

NOTICE OF TRUSTEE'S SALE

Date: December 11, 2014

DEED OF TRUST

Date: April 29, 2014

Grantor: Chris S Collins

Grantor's Address:

537 Hilltop Trail  
Rhome, Wise County, Texas 76078

Beneficiary: Johnson Oaks, LP

Trustee: Marjorie L Fowler

Substitute Trustee: NA

Recording Information: Recorded in #201406086, June 19, 2014,  
Deed of Trust Records, Wise County, Texas

Property: Being a tract of land situated in Wise County, Texas, more  
Particularly described as Lot 20, Block 3, Chisholm Hills,  
Phase III, an addition to the City of Fairview, Wise County, Texas,  
According to Plat recorded in Cabinet B, Page 440 and 441, Plat  
Records, Wise County, Texas.

Date: April 29, 2014

Amount: Thirty One Thousand Dollars and 00/100  
(\$31,000.00)

Debtor: Chris S Collins

**POSTED**  
At 11:01 o'clock A.M.

DEC 18 2014  
SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS  
BY Vicky Gotha DEPUTY  
Vicky Gotha

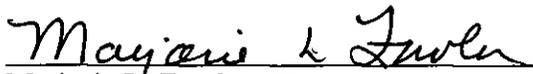
Holder: Johnson Oaks, LP

Date of Sale of Property (first Tuesday of month): **February 3, 2015**

Earliest time of Sale of Property: **10:00 A.M.**

Place of Sale of Property: **The southeast Steps of the Wise County Courthouse,  
#101 ½ Trinity Street, Decatur, Texas.**

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

  
Marjorie D. Fowler, Trustee  
2400 Ellis Ave., Ft. Worth, Texas 76164  
817-625-9974 x 206

7014-0150-0001-2774-7877

ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF TARRANT

This instrument was acknowledged before me on the 11th day of December , 2014, by Marjorie L Fowler, Trustee.

*Elizabeth J. Will*  
Notary Public, State of Texas  
Notary's name (printed)  
Notary's commission expires:



RETURN TO:

The Real Estate Group, Inc.  
2400 Ellis Ave.  
Ft. Worth, Texas 76164

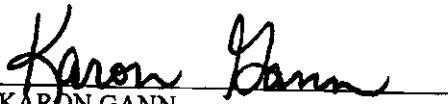
COPY

NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by **JOSEPH PRYOR AND WIFE, TARA PRYOR**, WISE County, Texas dated **APRIL 20, 2010** and duly recorded in **DOCUMENT # 2010-57022, Volume 2151, Page 29**, of the Deed Records of WISE County, Texas: I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, **FEBRUARY 3, 2015** (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the **SOUTH PORCH OF THE COUNTY COURTHOUSE** of WISE County, **DECATUR**, Texas between the hours of **NOON AND 4 PM**, of that day, the following described property, to-wit:

**LOTS 18, 19, 20, AND 21, BLOCK 1, SALT CREEK PHASE II, AN ADDITION TO WISE COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT CABINET B, SLIDES 170 - 177, PLAT RECORDS, WISE COUNTY, TEXAS.**

EXECUTED this        12TH        day        JANUARY        , 2015.

  
KARON GANN  
Trustee

**POSTED**  
At 4:24 o'clock P.M.

JAN 13 2015

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS  
 DEPUTY

Sarah Enochs

**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.**

**NOTICE OF FORECLOSURE SALE**

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 recorded in Recorded in Clerk's File No. 2007-30644 of the Public Records of Wise County, Texas of the real property records of Wise County, Texas.

3. The sale is scheduled to be held at the following date, time, and place:

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

**Date:** February 3, 2015

**Time:** The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

**Place:** Wise County Courthouse in Decatur, Texas, at the following location: 101 N. Trinity Street, Decatur, Texas 76234

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 refiled may be after the date originally scheduled for this sale.

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

**POSTED**  
At 3:15 o'clock PM

JAN 13 2015

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

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 and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust and security agreement executed by Donna Ann Clement and Elizabeth Ann Rogers.

The real property and personal property 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 in the original principal amount of \$39,000.00, executed by ROBERT E. STEVENSON, and payable to the order of APPLE VALLEY INVESTMENTS, LLC. APPLE VALLEY INVESTMENTS, LLC is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, APPLE VALLEY INVESTMENTS, LLC at 211 Ft. Worth Drive, Denton, Texas 76201.

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

Dated: January 13, 2015

A handwritten signature in black ink, appearing to read 'W. Travis Biggs', written over a horizontal line.

W. TRAVIS BIGGS  
512 W. Hickory Street, Suite 201  
Denton, TX 76201  
Telephone (940) 484-2842  
Telecopier (866) 451-0321

**EXHIBIT "A"**

**SURFACE ESTATE ONLY IN AND TO:**

Description for a tract of land being a portion of Lot 49, Stonegate Park, an addition to Wise County, Texas, according to the plat recorded in Volume A, Page 484, Plat Records, Wise County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a ½" capped "Edwards" Rebar Rod found in the Southeast line of South F.M. 51, being the Northwest line of said Lot 49, said rod being N. 21°56'00" E., 207.76 feet from the Southwest corner of Lot 49;

Thence N. 21°56'00" E., 265.76 feet along the Southeast line of South F.M. 51, being the Northeast line of Lot 49 to a ½" capped "2288" Rebar Rod set;

Thence N. 76°47'20" E., 323.78 feet through Lot 49 to a ½" capped "2288" Rebar Rod set in the East line of Lot 49;

Thence S. 01°25'00" W., 244.85 feet along the East line of Lot 49 to a 3/8" Rebar Rod found (Control Monument);

Thence S. 69°56'22" W., 284.56 feet into Lot 40 to a ½" Rebar Rod found;

Thence N. 81°11'38" W., 142.81 feet through Lot 49 to the point of beginning and containing 2.18 acres of land, more or less.

**AKA LOT 49B OF STONEGATE PARK ADDITION**

**POSTED**

At 10:31 o'clock AM

JAN 13 2015

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS  
BY *Jan Dwyer* DEPUTY

### Notice of Substitute Trustee's Sale

Date: January 9, 2015

Substitute Trustee: Mike Lester

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

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

Note: \$27,900.00

Deed of Trust

Date: July 26, 2010

Grantor: Jesse R. Willyerd and Roxane D. Willyerd

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

Recording information: Document No. 2010-63040, Wise County, Texas

Property: Legal Description attached as Exhibit "A", including all personal property secured by the security agreement included in the Deed of Trust.

