

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WISE County

Deed of Trust Dated: June 28, 2002

Amount: \$107,000.00

Grantor(s): CAROLYN CHITTENDEN and EARL W CHITTENDEN

Original Mortgagee: EQUIFIRST CORPORATION

Current Mortgagee: Bayview Loan Servicing, LLC, a Delaware Limited Liability Company

Mortgagee Address: Bayview Loan Servicing, LLC, a Delaware Limited Liability Company , 4425 Ponce de Leon Blvd., Suite 500, Coral Gables, FL 33134

Recording Information: Document No. 310937 AND RE-RECORDED ON 11/15/2002 UNDER DOCUMENT NO. 317706 TO INCLUDE EXHIBIT A

Legal Description: SEE EXHIBIT A

WHEREAS EARL W CHITTENDEN is deceased.

Date of Sale: May 3, 2016 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

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

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

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

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

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

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

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

SARAH ROBBINS, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2014-013289

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

POSTED
AT 10:59 o'clock a M

APR 07 2016

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

EXHIBIT A

BEING a 0.28 acre tract in the Out Lot 14, Original Town of Boyd, Wise County, Texas, and also being a part of a certain called 3.818 acre tract described in instrument recorded in Volume 27, Page 51, Real Records, Wise County, Texas, and this part being described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the Southeast corner of said 3.818 acre tract and the Southeast corner of said Out Lot 14, said point also being in the North Right-of-Way of Hobbs Avenue;
THENCE South 89 degrees 59 minutes 50 seconds West with the South line of said 3.818 acre tract and with said Right-of-Way a distance of 79.54 feet to a 1/2 inch iron rod with a yellow plastic cap stamped Steadham R.P.L.S. 4281 set in said Right-of-Way and in the South line of said tract, at the **POINT OF BEGINNING** of the tract herein described;

THENCE South 89 degrees 59 minutes 50 seconds West with the South line of said 3.818 acre tract a distance of 84.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped Steadham R.P.L.S. 4281 set in the South line of said tract and in said Right-of-Way for a corner;

THENCE North 04 degrees 32 minutes 10 seconds East a distance of 149.54 feet to a 1/2 inch iron rod with a yellow plastic cap stamped Steadham R.P.L.S. 4281 set for a corner;

THENCE North 89 degrees 59 minutes 50 seconds East a distance of 80.02 feet to a 1/2 inch iron rod with a yellow plastic cap stamped Steadham R.P.L.S. 4281 set for a corner;

THENCE South 02 degrees 41 minutes 28 seconds West a distance of 149.24 feet to the **POINT OF BEGINNING** and containing 0.28 acres of land.

Current Borrower: LOY DOGGETT AND BENNIE DOGGETT
MH File Number: TX-16-27007-FC
VA/FHA/PMI Number:
Loan Type: FannieMae
Property Address: 402 HOVEY, NEWARK, TX 76071

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
5/30/2007

Grantor(s)/Mortgagor(s):
LOY DOGGETT AND BENNIE DOGGETT

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

Current Beneficiary/Mortgagee:
Federal National Mortgage Association ("Fannie
Mae"), a corporation organized and existing under
the laws of the United States of America

Recorded in:
Volume: 1820
Page: 529
Instrument No: 2007-7812

Property County:
WISE

Mortgage Servicer:
Seterus, Inc. is representing the Current
Beneficiary/Mortgagee under a servicing agreement
with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
14523 SW Millikan Way, Suite 200, Beaverton,
OR 97005

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Date of Sale: 5/3/2016

Earliest Time Sale Will Begin: 1:00PM

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

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

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



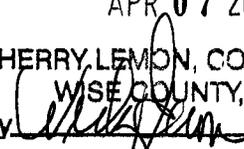
Donna Stockman, David Stockman, Guy Wiggs,
Brenda Wiggs, Denise Boerner, Tim Lewis or Lori
McCarty
or Cole D. Patton
or Catherine Allen-Rea
McCARTHY HOLTHUS - TEXAS, LLP
ATTN: SALES
1255 West 15th Street, Suite 1060
Plano, TX 75075

POSTED

AT 10:39 o'clock a M

APR 07 2016

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS

By  DEPUTY

Vicky Gaona

EXHIBIT "A"

