

Current Borrower: TERRY BLANCHARD, A SINGLE PERSON  
MHA File Number: TX-15-24710-FC  
VA/FHA/PMI Number:  
Loan Type: Conventional Residential  
Property Address: 102 ROUND HILL WAY, RUNAWAY BAY, TX 76426-9419

## NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:  
7/10/1997

Grantor(s)/Mortgagor(s):  
TERRY BLANCHARD, A SINGLE PERSON

Original Beneficiary/Mortgagee:  
FAIRWAY INDEPENDENT MORTGAGE CORP.

Current Beneficiary/Mortgagee:  
DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS INDENTURE TRUSTEE  
UNDER THE INDENTURE RELATING TO IMH  
ASSETS CORP., COLLATERALIZED ASSET-  
BACKED BONDS, SERIES 2003-9F

Recorded in:  
Volume: 732  
Page: 58  
Instrument No: 233215

Property County:  
WISE

Mortgage Servicer:  
BANK OF AMERICA, N.A. is representing the  
Current Beneficiary/Mortgagee under a servicing  
agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:  
7105 Corporate Drive, Plano, TX 75024

**Legal Description:** LOT 31, BLOCK 12, UNIT 1, RUNAWAY BAY, A SUBDIVISION ON WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN PLAT CABINET A, SECTION 142, PLAT RECORDS, WISE COUNTY, TEXAS.

Date of Sale: 4/7/2015

Earliest Time Sale Will Begin: 1:00 PM

**Place of Sale of Property:** The Southeast porch of the courthouse steps OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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

**Notice Pursuant to Tex. Prop. Code § 51.002(j):**  
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.

Donna Stockman or Brenda Wiggs or Denise Boerner or David Stockman or Tim Lewis or Guy Wiggs or Angela Lewis  
or Cole D. Patton  
or Catherine Allen-Rea  
McCarthy, Holthus & Ackerman, LLP  
ATTN: SALES  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

**POSTED**

AT 4:48 o'clock P M

MAR 17 2015

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



4516171

**Michelle Fennell**

C&S No. 44-12-0725 / FHA / No  
JPMorgan Chase Bank, National Association

## NOTICE OF TRUSTEE'S SALE

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

**Date of Security Instrument:** May 28, 2008

**Grantor(s):** Stuart Ryan, Joined Herein Pro Forma By His Spouse, Marissa Handley

**Original Trustee:** W.R. Starkey, Jr.

**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc. as nominee for WR Starkey Mortgage, L.L.P. its successors and assigns

**Recording Information:** Vol. 1951, Page 413, or Clerk's File No. 2008-26843, in the Official Public Records of WISE County, Texas.

**Current Mortgagee:** JPMorgan Chase Bank, National Association

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

**Date of Sale:** April 7, 2015 **Earliest Time Sale Will Begin:** 1:00 PM

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

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

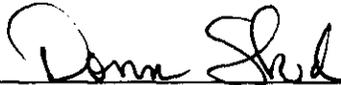
**Legal Description:**

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE P.P. HARDING SURVEY, ABSTRACT NO. 373, WISE COUNTY, TEXAS, BEING KNOWN AS LOT 146, HILLS OF OLIVER CREEK, AN UNRECORDED SUBDIVISION TO WISE COUNTY, TEXAS, BEING THE SAME TRACT OF LAND AS DEEDED TO JCEF LIMITED IN VOLUME 1757, PAGE 371, OFFICIAL RECORDS, WISE COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

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

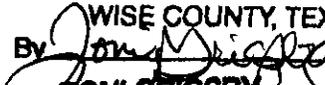
**For Information:**

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

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

**POSTED**  
AT 4:48 o'clock P M

MAR 17 2015

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



4516358

EXHIBIT A

**BEING** all that certain tract or parcel of land out of the **P. P. HARDING SURVEY, ABSTRACT NO. 373, WISE County, Texas, being known as Lot 146, Hills of Oliver Creek, an unrecorded subdivision to WISE County, Texas, being the same tract of land as deeded to JCEF Limited in Volume 1757, Page 371, Official Records, WISE County, Texas, described to wit:**

**BEGINNING** at an iron stake found for corner at the Northwest corner of the tract herein described, said point called to be located 543.76 feet South 88 degrees 03 minutes 35 seconds East, 870.70 feet South 01 degrees 56 minutes 25 seconds West, 58.71 feet South 01 degrees 48 minutes 00 seconds West, 539.93 feet South 05 degrees 32 minutes 25 seconds East, and 1791.37 feet South 88 degrees 03 minutes 35 seconds East from the most Northerly Northwest corner of a 590.334 acre tract as described in Volume 664, Page 238, Real Records, WISE County, Texas, being the Northeast corner of a tract as deeded to Robert Cummings in Volume 1473, Page 830, Official Records, WISE County, Texas, and being in the South line of a tract as deeded to Joel Arlin Sollee in Volume 1455, Page 327, Official Records, WISE County, Texas;

**THENCE** with the South line of said Sollee tract, South 88 degrees 04 minutes 08 seconds East, passing the Southeast corner of said Sollee tract and the Southwest corner of a tract as deeded to Larry Smith in Volume 852, Page 315, Official Records, WISE County, Texas, in all, 233.44 feet to an iron stake found for corner at the Southeast corner of said Smith tract and being the Southwest corner of a tract as deeded to Jay Foster in Volume 1908, Page 832, Official Records, WISE County, Texas, and being the Northwest corner of a tract as deeded to Robert Vandiver in Volume 781, Page 677, Official Records, WISE County, Texas;

**THENCE** with the West line of said Vandiver tract, South 09 degrees 20 minutes 19 seconds East 358.98 feet to an iron stake found for corner at the Southwest corner of said Vandiver tract and being in the North line of Private Road No. 4436;

**THENCE** with the North line of Private Road No. 4436, South 80 degrees 37 minutes 23 seconds West 228.87 feet to an iron stake found for corner at the Southeast corner of said Cummings tract;

**THENCE** with the East line of said Cummings tract, North 09 degrees 20 minutes 54 seconds West 404.75 feet to the **POINT OF BEGINNING**, containing 2.007 acres of land, more or less.

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

**NOTICE OF TRUSTEE'S SALE**

**KNOW ALL MEN BY THESE PRESENTS**

**STATE OF TEXAS**

**COUNTY OF WISE**

**WHEREAS, by Deed of Trust dated August 18, 2003, recorded in Volume 01375, Page 613, in Wise County Deed of Trust Records, Wise County, Texas, executed by YoVonna Cowan and Mary Marshall to Alvin Miller, securing SHADOW WOOD-MKB JOINT VENTURE with the property being situated in the County of Wise, Texas, to wit:**

**Exhibit "A"**

**(herein the "Property") to secure that certain Promissory Note therein described in the original principal amount of \$26,700.00, executed by YoVonna Cowan and Mary Marshall made payable to the order of SHADOW WOOD-MKB JOINT VENTURE.**

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

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on Tuesday, the 7th day of April, 2015, between the hours of 1:00 o'clock p.m. and 4:00 o'clock p.m. I will sell said real estate at the area of the County Courthouse in Wise County for such sales, to the highest bidder for cash. Said sale will begin at 1:00 o'clock p.m. or not later than three (3) hours thereafter.**

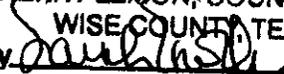
**WITNESS MY HAND THIS 13th day of March, 2015**

  
\_\_\_\_\_  
Alvin Miller, Trustee

**POSTED**

**AT/D:14 o'clock A M**

**MAR 17 2015**

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

**Sarah Enochs**

## Field Notes For:

A 5.17 acre tract of land in the F. Rozales Survey A-708, Wise County, Texas and being a part of a tract of land described as four tracts in deed to Marvin Porter recorded in Volume 533, Page 404, Real Records, Wise County, Texas and being more particularly described as follows:

**BEGINNING** at an iron rod found at the west corner of said Porter first tract and the in the northeast line of a tract of land described in deed to the Veterans Land Board recorded in Volume 731, Page 832, Real Records, Wise County, Texas;

**THENCE** North  $44^{\circ}22'31''$  East with the northwest line of said Porter first tract 290.89 feet to an iron rod set for corner;

**THENCE** South  $45^{\circ}18'44''$  East 802.06 feet to an iron rod set in the northwest line of a sixty foot road;

**THENCE** South  $44^{\circ}41'16''$  West with said road 89.34 feet to an iron rod set for the beginning of a 80.00 foot radius curve, the center of circle of said curve bears South  $22^{\circ}39'48''$  West;

**THENCE** Westerly along said curve through a central angle of  $157^{\circ}58'32''$  for an arc length of 220.58 feet to an iron rod set for corner;

**THENCE** South  $44^{\circ}41'16''$  West 36.33 feet to an iron rod set in the southwest line of said Porter fourth tract;

**THENCE** North  $46^{\circ}46'13''$  West 188.01 feet to an iron rod found for the west corner of said Porter fourth tract and the south corner of said Porter third tract;

**THENCE** North  $45^{\circ}49'19''$  West 218.10 feet to an iron rod found for the west corner of said Porter third tract and the south corner of said Porter second tract;

**THENCE** North  $45^{\circ}49'00''$  West 215.45 feet to an iron rod found for the west corner of said Porter second tract and the south corner of said Porter first tract;

**THENCE** North  $45^{\circ}58'32''$  West 209.01 feet to the POINT OF BEGINNING.

The foregoing field notes were prepared from a survey made on the ground under my supervision.

There are no visible easements or encroachments except as shown.

COPY

WKC/kr/fsb/mitchell/noticeofsale  
3/13/15

**Notice of Foreclosure Sale**

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

Being 5.0 acres in the Hiram Tidwell Survey, Abstract No. 807, Wise County, Texas, and being more fully described as follows:  
BEGINNING at an iron pin in the North line of Farm to Market Highway 2210, a 6" steel post bears North 88 degrees 19 minutes West 15.08 feet, and being for the Southwest corner of the tract described herein;  
THENCE North 392.51 feet to an iron pin;  
THENCE East 543.82 feet to a 6" steel post in a North-South fence line;  
THENCE South along or near said North-South fence line 408.49 feet to an iron pin in the North line of F.M. 2210;  
THENCE North 8 degrees 16 minutes West with the North line of F.M. 2210, a distance of 544.06 feet to the POINT OF BEGINNING, and containing 5.0 acres of land, more or less.

2. **Instrument to be Foreclosed.** Deed of Trust executed on September 24, 2009, and recorded in Volume 2088, Page 594, Official Records, Wise County, Texas; said lien being reinstated in a Reinstatement Agreement executed on September 26, 2012, and recorded in Volume 2397, Page 194, Official Records, Wise County, Texas.

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

Date: April 7, 2015

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

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

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

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

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

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

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

NOTICE OF FORECLOSURE SALE

POSTED

AT 1:19 o'clock P M  
Page 1

MAR 16 2015

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY TEXAS  
By *[Signature]* DEPUTY

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

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

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Bobby Mitchell and Sherry Mitchell.

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

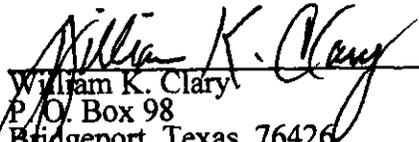
6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note executed by Bobby Mitchell and Sherry Mitchell and payable to the order of First State Bank. First State Bank is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

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

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

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

Dated: March 13, 2015

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

165702  
372 Latham Lane  
Rhame, Texas 76078

POSTED  
AT 11:07 o'clock A.M.

MAR 16 2015

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

## NOTICE OF TRUSTEE'S SALE

WHEREAS, on January 26, 1998, Jim L. Smith and Marty Smith executed a Deed of Trust conveying to Chris Harris, Trustee, the real property hereinafter described, to secure 735 Alliance Joint Venture, in the payment of a debt therein described, said Deed of Trust being recorded in Volume 767, Page 64, Official Public Records of Wise County, Texas.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, April 7, 2015, at 10:00 o'clock a.m. or within three (3) hours thereafter, I will sell said real property at the place hereinafter set out, to the highest bidder for cash. The place of sale shall be in the area designated by the Commissioners Court of such County, pursuant to §51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if not such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted), in the City of Decatur, Wise County, Texas.

Said real property is described as follows:

Lot 5, Block 4, CHISOLM HILLS, PHASE 3, an addition to the City of Fairview, Wise County, Texas, according to plat recorded in Cabinet B, Page 441, Plat Records, Wise County, Texas.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled 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 and the priority of the lien being foreclosed.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

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

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been

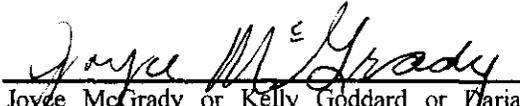
subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed of Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee of Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagor, Mortgagee or the Mortgagee's attorney.

Default has occurred under the Deed of Trust, and the beneficiary has requested me, 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.

**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.**

WITNESS MY HAND on 16<sup>th</sup> day of March 2015.

  
Joyce McGrady or Kelly Goddard or Darian Goddard or Gene Alyea, Substitute Trustee  
C/O WEST & WEST ATTORNEYS, P.C.  
2929 Mossrock, Suite 204  
San Antonio, Texas 78230

**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:

BEING LOT 4, BLOCK 3 OF HARTSELL AND FROST SUBDIVISION, AN ADDITION TO THE CITY OF BRIDGEPORT, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 46, PLAT RECORDS OF WISE COUNTY, TEXAS.

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

Date: **April 7, 2015**

Time: The sale shall begin no earlier than **10:00 AM** or no later than three hours thereafter.

Place: **Wise County Courthouse in Decatur, Texas**, at the following location: the area designated by the Commissioners Court of Decatur, Wise County, Texas, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

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

1001231-1

**POSTED**

AT 1107 o'clock A M

MAR 16 2015

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

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

4. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by Joe Franks.
5. Obligations Secured. The Deed of Trust is dated March 20, 2007, and is recorded in the office of the County Clerk of Wise County, Texas, in/under Document No. 2007-4150, 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 \$79,000.00, executed by Joe Franks, and payable to the order of First State Bank.

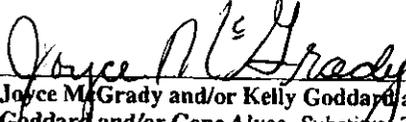
Original Mortgagee: First State Bank.

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

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this public sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.
7. ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

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

DATED March 11, 2015.