County: Wise

Date of Sale (first Tuesday of month): February 3, 2015

Time of Sale: 1:00 p.m.

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

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

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

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



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Mike Lester

## **EXHIBIT "A"**

**More commonly known as:  
297 Prairie Trl, Rhome, TX. 76078**

**BEING a 2.000 acre tract of land out of the M.E.P. & P.R.R. CO. SURVEY, ABSTRACT # 633, situated in WISE County, Texas, and being a portion of that certain 350.066 acre tract in the A. J. Walker Survey Abstract # 861 and the M.E. P. & P.R.R. Co. Survey, Abstract # 633, as conveyed to JCEF Limited, in Volume 538, Page 738, Real Records, WISE County, Texas, and being described by metes and bounds as follows:**

**BEGINNING at a 1/2 inch iron pin set in the East line of said 350.066 acre tract and in the West line of a 590.334 acre tract, as recorded in Volume 664, Page 238, Real Records, Wise County, Texas, for the Southeast corner of the herein described tract and being North 00 degrees 49 minutes 41 seconds East, 666.57 feet, from the most Easterly Southeast corner of said 350.066 acre tract;**

**THENCE North 89 degrees 10 minutes 19 seconds West, a distance of 573.25 feet, to a 1/2 inch iron pin set in the East right-of-way line of a 60 foot private road, for the Southwest corner of the herein described tract;**

**THENCE North 00 degrees 49 minutes 41 seconds East, along the said East right-of-way line, a distance of 151.98 feet, to a 1/2 inch iron pin set for the Northwest corner of the herein described tract;**

**THENCE South 89 degrees 10 minutes 19 seconds East, a distance of 573.25 feet to a 1/2 inch iron pin set, in the common line of said 350.066 and 590.334 acre tracts, for the Northeast corner of the herein described tract;**

**THENCE South 00 degrees 49 minutes 41 seconds West, along the said common line, a distance of 151.98 feet to the POINT OF BEGINNING and Containing 2.000 acres of land, more or less.**

**(Also known as Lot 17, COYATE RIDGE, PHASE TWO, an unrecorded Subdivision)**

POSTED  
At 10:31 o'clock A.M.

JAN 13 2015

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS  
BY *Jon Stoffy* DEPUTY

## Notice of Substitute Trustee's Sale

Date: January 9, 2015

Substitute Trustee: Mike Lester

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

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

Note: \$87,400.00

Deed of Trust

Date: February 22, 2013

Grantor: Darrell L. Mayhew and Deborah A. Mayhew

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

Recording information: Document No. 2013-18045, Wise County, Texas

Property: Lot 73, Block 2, of SALT CREEK Phase II, an Addition to Wise County, Texas, according to the map or plat thereof, recorded in Cabinet B, Section 170-177, of the Plat Records of Wise County, Texas, including all personal property secured by the security agreement included in the Deed of Trust.

County: Wise

Date of Sale (first Tuesday of month): February 3, 2015

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 ½ N. Trinity, Decatur, Texas 76234

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

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

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

  
Mike Lester

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Matter No.: 013182-TX

Date: December 30, 2014

County where Real Property is Located: Wise

ORIGINAL MORTGAGOR: JAMES LEWIS AND CHARLCIE LEWIS, HUBAND AND WIFE  
ORIGINAL MORTGAGEE: ALACRITY LENDING COMPANY, ITS SUCCESSORS AND ASSIGNS  
CURRENT MORTGAGEE: FREEDOM MORTGAGE CORPORATION  
MORTGAGE SERVICER: LOANCARE

DEED OF TRUST DATED 10/12/2009, RECORDING INFORMATION: Recorded on 10/26/2009 as Instrument No. 2009-48699, in Book 2096 Page 665 The subject Deed of Trust was modified by Loan Modification recorded as Instrument 2010-52562 Volume 2121 Page 400 and recorded on 02/03/2010

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING 1.00 ACRE SITUATED IN AND BEING A PORTION OF THE VAN ZANDT COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 1182, WISE COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN DEED CONVEYED TO MELVIN RAY JACKSON AND WIFE NORMA DELLE JACKSON RECORDED IN VOLUME 397, PAGE 318, R.R.W.C.T. AND BEING MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 2/3/2015, the foreclosure sale will be conducted in Wise County in the area of the courthouse designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

LOANCARE is acting as the Mortgage Servicer for FREEDOM MORTGAGE CORPORATION who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. LOANCARE, as Mortgage Servicer, is representing the Mortgagee, whose address is:

FREEDOM MORTGAGE CORPORATION  
c/o LOANCARE  
3637 SENTARA WAY  
VIRGINIA BEACH, VA 23452-4262

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

**POSTED**

At 2:30 o'clock P M

JAN 12 2015

Page 1 of 2

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS

BY Sherry Lemon DEPUTY



4505838

Matter No.: 013182-TX

**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.**



By: \_\_\_\_\_ Substitute Trustee  
DONNA STOCKMAN OR BRENDA WIGGS OR DENISE  
BOERNER OR PAUL A. HOEFKER OR OLGA S.  
PANCHENKO

PITE DUNCAN, LLP  
4375 JUTLAND DR., SUITE 200  
P.O. BOX 17935  
SAN DIEGO, CA 92177-0935  
FAX #: 619-590-1385

TS# 013182-TX

### EXHIBIT "A" - LEGAL DESCRIPTION

Being 1.00 acre situated in and being a portion of the VAN ZANDT COUNTY SCHOOL LAND SURVEY, Abstract No. 1182, Wise County, Texas and being a portion of that certain Deed conveyed to Melvin Ray Jackson and wife Norma Delle Jackson recorded in Volume 397, Page 318, R.R.W.C.T. and being more particularly described by metes and bounds as follows:

COMMENCING at a point in Private Road 4574, said point being called by deed to be 2557.96 feet North and 2322.77 feet West of the Southeast corner of Block 112, Van Zandt County School Land Survey, Abstract No. 1182, also being 2482.96 feet North and 2322.77 feet West of the Southeast corner of a tract of land recorded in Volume 326, Page 266, Deed Records of Wise County, Texas, thence S.02°07'20"E., 300.00 feet to a point;

THENCE S.59°15'54"W., at 35.03 feet passing a ½" reference iron found and continuing in all 419.80 feet to a ¼" capped Lone Star RPLS 5746 iron set;

THENCE N.02°07'20"W., 154.99 feet to a ¼" capped Lone Star RPLS 5746 iron set;

THENCE N.68°48'00"E., at 367.48 feet passing a ¼" capped Lone Star RPLS 5746 reference iron set and continuing in all 389.95 feet to a point in Private Road 4574;

THENCE S.02°07'20"E., in and with said Private Road 4574, 81.41 feet to the POINT OF BEGINNING and containing 1.00 acre of land.