BEING to all that certain lot, tract or parcel of land in the Town of Newark, Wise County, Texas and being a part of Block 50, of the Original Town of Newark, according to the plat thereof recorded in Volume 41, Page 303, of the Deed Records Wise County, Texas, and being the same tract of land described in the Deed from Debbie Hendrix to Douglas Kennemer recorded in Volume 1398, Page 193, of the Official Public Records Wise County, Texas the subject tract being more particularly described as follows:

BEGINNING at a ½-inch capped iron rod found for corner being the Southeast corner of said Kennemer tract of land and the Northeast corner of Lot 10, Block 50, of the Original Town of Newark, in the Southerly right-of-way line of Hovey Street;

THENCE West with the North line of said Block 50, along or near a fence a distance of 250.00 feet to a ½-inch capped iron rod (stamped RPLS 5479) set for corner being the Southwest corner of said Kennemer tract of land, in the East right-of-way line of McCanne Street, said iron rod being 16.00 feet North of the Northwest corner of Lot 1, Block 50 of said Town;

THENCE North with the West line of Kennemer tract of land and Block 50, and said East right-of-way line a distance of 188.00 feet to a ½ inch capped iron rod (stamped RPLS 5479) set for corner being the North corner of said Kennemer tract of land and said Block 50, same being at the intersection of said Southerly right-of-way line of Hovey Street and said East right-of-way line of McCanne Street;

THENCE South 53 degrees 03 minutes 25 seconds East with the East line of said Kennemer tract of land and said Block 50 and the said Southerly right-of-way line a distance of 312.80 feet to the
POINT OF BEGINNING and enclosing 0.539 acres of land more or less.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS LICENSE NUMBER.

STATE OF TEXAS

COUNTY OF Wise

COPY

KNOW ALL MEN BY THESE PRESENTS

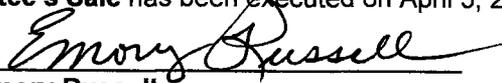
WHEREAS, on **December 8, 2009**, **Angela Bennet**, as grantor(s) executed a Deed of Trust, conveying to **Kristi K. Frazier Special Needs Trust**, filed in **Deed Records, Wise County, Texas**, certain real property located in the County of **Wise**, State of Texas, and being more particularly described as **Lot 14, Cottondale, more specifically described in Exhibit A attached hereto and made a part hereof for all intents and purposes**, to secure payment of one certain Real Estate Note in the amount of, **\$26,942.40** (the note), the Deed of Trust being recorded in Deed Records, **Wise County, Texas**, in **Volume 2114, Page 845**. WHEREAS, (i) default has occurred in the payment of the Note secured by the Deed of Trust and/or in the performance of the covenants, agreements, and conditions set forth in the Deed of Trust, and (ii) the sums due and payable under the Note and the Deed of Trust are now wholly due and payable, and (iii) owner and holder of the Note, pursuant to the Deed of Trust has requested the undersigned to sell the property and satisfy the note, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust; and

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

NOW, THEREFORE, the undersigned, the **Substitute Trustee** as aforesaid, does hereby give notice that after due publication of this notice as required by law and the Deed of Trust, will sell the Property at Public Venue to the highest bidder, or bidders, for cash, at a time no earlier than **10:00 a.m.** and not later than **1:00 p.m.** on the first Tuesday in May, 2016 at the **Wise County Courthouse, Decatur, Texas**. The same being **May 3, 2016, At the southeast door of the Wise County Courthouse, Decatur, Texas**.

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

In Witness Whereof, this notice of **Substitute Trustee's Sale** has been executed on April 5, 2016.

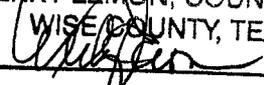

Emory Russell
Substitute Trustee

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

POSTED
AT 9:22 o'clock A M

APR 05 2016

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS

By  DEPUTY

Vicky Gaona

EXHIBIT "A"

BEING a 5.000 acre tract of land out of Block 73, LOWER MATAGORDA SCHOOL LAND SURVEY, ABSTRACT NO. 534, situated in Wise County, Texas, and being a portion of that certain 156.267 acre tract of land in said survey, as conveyed to Audra Frazier, Trustee, in Volume 566, Page 8, Real Records, Wise County, Texas, and this tract being described by metes and bounds as follows:

BEGINNING at a $\frac{1}{4}$ " iron pin set in the occupied East right of way line of a North-South county road for the Northwest corner of the herein described tract, and said iron pin being South 89°42'18" East, 30.00 feet and South 00°35'08" West, 897.16 feet from the Northwest corner of said Frazier tract;

