

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: October 25, 2007

Grantor(s): Connie Lynn Hill

Original Trustee: Larry Andrews

Original Mortgagee: Washington Mutual Bank, a Federal Association

Recording Information: Vol. 1876, Page 43, or Clerk's File No. 2007-15807, in the Official Public Records of WISE County, Texas.

Current Mortgagee: JPMorgan Chase Bank, N.A.

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

Date of Sale: 03/01/2016 **Earliest Time Sale Will Begin:** 1:00 PM

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

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

Legal Description:

LOT 24 AND 25, IN BLOCK 23, OF NEWARK BENCH ESTATES, WISE COUNTY, TEXAS, RECORDED IN PLAT CABINET A, SECTION 330, OF THE PLAT RECORDS OF WISE COUNTY, TEXAS.

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

For Information:

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

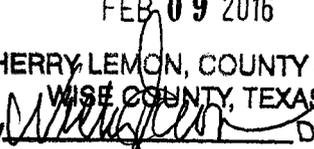

Donna Stockman as Substitute Trustee, Brenda Wiigs as Successor Substitute Trustee, Denise Boerner as Successor Substitute Trustee, David Stockman as Successor Substitute Trustee, Tim Lewis as Successor Substitute Trustee, Guy Wiggs as Successor Substitute Trustee, Lori McCarty as Successor Substitute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

POSTED
AT 4:00 o'clock P M

FEB 09 2016

SHERRY LEMON, COUNTY CLERK

WISE COUNTY, TEXAS

By  DEPUTY

Vicky Gaona



4562348

POSTED
AT 3:40 o'clock P M

FEB 09 2016

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

Vicky Gaona

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
COUNTY OF WISE §

WHEREAS, on or about October 7, 2013, a Notice of Lien was filed in the Deed Records of Wise County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Mark K. Gschwind, the present owner of said real property, to Chisholm Springs Homeowners Association (the "Association"); and

WHEREAS, the said Mark K. Gschwind has continued to default in the payment of his indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association;

NOW, THEREFORE, notice is hereby given that on Tuesday, March 1, 2016, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate At the steps of the South East Corner of the Wise County Court House, 101-1/2 N. Trinity, Decatur, Wise County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 1:00 o'clock p.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Lot 90R, Block B, of Chisholm Springs Subdivision ('Chisholm Springs Subdivision'), located in Wise County, Texas, according to the map or plat thereof recorded in Cabinet C, 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 (106 Drover Ridge Road)

WITNESS my hand this 4th day of January, 2016

CHISHOLM SPRINGS HOMEOWNERS ASSOCIATION

By:

Jason R. Reed
Jason R. Reed, Substitute Trustee
Riddle & Williams, P.C.
3710 Rawlins Street, Suite 1400
Dallas, Texas 75219

The within notice was posted by me on the ___ day of _____, 2016, at the Wise County Courthouse in Wise, Texas.

Mark K. Gschwind
106 Drover Ridge Road
Newark, Texas 76071

Pursuant to Rule 736.7 of the Tex. R. Civ. Proc., all facts alleged in the Application for Foreclosure and supported by the affidavit of material facts constitute prima facie evidence of the truth of the matters alleged. The Court further finds as follows:

1. This proceeding is brought in the county in which all or part of the real property encumbered by the lien sought to be foreclosed is located.
2. The Association is governed by the Declaration of Covenants, Conditions & Restrictions for Chisholm Springs (the "Declaration"), as corrected and supplemented from time to time.
3. The Property is subject to and governed by the Declaration.
4. By virtue of Respondent's acquisition of the Property, Respondent agreed to and became obligated by the Declaration to pay to the Association all assessments for the expense of administration, maintenance, upkeep and repair of the Community as assessed in accordance with the Declaration, as more particularly shown in Article 6, Section 6.9.2, Article 7 and Article 8 of the Declaration.
5. Article 7, Section 7.9 and Section 7.9.3 of the Declaration creates an assessment lien against the Property to secure payment of assessments and other charges pursuant to Tex. R. Civ. Proc. 735.1(c) and Tex. Prop. Code 209.0092.
6. Article 7, Section 7.9.5 and Article 8, Section 8.1.7 of the Declaration further provides that the Association may foreclose its assessment lien by appropriate judicial or non-judicial proceedings.
7. During the period of Respondent's ownership, Respondent has been assessed

maintenance fees in a non-discriminatory manner based on Respondent's ownership of the Property.

8. Article 7, Section 7.9.5 of the Declaration and Texas Property Code 5.006 provide for recovery of attorney's fees and expenses incurred in the collection of delinquent assessments.
9. As of August 10, 2014, Respondent is 21 months in default in his/her obligations to the Association for a total of Two Thousand Four Hundred and Thirty Nine Dollars and Ninety Five Cents (\$2,439.95).
10. Respondent has been notified of the amounts due and unpaid attributed to Respondent's failure to pay the assessments and other charges by notice letter dated October 24, 2013.
11. A Notice of Lien was filed on or about October 7, 2013 at Instrument No. 201326907 in the office of the County Clerk of Wise, Texas, and Respondent was notified of same by letter dated December 4, 2013.
12. The Association afforded Respondent thirty (30) days to cure the default pursuant to the December 4, 2013 letter, and such opportunity to cure the default has expired.
13. Prior to filing this Application, the Association performed all actions required under applicable law and the terms of the Declaration required prior to foreclosing the Association's assessment lien against the Property.