  
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: 713-980-9500

## NOTICE OF FORECLOSURE SALE

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

LOT 7, BLOCK E, OF AURORA VISTA PHASE 2, AN ADDITION TO THE CITY OF AURORA, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SECTION 50 OF THE PLAT RECORDS OF WISE COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 02/07/2007 and recorded in Document 2007-2078 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: 04/07/2015

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

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

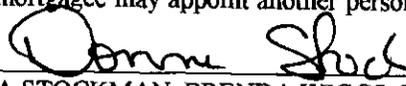
4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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

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

5. **Obligations Secured.** The Deed of Trust executed by JUSTIN T. PRATT AND ANGELA M. PRATT, provides that it secures the payment of the indebtedness in the original principal amount of \$452,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-5 is the current mortgagee of the note and deed of trust and SPECIALIZED LOAN SERVICING LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-5 c/o SPECIALIZED LOAN SERVICING LLC, 8742 LUCENT BLVD., STE. 300, HIGHLANDS RANCH, CO 80129 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Default and Request to Act.** Default has occurred under the deed of trust and THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-5 obtained a Home Equity Foreclosure Order from the 271st District Court of Wise County on 03/19/2013 under Cause No. CV12-12-851. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order and notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

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

12-000623-570  
213 W AURORA VISTA TRAIL  
AURORA, TX 76078

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

**POSTED**  
AT 8:24 o'clock A M

MAR 16 2015

SMERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS

## NOTICE OF TRUSTEE'S SALE

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

**Date of Security Instrument:** December 27, 2005

**Grantor(s):** Donna Jean Davis and David Mixon

**Original Trustee:** Fay Paysse

**Original Mortgagee:** Hibernia National Bank

**Recording Information:** Vol. 1639, Page 739, or Clerk's File No. 381512, in the Official Public Records of WISE County, Texas.

**Current Mortgagee:** Capital One, N.A.

**Mortgage Servicer:** Capital One, N.A., National Association whose address is C/O 7933 Preston Road B3 Plano, TX 75024-2302 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:** 04/07/2015 **Earliest Time Sale Will Begin:** 1:00 PM

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

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

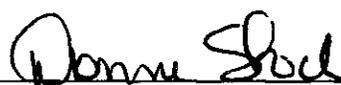
**Legal Description:**

BEING A 2.00 ACRE TRACT OF LAND SITUATED IN THE B HANEY SURVEY, ABSTRACT NO. 380, WISE COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND AS DEEDED TO DAVID J. MULLER ET AL AS RECORDED IN VOLUME 915, PAGE 66, OFFICIAL PUBLIC RECORDS, WISE COUNTY, TEXAS, AND BEING A PORTION OF THE ABOVE DESCRIBED 28 239 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

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

**For Information:**

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

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



4515484

**POSTED**  
**AT 8:32 o'clock A M**  
**MAR 16 2015**  
**SHERRY LEMON, COUNTY CLERK**  
**WISE COUNTY, TEXAS**  
**By Sarah Enoch DEPUTY**  
Sarah Enoch

## EXHIBIT A

BEING A 2.00 ACRE TRACT OF LAND SITUATED IN THE B HANEY SURVEY, ABSTRACT NO 300, WISE COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND AS DEEDED TO DAVID J MULLER ET AL AS RECORDED IN VOLUME 915, PAGE 66, OFFICIAL PUBLIC RECORDS, WISE COUNTY, TEXAS, AND BEING A PORTION OF THE ABOVE DESCRIBED 28 239 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS BEGINNING AT A HALF INCH IRON ROD FOUND AND BEING THE MOST NORTHERLY NORTHWEST CORNER OF SAID MULLER AND BEING IN THE SOUTH LINE OF A ROAD, THENCE S 89 DEGREES 53 MINUTES 15 SECONDS E, ALONG SAID ROAD, 174 28 FEET TO A HALF INCH IRON ROD SET, THENCE S 00 DEGREES 52 MINUTES 15 SECONDS W, 503 44 FEET TO A HALF INCH IRON ROD SET, THENCE W 89 DEGREES 53 MINUTES 15 SECONDS W, 171 95 FEET TO A HALF INCH IRON ROD SET AND BEING IN A FENCE THE EASTERLY WEST LINE OF THE FOREMENTIONED MULLER TRACT, THENCE N 00 DEGREES 37 MINUTES 00 SECONDS E, GENERALLY WITH A FENCE LINE 503 42 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.000 ACRES OF LAND MORE OR LESS

## NOTICE OF TRUSTEE'S SALE

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

**Date of Security Instrument:** December 10, 2007

**Grantor(s):** Manuel S. Moran and wife Anita Torres Moran

**Original Trustee:** Thomas F Veters

**Original Mortgagee:** Curtis Mortgage Inc.

**Recording Information:** Clerk's File No. 2007-17875, in the Official Public Records of WISE County, Texas.

**Current Mortgagee:** JPMorgan Chase Bank, National Association

**Mortgage Servicer:** Bayview Loan Servicing LLC, National Association whose address is C/O 4425 Ponce De Leon Blvd

5th Floor Coral Gables, FL 33146 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:** 04/07/2015      **Earliest Time Sale Will Begin:** 1:00 PM

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

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

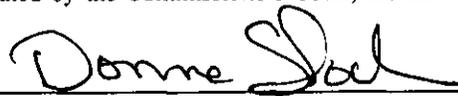
**Legal Description:**

**LOT 7, BLOCK 2, RIDGE VIEW ADDITION, A SUBDIVISION SITUATED IN THE CITY OF DECATUR, WISE COUNTY, TEXAS, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN CABINET B, SECTION 532, PLAT RECORDS, WISE COUNTY, TEXAS.**

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

**For Information:**

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



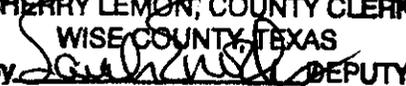
Donna Stockman as Substitute Trustee, Brenda Wiigs as Successor Substitute Trustee, Denise Boerner as Successor Substitute Trustee, or Mary M. Speidel as Successor Substitute Trustee  
c/o Servicelink Default Abstract Solutions  
7301 N. State Hwy 161. Ste 305.  
Irving, TX 75039

**POSTED**

**AT 8:30 o'clock A M**

**MAR 16 2015**

**SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS**

**By  DEPUTY**

**Sarah Enochs**



4515378

[RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:]

Carrington Foreclosure Services, LLC  
P.O. Box 16245  
Irvine, California 92623-6245  
For Sale Information: (888) 313-1969  
For Reinstatement / Pay Off Requests: (888) 313-1969

TS#: 14-14254

### **NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS**, on 7/9/2007, Brenda Strickland, a single person, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of J. Raymond David, Sr., as Trustee, Pointbank, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$184,693.00, payable to the order of Pointbank, which Deed of Trust is Recorded on 7/13/2007 as Volume 2007-9704, Book 1833, Page 657, in Wise County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

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

Commonly known as: **107 PR 3421, BRIDGEPORT, TX 76426**

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

**WHEREAS**, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1610 E. St. Andrew Pl., Santa Ana, CA 92705 is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN**, that on TUESDAY, 4/7/2015 at 1:00 PM, or no later than three (3) hours after such time, being the first Tuesday of such month, of Wise County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property.

**POSTED**  
**AT 8:32 o'clock A M**

MAR 16 2015



4515076

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

power of sale conferred by a deed of trust or other contract lien as follows: **The Southeast porch of the Courthouse steps**

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

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

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

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

WITNESS, my hand this 3/12/2015



By: Substitute Trustee(s)

Donna Stockman or Brenda Wiggs or Denise Boerner or David Stockman or Tim Lewis or Guy Wiggs or Angela Lewis

C/O Carrington Foreclosure Services, LLC

1610 E. Saint Andrew Place, Suite 150F

Santa Ana, CA 92705

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

EXHIBIT "A"

FIELD NOTES to all that certain lot, tract or parcel of land in BLOCK 27, MATAGORDA COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 535, Wise County, Texas and being a part of that certain called 5.33 acre tract of land described in deed recorded in Volume 1777, Page 222, of the Official Public Records, Wise County, Texas, the subject tract being more particularly described as follows:

**BEGINNING** at a point for corner being the Northeast corner of said 5.33 acre tract of land, same being the Northeast corner of called 15.48 acre tract of land described in the deed recorded in Volume 1308, Page 64, of the Official Public Records, Wise County, Texas, said point being in or near the centerline of an asphalt road under apparent public use posted as County Road Number 3420;