C&S No. 44-14-3518 / FHA / No  
JPMorgan Chase Bank, National Association

## NOTICE OF TRUSTEE'S SALE

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

Date of Security Instrument: June 12, 2008

Grantor(s): Kenneth Charles Snider and Amy C. Snider, husband and wife

Original Trustee: Scott R. Valby

Original Mortgagee: Mortgage Electronic Registration Systems Inc., as nominee for SecurityNational Mortgage Company, A Utah Corporation its successors and assigns

Recording Information: Clerk's File No. 2008-27063, in the Official Public Records of WISE County, Texas.

Current Mortgagee: JPMorgan Chase Bank, National Association

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

Date of Sale: 02/03/2015 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:

BEING A 6534 SQUARE FOOT TRACT OF LAND, BEING THE NORTHERN PART OF LOT 12 OF WOODLAND ESTATES, A SUBDIVISION IN THE CITY OF DECATUR, WISE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN AND DESIGNATED AS TRACT ONE IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES, AND BEING A PORTION OF LOTS 10 AND 11, WOODLAND ESTATES, A SUBDIVISION IN THE CITY OF DECATUR, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 545, PLAT RECORDS, WISE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN AND DESIGNATED AS TRACT TWO IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Place of Sale of Property:

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

For Information:

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

Donna Stockman, Brenda Wiigs, Denise Boerner, Mary M. Speidel  
c/o Servicelink Default Abstract Solutions  
7301 N. State Hwy 161, Ste 305.  
Irving, TX 75039

POSTED  
At 2:30 o'clock P M



4505354

JAN 12 2015

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS  
BY DEPUTY

EXHIBIT A

**Tract 1:**

Being a 6534 square foot tract of land, being the Northern part of Lot 12 of Woodland Estates, a subdivision in the City of Decatur, Wise County, Texas:

**BEGINNING** at a steel pin found at the Southwest corner of said Lot 12, and also being the Southeast corner of Lot 11;

**THENCE** North 26 degrees 07 minutes 00 seconds East 105.78 feet to the Northwest corner of said Lot 12;

**THENCE** South 47 degrees 24 minutes 31 seconds East 79.80 feet to a corner of said Lot 12;

**THENCE** South 82 degrees 50 minutes 13 seconds East 58.29 feet with a Northeast line of said Lot 12;

**THENCE** South 62 degrees 13 minutes 22 seconds West, at 63.44 feet passing a one-half steel pin set on line and continuing a total distance of 133.44 feet to a one-half steel pin set on a cul-de-sac;

**THENCE** in a Northerly direction around a curve to the left which has a radius of 50.00 feet and a chord bearing North 36 degrees 20 minutes 58 seconds West 285.89 feet, a curve distance of 26.19 feet to the **PLACE OF BEGINNING**.

**Tract 2:**

Being a portion of Lots 10 and 11, Woodland Estates, a subdivision to the City of Decatur, Wise County, Texas, according to the plat recorded in Cabinet A, Slide 545, Plat Records, Wise County, Texas, described by metes and bounds as follows:

**COMMENCING** at a 1/2 inch iron rod for the Northwest corner of said Lot 10;

**THENCE** North 61 degrees 09 minutes 40 seconds East, with the Northwest line of Lot 10, 23.30 feet to a 1/2 inch iron and the **POINT OF BEGINNING** of this tract herein described;

**THENCE** North 61 degrees 09 minutes 40 seconds East at 75.84 feet a 1/2 inch iron rod for the Northeast corner of Lot 10 and the Northwest corner of Lot 11, continuing with the Northwestern line of Lot 11, in all 115.84 feet to a 5/8 inch capped iron pin stamped Hancock;

**THENCE South 20 degrees 47 minutes 26 soconds East, 108.55 capped iron pin stamped Hancock at the right-of-way of Shady Land, being the most Southerly corner of Lot 11 and the most Westerly corner of Lot 12, of said Addition, said iron lying in a curve to the left whose radius is 50.00 feet and whose center bears South 38 degrees 25 minutes 52 seconds West;**

**THENCE in a Northerly direction with said curve to the left with the Northeasterly right-of-way of Shady Land, at 46.40 feet to the common South corner of Lots 10 and 11, in all through a delta of 125 degrees 35 minutes 32 seconds a distance of 109.60 feet to a 1/2 inch iron lying in another curve to the left whose radius is 61.02 feet and whose center bears South 27 degrees 13 minutes 35 seconds East;**

**THENCE in a Southwesterly direction with the Northerly line of Shady Land, the Southerly line of Lot 10, and with said curve, through a delta of 08 degrees 21 minutes 25 seconds a distance of 8.90 feet to a 5/8 inch capped iron pin stamped Hancock;**

**THENCE North 31 degrees 02 minutes 28 seconds West, 101.02 feet to the POINT OF BEGINNING.**

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

**Date:** 05/26/2004  
**Grantor(s):** BEVERLY WALKER AND PATRICIA CLOWER, BOTH SINGLE PERSONS  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FIRST MAGNUS FINANCIAL CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$76,074.00  
**Recording Information:** Book 1439 Page 334 Instrument 351643  
**Property County:** Wise  
**Property:** LOT NUMBERS 11 AND 12 IN BLOCK 1 OF THE C.A. BROOKS ADDITION NO. 2, AN ADDITION TO THE CITY OF CHICO, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT OF SUCH ADDITION RECORDED IN CABINET A, SECTION 86, PLAT RECORDS, WISE COUNTY, TEXAS.  
**Reported Address:** 201 HICKORY LANE, CHICO, TX 76431