THENCE South 89°42'18" East a distance of 971.07 feet to a $\frac{1}{4}$ " iron pin set for the Northeast corner of the herein described tract;

THENCE South 00°35'08" West a distance of 224.29 feet to a $\frac{1}{4}$ " iron pin set for the Southeast corner of the herein described tract;

THENCE North 89°42'18" West a distance of 971.07 feet to a $\frac{1}{4}$ " iron pin set in the East right of way line of said county road for the Southwest corner of the herein described tract;

THENCE North 00°35'08" East along the East right of way line of said county road, a distance of 224.29 feet to the POINT OF BEGINNING, and containing 5.000 acres of land.

(AKA LOT 14, COTTONDALE ESTATES, an unrecorded subdivision situated in Wise County, Texas.)

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: January 31, 2014

Grantor(s): Sarah Dawn Steel, an unmarried woman

Original Trustee: Nancy J. Schriedel

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for American Home Free Mortgage, LLC., its successors and assigns

Recording Information: Clerk's File No. 201401456, in the Official Public Records of WISE County, Texas.

Current Mortgagee: Lakeview Loan Servicing, LLC

Mortgage Servicer: Cenlar FSB, whose address is C/O Attn: FC or BK Department
425 Phillips Blvd Ewing, NJ 08618 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: 05/03/2016 Earliest Time Sale Will Begin: 1:00 PM

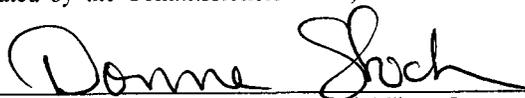
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time.

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

Legal Description:
BEING LOT 95, IN BLOCK 3 OF CHISHOLM HILLS, PHASE THREE, AN ADDITION TO THE CITY OF FAIRVIEW, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 216340, PLAT RECORDS OF WISE COUNTY, TEXAS.

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

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

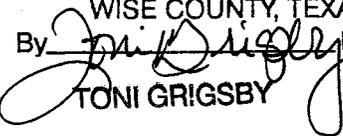


Donna Stockman as Substitute Trustee, Brenda Wiigs as Successor Substitute Trustee, Denise Boerner as Successor Substitute Trustee, David Stockman as Successor Substitute Trustee, Tim Lewis as Successor Substitute Trustee, Guy Wiggs as Successor Substitute Trustee, Lori McCarty as Successor Substitute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

POSTED
AT 9:24 o'clock A M

APR 11 2016

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS

By  DEPUTY
TONI GRIGSBY



4570542

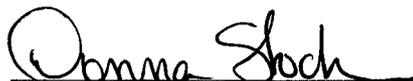
NOTICE OF FORECLOSURE SALE

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

- 1. Property to Be Sold.** The property to be sold is described as follows: SEE EXHIBIT A
- 2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 06/08/2004 and recorded in Book 1435 Page 704 Document 351047 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: 05/03/2016
Time: The sale will begin no earlier than 01:00 PM or no later than three hours thereafter.
Place: Wise County Courthouse, Texas, at the following location: THE SOUTHEAST PORCH AT THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.
- 4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.
- 5. Obligations Secured.** The Deed of Trust executed by BROOKE A. WEEKS AND CANDI WEEKS, provides that it secures the payment of the indebtedness in the original principal amount of \$324,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Ocwen Loan Servicing, LLC is the current mortgagee of the note and deed of trust and OCWEN LOAN SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Ocwen Loan Servicing, LLC c/o OCWEN LOAN SERVICING, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
- 6. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, LORI MCCARTY, TIM LEWIS OR MICHAEL W. ZIENTZ, Substitute Trustee to act under and by virtue of said Deed of Trust.

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


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


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

POSTED
AT 9:28 o'clock A M

APR 11 2016

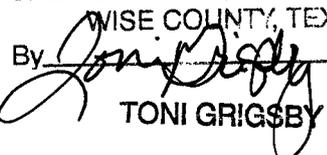
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By  DEPUTY
TONI GRIGSBY

EXHIBIT A

Description for a 10.00 acre tract of land out of the A. DUNLAP SURVEY, Abstract No. 261, Wise County, Texas.