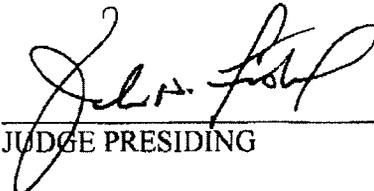
THE COURT THEREFORE GRANTS the Association's Application for Foreclosure under Tex. R. Civ. Proc. 736.

IT IS THEREFORE ORDERED that the Association may proceed with a foreclosure of its assessment lien on the Property under the terms of the Association's Declaration and Texas Property Code Section 51.002; and

IT IS FURTHER ORDERED that the Association shall send Respondent a copy of this Order with the notice of foreclosure sale sent to Respondent; and

IT IS FURTHER ORDERED that the Association may communicate with Respondent and all third parties as may be reasonably necessary to conduct the foreclosure sale of the Property.

SIGNED ON January 5, 2015



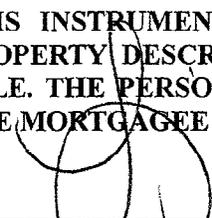
JUDGE PRESIDING

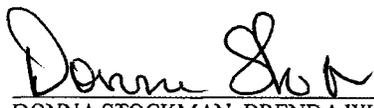
NOTICE OF FORECLOSURE SALE

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

- 1. Property to Be Sold.** The property to be sold is described as follows: SEE EXHIBIT 'A'.
- 2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 03/07/2005 and recorded in Book 1530 Page 201 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: 03/01/2016
Time: The sale will begin no earlier than 01:00 PM or no later than three hours thereafter.
Place: Wise County Courthouse, Texas, at the following location: THE SOUTHEAST PORCH AT THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.
- 4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.
- 5. Obligations Secured.** The Deed of Trust executed by JOHN W WISE AND SARAH WISE, provides that it secures the payment of the indebtedness in the original principal amount of \$40,800.00, 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 STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-5 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 STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-5 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. Order to Foreclose.** U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-5 obtained a Order from the 271st District Court of Wise County on 01/14/2016 under Cause No. CV15-11-867. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.
- 7. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, LORI MCCARTY, TIM LEWIS OR MICHAEL W. ZIENTZ, Substitute Trustee to act under and by virtue of said Deed of Trust.

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


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


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

POSTED
AT 4:48 o'clock P M

FEB 08 2016

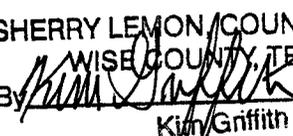
SHERRY LEMON COUNTY CLERK
WISE COUNTY, TEXAS
By  DEPUTY
Kim Griffith

EXHIBIT "A"

Being a part of Lot 19, Block 20, Original Town of Alvord, Wise County, Texas, being described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic stamped STEADHAM R.P.L.S. 4281 set in the West R.O.W. of Hubbard Street and the North R.O.W. of Franklin Street for the Southeast corner of said Lot 19; THENCE North 62°19'00" West with the South line of said Lot 19 and the North R.O.W. of said Franklin Street a distance of 90.00 feet to a 1/2" iron rod with a yellow plastic stamped STEADHAM R.P.L.S. 4281 set for a corner; THENCE North 27°41'00" East a distance 50.00 feet to a 1/2" iron rod with a yellow plastic stamped STEADHAM R.P.L.S. 4281 set for a corner in the North line of said Lot 19; THENCE South 62°19'00" East with the North line of said Lot 19 a distance of 90.00 feet to a 1/2" iron rod with a yellow plastic stamped STEADHAM R.P.L.S. 4281 set for the Northeast corner of said Lot 19, said point also being in the West R.O.W. of said Hubbard Street; THENCE South 27°41'00" West with the East line of said Lot 19 and the West R.O.W. of said Hubbard Street a distance of 50.00 feet to the POINT OF BEGINNING and containing 0.103 acres of land.

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 OR 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: LOT 1, BARNETT ADDITION, BEING A SUBDIVISION OF 1.77 ACRES OUT OF THE F. S. SEPULVEDO SURVEY, ABSTRACT NO. 737, PARADISE, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 3, PAGE 249, SURVEYOR'S RECORDS, WISE COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 05/24/2000 and recorded in Book 961 Page 150 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: 03/01/2016

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

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

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

5. Obligations Secured. The Deed of Trust executed by GLENDA FAYE DAVIS, provides that it secures the payment of the indebtedness in the original principal amount of \$28,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. WELLS FARGO BANK, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR GMACM HOME EQUITY LOAN TRUST 2005-HE2 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 WELLS FARGO BANK, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR GMACM HOME EQUITY LOAN TRUST 2005-HE2 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. Order to Foreclose. WELLS FARGO BANK, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR GMACM HOME EQUITY LOAN TRUST 2005-HE2 obtained a Order from the 271st District Court of Wise County on 01/14/2016 under Cause No. CV15-11-857. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

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

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

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

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

POSTED

AT 4:48 o'clock P M

FEB 08 2016

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

Michele Fennell

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 OR 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: LOT 48, BLOCK 7, UNIT NUMBER 6, RUNAWAY BAY, A SUBDIVISION IN WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN PLAT CABINET A, SECTION 438, PLAT RECORDS, WISE COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 06/30/2003 and recorded in Book 1306 Page 92 Document 330687 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: 03/01/2016