**THENCE** South 00 Degrees 29 Minutes 23 Seconds West with the East line of said 5.33 acre tract of land and said 15.48 acre tract of land passing at a distance of 21.22 feet a 5/8-inch iron rod found for reference in the occupied South line of said County Road, continuing on said course along or near a fence a total distance of 480.00 feet to a 1/2-inch capped iron rod (stamped RPLS 5479) set for corner;

**THENCE** South 89 Degrees 24 Minutes 00 Seconds West a distance of 110.00 feet to a 1/2-inch capped iron rod (stamped RPLS 5479) set for corner;

**THENCE** South 00 Degrees 29 Minutes 23 Seconds West a distance of 191.51 feet to a 1/2-inch capped iron rod (stamped RPLS 5479) set for corner;

**THENCE** North 89 Degrees 24 Minutes 00 Seconds East passing at a distance of 102.94 feet, continuing on said course a total distance of 110.00 feet to a 1/2-inch capped iron rod (stamped RPLS 5479) set for corner in the East line of said 5.33 acre tract of land and said 15.48 acre tract of land;

**THENCE** South 00 Degrees 29 Minutes 23 Seconds West with the East line of said 5.33 acre tract of land and said 15.48 acre tract of land along or near a fence a distance of 187.62 feet to a capped iron rod (stamped Steadham) found for corner, same being the Southeast corner of said 5.33 acre tract of land, and the Northeast corner of a called 10.10 acre tract of land described in the deed recorded in Volume 1416, Page 408, of the Official Public Records, Wise County, Texas;

②

THENCE North 89 Degrees 24 Minutes 22 Seconds West with the South line of said 5.33 acre tract of land and the North line of said 10.10 acre tract of land a distance of 294.80 feet to a capped iron rod (stamped Steadham) found for corner, same being the Northeast corner of said 10.10 acre tract of land;

THENCE North 03 Degrees 39 Minutes 03 Seconds East with the West line of said 5.33 acre tract of land and said 15.48 acre tract of land passing at a distance of 836.97 feet a capped iron rod (stamped Steadham Ref.) found continuing on said course a total distance of 855.18 feet to a point for corner, same being the Northwest corner of said 5.33 acre tract of land and said 15.48 acre tract of land in or near the centerline of said County Road;

THENCE North 89 Degrees 24 Minutes 00 Seconds East with the North line of said 5.33 acre tract of land and said 15.48 acre tract of land along or near the centerline of said Road a distance of 247.69 feet to the POINT OF BEGINNING and enclosing 4.848 acres of land more or less.

PAGE 2 OF 2

DB

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

**DEED OF TRUST INFORMATION:**

Date: 02/25/2004  
Grantor(s): THOMAS DAVIS AND WIFE, LAURI DAVIS  
Original Mortgagee: CURTIS MORTGAGE, INC. DBA CMI  
Original Principal: \$79,941.00  
Recording Information: Book 1397 Page 403 Instrument 344923  
Property County: Wise  
Property:

TRACT ONE: BEING 7.329 ACRES OF LAND, MORE OR LESS, IN THE J.J. PINCHBACK SURVEY ABSTRACT NO. 692, WISE COUNTY, TEXAS, BEING THE SAME TRACT OF LAND AS DESCRIBED IN DEED TO BARRY NOYES AND WIFE, MARIE NOYES, RECORDED IN VOLUME 915, PAGE 401, OFFICIAL RECORDS, WISE COUNTY, TEXAS; SAID 7.329 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING AT A POST FOUND IN THE CORNER OF A FENCE FOR THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN, SAME BEING THE NORTHEAST CORNER OF A 7.329-ACRE TRACT AS DESCRIBED IN DEED TO BARRY NOYES AND WIFE, MARIE NOYES, RECORDED IN VOLUME 915, PAGE 401, OFFICIAL RECORDS, WISE COUNTY, TEXAS, AND BEING IN THE WEST LINE OF A TRACT OF LAND AS DESCRIBED IN DEED TO PAMELA P. ALHUSAINI, RECORDED IN VOLUME 702, PAGE 78, REAL RECORDS, WISE COUNTY, TEXAS; SAID POST BEING FURTHER LOCATED 630.57 FEET SOUTH 00 DEGREES 48' 55" EAST FROM THE NORTHEAST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED TO R.G. TAYLOR, RECORDED IN VOLUME 627, PAGE 509, REAL RECORDS, WISE COUNTY, TEXAS, AND BEING IN THE SOUTH LINE OF THE J.G. THOMPSON SURVEY, ABSTRACT NO. 1181, SAME BEING THE NORTH LINE OF THE J.J. PINCHBACK SURVEY, ABSTRACT NO. 692, WISE COUNTY, TEXAS;

THENCE WITH THE WEST LINE OF SAID ALHUSEINI TRACT, AND THE EAST LINE OF SAID NOYES TRACT, SAME BEING THE EAST LINE OF THE TRACT DESCRIBED HEREIN, SOUTH 00 DEGREES 48' 55" EAST, PASSING THE SOUTHWEST CORNER OF SAID ALHUSEINI TRACT, SAME BEING THE NORTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED TO ALBERT S. JOHNSON, RECORDED IN VOLUME 1034, PAGE 521, OFFICIAL RECORDS, WISE COUNTY, TEXAS, AND CONTINUING WITH SAID FENCE AND THE WEST LINE OF SAID JOHNSON TRACT A TOTAL DISTANCE OF 983.65 FEET TO A METAL POST FOUND IN THE CORNER OF A FENCE FOR THE SOUTHEAST CORNER OF SAID NOYES TRACT SAME BEING THE SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN, AND THE SOUTHWEST CORNER OF SAID JOHNSON TRACT, SAME BEING THE NORTHEAST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED TO OMA JEWEL RAWLE, RECORDED IN VOLUME 404, PAGE 901, DEED RECORDS, WISE COUNTY, TEXAS;

THENCE WITH A FENCE AND THE NORTH LINE OF SAID RAWLE TRACT, AND THE SOUTH LINE OF SAID NOYES TRACT, SAME BEING THE SOUTH LINE OF THE TRACT DESCRIBED HEREIN, SOUTH 89 DEGREES 44' 45" WEST 316.09 FEET TO A CAPPED IRON STAKE SET IN THE CORNER OF A FENCE FOR THE SOUTHWEST CORNER OF SAID NOYES TRACT, SAME BEING THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH A FENCE AND THE WEST LINE OF SAID NOYES TRACT, SAME BEING THE WEST LINE OF THE TRACT DESCRIBED HEREIN, NORTH 00 DEGREES 41' 00" WEST 1043.99 FEET TO A CAPPED IRON STAKE FOUND IN THE CORNER OF A FENCE FOR THE NORTHWEST CORNER OF SAID NOYES TRACT, SAME BEING THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH A FENCE AND THE NORTH LINE OF SAID NOYES TRACT, SAME BEING THE NORTH LINE OF THE TRACT DESCRIBED HEREIN, SOUTH 79 DEGREES 22' 57" EAST 320.02 FEET TO THE POINT OF BEGINNING, CONTAINING 7.329 ACRES OF LAND, MORE OR LESS.