**MORTGAGE SERVICING INFORMATION:**

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

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

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 3rd day of February, 2015  
**Time of Sale:** 1:00PM or within three hours thereafter.  
**Place of Sale:** AT THE SOUTHEAST PORCH OF THE COURTHOUSE STEPS in Wise County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Wise County Commissioner's Court.  
**Substitute Trustee(s):** Donna Stockman or Brenda Wiggs or Denise Boerner or Angela Lewis, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act  
**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

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

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

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

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

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

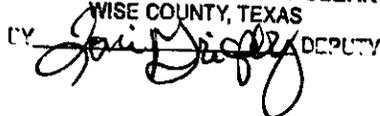
Very truly yours,

Buckley Madole, P.C.



**POSTED**  
At 2:30 o'clock P M

JAN 12 2015

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS  
BY  DEPUTY

## NOTICE OF FORECLOSURE SALE

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

BEING LOT 27, BLOCK 17, NEWARK BEACH ESTATES, A SUBDIVISION IN WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN PLAT CABINET A-329, WISE COUNTY, TEXAS

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 03/25/2005 and recorded in Document 366883 real property records of Wise County, Texas.

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

Date: 02/03/2015

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

Place: Wise County Courthouse, Texas, at the following location: THE SOUTHEAST PORCH AT THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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

Prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

5. **Obligations Secured.** The Deed of Trust executed by FERNANDO H. SIFUENTEZ AND JOSIE SIFUENTEZ, provides that it secures the payment of the indebtedness in the original principal amount of \$61,600.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION CORP. 2005-OPT1, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-OPT1 is the current mortgagee of the note and deed of trust and OCWEN LOAN SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION CORP. 2005-OPT1, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-OPT1 c/o OCWEN LOAN SERVICING, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Default and Request to Act.** Default has occurred under the deed of trust and U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION CORP. 2005-OPT1, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-OPT1 obtained a Home Equity Foreclosure Order from the 271st District Court of Wise County on 12/15/2014 under Cause No. CV14-07-522. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order and notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.



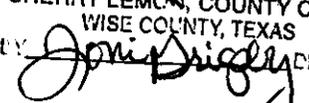
DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, RON BEDFORD, MICHAEL W. ZIENTZ or David Stockman  
c/o AVT Title Services, LLC  
13770 Noel Road #801529  
Dallas, TX 75380-1529

13-004384-670  
230 County Rd 4859  
Newark, TX 76071

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

POSTED  
At 2:39 o'clock P.M.

JAN 12 2015

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS  
BY  DEPUTY

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

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

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

Date: February 03, 2015

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

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

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

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 26, 2006 and recorded in Document VOLUME 1716, PAGE 428 real property records of WISE County, Texas, with SHANNON D. ELLIS AND MARY E. ELLIS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

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

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

A 1.50 ACRE TRACT OF LAND, MORE OR LESS, IN THE G.B. BUCHANAN SURVEY A-31, WISE COUNTY, TEXAS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO THE ALVORD 287 JOINT VENTURE RECORDED IN VOLUME 796, PAGE 674 DEED RECORDS, WISE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET IN THE NORTH LINE OF SAID JOINT VENTURE TRACT FROM WHICH A SIXTY PENNY NAIL FOUND FOR THE NORTHEAST CORNER OF SAID JOINT VENTURE TRACT BEARS NORTH 89 DEG. 38 MIN. 18 SEC. EAST 1220.4 FEET;

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

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

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

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

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

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

**POSTED**  
At 2:47 o'clock PM

JAN 12 2015

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS  
BY Vicky Gaona  
Vicky Gaona



*Donna Stock*

DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, OR ANGELA LEWIS

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP

15000 Surveyor Boulevard, Suite 100

Addison, Texas 75001



NOS0000004920518

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

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

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

**Date:** February 03, 2015

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

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

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

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

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

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

BEING LOT 46, BLOCK 1 OF UNIT ONE RUNAWAY BAY, AN ADDITION IN WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT CABINET A, SECTION 111, PLAT RECORDS, WISE COUNTY, TEXAS.

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

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

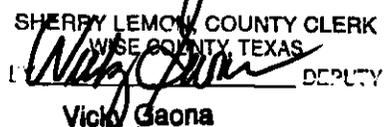


DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, OR ANGELA LEWIS  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

POSTED  
At 2:41 o'clock P M

JAN 1 8 2015

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS  
  
DEPUTY  
Vicki Gaona



**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, ANA M. PARKER AND AARON L. PARKER, WIFE AND HUSBAND** delivered that one certain Deed of Trust dated MAY 17, 2007, which is recorded in INSTRUMENT NO. 2007-7265 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 \$135,329.00 payable to the order of WESTSTAR MORTGAGE CORPORATION, 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, NATIONWIDE ADVANTAGE MORTGAGE COMPANY, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.**

**NOTICE IS HEREBY GIVEN** that on Tuesday, FEBRUARY 3, 2015, 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:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.**

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 NATIONWIDE ADVANTAGE MORTGAGE COMPANY, the Mortgagee or Mortgage Servicer, is P.O. BOX 919000, DES MOINES, IOWA 50391. Pursuant to the Texas Property Code, the Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: JANUARY 12, 2015.

\_\_\_\_\_  
SUBSTITUTE TRUSTEE(S)  
MICHAEL J. SCHROEDER OR DONNA STOCKMAN  
OR BRENDA WIGGS OR DENISE BOERNER OR  
ANGELA LEWIS

FILE NO.: AGM-1485  
PROPERTY: 938 PRIVATE RD 4732  
RHOME, TEXAS 78078

ANA M. PARKER

NOTICE SENT BY:  
MICHAEL J. SCHROEDER  
3610 NORTH JOSEY LANE, SUITE 206  
CARROLLTON, TEXAS 75007  
Tele: (972) 394-3088  
Fax: (972) 394-1283

POSTED  
At 2:36 o'clock P.M.