COMMENCING from a 1/2" iron found for the Northeast corner of Volume 654, Page 179, said iron being by deed call 288.50 feet South 89°14'00" East, and 436.70 feet South 01°24'00" West from the Northwest corner of said A. DUNLAP SURVEY, Abstract No. 261, thence South 01°22'19" West, 898.90 feet, thence North 00°43'38" West 41.15 feet, thence North 00°56'54" East 253.94 feet, thence North 34°03'18" West 64.27 feet, thence South 87°47'21" West 108.10, thence North 00°17'27" East 66.57 feet, thence North 87°00'46" West 245.28 feet, thence North 01°42'04" East 79.43 feet, thence North 88°25'46" West 348.56 feet, thence North 02°37'09" East 908.22 feet, thence South 87°43'11" East 814.46 feet, thence South 05°34'00" West 50.41 feet, thence South 12°13'47" East 352.05 feet, thence North 89°04'38" West 99.21 feet to a fence post for the POINT OF BEGINNING;

THENCE South 89°08'59" East 375.77 feet to a 1/2" iron set;
THENCE South 00°01'17" East 959.65 feet to a 1/2" iron set in the North line of County Road No. 3690;
THENCE North 88°32'10" West, with the North line of said County Road No. 3690, 443.72 feet to a 1/2" iron set;
THENCE North 49°42'53" East 18.18 feet to a fence post;
THENCE North 01°21'10" East 309.65 feet to a fence post;
THENCE North 54°09'35" West 81.85 feet to a fence post;
THENCE North 03°56'45" West 339.60 feet to a 1/2" iron found;
THENCE North 84°55'45" East 71.12 feet to a 1/2" iron found;
THENCE North 02°04'41" East 186.06 feet to a fence post;
THENCE North 88°42'34" East 9.19 feet to a fence post;
THENCE North 42°37'28" East 72.73 feet to the POINT OF BEGINNING and containing 10.00 acres of land.

TRACT TWO

Description for a 19.91 acre tract of land out of the A. DUNLAP SURVEY, Abstract No. 261, Wise County, Texas, said tract being a portion of Vol. 654, Pg. 179, R.R.W.C.T., and a portion of Vol. 601, Pg. 841, R.R.W.C.T., and all of that certain tract of land recorded in Vol. 413, Pg. 711, R.R.W.C.T.;

COMMENCING from a 1/2" iron found for the Northeast corner of Vol. 654, Pg. 179, said iron being by deed call 288.50 feet S 89°14'00" E, and 436.70 feet S 01°24'00" W from the Northwest corner of said A. DUNLAP SURVEY, Abstract No. 261, thence S 01°22'19" W, 898.90 feet, thence N 88°43'58" W, 41.15 feet, thence N 00°56'54" E, 253.94 feet, thence N 34°03'18" W, 64.27 feet, thence S 87°47'21" W, 108.10 feet, thence N 00°17'27" E, 66.57 feet, thence N 87°00'46" W, 245.28 feet, thence N 01°42'04" E, 79.43 feet, thence N 88°25'46" W, 348.56 feet, thence N 02°37'09" E, 908.22 feet, thence S 87°43'11" E, 814.46 feet, thence S 05°34'00" W, 50.41 feet, thence S 12°13'47" E, 352.05 feet, to a fence post for the POINT OF BEGINNING;

THENCE N 12°18'10" W, 351.68 feet to a fence post;
THENCE N 05°57'35" E, 50.88 feet to a 1/2" iron found in the North line of said Vol. 601, Pg. 841;
THENCE S 87°43'04" E, with the North line of said Vol. 601, Pg. 841, 918.33 feet to a 1/2" iron set, said iron being for the Northeast corner of said Vol. 601, Pg. 841;
THENCE S 01°24'00" W, with the East line of said Vol. 601, Pg. 841, at 436.70 feet passing a 1/2" iron found for the Southeast corner of said Vol. 601, Pg. 841, and for the Northeast corner of said Vol. 413, Pg. 711, and continuing in all, 1335.55 feet to a 5/8" iron found in the North line of County Road No. 3690;
THENCE N 88°32'10" W, with the North line of said County Road No. 3690, 538.45 feet to a 1/2" iron set;
THENCE N 00°01'17" W, 959.65 feet to a 1/2" iron set;
THENCE N 89°08'59" W, 276.72 feet to the POINT OF BEGINNING and containing 19.91 acres of land.