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

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

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

5. **Obligations Secured.** The Deed of Trust executed by ELAINE J PADILLA AND ANTHONY R PADILLA, provides that it secures the payment of the indebtedness in the original principal amount of \$83,686.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BANK OF AMERICA, N.A. is the current mortgagee of the note and deed of trust and BANK OF AMERICA, N.A. is mortgage servicer. A servicing agreement between the mortgagee, whose address is BANK OF AMERICA, N.A. c/o BANK OF AMERICA, N.A., 4500 PARK GRANADA, CALABASAS, CA 91302 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

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

POSTED

AT 4:48 o'clock P M

FEB 08 2016

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

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

NOTICE OF TRUSTEE'S SALE

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

Date of Security Instrument: July 26, 2011

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

Original Trustee: Michael Burns

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

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

Current Mortgagee: JPMorgan Chase Bank, National Association

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

Date of Sale: 03/01/2016 Earliest Time Sale Will Begin: 1:00 PM

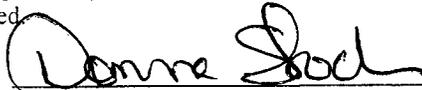
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time.

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

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

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

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



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

POSTED
AT 4:47 o'clock P M

FEB 08 2016

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



4562129

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: March 01, 2016

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 25, 2005 and recorded in Document VOLUME 1597, PAGE 160; AS AFFECTED BY INSTRUMENT NO. 201600334 real property records of WISE County, Texas, with DOROTHY M. PRICE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by DOROTHY M. PRICE, securing the payment of the indebtednesses in the original principal amount of \$54,150.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, DAVID STOCKMAN, TIM LEWIS, GUY WIGGS, LORI MCCARTY, AURORA CAMPOS, RAMIRO CUEVAS, MARKCOS PINEDA, KELLEY BURNS, AARTI PATEL, MATTHEW WOLFSON, DANIEL WILLSIE, OR NADIA CAPEHART
Substitute Trustee

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

Certificate of Posting

My name is _____, and my address is c/o 15000 Surveyor Boulevard, 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 4:48 o'clock P M
FEB 08 2016
SHERRY LEMON, COUNTY CLERK
WISE COUNTY TEXAS
By Sarah Enochs DEPUTY
Sarah Enochs



NOS0000005627674

SELECT PORTFOLIO SERVICING, INC. (SPS)
WINKLER, DONALD
234 HARVEY LANE, DECATUR, TX 76234

CONVENTIONAL
Our File Number: 15-022814

NOTICE OF TRUSTEE'S SALE

WHEREAS, on February 16, 2007, DONALD E. WINKLER AND WIFE, HILLIARD A. WINKLER, JOINED PRO-FORMA TO PERFECT THE LIEN, as Grantor(s), executed a Deed of Trust conveying to GEORGE M. SHANKS, JR. P.C., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR MAVERICK RESIDENTIAL MORTGAGE, INC. in payment of a debt therein described. The Deed of Trust was filed in the real property records of WISE COUNTY, TX and is recorded under Clerk's File/Instrument Number 2007-2371, to which reference is herein made for all purposes.

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **March 1, 2016** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 P.M. or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Wise county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

LOT 18, BLOCK 4, PRAIRIE VIEW ESTATES, PHASE THREE A, A SUBDIVISION TO WISE COUNTY TEXAS, ACCORDING TO THE PLAT RECORDED IN PLAT CABINET B, SECTION 368, PLAT RECORDS OF WISE COUNTY, TEXAS.

Property Address: 234 HARVEY LANE
DECATUR, TX 76234
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Noteholder: WELLS FARGO BANK, N.A., ON BEHALF OF REGISTERED HOLDERS OF BEAR
STEARNS ASSET BACKED SECURITIES I TRUST 2007-AC5, ASSET-BACKED
CERTIFICATES, SERIES 2007-AC5
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UTAH 84119

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

POSTED
AT 4:50 o'clock P M

FEB 08 2016

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

Vicky Gaona

Donna Stockman
SUBSTITUTE TRUSTEE
DONNA STOCKMAN OR ANGELA LEWIS OR
BRENDA WIGGS OR DENISE BOERNER OR TIM
LEWIS OR DAVID STOCKMAN OR GUY WIGGS OR
LORI MCCARTY OR AURORA CAMPOS OR RAMIRO
CUEVAS OR MARKCOS PINEDA OR KELLEY
BURNS OR AARTI PATEL OR MATTHEW WOLFSON
OR DANIEL WILLISIE
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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 military service to the sender of this notice immediately.

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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

Date: **March 1, 2016**

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.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the

1002473-1

POSTED

AT 1:36 o'clock p M

FEB 08 2016

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS

By Michelle Fennell DEPUTY

Michelle Fennell

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 **John Roye**.
5. Obligations Secured. The Deed of Trust is dated **August 11, 2009**, and is recorded in the office of the County Clerk of **Wise County, Texas**, in/under **2009-45977, 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 **\$74,156.00**, executed by **John Roye**, and payable to the order of **Americahomekey, Inc. DBA Gold Financial Services**.

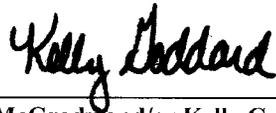
Original Mortgagee: Americahomekey, Inc. DBA Gold Financial Services.

Current Mortgagee of Record: Nationstar Mortgage LLC whose address is **8950 Cypress Waters Blvd., Coppell, TX 75019**.

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 Vettors
10333 Richmond Avenue, Suite 550
Houston, TX 77042

DATED February 8, 2016.