JAN 12 2015

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS

EXHIBIT "A"

A 1.50 acre tract of land in the G-B. BUCHANAN SURVEY, A-31, WISE County, Texas, and being part of a tract of land described in deed to The Alvord 287 Joint Venture recorded in Volume 796, Page 674 Deed Records, WISE County, Texas, and being more particularly described as follows:

Beginning at an iron rod set in the North line of said Joint Venture Tract from which the Northwest corner of said tract bears South 89 degrees 36 minutes 57 seconds West, 662.42 feet;

Thence South 00 degrees 18 minutes 41 seconds East, 320.59 feet to an iron rod set in the North line of a sixty foot road;

Thence North 89 degrees 41 minutes 19 seconds East with the North line of said road 203.73 feet to an iron rod set for corner;

Thence North 00 degrees 18 minutes 41 seconds West 320.85 feet to an iron rod set in the North line of said Joint Venture tract;

Thence South 89 degrees 36 minutes 57 seconds West, 203.73 feet to the Point of Beginning.

**NOTICE OF FORECLOSURE SALE**

State of Texas §  
County of Wise §

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:  
LOT 16, BLOCK 2, OAKLAND HEIGHTS, A SUBDIVISION TO THE CITY OF BRIDGEPORT, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN PLAT CABINET A, SECTION 68, PLAT RECORDS, WISE COUNTY, TEXAS.

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

Date: February 3, 2015  
Time: The sale shall begin no earlier than 10:00 AM or no later than three hours thereafter.  
Place: Wise County Courthouse in Decatur, Texas, at the following location: the area designated by the Commissioners Court of Decatur, Wise County, Texas, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

The deed of trust permits the Mortgagee of Record 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.

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.

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 Mortgagee of Record thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

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

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

1000885-1

POSTED  
At 12:00 o'clock P M

JAN 12 2015

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

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

4. **Type of Sale.** The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by **Joseph B. Heath, Jr., Estate of Bonnie Heath.**
5. **Obligations Secured.** The Deed of Trust is dated **May 3, 2002**, and is recorded in the office of the County Clerk of Wise County, Texas, in/under **76426, Book 1162, Page 700, Official Public Records of Wise County, Texas.** The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the promissory note in the original principal amount of **\$60,000.00**, executed by **Joseph B. Heath, Jr., Estate of Bonnie Heath**, and payable to the order of **TIB-The Independent BankersBank.**

**Original Mortgagee: TIB-The Independent BankersBank.**

**Current Mortgagee of Record: TIB-The Independent BankersBank** whose address is **11701 Luna Road, Farmers Branch, TX 75234.**

6. **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 public sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.
7. **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.**

Sent by: Jeffrey B. Lewis  
Robertson Anschutz Velters  
10333 Richmond Avenue, Suite 550  
Houston, TX 77042

DATED January 12, 2015.

  
Joyce McGrady and/or Kelly Goddard and/or Darian  
Goddard and/or Gene Alyea, Substitute Trustee  
c/o Robertson Anschutz Velters  
10333 Richmond Avenue, Suite 550  
Houston, TX 77042  
Phone: 713-980-9500

1000885-1

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD, 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.**

**NOTICE OF SALE BY SUBSTITUTE TRUSTEE**

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WISE

§

§

**Note:** Retail Installment Contract dated February 23, 2007 executed and delivered by Jeffrey Sigsbee and Amanda Sigsbee to Jim Walter Homes, Inc.

**Security Instrument:** Mechanic's Lien Contract, dated February 23, 2007, executed and delivered by Jeffrey Sigsbee and Amanda Sigsbee to Jim Walter Homes, Inc., to secure payment of that certain Retail Installment Contract, recorded on March 19, 2007, as Document Number 2007-3798, in the Official Public Records of Wise County, Texas and as re-recorded on March 29, 2007, as Document Number 2007-4272, in Wise County, Texas.

**Original Creditor:** Jim Walter Homes, Inc.

**Current Owner and Holder:** Green Tree Servicing LLC

**Loan Servicer:** Green Tree Servicing LLC ("Green Tree"), 345 St. Peter St. 1100 Landmark Towers, St. Paul, MN 55102

**Appointed Substitute Trustees:** JIM MILLS, SUSAN MILLS, EMILY NORTHERN, ALEXANDRA ZOGRAFOS, JOYCE MCGRADY, JACK RICHARDSON  
9065 Jollyville, Suite 203A, Austin, TX 78759

*Note: Each substitute trustee is authorized individually, to act alone without the joinder of the other trustees.*

AND

T. J. RINEY, J.O. CREWSE, S.G. HARVEY, B.K. PACKARD,  
5420 LBJ Freeway, Suite 220, Dallas, TX 75225

The Substitute Trustees are authorized to sell the

PROPERTY ADDRESS: 234 County Road 1861 Chico, TX 76431	RP FILE NO. GTSL02-632	BORROWER: Sigsbee, Jeffrey & Amanda GREEN TREE ACCOUNT #: 66081186
--	------------------------	---

**POSTED**

At 844 o'clock aM

JAN 12 2015

Premises at public venue to the highest bidder or bidders, for cash.

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS  
BY Wikeforn DEPUTY

**Property to be sold:**

234 County Road 1861, Chico, TX 76431, and as further described in Exhibit A attached hereto, along with the improvements on such real property and any after acquired permanent improvements or title to such improvements and/or real property (the "Premises" as described in §9.604 of the Texas Uniform Commercial Code).

**Date of Sale:**

Tuesday, February 3, 2015.

**Time of Sale:**

The sale will begin no earlier than 10:00 AM and no later than three (3) hours thereafter.

**Location of Sale:**

At the County Courthouse in Wise County, Texas, on the Southeast porch of the courthouse, unless the location of the sale has been otherwise designated to a specific location by the Commissioner's Court of Wise County. If such a designation by the Commissioner's Court has been made and recorded after the date hereof and prior to the time of the sale, then the Substitute Trustee will sell the Premises at the area designated by the Commissioner's Court of Wise County, Texas.

**Terms of Sale:**

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Mechanic's Lien Contract permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Mechanic's Lien Contract 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 Security Instrument, 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 Security Instrument. The sale shall not cover any part of the property that has been released of public record from the lien of the Security Instrument. 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 Security Instrument, 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.