SBM

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: May 03, 2016

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 31, 2006 and recorded in Document VOLUME 1668, PAGE 868; REFILED VOLUME 1861, PAGE 585 real property records of WISE County, Texas, with BOBBY TIGERT AND MARSHA MORGAN, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by BOBBY TIGERT AND MARSHA MORGAN, securing the payment of the indebtednesses in the original principal amount of \$83,250.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO HOME EQUITY ASSET-BACKED SECURITIES 2006-2 TRUST, HOME EQUITY ASSET-BACKED CERTIFICATES, SERIES 2006-2 is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



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

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

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

Declarants Name: _____
Date: _____

POSTED
AT 9:28 o'clock A M

APR 11 2016

SHERRY LEMON, CLERK
WISE COUNTY, TEXAS
BY Toni Grigsey DEPUTY
TONI GRIGSEY



NOS20090169802054

EXHIBIT "A"

BEING 3.000 ACRES OF LAND, MORE OR LESS, IN THE WILLIAM ALSTON SURVEY, ABSTRACT NO.15, WISE COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN 20.993 ACRE TRACT CONVEYED TO LLOYD TIGERT IN VOLUME 419, PAGE 402, DEED RECORDS, WISE COUNTY, TEXAS, SAID 3.000 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT A SQUARE TUBING FOUND FOR THE SOUTHWEST CORNER OF SAID 20.993 ACRE TRACT; IN THE CENTER OF THE INTERSECTION OF COUNTY ROAD NO. 2224 AND COUNTY ROAD NO. 2215;

THENCE WITH THE CENTER OF COUNTY ROAD 2215 AND THE WEST LINE OF SAID 20.993 ACRE TRACT; NORTH 01 DEG. 12' 05" EAST 84.80 FEET TO A CAPPED IRON STAKE;

THENCE WITH THE WEST LINE OF SAID 20.993 ACRE TRACT AND THE CENTER OF COUNTY ROAD 2215, NORTH 27 DEG. 51' 20" WEST 200.41 FEET TO A 120D NAIL SET FOR THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE WITH THE WEST LINE OF SAID 20.993 ACRE TRACT AND THE CENTER OF COUNTY ROAD NO. 2215, NORTH 27 DEG. 51' 20" WEST 482.23 FEET TO A 120D NAIL SET FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE EAST, AT 25.1 FEET PASS A FENCE LINE ON THE EAST LINE OF SAID COUNTY ROAD NO. 2215, AND CONTINUING A TOTAL DISTANCE OF 377.69 FEET TO A CAPPED IRON STAKE SET IN THE WEST LINE OF A TRACT CONVEYED TO LA VERNE MCCRARY IN VOLUME 274, PAGE 430, REAL RECORDS, WISE COUNTY, TEXAS;

THENCE WITH A FENCE AND THE WEST LINE OF SAID MCCRARY TRACT, SOUTH 01 DEG. 17' 05" EAST 262.71 FEET TO A METAL POST FOUND FOR THE SOUTHWEST CORNER OF SAID MCCRARY TRACT;

THENCE WITH THE SOUTH LINE OF SAID MCCRARY, ALONG AND NEAR A FENCE, NORTH 88 DEG. 42' 55" EAST 188.20 FEET TO A CAPPED IRON STAKE SET FOR THE SOUTHEAST CORNER OF SAID MCCRARY TRACT, IN THE WEST LINE OF A TRACT CONVEYED TO ROBERT HINES IN VOLUME 73, PAGE 31, REAL RECORDS, WISE COUNTY, TEXAS, SAID IRON BEING LOCATED 1.9 FEET NORTH 88 DEG. 42' 55" EAST AND 7.9 FEET NORTH 01 DEG 16' 26" WEST FROM A FENCE CORNER;

THENCE WITH THE WEST LINE OF SAID HINES TRACT, SOUTH 01 DEG. 16' 26" EAST, NEAR A FENCE A DISTANCE OF 122.66 FEET TO A CAPPED IRON STAKE SET FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE NORTH 87 DEG. 44' 06" WEST 118.23 FEET TO A POINT FOR A CORNER AT A NORTHWEST CORNER OF A BARN;

THENCE SOUTH 86 DEG. 45' 06" WEST 136.79 FEET TO A POINT FOR CORNER AT THE NORTHEAST CORNER OF A BUILDING;

THENCE WITH THE NORTH SIDE OF SAID BUILDING, SOUTH 76 DEG. 43' 06" WEST 10.98 FEET TO A POINT FOR CORNER AT THE NORTHWEST CORNER OF SAID BUILDING;

THENCE SOUTH 65 DEG. 54' 24" WEST, AT 19.5 FEET PASS A FENCE LINE ON THE EAST LINE OF SAID COUNTY ROAD NO. 2215, CONTINUING A TOTAL DISTANCE OF 103.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.000 ACRES OF LAND, MORE OR LESS.