TRACT TWO: (THIRTY-FOOT (30') ROAD EASEMENT):  
BEING A THIRTY-FOOT (30') ROAD EASEMENT IN THE J.J. PINCHBACK SURVEY, ABSTRACT NO. 692, WISE COUNTY, TEXAS, BEING THE SAME 30-FOOT ROAD EASEMENT AS DESCRIBED IN DEED TO BARRY NOYES AND WIFE, MARIE NOYES, RECORDED IN VOLUME 915, PAGE 401, OFFICIAL RECORDS, WISE COUNTY, TEXAS; THE CENTERLINE OF SAID 30-FOOT ROAD EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE APPROXIMATE CENTER OF HUBBARD STREET FOR THE CENTER OF A THIRTY-FOOT ROAD EASEMENT AS DESCRIBED IN DEED TO BARRY NOYES AND WIFE, MARIE, RECORDED IN VOLUME 915, PAGE 401, OFFICIAL RECORDS, WISE COUNTY, TEXAS, SAID POINT BEING LOCATED 582.56 FEET SOUTH 32 DEGREES 54' 15" WEST FROM AN IRON STAKE FOUND IN THE NORTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED TO R.G. TAYLOR, RECORDED IN VOLUME 627, PAGE 509, REAL RECORDS, WISE COUNTY, TEXAS; SAID STAKE BEING FURTHER LOCATED IN THE SOUTHEAST CORNER OF THE R.W. THOMPSON SURVEY, ABSTRACT NO. 1440; SAME BEING THE SOUTHWEST CORNER OF THE J.G. THOMPSON SURVEY, ABSTRACT NO. 1181, AND BEING IN THE NORTH LINE OF THE J.J. PINCHBACK SURVEY, ABSTRACT NO. 692, WISE COUNTY, TEXAS; THENCE WITH THE CENTERLINE OF SAID 30-

**POSTED**

AT 8:32 o'clock A M

MAR 16 2015

**MERRY LEMON, COUNTY CLERK**  
**WISE COUNTY, TEXAS**  
*[Signature]* **DEPUTY**

Sarah Enochs

**FOOT ROAD EASEMENT, THE FOLLOWING CALLS:**

SOUTH 51 DEGREES 25' 39" EAST 82.17 FEET TO A POINT FOR CORNER; SOUTH 67 DEGREES 11' 45" EAST 418.29 FEET TO A POINT FOR CORNER; AND SOUTH 51 DEGREES 53' 42" EAST 148.87 FEET TO A POINT IN THE WEST LINE OF 7.329-ACRE TRACT OF LAND AS DESCRIBED IN DEED TO BARRY NOYES AND WIFE, MARIE NOYES, RECORDED IN VOLUME 915, PAGE 401, OFFICIAL RECORDS, WISE COUNTY, TEXAS, FOR THE END OF SAID 30-FOOT ROAD EASEMENT.

**Reported Address:** 2034 COUNTY ROAD 1370, ALVORD, TX 76225

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as successor by merger to LaSalle Bank National Association as Trustee for certificate holders of EMC Mortgage Loan Trust 2006-A, Mortgage PassThrough Certificates, Series 2006-A.

**Mortgage Servicer:** Wells Fargo Bank, N. A.

**Current Beneficiary:** U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as successor by merger to LaSalle Bank National Association as Trustee for certificate holders of EMC Mortgage Loan Trust 2006-A, Mortgage PassThrough Certificates, Series 2006-A.

**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 7th day of April, 2015

**Time of Sale:** 1:00PM or within three hours thereafter.

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

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

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

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

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

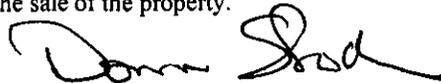
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Donna Stockman or Brenda Wiggs or Denise Boerner or Angela Lewis, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute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

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

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

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

Very truly yours,



Buckley Madole, P.C.

OF LAND AS DESCRIBED IN DEED TO ALBERT S. JOHNSON, RECORDED IN VOLUME 1034, PAGE 521, OFFICIAL RECORDS, WISE COUNTY, TEXAS, AND CONTINUING WITH SAID FENCE AND THE WEST LINE OF SAID JOHNSON TRACT A TOTAL DISTANCE OF 983.65 FEET TO A METAL POST FOUND IN THE CORNER OF A FENCE FOR THE SOUTHEAST CORNER OF SAID NOYES TRACT SAME BEING THE SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN, AND THE SOUTHWEST CORNER OF SAID JOHNSON TRACT, SAME BEING THE NORTHEAST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED TO OMA JEWEL RAWLE, RECORDED IN VOLUME 404, PAGE 901, DEED RECORDS, WISE COUNTY, TEXAS;

THENCE WITH A FENCE AND THE NORTH LINE OF SAID RAWLE TRACT, AND THE SOUTH LINE OF SAID NOYES TRACT, SAME BEING THE SOUTH LINE OF THE TRACT DESCRIBED HEREIN, SOUTH 89 DEGREES 44' 45" WEST 316.09 FEET TO A CAPPED IRON STAKE SET IN THE CORNER OF A FENCE FOR THE SOUTHWEST CORNER OF SAID NOYES TRACT, SAME BEING THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH A FENCE AND THE WEST LINE OF SAID NOYES TRACT, SAME BEING THE WEST LINE OF THE TRACT DESCRIBED HEREIN, NORTH 00 DEGREES 41' 00" WEST 1043.99 FEET TO A CAPPED IRON STAKE FOUND IN THE CORNER OF A FENCE FOR THE NORTHWEST CORNER OF SAID NOYES TRACT, SAME BEING THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH A FENCE AND THE NORTH LINE OF SAID NOYES TRACT, SAME BEING THE NORTH LINE OF THE TRACT DESCRIBED HEREIN, SOUTH 79 DEGREES 22' 57" EAST 320.02 FEET TO THE POINT OF BEGINNING, CONTAINING 7.329 ACRES OF LAND, MORE OR LESS.

TRACT TWO: (THIRTY-FOOT (30') ROAD EASEMENT):

BEING A THIRTY-FOOT (30') ROAD EASEMENT IN THE J.J. PINCHBACK SURVEY, ABSTRACT NO. 692, WISE COUNTY, TEXAS, BEING THE SAME 30-FOOT ROAD EASEMENT AS DESCRIBED IN DEED TO BARRY NOYES AND WIFE, MARIE NOYES, RECORDED IN VOLUME 915, PAGE 401, OFFICIAL RECORDS, WISE COUNTY, TEXAS; THE CENTERLINE OF SAID 30-FOOT ROAD EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE APPROXIMATE CENTER OF HUBBARD STREET FOR THE CENTER OF A THIRTY-FOOT ROAD EASEMENT AS DESCRIBED IN DEED TO BARRY NOYES AND WIFE, MARIE, RECORDED IN VOLUME 915, PAGE 401, OFFICIAL RECORDS, WISE COUNTY, TEXAS, SAID POINT BEING LOCATED 582.56 FEET SOUTH 32 DEGREES 54' 15" WEST FROM AN IRON STAKE FOUND IN THE NORTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED TO R.G. TAYLOR, RECORDED IN VOLUME 627, PAGE 509, REAL RECORDS, WISE COUNTY, TEXAS; SAID STAKE BEING FURTHER LOCATED IN THE SOUTHEAST CORNER OF THE R.W. THOMPSON SURVEY, ABSTRACT NO. 1440; SAME BEING THE SOUTHWEST CORNER OF THE J.G. THOMPSON SURVEY, ABSTRACT NO. 1181, AND BEING IN THE NORTH LINE OF THE J.J. PINCHBACK SURVEY, ABSTRACT NO. 692, WISE COUNTY, TEXAS; THENCE WITH THE CENTERLINE OF SAID 30-FOOT ROAD EASEMENT, THE FOLLOWING CALLS:

SOUTH 51 DEGREES 25' 39" EAST 82.17 FEET TO A POINT FOR CORNER; SOUTH 67 DEGREES 11' 45" EAST 418.29 FEET TO A POINT FOR CORNER; AND

SOUTH 51 DEGREES 53' 42" EAST 148.87 FEET TO A POINT IN THE WEST LINE OF 7.329-ACRE TRACT OF LAND AS DESCRIBED IN DEED TO BARRY NOYES AND WIFE, MARIE NOYES, RECORDED IN VOLUME 915, PAGE 401, OFFICIAL RECORDS, WISE COUNTY, TEXAS, FOR THE END OF SAID 30-FOOT ROAD EASEMENT.