PROPERTY ADDRESS: 234 County Road 1861 Chico, TX 76431	RP FILE NO. GTSL02-632	BORROWER: Sigbee, Jeffrey & Amanda GREEN TREE ACCOUNT #: 66081186
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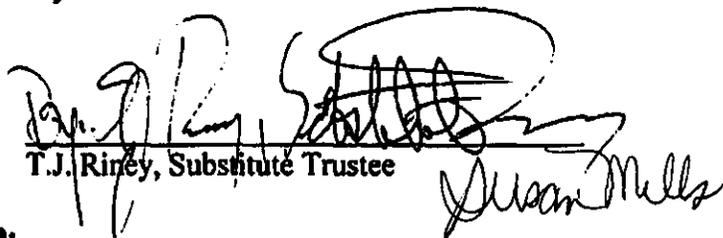
Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Mechanic's Lien Contract. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

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

**Type of Sale:** The sale is a non-judicial sale being conducted pursuant to the power of sale granted by the Security Instrument executed by Jeffrey Sigsbee and Amanda Sigsbee.

**Default and Notice:** Default has been made in payment of the Note and Security Instrument and the Note is now unpaid, delinquent and in default. All required notices have been given to Jeffrey Sigsbee and Amanda Sigsbee and any and all other necessary parties with regard to the defaulted indebtedness. Green Tree has requested the undersigned, substitute trustee, to post, file and give notice of foreclosure of the Security Instrument and the lien thereof in accordance with applicable Texas law and the terms and provisions of the Security Instrument.

Dated: January 9, 2015.

  
T.J. Riney, Substitute Trustee

**AFTER RECORDING, PLEASE RETURN TO:**

Riney Packard, PLLC  
Attn: T.J. Riney  
Two Lincoln Centre  
5420 LBJ Freeway, Suite 220  
Dallas, Texas 75240

<b>PROPERTY ADDRESS:</b> 234 County Road 1861 Chico, TX 76431	<b>RP FILE NO. GTSL02-632</b>	<b>BORROWER: Sigsbee, Jeffrey &amp; Amanda</b> <b>GREEN TREE ACCOUNT #: 66081186</b>
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**EXHIBIT "A"**

**BEING** a tract of land situated in the **FREDERICK SHOWMAN SURVEY, ABSTRACT No. 966, Wise County, Texas** and being a portion of that certain tract of land described in deed to **David Wayne Sigsbee**, recorded in **Volume 721, Page 686, Deed Records, Wise County, Texas** and being more particularly described by metes and bounds as follows as follows:

**BEGINNING** at a 1/2-inch iron rod set at the Northeast corner of said Sigsbee Tract, lying in the West line of County Road 1861;

**THENCE S 00° 25' 38" W, 300.00 feet** along the East boundary line of said Sigsbee Tract with the West line of said County Road 1861 to a 1/2-inch iron rod set;

**THENCE S 89° 46' 09" W, 726.05 feet** departing said boundary line to a 1/2-inch iron rod set;

**THENCE N 00° 25' 38" E, 300.00 feet** to a 1/2-inch iron rod set in the North boundary line of said Sigsbee Tract, lying N 89° 46' 09" E from a 1/2-inch iron rod set at the Northwest corner thereof;

**THENCE N 89° 46' 09" E, 726.05 feet** along the North boundary line of said Sigsbee Tract to the **PLACE OF BEGINNING**, containing **5.000 acres** of land.

**PROPERTY ADDRESS:**  
234 County Road 1861  
Chico, TX 76431

**RP FILE NO. GTSL02-632**

**BORROWER: Sigsbee, Jeffrey & Amanda**  
**GREEN TREE ACCOUNT #: 66081186**

POSTED

At 12:48 o'clock P M

JAN 06 2015

Notice of Foreclosure Sale

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS  
BY *W. J. ...* DEPUTY

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. *Vicky Gaona*

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

Description for a 2.00 acre tract of land out of the S. McKneeley Survey, Abstract No. 591, Wise County, Texas, said tract being a portion of that certain 20.66 acre tract of land under Contract of Sale and Purchase between Weldon Wood and the Veterans Land Board recorded in Volume 212, Page 740, dated December 17, 1986, and also being a portion of that certain 10.00 acre tract of land recorded in Volume 223, Page 416, Deed Records, Wise County, Texas;

BEGINNING at a 1/2" iron set S. 00°11'40"E., 1707.52 feet from the Northeast corner of said 20.66 acre tract;  
THENCE S. 00°11'40"E., 323.96 feet to a 1/2" iron set in the North line of C. Road No. 1480;  
THENCE N. 89°56'39"W., with the North line of said Co. Road No. 1480, 286.81 feet to a 1/2" iron set;  
THENCE N. 00°11'40"W., 283.56 feet to a 1/2" iron set;  
THENCE N. 81°55'16"E., 289.54 feet to the POINT OF BEGINNING and containing 2.00 acres of land.

TOGETHER WITH THAT CERAIN double-wide mobile home: Model "The Dream 2"; Serial Nos. CSS001476TXA and CSS001476TXB; Label Nos. HWC0277192 and HWC0277193; same being permanently affixed to the above described real property.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded in Volume 2053, Page 838 of the real property records of Wise County, Texas.

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

Date: February 3, 2015

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: Wise County Courthouse in Decatur, Texas, at the following location: 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

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 refiled may be after the date originally scheduled for this sale.

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

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

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

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

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

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

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust and security agreement executed by Ralph Evans, husband, and Lanora Evans, wife.

The real property and personal property 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 in the original principal amount of \$60,000.00, executed by Ralph Evans, husband, and Lanora Evans, wife, and payable to the order of First State Bank. First State Bank is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

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

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

Dated: January 6, 2015.

  
\_\_\_\_\_  
Berry White  
104 Hackberry Ct.  
Runaway Bay, TX 76426

POSTED

At 12:48 o'clock P M

JAN 06 2015

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS  
BY Vicky Gaona DEPUTY

**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:

Being a 20.95 acre tract in the W. Wilson Survey, Abstract Number 872, the F. Showman Survey, Abstract 966 and the G. Craft Survey, Abstract Number 923, Wise County, Texas, being the remainder of a certain called 57.59 acre tract (Tract 1) and the remainder of a certain called Tract II described in Instrument recorded in Volume 534, Page 881, Real Records, Wise County, Texas and being more particularly described by metes and bounds on "Exhibit A" attached hereto for all purposes.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded in Volume 2349, Page 644 of the real property records of Wise County, Texas.