Joyce McGrady and/or Kelly Goddard and/or Darian Goddard and/or Gene Alyea, Substitute Trustee
c/o Robertson Anschutz Vettors
10333 Richmond Avenue, Suite 550
Houston, TX 77042
Phone: 713-244-1360

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.

Loan No: 9070794

NOTE

EXHIBIT "A" - LEGAL DESCRIPTION - PAGE 1 of 1
BEING A TRACT OF LAND SITUATED IN THE ELI M. THOMPSON SURVEY, ABSTRACT NO.
801, WISE COUNTY, TEXAS, AND BEING THAT TRACT AS DESCRIBED IN DEED TO
GILBERTO RAMIREZ RECORDED IN VOLUME 1662, PAGE 391, DEED RECORDS, WISE
COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT B BY MEAS
AND BOUNDS AS FOLLOWS:

INCLUDES MANUFACTURED HOUSING UNIT(S) DESCRIBED AS FOLLOWS:

MAKE: BELMONT HOMES, INC.

MODEL: SUMMIT 403

WIDTH: 26.3

LENGTH: 76.3

SERIAL #: MSB992890S1SM1729 &

YEAR: 1999

SAID UNIT(S) ATTACHED TO THE LAND IN A PERMANENT MANNER SO AS TO BE
RENDERED AN IMMOVABLE FIXTURE AND AN INTEGRAL PART OF THE SUBJECT PROPERTY.

NOTICE OF 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

KNOW ALL MEN BY THESE PRESENTS

STATE OF TEXAS
COUNTY OF Wise

WHEREAS, on **September 16, 2013**, **David C. Sowell and Jamie L. Jenkins**, as grantor(s) executed a deed of trust, conveying to **Kristi K. Frazier Special Needs Trust** certain real property located in the county of **Wise** State of Texas, and being more particularly described as **Lot 13, Hills of Oliver Creek, more specifically described in Exhibit A attached hereto and made a part hereof for all intents and purposes** to secure payment of one certain Real Estate Note in the amount of **\$70,800.00** (the note), the Deed of Trust being recorded in **Instrument Number 201326763**, Deed Records, **Wise County, Texas**.

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 **Trustee**, acting upon the request of **Kristi K. Frazier Special Needs Trust** by these presents is hereby posting, filing and giving notice of the foreclosure of the Deed of Trust and lien thereof in accordance with §51.002 of the Texas Property Code and the terms and provisions of the Deed of Trust.

NOW, THEREFORE, the undersigned, the 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 **March, 2016** at the **Wise County Courthouse, Decatur, Texas**. The same being **March 1, 2016, At the southeast door of the Wise County Courthouse, Decatur, Texas.**
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS 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.

In Witness Whereof, this Notice of Trustee's Sale has been executed on **February 2, 2016**.


Emory Russell, Trustee

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

POSTED
AT 11:14 o'clock A M

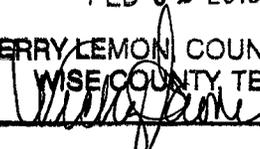
FEB 02 2016
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By  DEPUTY
Vicky Gaona

EXHIBIT "A"

BEING a 1.000 acre tract of land out of the Eli M. Thomasson Survey, Abstract #801, situated in Wise County, Texas, and being a portion of that certain 83.226 acre tract of land out of the Eli M. Thomasson Survey, Abstract #801, the R. M. Thompson Survey, Abstract #1248 and the P. P. Harding Survey, Abstract #373, as conveyed to JCEF LIMITED, in Volume 664, Page 227, Real Records of Wise County, Texas, and this tract being described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin set in the north line of said 83.226 acre tract and being North 83°25'02" West, 737.42 feet from the northeast corner of said 83.226 acre tract;

THENCE South 06°34'58" West, a distance of 290.40 feet to a 1/2" iron pin set in the north right-of-way line of a 60 foot private road, as recorded in Volume 779, Page 836, Real Records, Wise County, Texas, for the southeast corner of the herein described tract;

THENCE North 83°25'02" West, along the said north right-of-way line, a distance of 150.00 feet to a 1/2" iron pin set for the southwest corner of the herein described tract;

THENCE North 06°34'58" East, a distance of 290.40 feet to a 1/2" iron pin set in the north line of said 83.226 acre tract, for the northwest corner of the herein described tract;

THENCE South 83°25'02" East, along the north line of said 83.226 acre tract, a distance of 150.00 feet to the POINT OF BEGINNING and containing 1.000 acres of land.

SAID 1.000 ACRE TRACT ALSO BEING KNOWN AS
TRACT 13, THE HILLS OF OLIVER CREEK,
AN UNRECORDED SUBDIVISION IN WISE COUNTY, TEXAS.

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: March 01, 2016

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 21, 2003 and recorded in Document VOLUME 1358, PAGE 497; AS AFFECTED BY VOLUME 1388, PAGE 46 real property records of WISE County, Texas, with EDMUNDO ZUNIGA AND SYLVIA AYALA, grantor(s) and NETWORK FUNDING L.P., mortgagee.

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

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

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

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

DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, LORI MCCARTY, OR TIM LEWIS
Substitute Trustee

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

Certificate of Posting

My name is David Stockman, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.

I declare under penalty of perjury that on 1-25-16 I filed at the office of the WISE County Clerk and caused to be posted at the WISE County courthouse this notice of sale.