Return to: Buckley Madole, P.C. , 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

**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:** April 07, 2015

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

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

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

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 28, 2008 and recorded in Document CLERK'S FILE NO. 2008-30973 real property records of WISE County, Texas, with JANICE K. WHORLEY, grantor(s) and NFTN INC. DBA PREMIER NATIONWIDE LENDING, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by JANICE K. WHORLEY, securing the payment of the indebtednesses in the original principal amount of \$145,408.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

BEING LOTS 55 AND 56, BLOCK 6 OF UNIT ONE, RUNAWAY BAY, AN ADDITION IN WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 111, PLAT RECORDS, WISE COUNTY, TEXAS.

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

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



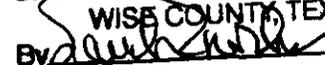
DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, OR ANGELA LEWIS  
Substitute Trustee

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

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

**POSTED**  
AT 8:43 o'clock A M

MAR 16 2015

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS  
By  DEPUTY

Sarah Enochs



COPY

WKC/kr/fsb/hooten/notic eof sale  
3/3/15

**Notice of Foreclosure Sale**

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

**As to Parcel 1:**

All that certain lot, tract or parcel of land in the G.W. CASH SURVEY, ABSTRACT NUMBER 166, Wise County, Texas and being a part of a certain a called 80 acre tract of land described in deed to recorded in Volume 315, Page 81, of the Deed Records Wise County, Texas the subject tract being more particularly described as follows;

BEGINNING at a 1/2-inch capped iron rod (stamped RPLS 5479) set for corner, in the South line of said 80 acre tract of land , from which the Southwest corner of said 80.0 acre tract of land, bears North 89 Degrees 27 Minutes 33 Seconds West a distance of 355.55 feet, said Southwest corner being in the West line of said CASH SURVEY, and the East line of the ALLEN D. BURRIS SURVEY ABSTRACT NUMBER 55, Wise County, Texas, said point lying West of a gravel road under apparent public use posted as County Road Number 1787;

THENCE North 00 Degree 24 Minutes 37 Seconds West a distance of 287.20 feet to a 1/2-inch capped iron rod (stamped RPLS 5479) set for corner;

THENCE South 88 Degrees 10 Minutes 23 Seconds East a distance of 364.66 feet to a 1/2-inch capped iron rod (stamped RPLS 5479) set for corner;

THENCE South 00 Degree 26 Minutes 01 Seconds East a distance of 279.02 feet to a 1/2-inch capped iron rod (stamped RPLS 5479) set for corner in the South line of said 80 acre tract of land;

THENCE North 89 Degrees 27 Minutes 33 Seconds West with the South line of said 80 acre tract of land along or near a fence crossing said gravel road a distance of 364.55 feet to the POINT OF BEGINNING and enclosing 2.369 acres of land more or less.

**EASEMENT TRACT:**

BEGINNING at a point for corner in the East line of said 80 acre tract of land, and said CASH SURVEY, and the East line of the ALLEN D. BURRIS SURVEY ABSTRACT NUMBER 55, Wise County, Texas, on the West side of a gravel road under apparent public use posted as County Road Number 1787, from which a 1/2-inch capped iron rod (stamped RPLS 5479) set for corner, and being the Southwest corner of said 80 acre tract of land bears South 265.11 feet;

THENCE North with the West line of said 80 acre tract of land and said CASH SURVEY and the East line of said BURRIS SURVEY, a distance of 30.00 feet to 1/2-inch capped iron rod set for corner, same being the Southwest corner of a 2.000 acre tract of land surveyed 03-07-2007;

THENCE South 88 Degrees 10 Minutes 23 Seconds East with the South line of said 2.000 acre tract of land a distance of 792.89 feet to point for corner;

THENCE North 00 Degree 26 Minutes 01 Seconds West a distance of 554.43 feet to a point for corner in the South line of a called 42.831 acre tract of land described in the deed recorded in Volume 1058, Page 440, of the Official Public Records Wise County, Texas, from which a capped iron rod found for the Southwest corner of said 42.814 acre tract of land bears North 89 Degrees 40

POSTED

NOTICE OF FORECLOSURE SALE

AT 4:22 o'clock P M

Page 1

MAR 09 2015

SHERRY LEMON, COUNTY CLERK

WISE COUNTY, TEXAS

By Soni Dickey DEPUTY

Minutes 31 Seconds West a distance of 788.30 feet;

THENCE South 89 Degrees 40 Minutes 31 Seconds East with the South line of said 42.831 acre tract of land along or near a fence a distance of 30.00 feet to a 1/2-inch capped iron rod (stamped RPLS 5479) set for corner and being the Northwest corner of a called 10.914 acre tract of land surveyed 03-07-2007;

THENCE South 00 Degree 26 Minutes 01 Seconds East with the West line of said 10.9104 acre tract of land a distance of 831.89 feet to a 1/2-inch capped iron rod (stamped RPLS 5479) set for the Southwest corner of a called 10.913 acre tract of land surveyed 03-07-2007, same being in the South line of said 80 acre tract of land;

THENCE North 89 Degrees 27 Minutes 33 Seconds West with the South line of said 80 acre tract of land along or near a fence a distance of 30.00 feet to a point for corner;

THENCE North 00 Degree 26 Minutes 03 Seconds West a distance of 247.34 feet to a point for corner;

THENCE North 88 Degrees 10 Minutes 23 Seconds West a distance of 793.11 feet to the POINT OF BEGINNING and enclosing 1.119 acres of land more or less.

**Parcel 2:**

Being Tracts No, Twenty-Two (22), Twenty-Three (23), Twenty-Four (24), a part of the B. Brandon Survey, Abstract No. 123, situated in Jack County, Texas, as shown in plat recorded in Volume 309, Page 354, Deed Records of Jack County, Texas.

2. *Instrument to be Foreclosed.* Deed of Trust executed on May 27, 2011, and recorded in Volume 863, Page 743, Jack County, Texas; and recorded in Volume 2253, Page 455, Official Records, Wise County, Texas.

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

Date: April 7, 2015

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

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

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

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

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

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

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

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

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

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Chad Hooten and wife, Brandie Hooten.

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

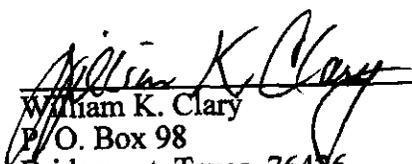
6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note executed by Hooten's Xtreme Transport, LLC. and payable to the order of First State Bank. First State Bank is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

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

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

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

Dated: March 3, 2015

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

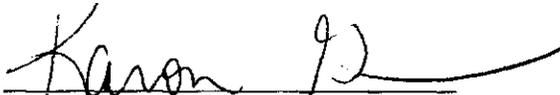
COPY

NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by **CHRISTOPHER P. LEGGETT AND ANGELA L. SCHEUMACK**, WISE County, Texas dated **MAY 10, 2011** and duly recorded in **DOCUMENT # 2011-7512, Volume 2261, Page 865**, of the Deed Records of WISE County, Texas: I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, **APRIL 7, 2015** (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the **SOUTH PORCH OF THE COUNTY COURTHOUSE** of WISE County, **DECATUR**, Texas between the hours of **NOON AND 4 PM**, of that day, the following described property, to-wit:

**LOT 56, BLOCK 1, SALT CREEK PHASE II, AN ADDITION TO WISE COUNTY, TEXAS  
ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT CABINET B, SLIDES 170 - 177,  
PLAT RECORDS, WISE COUNTY, TEXAS  
AND  
A 1997 REDMAN SHADOWRIDGE MANUFACTURED HOME, SERIAL # 12528042A/B,  
HAVING BEEN SURRENDERED TO PROPERTY.**

EXECUTED this        2ND        day        MARCH        , 2015.