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

Date: February 3, 2015

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: Wise County Courthouse in Decatur, Texas, at the following location: 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

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

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

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

The sale will be made expressly subject to any title matters set forth in the deed of trust, but

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

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

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

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

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust and security agreement executed by Tommy Chad Blackstock.

The real property and personal property 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 in the original principal amount of \$100,000.00, executed by Tommy Chad Blackstock, and payable to the order of First State Bank. First State Bank is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

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

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

Dated: January 6, 2015.

  
Berry White  
104 Hackberry Ct.  
Runaway Bay, TX 76426

## EXHIBIT "A"

Being a 20.95 acre tract in the W. Wilson Survey, Abstract Number 872, the F. Showman Survey, Abstract Number 966 and the G. Craft Survey, Abstract Number 923, Wise County, Texas, being the remainder of a certain called 57.59 acre tract (Tract I) and the remainder of a certain called Tract II described in instrument recorded in Volume 534, Page 881, Real Records, Wise County, Texas and being described by metes and bounds as follows:

BEGINNING at a point in the intersection of County Road Number 1874 and Number 1861, in the South line of said Craft Survey and the North line of said Wilson Survey for the Northeast corner of said 57.59 acre tract and the Northwest corner of a certain called 105.17 acre tract described in instrument recorded in Volume 253, Page 311, Deed Records, Wise County, Texas, and from which a 8" wood fence post bears 32.39 feet South 54°20'48" West;

THENCE South 00°25'38" West with the center of County Road Number 1861 a distance of 799.72 feet to a point for the Southeast corner of the tract herein described and the Northeast corner of a certain called 5.00 acre tract described in the instrument recorded in Volume 1785, Page 390, Official Public Records, Wise County, Texas;

THENCE South 89°43'14" West passing a ½" iron rod found at a distance of 18.17 feet, in all a distance of 1108.04 feet to a ½" iron rod found in the East line of a certain called 17.34 acre tract described in instrument recorded in Volume 1291, Page 736, Official Public Records, Wise County, Texas, for the Northwest corner of a certain called 19.77 acre tract described in instrument recorded in Volume 721, Page 686, Real Records, Wise County, Texas and the Southwest corner of the tract herein described;

THENCE North 00°56'05" West passing a ½" iron rod found at a distance of 27.44 feet for the Northeast corner of said 17.34 acre tract and the Southeast corner of a certain called 15.12 acre tract described in instrument recorded in Volume 1747, Page 882, Official Public Records, Wise County, Texas, in all a distance of 780.47 feet to a ½" iron rod found in the South line of said Craft Survey and the North line of said Showman Survey for the Northwest corner of said 57.59 acre tract and the Northeast corner of said 15.12 acre tract and from which a 26" oak tree bears 9.06 feet South 61°55'44" West;

THENCE North 87°25'33" East with the fence a distance of 390.56 feet to a 5" steel fence post in the South line of Block 15 of the Original Town of Crafton according to the plat recorded in Volume 29, Page 433, Deed Records, Wise County, Texas for the Southwest corner of said Tract II;

THENCE North 01°44'16" West with the fence a distance of 160.31 feet to a ½" iron rod set for the Southwest corner of a certain tract conveyed to William Parkinson, Jr. et ux and described in instrument recorded in Volume 606, Page 157, Real Records, Wise County, Texas;

THENCE North 88°41'17" East a distance of 150.00 feet to a ½" iron rod set in the West right-of-way of County Road Number 1874 and the East line of said Block 15 for the Southeast corner of said Parkinson Tract;

THENCE South 01°44'16" East with said right-of-way and the East line of said Block 15 a distance of 160.93 feet to a ½" iron rod set in the South line of said Craft Survey and the North line of said Wilson Survey for the Southeast corner of said Tract II;

THENCE North 89°34'20" East with the center of County Road Number 1874 and said Survey lines a distance of 585.60 feet to the POINT OF BEGINNING and containing 20.95 acres of land.

NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by the certain Deed of Trust executed by Michael E. Lowe of Parker County, Texas, dated July 18, 2014, and duly noted in Record Number 201410637, of the Deed of Trust Records, of Wise County, Texas, I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, February 3, 2015, that being the first Tuesday of said month, at public auction to the highest bidder for cash at the southeast door of the Wise County Courthouse, in Decatur, Texas, not before the hour of one o'clock P.M. or after the hour of four o'clock P.M. of that day the following described property, to wit:

**Property Description: Tract #2**

All of Lot 19 and a portion of Lot 18, The Summit, a subdivision in Wise County, Texas, according to the plat thereof recorded in Plat Cabinet A, Slide 384, Plat Records, Wise County, Texas.

**BEGINNING** at a ½" iron rod found, said iron being the Southwest corner of said Lot 19, The Summit, according to the plat thereof recorded in Plat Cabinet A, Slide 384, Plat Records, Wise County, Texas;

**THENCE N 05 deg., 56 min., 32 sec. E, 164.54 ft. to a ½" iron found;**

**THENCE N 07 Deg., 19 min., 31 sec. E, 470.56 ft. to a ½" iron found;**

**THENCE N 08 deg., 32 min., 57 sed. E, 4.20 ft. to a ½" iron found in the South line of Luke Road;**

**THENCE S 88 deg., 42 min., 28 sec. E, with the South line of said Luke Road, 7.12 ft. to a ½" iron found;**

**THENCE S 86 deg., 03 min., 29 sec. E, continuing with the South line of said Luke Road, 488.96 ft. to a ½" iron found;**

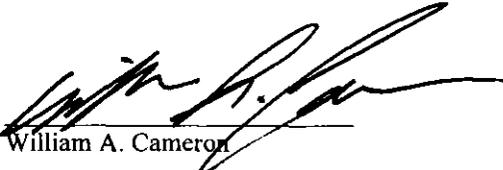
**THENCE S 07 deg., 47 min., 55 sec. W, 616.35 ft. to a ½" iron found;**

**THENCE N 88 deg., 52 min., 00 sec. W, 7.81 ft. to a ½" iron found;**

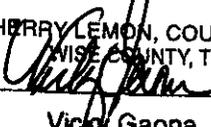
**THENCE N 88 deg., 45 min., 56 sec. W, 206.67 ft. to a ½" iron found;**

**THENCE N 88 deg., 53 min., 45 sec. W, 274.56 ft. to the POINT OF BEGINNING and containing 7.094 acres of land.**

EXECUTED this 5<sup>th</sup> day of January 2015.

