM SPRINGS SUBDIVISION`), LOCATED IN WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, SLIDE(S) 177-179, (REFILED IN CABINET C, SLIDE (S) 184-186), MAP RECORDS OF WISE COUNTY, TEXAS. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOT 1R, BLOCK A, CHISHOLM SPRINGS SUBDIVISION (`CHISHOLM SPRINGS SUBDIVISION`), LOCATED IN WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, SLIDE(S) 177-179, REFILED IN CABINET C, SLIDE(S) 184-186) (RE-PLATTED IN CABINET C, SLIDE(S) 271-272 AS TO PORTIONS OF BLOCK F) IN THE MAP RECORDS OF WISE COUNTY, TEXAS