  
KARON GANN  
Trustee

**POSTED**  
**AT 12:50 o'clock P M**  
**MAR 03 2015**  
**SHERRY LEMON, COUNTY CLERK**  
**WISE COUNTY, TEXAS**  
By  **DEPUTY**  
Sarah Enochs

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

**DEED OF TRUST INFORMATION:**

**Date:** 04/18/2001  
**Grantor(s):** MICHAEL S. CHRISTENSEN AND SHELLIE C. CHRISTENSEN, HUSBAND AND WIFE  
**Original Mortgagee:** WELLS FARGO HOME MORTGAGE, INC.  
**Original Principal:** \$72,200.00  
**Recording Information:** Book 1043 Page 609 Instrument 289346  
**Property County:** Wise  
**Property:**

BEING A 5.439 ACRE TRACT OF LAND OUT OF BLOCK 73, LOWER MATAGORDA COUNTY SCHOOL LAND SURVEY, ABSTRACT #534, SITUATED IN WISE COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 156.267 ACRE TRACT OF LAND IN SAID SURVEY AS CONVEYED TO AUDRA FRAZIER, TRUSTEE, IN VOLUME 566, PAGE 08, REAL RECORDS, WISE COUNTY, TEXAS AND THIS TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
BEGINNING AT A 1/2" IRON PIPE SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING SOUTH 00 DEGREES 35' 08" WEST, 1570.04 FEET, NORTH 89 DEGREES 42' 18" WEST, 1506.11 FEET, FROM THE NORTHEAST CORNER OF SAID 156.267 ACRE TRACT;  
THENCE NORTH 89 DEGREES 42' 18" WEST, A DISTANCE OF 297.34 FEET, TO A 1/2" IRON PIN FD. FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;  
THENCE NORTH 00 DEGREES 35' 08" EAST, A DISTANCE OF 815.36 FEET, TO A 1/2" IRON PIN FD. FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;  
THENCE SOUTH 89 DEGREES 42' 18" EAST, A DISTANCE OF 185.23 FEET, TO A 1/2" IRON PIN FD. IN THE SOUTH LINE OF A 60' PROPOSED ROAD, IN A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET (CUL-DE-SAC);  
THENCE ALONG SAID CURVE TO THE LEFT AND SAID SOUTH LINE OF PROPOSED ROAD, AN ARC DISTANCE OF 157.08 FEET, TO A 1/2" IRON PIN FD. FOR END OF SAID CURVE AND NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;  
THENCE SOUTH 00 DEGREES 35' 08" WEST, A DISTANCE OF 785.36 FEET, TO THE POINT OF BEGINNING AND CONTAINING 5.439 ACRES OF LAND, AND ALSO KNOWN AS LOT 30, OF COTTONDALE ESTATES, AN UNRECORDED SUBDIVISION IN WISE COUNTY, TEXAS.

**Reported Address:** 108 PRIVATE 3557 ROAD, PARADISE, TX 76073

**MORTGAGE SERVICING INFORMATION:**

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

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

**POSTED**

AT 2:40 o'clock P.M.

FEB 26 2015

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS  
By *[Signature]* DEPUTY

Sarah Enochs

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 7th day of April, 2015  
**Time of Sale:** 1:00PM or within three hours thereafter.

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

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

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

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

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

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

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Donna Stockman or Brenda Wiggs or Denise Boerner or Angela Lewis, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

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

Very truly yours,

Buckley Madole, P.C.

A handwritten signature in black ink, appearing to read "Danne Soja". The signature is written in a cursive style with a long, sweeping tail on the final letter.

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

**DEED OF TRUST INFORMATION:**

**Date:** 06/27/2003  
**Grantor(s):** GARY D. CLARK, A BARON SOLE  
**Original Mortgagee:** WASHINGTON MUTUAL BANK, FA  
**Original Principal:** \$64,122.00  
**Recording Information:** Book 1306 Page 704 Instrument 330792  
**Property County:** Wise  
**Property:**

**Reported Address:** LOT 16, BLOCK 1, THE HILLS OF BRIAR OAKS, PHASE THREE A, AN ADDITION TO WISE COUNTY, ACCORDING TO THE PLAT RECORD IN PLAT CABINET B, SLIDE 182, 183 AND 184, PLAT RECORDS, WISE COUNTY, TEXAS.  
331 BRIAR OAKS LANE, AZLE, TX 76020

**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 7th day of April, 2015  
**Time of Sale:** 1:00PM or within three hours thereafter.

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

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

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

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

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

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

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

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

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

Very truly yours,

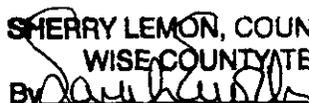
Buckley Madole, P.C.



**POSTED**

**AT 2:40 o'clock P M**

**FEB 26 2015**

**SHERRY LEMON, COUNTY CLERK**  
**WISE COUNTY, TEXAS**  
By  **DEPUTY**  
Sarah Enoch

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Donna Stockman or Brenda Wiggs or Denise Boerner or  
Angela Lewis  
c/o Malcolm Cisneros/Trustee Corps  
17100 Gillette Avenue  
Irvine, CA 92614  
(949) 252-8300

TS No TX07000164-14-1

APN R31927

TO No 140937301

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on February 15, 2012, DAVID WOOD as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of Steve Holmes Law Firm, P.C. as Trustee, Mortgage Electronic Registration Systems, Inc. as nominee for R.H. Lending, 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 \$86,743.00, payable to the order of First Guaranty Mortgage Corporation as current Beneficiary, which Deed of Trust recorded on February 21, 2012 as Document No. 2012-1998 in Book 2330, on Page 726 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 R31927

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

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and First Guaranty Mortgage Corporation, 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, April 7, 2015 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: **THE SOUTHEAST PORCH OF THE COURTHOUSE STEPS located at 101 1/2 North Trinity Street Decatur, Texas 76234.**

**POSTED**

AT 2:40 o'clock P M

FEB 26 2015

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

Sarah Enechs



4511762

TS No TX07000164-14-1

APN R31927

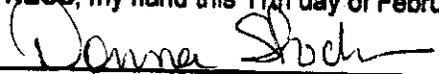
TO No 140937301

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and First Guaranty Mortgage Corporation'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 First Guaranty Mortgage Corporation'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, express 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 express or implied warranties, except as to the warranted.

WITNESS, my hand this 11th day of February, 2015.