NOS20090169802054

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: May 03, 2016

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 11, 2012 and recorded in Document CLERK'S FILE NO. 2012-6212 real property records of WISE County, Texas, with SPENCER R. COWLEY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC ("MERS"), mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by SPENCER R. COWLEY, securing the payment of the indebtednesses in the original principal amount of \$134,591.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



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

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

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

Declarants Name: _____
Date: _____

POSTED
AT 9:28 o'clock A M

APR 11 2016

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS

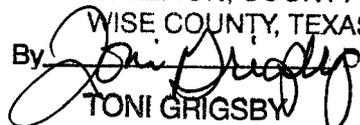
By  DEPUTY
TONI GRIGSBY



EXHIBIT "A"

LOT SIXTY FOUR- R (64 R), BLOCK B OF CHISHOLM SPRINGS SUBDIVISION ("CHISHOLM SPRINGS SUBDIVISION"), LOCATED IN WISE COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN CABINET C, SLIDE (S) 177-179, (REFILED IN CABINET C, SLIDE(S) 184-186), MAP RECORDS OF WISE COUNTY, TEXAS,

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOT 1R, BLOCK A, CHISHOLM SPRINGS SUBDIVISION ("CHISHOLM SPRING SUBDIVISION"), LOCATED IN WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, SLIDE(S) 177-176, (REFILED IN CABINET C, SLIDE(S) 184-186) (RE-PLATTED IN CABINET C SLIDES(S) 271-272 AS TO PORTIONS OF BLOCK F) IN THE MAP RECORDS OF WISE COUNTY, TEXAS.



NOS00000005928411

COPY

NOTICE OF TRUSTEE'S SALE

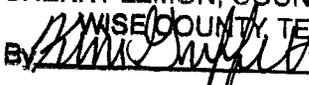
Pursuant to authority conferred upon me by that certain Deed of Trust executed by **JIMMY L. MOORE AND WIFE, SUSAN R. MOORE**, **WISE** County, Texas dated **FEBRUARY 29, 2012** and duly recorded in **DOCUMENT # 2012-3938**, **BOOK - OR**, **VOLUME 2344**, **PAGE 262**, of the Deed Records of **WISE** 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, **MAY 3, 2016** (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 15, SALT CREEK UNRECORDED, MORE FULLY DESCRIBED IN ATTACHED EXHIBIT 'A'
AND
A DOUBLE WIDE MOBILE HOME SURRENDERED TO PROPERTY.

EXECUTED this 6TH day APRIL , 2016.



KARON GANN
Trustee

POSTED
AT 11:51 o'clock A M
APR 06 2016
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By  DEPUTY
Klm Griffith

FIELD NOTES
LOT 15
SALT CREEK

Description for 4.97 acres of land out of the E.K. WILSON SURVEY, Abstract No. 1164, Wise County, Texas.