Declarants Name: David Stockman
Date: 1-25-16

POSTED
AT 10:15 o'clock A M

JAN 25 2016

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

Vicky Gaona



NOS20130169803363

EXHIBIT "A"

TRACT 1:

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

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

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

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

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

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

TRACT 2:

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

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

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

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

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

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



NOS20130169803363

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: March 01, 2016

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 30, 2013 and recorded in Document CLERK'S FILE NO. 201320775 real property records of WISE County, Texas, with JANET ANABLE AND MARGARET GONYEA, grantor(s) and WELLS FARGO BANK, NATIONAL ASSOCIATION, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JANET ANABLE AND MARGARET GONYEA, securing the payment of the indebtednesses in the original principal amount of \$57,233.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, DAVID STOCKMAN, TIM LEWIS, GUY WIGGS, LORI MCCARTY, AURORA CAMPOS, RAMIRO CUEVAS, MARKCOS PINEDA, KELLEY BURNS, AARTI PATEL, MATTHEW WOLFSON, OR DANIEL WILLSIE

Substitute Trustee

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

Certificate of Posting

My name is David Stockman, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 1-25-16 I filed at the office of the WISE County Clerk and caused to be posted at the WISE County courthouse this notice of sale.



Declarants Name: David Stockman
Date: _____

POSTED
AT 10:15 o'clock A M

JAN 25 2016
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Vicky Gaona DEPUTY
Vicky Gaona



NOS0000005755079

EXHIBIT "A"

LOT 9, BLOCK 6, THE HILLS OF BRIAR OAKS, PHASE FOUR, A SUBDIVISION IN WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN PLAT CABINET B, SECTION 500, PLAT RECORDS, WISE COUNTY, TEXAS.



NOS0000005755079

**APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE**

THE STATE OF TEXAS
COUNTY OF WISE

Deed of Trust Date:
NOVEMBER 14, 2008

Property address:
101 SOUTH RIDGE ROAD
DECATUR, TX 76234

Grantor(s)/Mortgagor(s):
JAMES BARGER AND WIFE, MELANIE BARGER

LEGAL DESCRIPTION:
BEING LOT 22, BLOCK 1 OF TIMBER RIDGE SOUTH,
AN ADDITION IN WISE COUNTY, TEXAS, ACCORDING
TO THE PLAT THEREOF RECORDED IN CABINET A,
SLIDE 364, PLAT RECORDS, WISE COUNTY, TEXAS.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC., ACTING SOLELY AS A NOMINEE FOR DALLAS
HOME LOANS, INC.

Earliest Time Sale Will Begin: 1:00 PM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: 03/01/2016

Recorded on: NOVEMBER 18, 2008

Original Trustee: DAVID MELROSE

Property County: WISE
As Clerk's File No.: 2008-34248
Volume: 2001
Page: 504

Substitute Trustee: DONNA STOCKMAN, BRENDA
WIGGS, DENISE BOERNER, GUY WIGGS, DAVID
STOCKMAN, LORI MCCARTY, TIM LEWIS, AURORA
CAMPOS, RAMIRO CUEVAS, MARKCOS PINEDA,
KELLEY BURNS, AARTI PATEL, MATTHEW WOLFSON,
DANIEL WILLISIE, NADIA CAPEHART

Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC

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.

The Current Mortgagee under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, LORI MCCARTY, TIM LEWIS, AURORA CAMPOS, RAMIRO CUEVAS, MARKCOS PINEDA, KELLEY BURNS, AARTI PATEL, MATTHEW WOLFSON, DANIEL WILLISIE, NADIA CAPEHART as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday MARCH 1, 2016 between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter. 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 be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

POSTED
AT 3:32 o'clock P M

JAN 21 2016

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

PENNYMAC LOAN SERVICES, LLC, who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. 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 debt.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND. January 18, 2016

MARINOSCI LAW GROUP, PC

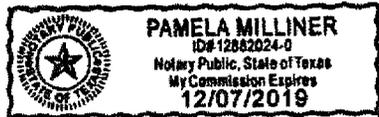
By: [Signature]
KYLE HAUSMANN
MANAGING PARALEGAL (name & title)

THE STATE OF TEXAS
COUNTY OF Dallas

Before me, Pamela Milliner, the undersigned officer, on this, the 18th day of JANUARY, 2016, (insert name of notary) personally appeared KYLE HAUSMANN, known to me, who identified herself/himself to be the MANAGING PARALEGAL of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal (SEAL)

[Signature]
Notary Public for the State of TEXAS



My Commission Expires: 12/7/19
Pamela Milliner
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC
6101 CONDOR DRIVE, SUITE 200
MOORPARK, CA 93021
LF No. 15-14159

Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
14643 DALLAS PARKWAY, SUITE 750
DALLAS, TX 75254

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 03/29/2012
Grantor(s): TERRY B CARTER AND SPOUSE, JODY CARTER
Original Mortgagee: WELLS FARGO BANK, NATIONAL ASSOCIATION
Original Principal: \$83,923.00
Recording Information: Instrument 2012-4422
Property County: Wise
Property:

BEING A 2.000 ACRE TRACT OF LAND SITUATED IN THE M.E.P AND P.R.R. CO. SURVEY, ABSTRACT NO. 633, IN WISE COUNTY, TEXAS, AND BEING THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO RAYMOND L. REILLY AND WIFE, LORRAINE G. REILLY, AS RECORDED IN VOLUME 869, PAGE 374 OF THE DEED RECORDS OF WISE COUNTY, TEXAS (D.R.W.C.T.), SAME TRACT ALSO BEING KNOWN AS LOT 224 OF HILLS OF OLIVER CREEK, AN UNRECORDED SUBDIVISION IN SAID WISE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME POINT BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED BY DEED TO MARK W. TOLIVER AND SYNDI W. TOLIVER, AS RECORDED IN VOLUME 1087, PAGE 631, D.R.W.C.T., SAME POINT BEING IN THE EAST LINE PRIVATE ROAD NO. 4442;