  
By: Donna Stockman or Brenda Wiggs or Denise Boerner or Angela Lewis  
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: (849) 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 TX07000184-14-1

APN R31927

TO No 140937301

**EXHIBIT "A"**

LOT 7, BLOCK 3, CHISHOLM HILLS, PHASE III, AN ADDITION TO THE CITY OF FAIRVIEW, WISE COUNTY, TEXAS, ACCORDING TO THE PLACE RECORDED IN CABINET B, PAGES 440-441, PLAT 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: April 07, 2015

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 03, 2008 and recorded in Document CLERK'S FILE NO. 2008-18606 real property records of WISE County, Texas, with SCOTT PARR AND KIMBERLY LEE ANN PARR, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by SCOTT PARR AND KIMBERLY LEE ANN PARR, securing the payment of the indebtednesses in the original principal amount of \$147,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BAYVIEW LOAN SERVICING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. M & T BANK SUCCESSOR BY MERGER TO M & T MORTGAGE CORPORATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o M & T BANK SUCCESSOR BY MERGER TO M & T MORTGAGE CORPORATION  
ONE FOUNTAIN PLAZA DEFAULT SERVICING, 6TH FLOOR  
BUFFALO, NY 14203



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

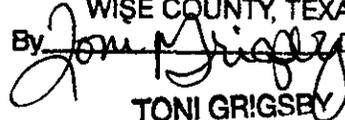
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

POSTED

AT 2:47 o'clock P M

FEB 25 2015

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS

By  DEPUTY  
TONI GRIGSEY



**EXHIBIT "A"**

BEING A 1.870 ACRE TRACT OF LAND MORE OR LESS, IN FRACTIONAL BLOCK NUMBER 4, FALLS COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 988, WISE COUNTY, TEXAS. AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO DON WADE RECORDED IN VOLUME 133, PAGE 174, REAL RECORDS, WISE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A TWO INCH IRON POST IN THE NORTHEAST LINE OF COUNTY ROAD NUMBER 1695 FOR THE WEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO ROBERT WOODARD RECORDED IN VOLUME 756, PAGE 122, REAL RECORDS, WISE COUNTY, TEXAS AND FOR THE SOUTH CORNER OF SAID WADE TRACT FROM WHICH THE SOUTH CORNER OF SAID BLOCK NUMBER 4 BEARS SOUTH 41 DEGREES 38 MINUTES 28 SECONDS EAST 807.050 FEET (PER RECORD CALL);

THENCE NORTH 42 DEGREES 18 MINUTES 39 SECONDS WEST WITH THE NORTHEAST LINE OF SAID ROAD AND THE SOUTHWEST LINE OF SAID BLOCK NUMBER 4 A DISTANCE OF 332.560 FEET TO AN IRON ROD SET IN THE SOUTHWEST LINE OF SAID WADE TRACE;

THENCE NORTH 46 DEGREES 57 MINUTES 30 SECONDS EAST 233.00 FEET TO AN IRON ROD SET FOR CORNER;

THENCE SOUTH 47 DEGREES 06 MINUTES 01 SECONDS EAST 331.410 FEET TO AN IRON ROD SET IN THE NORTHWEST LINE OF SAID WOODARD TRACT AND IN THE SOUTHEAST LINE OF SAID WADE TRACT;

THENCE SOUTH 46 DEGREES 31 MINUTES 46 SECONDS WEST WITH THE GENERAL COURSE OF A FENCE 260.70 FEET TO THE POINT OF BEGINNING.



BAYVIEW LOAN SERVICING, LLC (ITB)  
ESCAMILLA, ROBERT  
508 WEST STATE STREET, ALVORD, TX 76225

CONVENTIONAL  
Our File Number: 15-019784

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on April 14, 2008, ROBERT ESCAMILLA AND ALMA ROSA RODRIGUEZ, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to MICHAEL H. PATTERSON, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICARE INVESTMENT GROUP, INC. DBA PREMIER CAPITAL LENDING 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 2008-24527 Volume 1935, Page 541, rerecorded on November 25, 2008, as Instrument 2008-34522, Volume 2003, Page 283 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

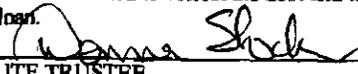
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, April 7, 2015 between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 P.M. or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in WISE COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

BEING A PART OF LOT NO. 4 IN BLOCK NO. 43 OF THE ORIGINAL TOWN OF ALVORD IN WISE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: 508 WEST STATE STREET  
ALVORD, TX 76225  
Mortgage Servicer: BAYVIEW LOAN SERVICING, LLC  
Noteholder: BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
4425 PONCE DE LEON BLVD  
5TH FLOOR  
CORAL GABLES, FLORIDA 33146

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.

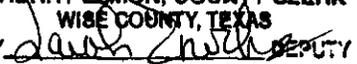
  
SUBSTITUTE TRUSTEE  
DONNA STOCKMAN OR BRENDA WIGGS OR  
DENISE BOERNER OR ANGELA LEWIS/o Shapiro  
Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

**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.**

**POSTED**

At 10:21 o'clock AM

FEB 17 2015

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS  
BY 

CLIENT # 0000993604

EXHIBIT "A"

Being a part of Lot No. 4 in Block No. 49 of the Original Town of Alford in Wise County, Texas, more particularly described as follows:

COMMENCE at the Southwest corner of said Lot No. 4,

THENCE N. 88 deg. 36' E. 92.0 feet to the Place of Beginning of the herein described tract;

THENCE East 70 feet, corner;

THENCE North 120 feet, corner;

THENCE West 70 feet, corner;

THENCE South 120 feet to the place of beginning **SAVE AND EXCEPT** a strip of land off the South side of same conveyed to the State for Highway purposes.

Our File Number: 15-00833  
Name: H.L. SPAIN, UNMARRIED

### **NOTICE OF TRUSTEE'S SALE**

WHEREAS, on SEPTEMBER 25, 2009, H.L. SPAIN, UNMARRIED, executed a Fixed Rate Deed of Trust (Texas Home Equity Conversion)/Security Instrument conveying to TIMIOS, INC as Trustee, the Real Estate hereinafter described, to NEW DAY FINANCIAL, LLC, in the payment of a debt therein described. said Deed of Trust/Security Instrument being recorded under County Clerk Number 2009-47730, Volume 2091, Page 27, 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, APRIL 7, 2015 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 NO. 3 (THREE), BLOCK 3 (THREE) OF THE TRIO ADDITION TO THE CITY OF ALVORD, WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME A, PAGE 48 OF THE MAP OR PLAT RECORDS OF WISE COUNTY, TEXAS.

Property Address: 903 DENVER STREET  
ALVORD, TX 76225-5081

Mortgage Servicer: CHAMPION MORTGAGE, LLC

Noteholder: NATIONSTAR MORTGAGE LLC, D/B/A CHAMPION MORTGAGE COMPANY  
350 HIGHLAND DRIVE  
LEWISVILLE, TX 75067

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 day, February 9, 2015.



Donna Stockman, Brenda Wiggs, or Denise Boerner, Substitute Trustee

Marinosci Law Group PC  
Marinosci & Baxter  
14643 Dallas Pkwy, Suite 750  
Dallas, TX 75254  
(972) 331-2300

**POSTED**  
At 3:53 o'clock P M

FEB 09 2015

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

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

**DEED OF TRUST INFORMATION:**

**Date:** 11/05/2008  
**Grantor(s):** ANGELA FEATHER, AN UNMARRIED WOMAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR UNIVERSAL AMERICAN MORTGAGE COMPANY, LLC, A FLORIDA LIMITED LIABILITY, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$127,645.00  
**Recording Information:** Book 2004 Page 686 Instrument 2008-34761  
**Property County:** Wise  
**Property:** LOT 7, BLOCK 21, SHALE CREEK, AN ADDITION IN WISE AND DENTON COUNTIES, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDE 336, MAP/PLAT RECORDS, WISE COUNTY, TEXAS.  
**Reported Address:** 12801 KINGSGATE DRIVE, 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 7th day of April, 2015  
**Time of Sale:** 1:00PM or within three hours thereafter.  
**Place of Sale:** AT THE SOUTHEAST PORCH OF THE COURTHOUSE STEPS in Wise County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Wise County Commissioner's Court.  
**Substitute Trustee(s):** Donna Stockman or Brenda Wiggs or Denise Boerner or Angela Lewis, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act  
**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

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

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

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

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

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

Very truly yours,

Buckley Madole, P.C.

**POSTED**

At 1:45 o'clock P M

JAN 29 2015

SHERSY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS  
*Sarah Enochs*

Sarah Enochs