COMMENCING from a 5/8" iron found at a fence corner, by deed call 15.0 feet from the Southeast corner of the W.G. Lawrence Survey, Abstract No. 1130 and the Southwest corner of the J.T. McAlister Survey, Abstract No. 1447, said point also being the Southwest corner of Block 1 of Saddle Ridge Ranch, Section One, a subdivision to Wise County, Texas, according to the plat recorded in Cabinet A, Page 365, Deed Records, Wise County, Texas, thence N.00°24'08", 1811.63 feet, thence N.00°49'28"E., 2530.38 feet, thence N.01°17'31"W., 879.77 feet, thence N.02°11'15"W., 118.69 feet, thence S.69°34'01"W., 235.20 feet, thence S.74°37'55"W., 471.04 feet, thence S.68°54'33"W., 500.55 feet, thence S.67°53'37"W., 614.69 feet, thence S.65°27'08"W., 803.60 feet, thence S.64°02'40"W., 187.94 feet, thence S.17°53'52"W., 198.96 feet, thence S.72°43'16"W., 182.62 feet, thence S.58°23'45"W., 235.18 feet, thence S.17°44'32"W., 120.00 feet, thence S.58°55'55"W., 137.02 feet, thence S.20°20'46"W., 226.96 feet, thence S.05°03'44"W., 163.54 feet, thence S.50°02'08"W., 736.15 feet, thence S.20°26'58"W., 359.32 feet, thence S.29°10'57"W., 353.83 feet, thence S.22°43'41"W., 397.72 feet, thence S.51°07'39"W., 705.78 feet, thence S.05°16'30"W., 350.19 feet, thence S.34°46'15"W., 246.33 feet, thence S.16°33'31"W., 453.62 feet, thence S.45°25'11"W., 270.59 feet, thence S.40°21'21"W., 363.90 feet, thence S.49°07'35"W., 291.91 feet, thence S.33°10'42"W., 354.55 feet, thence S.56°43'43"W., 321.12 feet, thence N.83°35'18"W., 182.00 feet to a 1/2" iron set for the POINT OF BEGINNING;

THENCE N.83°35'18"W., 150.16 feet to a 1/2" iron found;

THENCE N.03°44'44"E., 160.34 feet to a 1/2" iron found;

THENCE N.84°30'10"W., 487.44 feet to a 1/2" iron found in the East line of Salt Creek Road;

THENCE N.04°01'12"E., with the East line of said Salt Creek Road, 288.57 feet to a 1/2" iron found;

THENCE S.86°57'45"E., 635.88 feet to a 1/2" iron found;

THENCE S.03°44'43"W., 478.65 feet to the POINT OF BEGINNING and containing 4.97 acres of land.

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: May 03, 2016

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 14, 2007 and recorded in Document CLERK'S FILE NO. 2007-6840 real property records of WISE County, Texas, with BILLIE STOKES AND VICKI HOLDER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by BILLIE STOKES AND VICKI HOLDER, securing the payment of the indebtednesses in the original principal amount of \$73,909.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CITIMORTGAGE, INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

Donna Stockman

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

Substitute Trustee

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

Certificate of Posting

My name is Donna Stockman, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 3-28-16 I filed at the office of the WISE County Clerk and caused to be posted at the WISE County courthouse this notice of sale.

Donna Stockman

Declarants Name: Donna Stockman
Date: 3-28-16

POSTED
AT 12:09 o'clock P M

MAR 28 2016

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

Sarah Enochs



NOS0000005647649

00000005647649

WISE

EXHIBIT "A"

ALL OF LOT 10 AND THE EAST 8 FOOT OF LOT 9, R.T. SHOWN ADDITION, AN ADDITION TO THE CITY OF BRIDGEPORT, WISE COUNTY, TEXAS, ACCORDING TO THE RECORDED IN PLAT RECORDED IN VOLUME A PAGE 30, DEED RECORDS, WISE COUNTY, TEXAS.



NOS00000005647649

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: May 03, 2016

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

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

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

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

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

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

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

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

Donna Stockman

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

Substitute Trustee

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

Certificate of Posting

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

I declare under penalty of perjury that on 3-28-16 I filed at the office of the WISE County Clerk and caused to be posted at the WISE County courthouse this notice of sale.

Donna Stockman

Declarants Name: Donna Stockman

Date: 3-28-16

POSTED

AT 12:09 o'clock P M

MAR 28 2016

SHERRY LEMON, COUNTY CLERK

WISE COUNTY, TEXAS

By Sarah Enoch DEPUTY

Sarah Enoch



NOS0000005676838

0000005676838

WISE

EXHIBIT "A"

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



NOS0000005676838

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 07/11/2007
Grantor(s): SARA M TAYLOR, A SINGLE WOMAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.. SOLELY AS NOMINEE FOR MAVERICK RESIDENTIAL MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$88,584.00
Recording Information: Book 1833 Page 363 Instrument 2007-9654
Property County: Wise
Property:

BEING A 2.00 ACRE TRACT IN LOT 34, SPRING VALLEY RANCH ADDITION, BEING AN ADDITION IN WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN PLAT CABINET A, SECTION 490, PLAT RECORDS, WISE COUNTY, TEXAS, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 5/8 INCH IRON ROD FOUND IN THE NORTH R.O.W. OF SPRING VALLEY ROAD FOR THE SOUTHWEST CORNER OF SAID LOT 34 AND THE SOUTHEAST CORNER OF LOT 33; THENCE NORTH 00 DEGREES 39 MINUTES 14 SECONDS WEST WITH THE WEST LINE OF SAID LOT 34 A DISTANCE OF 737.32 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED STEADHAM R.P.L.S. 4281 SET FOR A CORNER; THENCE SOUTH 89 DEGREES 40 MINUTES 05 SECONDS EAST A DISTANCE OF 101.21 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED STEADHAM R.P.L.S. 4281 SET FOR A CORNER; THENCE SOUTH 00 DEGREES 39 MINUTES 14 SECONDS EAST A DISTANCE OF 521.61 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED STEADHAM R.P.L.S. 4281 SET FOR A CORNER; THENCE SOUTH 11 DEGREES 45 MINUTES 30 SECONDS EAST A DISTANCE OF 111.29 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED STEADHAM R.P.L.S. 4281 SET FOR A CORNER; THENCE SOUTH 64 DEGREES 38 MINUTES 15 SECONDS EAST A DISTANCE OF 121.01 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED STEADHAM R.P.L.S. 4281 SET FOR A CORNER; THENCE SOUTH 08 DEGREES 24 MINUTES 52 SECONDS EAST A DISTANCE OF 56.31 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED STEADHAM R.P.L.S. 4281 SET FOR A CORNER IN THE SOUTH LINE OF SAID LOT 34 AND IN SAID NORTH R.O.W.; THENCE NORTH 89 DEGREES 40 MINUTES 05 SECONDS WEST A DISTANCE OF 239.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.00 ACRES OF LAND.

Reported Address: 850 SPRING VALLEY 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: JPMorgan Chase Bank, National Association
Mortgage Servicer: JPMorgan Chase Bank, N.A.
Current Beneficiary: JPMorgan Chase Bank, National Association
Mortgage Servicer Address: PO Box 1015238, Columbus, OH 43219

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of May, 2016
Time of Sale: 1:00PM or within three hours thereafter.

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

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

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

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

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

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

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Donna Stockman, Brenda Wiggs, Denise Boerner, David Stockman, Tim Lewis, Guy Wiggs, Lori McCarty, Aurora Campos, Ramiro Cuevas, Markcos Pineda, Kelley Burns, Aarti Patel, Matthew Wolfson, Daniel Willsie, Nadia Capehart, 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

POSTED

AT 3:50 o'clock P M

FEB 25 2016

SHERRY LEMON, COUNTY CLERK

WISE COUNTY, TEXAS

By Sarah Enochs DEPUTY

Sarah Enochs

- 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,

A handwritten signature in black ink, appearing to read "Donnie Sp...". The signature is written in a cursive style with a long horizontal stroke at the end.

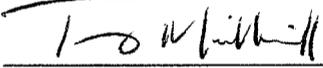
Buckley Madole, P.C.

NOTICE OF FORECLOSURE SALE

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

- 1. Property to Be Sold.** The property to be sold is described as follows: SEE EXHIBIT 'A'.
- 2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 03/07/2005 and recorded in Book 1530 Page 201 real property records of Wise County, Texas.
- 3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:
Date: 05/03/2016
Time: The sale will begin no earlier than 01:00 PM or no later than three hours thereafter.
Place: Wise County Courthouse, Texas, at the following location: THE SOUTHEAST PORCH AT THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.
- 4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.
- 5. Obligations Secured.** The Deed of Trust executed by JOHN W WISE AND SARAH WISE, provides that it secures the payment of the indebtedness in the original principal amount of \$40,800.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-5 is the current mortgagee of the note and deed of trust and OCWEN LOAN SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-5 c/o OCWEN LOAN SERVICING, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
- 6. Order to Foreclose.** U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-5 obtained a Order from the 271st District Court of Wise County on 01/14/2016 under Cause No. CV15-11-867. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.
- 7. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, LORI MCCARTY, TIM LEWIS OR MICHAEL W. ZIENTZ, Substitute Trustee to act under and by virtue of said Deed of Trust.

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


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


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

POSTED
AT 3:56 o'clock P M

FEB 25 2016

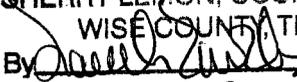
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By  DEPUTY
Sarah Enochs

EXHIBIT " A "

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

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