THENCE NORTH 80 DEGREES 29 MINUTES 34 SECONDS EAST, ALONG THE SOUTH LINE OF SAID TOLIVER TRACT, A DISTANCE OF 435.60 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAME POINT BEING IN THE WEST LINE OF A TRACT OF LAND DESCRIBED BY DEED TO SCOTT L. STORY AND AMY STORY, AS RECORDED IN VOLUME 1664, PAGE 255, D.R.W.C.T.;

THENCE SOUTH 09 DEGREES 30 MINUTES 26 SECONDS EAST, ALONG THE WEST LINE OF SAID STORY TRACT, PASSING AT A DISTANCE OF 58.03 FEET A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED BY DEED TO DAVID C. REEVES, AS RECORDED IN VOLUME 1399, PAGE 810, D.R.C.W.T., CONTINUING ON SAID COURSE A TOTAL DISTANCE OF 237.69 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAME POINT BEING IN THE NORTH LINE OF PRIVATE ROAD NO. 4441;

THENCE NORTH 89 DEGREES 38 MINUTES 04 SECONDS WEST, ALONG THE NORTH LINE OF SAID PRIVATE ROAD NO. 4441, A DISTANCE OF 447.11 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAME POINT BEING IN THE EAST LINE OF SAID PRIVATE ROAD NO. 4442, SAME POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 330 FEET AND WHOSE CHORD BEARS NORTH 04 DEGREES 34 MINUTES 16 SECONDS WEST, A DISTANCE OF 56.79 FEET;

THENCE ALONG THE EAST LINE OF SAID PRIVATE ROAD NO. 4442 AND ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 09 DEGREES 52 MINUTES 20 SECONDS, AN ARC LENGTH OF 56.86 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 09 DEGREES 30 MINUTES 26 SECONDS WEST, CONTINUING ALONG THE EAST LINE OF SAID PRIVATE ROAD NO. 4442, A DISTANCE OF 104.45 FEET TO THE POINT OF BEGINNING AND CONTAINING A TOTAL OF 2.000 ACRES OF LAND, MORE OR LESS.

Reported Address: 231 PRIVATE ROAD 4441, RHOME, TX 76078

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 1st day of March, 2016
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale:

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

Substitute Trustee(s): Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Lori McCarty, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

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

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment

of the Note set forth in the above-described Deed of Trust; and

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

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

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

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

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

Very truly yours,



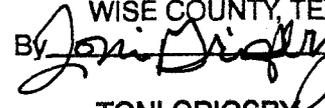
Buckley Madole, P.C.

POSTED

AT 3:53 o'clock P M

JAN 11 2016

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS

By  DEPUTY
TONI GRIGSBY

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Donna Stockman, Brenda Wiggs, Denise Boerner, Guy
Wiggs, David Stockman, Lori McCarty, Tim Lewis,
Rosenda Cardenas, Amy Lemus, Lupe Tabita
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX08000246-15-1

APN R000014226

TO No TX08000246-15-1

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on October 25, 2011, MARK K GSCHWIND, AN UNMARRIED MAN 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 \$167,541.00, payable to the order of U.S. Bank Trust, N.A. as Trustee for LSF9 Master Participation Trust as current Beneficiary, which Deed of Trust recorded on October 31, 2011 as Document No. 2011-12924 in Book 2297, on Page 582 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 R000014226

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Donna Stockman, Brenda Wiggs, Denise Boerner, Guy Wiggs, David Stockman, Lori McCarty, Tim Lewis, Rosenda Cardenas, Amy Lemus, Lupe Tabita 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 Trust, N.A. as Trustee for LSF9 Master Participation Trust, 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.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, March 1, 2016 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: **On the southeast porch of the Wise County Courthouse steps, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**

POSTED
AT 3:52 o'clock P M

JAN 11 2016

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

TS No TX08000246-15-1

APN R000014228

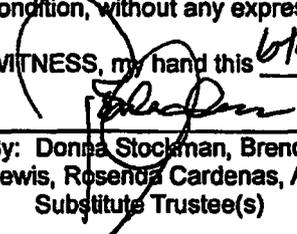
TO No TX08000246-15-1

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and U.S. Bank Trust, N.A. as Trustee for LSF9 Master Participation Trust'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 Trust, N.A. as Trustee for LSF9 Master Participation Trust'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 6th day of January 2016.


By: Donna Stockman, Brenda Wiggs, Denise Boerner, Guy Wiggs, David Stockman, Lori McCarty, Tim Lewis, Rosenda Cardenas, Amy Lemus, Lupe Tabita
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.

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.