  
William A. Cameron

**POSTED**  
At 10:16 o'clock AM

JAN 06 2015  
SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS  
BY  DEPUTY  
Vicki Gaona

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

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

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

Date: February 03, 2015

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

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

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

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 10, 2012 and recorded in Document CLERK'S FILE NO. 2012-10954 real property records of WISE County, Texas, with DAVID STANLEY WAKEFIELD AND MISTY WAKEFIELD, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), mortgagee.

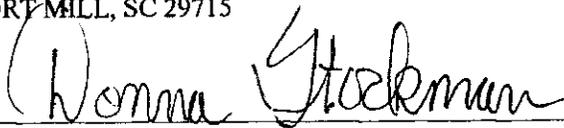
**4. Obligations Secured.** Deed of Trust or Contract Lien executed by DAVID STANLEY WAKEFIELD AND MISTY WAKEFIELD, securing the payment of the indebtednesses in the original principal amount of \$182,250.00, and obligations therein described including but not limited to the promissory note and all modifications, 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 as follows:

SURFACE ESTATE ONLY AND SUBJECT TO ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING TO INTEREST NOT CONSTITUTING PART OF THE SURFACE TO THE FOLLOWING DESCRIBED PROPERTY LOT(S) 45 AND 46, STONEGATE PARK, A RECORDED SUBDIVISION IN WISE COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAME RECORDED IN VOLUME A, PAGE 484, OF THE PLAT RECORDS OF WISE COUNTY, TEXAS

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

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



DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, OR ANGELA LEWIS  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

**POSTED**  
At 3:28 o'clock P.M.

DEC 29 2014

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS  


Sarah Enoch



NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

Date: February 03, 2015

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 December 27, 2004 and recorded in Document VOLUME 1512, PAGE 445 real property records of WISE County, Texas, with RENEE LEPREUX AND RICHARD LEPREUX, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by RENEE LEPREUX AND RICHARD LEPREUX, securing the payment of the indebtednesses in the original principal amount of \$83,446.00, 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 as follows:

BEING LOT 12, OF SADDLE RIDGE RANCH, SECTION TWO, AN ADDITION IN WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 523, PLAT RECORDS, WISE COUNTY, TEXAS.

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

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



DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, OR ANGELA LEWIS  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

POSTED

At 3:21 o'clock PM

DEC 29 2014

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS  
  
Sarah Enochs



**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

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

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

**Date:** February 03, 2015

**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 18, 2004 and recorded in Document CLERK'S FILE NO. 344263 VOLUME 1393, PAGE 98 real property records of WISE County, Texas, with MELISSA CRABLE AND VIRGIL L CRABLE JR, grantor(s) and NTFN, INC. D/B/A PREMIER NATIONWIDE LENDING, mortgagee.

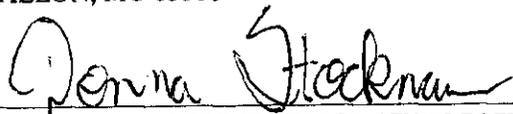
**4. Obligations Secured.** Deed of Trust or Contract Lien executed by MELISSA CRABLE AND VIRGIL L CRABLE JR, securing the payment of the indebtednesses in the original principal amount of \$125,175.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CITIMORTGAGE, INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

**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. CITIMORTGAGE, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CITIMORTGAGE, INC.  
1000 TECHNOLOGY DRIVE  
O'FALLON, MO 63368



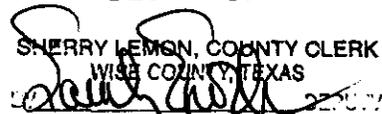
DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, OR ANGELA LEWIS

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

**POSTED**  
At 3:28 o'clock PM

DEC 29 2014

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS  


Sarah Enochs



## EXHIBIT "A"

DESCRIPTION FOR A 2.00 ACRE TRACT OF LAND OUT OF THE J.F. WILLIAMSON SURVEY, ABSTRACT NO. 1151, WISE COUNTY, TEXAS, SAID TRACT ALSO BEING A PORTION OF THAT CERTAIN TRACT OF LAND RECORDED IN VOL. 453, PG. 487, D.R.W.C.T.

COMMENCING FROM A POINT WHICH LIES BY DEED CALL, SOUTH, 29.26 FEET AND EAST, 4144.20 FEET FROM THE SOUTHWEST CORNER OF THE J. LILES SURVEY ABSTRACT NO. 1172, THENCE S 10 DEG 04' 35" W, 813.00 FEET; THENCE N 86 DEG 19' 38" W, 156.10 FEET; THENCE S 85 DEG 31' 22" W, 127.25 FEET TO A POINT IN THREE SKILLET ROAD FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, AND ALSO BEING IN THE SOUTH LIEN OF SAID VOL. 453, PG. 487 AND FOR THE POINT OF BEGINNING.

THENCE S 85 DEG 31' 22" W. WITH SAID ROAD AND WITH THE SOUTH LINE OF SAID VOL. 453, PG. 487, 110.97 FEET TO A POINT FOR THE MOST SOUTHERLY CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE N 62 DEG 53' 08" W. WITH SAID ROAD AND WITH THE SOUTH LINE OF SAID VOL. 453, PG. 487, 97.03 FEET TO A POINT FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED

THENCE N 04 DEG 16' 39" W. PASSING A 1/2" REFERENCE IRON FOUND AT 23.63 FEET, IN ALL 417.16 FEET TO A 1/2" IRON FOUND FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE EAST, 194.34 FEET TO A 1/2" IRON FOUND FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE S 04 DEG 16' 39" E, 452.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.00 ACRES OF LAND MORE OR LESS.