TS No TX08000246-15-1

APN R000014226

TO No TX08000246-15-1

EXHIBIT "A"

LOT NINETY R (90 R), BLOCK B, OF CHISHOLM SPRINGS SUBDIVISION ('CHISHOLM SPRINGS SUBDIVISION'), LOCATED IN WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, SLIDE(S) 177-179, (REFILED IN CABINET C, SLIDE (S) 184-186), MAP RECORDS OF WISE COUNTY, TEXAS. TOGETHER WITH THE RIGHT OFF INGRESS AND EGRESS OVER AND ACROSS LOT 1R, BLOCK A, CHISHOLM SPRINGS SUBDIVISION ('CHISHOLM SPRINGS SUBDIVISION'), LOCATED IN WISE COUNTY, TEXAS, ACCORIDNG TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, SLIDES?(S) 177-179, (REFILED IN CABINET C, SLIDE (S) 184-186) (RE-PLATED IN CABINET C, SLIDE(S) 271-272 AS TO PORTIONS OF BLOCK F) IN THE RECORDS OF WISE COUNTY, TEXAS.

Our File Number: 15-12926

Name: JAMES L. VAN HOUTE JR AND LOREE KEATHLEY, BOTH SINGLE PERSONS

NOTICE OF TRUSTEE'S SALE

WHEREAS, on October 22, 2009, JAMES L. VAN HOUTE JR AND LOREE KEATHLEY, BOTH SINGLE PERSONS, executed a Deed of Trust/Security Instrument conveying to BEN COWEN, as Trustee, the Real Estate hereinafter described, to BANK OF TEXAS, N.A., in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2009-48876, Volume 2097, Page 824, in the DEED OF TRUST OR REAL PROPERTY records of WISE COUNTY, TEXAS; and

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, MARCH 1, 2016**, between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in WISE COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

LOT 81, BLOCK 3, CHISHOLM HILLS, PHASE 3, 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.

Property Address: 147 LANGE WAY
FAIRVIEW, TX 76078

Mortgage Servicer: BANK OF OKLAHOMA

Noteholder: BOKF, N.A., A NATIONAL BANKING ASSOCIATION D/B/A BANK OF OKLAHOMA, AS SUCCESSOR IN INTEREST BY MERGER TO BANK OF TEXAS, N.A.
7060 SOUTH YALE AVENUE, #200
TULSA, OK 74136

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

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 11th day of January, 2016.



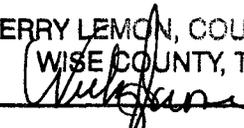
Guy Wiggs, David Stockman, Brenda Wiggs,
Denise Boerner, Lori McCarty, Donna
Stockman, or Tim Lewis, Substitute Trustees

Marinosci & Law Group
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

POSTED
AT 3:52 o'clock P M

JAN 11 2016

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS

By  DEPUTY

Vicky Gaona

Our File Number: 15-12611

Name: CHARLES KIRKLAND & SHERYL KIRKLAND, HUSBAND AND WIFE

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 13, 2006, CHARLES KIRKLAND & SHERYL KIRKLAND, HUSBAND AND WIFE, executed a Deed of Trust/Security Instrument conveying to G. TOMMY BASTIAN, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 386203, in Book OR 1672, at Page 417, in the DEED OF TRUST OR REAL PROPERTY records of WISE COUNTY, TEXAS; and

WHEREAS, An Amended and Restated Note dated APRIL 13, 2006 to BAC HOME LOANS SERVICING, LP AND ITS SUCCESSORS AND ASSIGNS in the principal sum \$100,152.61, to which reference is here made for a description of such Note; and

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, MARCH 1, 2016**, between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in **WISE COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE DAVID H. LOVE SURVEY, ABSTRACT NO. 518 IN WISE COUNTY, TEXAS, AND MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING 385 FEET SOUTH AND 91 FEET NORTH 89 DEG. 15 MIN. WEST OF THE NORTHEAST CORNER OF SAID DAVID H. LOVE SURVEY, SAID POINT BEING ALSO 1905 FEET SOUTH OF THE NORTHEAST CORNER OF LOT NO. 1, SOUTHLAND TERRACE ADDITION OF THE CITY OF BOYD, WISE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Property Address: 209 COUNTY ROAD
BOYD, TX 76023

Mortgage Servicer: BANK OF AMERICA, N.A.

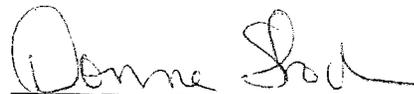
Notcholder: BANK OF AMERICA, N.A.
7105 CORPORATE DRIVE
PLANO, TX 75024-4100

The Mortgage Servicer is authorized to represent the Notcholder by virtue of a servicing agreement with the Notcholder. 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.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 11th day of January, 2016.



Donna Stockman, David Stockman, Brenda Wiggs,
Denise Boerner, Tim Lewis, Kelley Burns, Aurora
Campos, Aarti Patel, Matt Wolfson, Guy Wiggs,
Lori McCarty, Ramiro Cuevas, Daniel Willsie,
Markcos Pineda, Substitute Trustees

Marinosci & Law Group
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

POSTED

AT 3:52 o'clock P M

JAN 11 2016

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

Exhibit A

ALL that certain tract of land situated in the DAVID H. LOVE SURVEY, ABSTRACT NO. 518, WISE County, Texas, and more fully described as follows:

BEGINNING 385 feet South and 91 feet North 89 degrees 15 minutes West of the Northeast corner of said DAVID H. LOVE SURVEY, said point being also 1905 feet South of the Northeast corner of Lot No. 1, Southland Terrace Addition of the City of Boyd, Wise County, Texas, according to the plat of the same of record in Volume 204, Page 622, WISE County Deed Records;

THENCE North 89 degrees 15 minutes West, 135 feet;

THENCE North 75 feet;

THENCE South 89 degrees 15 minutes East, 135 feet;

THENCE South 75 feet to the PLACE OF BEGINNING and being the same said land described in deed from J.W. Stephens and wife to C.U. Provence, dated April 18, 1973, recorded in Volume 325, Page 601, Deed Records of WISE County, Texas.

SAID LAND ALSO BEING PLATTED;

Lot 25, SOUTHLAND TERRACE ADDITION, an Addition to the City of Boyd, WISE County, Texas according to the plat thereof recorded in Volume 195, Page 419, Deed Records, WISE County, Texas.

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: March 01, 2016

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 06, 2012 and recorded in Document CLERK'S FILE NO. 2012-1567, AS AFFECTED BY CLERK'S FILE NO. 201509886 real property records of WISE County, Texas, with LATASHA HAWTHORNE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR AMERIPRO FUNDING, INC., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by LATASHA HAWTHORNE, securing the payment of the indebtednesses in the original principal amount of \$128,555.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION 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. U.S. BANK NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o U.S. BANK NATIONAL ASSOCIATION
200 SOUTH SIXTH ST
MINNEAPOLIS, MN 55402



DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, LORI MCCARTY, OR
TIM LEWIS

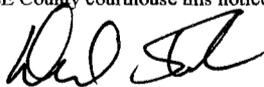
Substitute Trustee

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

My name is David Stockman, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.

Certificate of Posting

I declare under penalty of perjury that on 1-11-16 I filed at the office of the WISE County Clerk and caused to be posted at the WISE County courthouse this notice of sale.



Declarants Name: David Stockman
Date: 1-11-16

POSTED
AT 4:02 o'clock P M

JAN 11 2016

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



NOS0000005698774

EXHIBIT "A"

LOT THIRTY-ONE R1(31R1), BLOCK F, OF 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.



NOS00000005698774

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WISE County

Deed of Trust Dated: May 21, 2009

Amount: \$111,748.00

Grantor(s): LARRY GRIFFITT and SARA GRIFFITT

Original Mortgagee: TAYLOR, BEAN & WHITAKER MORTGAGE CORP.

Current Mortgagee: BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY

Mortgagee Address: BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 4425 Ponce de Leon Blvd., Suite 500, Coral Gables, FL 33134

Recording Information: Document No. D209144769

Legal Description: LOT TWENTY-TWO (22), BLOCK TWO (2) OF THE HILLS OF BRIAR OAKS, PHASE FOUR (4), AN ADDITION IN WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN PLAT CABINET B, SLIDE 500, PLAT RECORDS OF WISE COUNTY, TEXAS.

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

Earliest Time Sale Will Begin: 1:00 PM

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

DONNA STOCKMAN OR BRENDA WIGGS, DENISE BOERNER, DAVID STOCKMAN, TIM LEWIS, GUY WIGGS, LORI MCCARTY, AURORA CAMPOS, RAMIRO CUEVAS, MARKCOS PINEDA, KELLEY BURNS, AARTI PATEL, MATTHEW WOLFSON, DANIEL WILLISIE OR ANGELA LEWIS have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

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

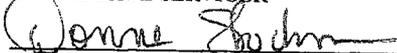
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

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

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


SARAH ROBBINS, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2014-023850



DONNA STOCKMAN OR BRENDA WIGGS, DENISE BOERNER, DAVID STOCKMAN, TIM LEWIS, GUY WIGGS, LORI MCCARTY, AURORA CAMPOS, RAMIRO CUEVAS, MARKCOS PINEDA, KELLEY BURNS, AARTI PATEL, MATTHEW WOLFSON, DANIEL WILLISIE OR ANGELA LEWIS
c/o AUCTION.COM, LLC
1 Mauchly
Irvine, California 92618

POSTED

AT 1:44 o'clock P M

DEC 30 2015

SHERRY LEMON, COUNTY CLERK

WISE COUNTY TEXAS
By  DEPUTY

Kim Griffith

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 02/25/2008
Grantor(s): BRIDGET HANCOCK AND JUSTIN HANCOCK, HUSBAND AND WIFE
Original Mortgage: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR UNIVERSAL AMERICAN MORTGAGE COMPANY, LLC, A FLORIDA LIMITED LIABILITY, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$147,631.00
Recording Information: Book 1913 Page 212 Instrument 2008-21134
Property County: Wise
Property: LOT 21, BLOCK 5, SHALE CREEK, PHASE 2A, AN ADDITION IN WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C, SLIDE 510, PLAT RECORDS, WISE COUNTY, TEXAS
Reported Address: 12929 AZURE HEIGHTS PLACE, RHOME, TX 76078

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: JPMorgan Chase Bank, National Association
Mortgage Servicer: JPMorgan Chase Bank, N.A.
Current Beneficiary: JPMorgan Chase Bank, National Association
Mortgage Servicer Address: PO Box 1015238, Columbus, OH 43219

SALE INFORMATION:

Date of Sale: Tuesday, the 1st day of March, 2016
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: AT THE SOUTHEAST PORCH OF THE COURTHOUSE STEPS in Wise County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Wise County Commissioner's Court.

Substitute Trustee(s): Donna Stockman, Brenda Wiggs, Denise Boerner, David Stockman, Tim Lewis, Guy Wiggs, Lori McCarty, Aurora Campos, Ramiro Cuevas, Markcos Pineda, Kelley Burns, Aarti Patel, Matthew Wolfson, Daniel Willsie, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

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

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

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

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

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

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

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

Very truly yours,



Buckley Madole, P.C.

POSTED
AT 1:44 o'clock P M

DEC 30 2015

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