

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: June 02, 2015

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 21, 2002 and recorded in Document VOLUME 1185, PAGE 840 real property records of WISE County, Texas, with NADINE BRAXTON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by NADINE BRAXTON, securing the payment of the indebtednesses in the original principal amount of \$108,428.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



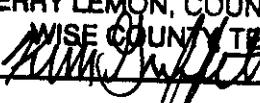
DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, OR ANGELA LEWIS  
Substitute Trustee

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

Certificate of Posting

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

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_

POSTED  
AT 1:34 o'clock P M  
APR 13 2015  
SHERRY LEMON, COUNTY CLERK  
WISE COUNTY TEXAS  
By  DEPUTY  
Kim Griffith





LOT 3, BLOCK 3, CHISHOLM HILLS, PHASE 3, AN ADDITION TO THE CITY OF FAIRVIEW, WISE COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN CABINET B, PAGE 440, AND 441, PLAT RECORDS, WISE COUNTY, TEXAS.



## Notice of Foreclosure Sale

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

See attached Exhibit "A".

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the DEED OF TRUST executed JULY 19, 2012 and recorded as document number 2012-8816 in the real property records of WISE COUNTY, Texas.

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

Date: JUNE 2, 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: WISE COUNTY Courthouse in Decatur, Texas, at the following location:  
PLACE DESIGNATED BY THE COMMISSIONERS COURT.

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

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

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

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

POSTED  
AT 3:00 o'clock P M

MAY 12 2015

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

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

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

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

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust and security agreement executed by VICKY MAY AND HEATH MOORE.

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 VICKY MAY AND HEATH MOORE, and payable to the order of DOYLE B. WELLS who 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, DOYLE B. WELLS, P.O. BOX 652, CHICO, TX 76431.

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as 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 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

Dated: MAY 7, 2015



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David L. Pritchard  
1244 SOUTHRIDGE CT, STE 102  
HURST, TX 76053  
Telephone (817) 285-8017  
Telecopier (817) 285-0224

**EXHIBIT "A"**

PLAT SHOWING:

Survey of 10.50 acres in the JOSEPH LUCE Survey, Abstract No. 499, WISE COUNTY, TEXAS.

FIELD NOTES

Being 10.50 acres in the Joseph Luce Survey, Abstract No. 499, Wise County, Texas, and being part of a 101.27 acre tract described in deed to J. M. Wells and Cherry Elaine Wells recorded in Volume 1078, Page 781, Official Public Records, Wise County, Texas, said 10.50 acres being more particularly described as follows:

Beginning at an iron post for corner at a fence corner at the southeast corner of said 101.27 acre tract and the southwest corner of a 148 acre tract (re:245/293 P.R. W.C.T.) on the north line of County Road 1886, said point being South 00 degrees 26 minutes 27 seconds West 1147.22 feet and North 89 degrees 51 minutes 10 seconds East 2227.57 feet from the northeast corner of the David Gregory Survey, Abstract No. 330;

Thence with the north line of said County Road 1886, South 89 degrees 51 minutes 10 seconds West 272.62 feet to a 1/2" iron stake set for corner on the south line of said 101.27 acre tract;

Thence leaving said road, North 00 degrees 59 minutes 58 seconds East 1678.49 feet to a 1/2" iron stake set for corner on the north line of said 101.27 acre tract and the south line of a 100 acre tract (re:287/336 R.R.W.C.T.);

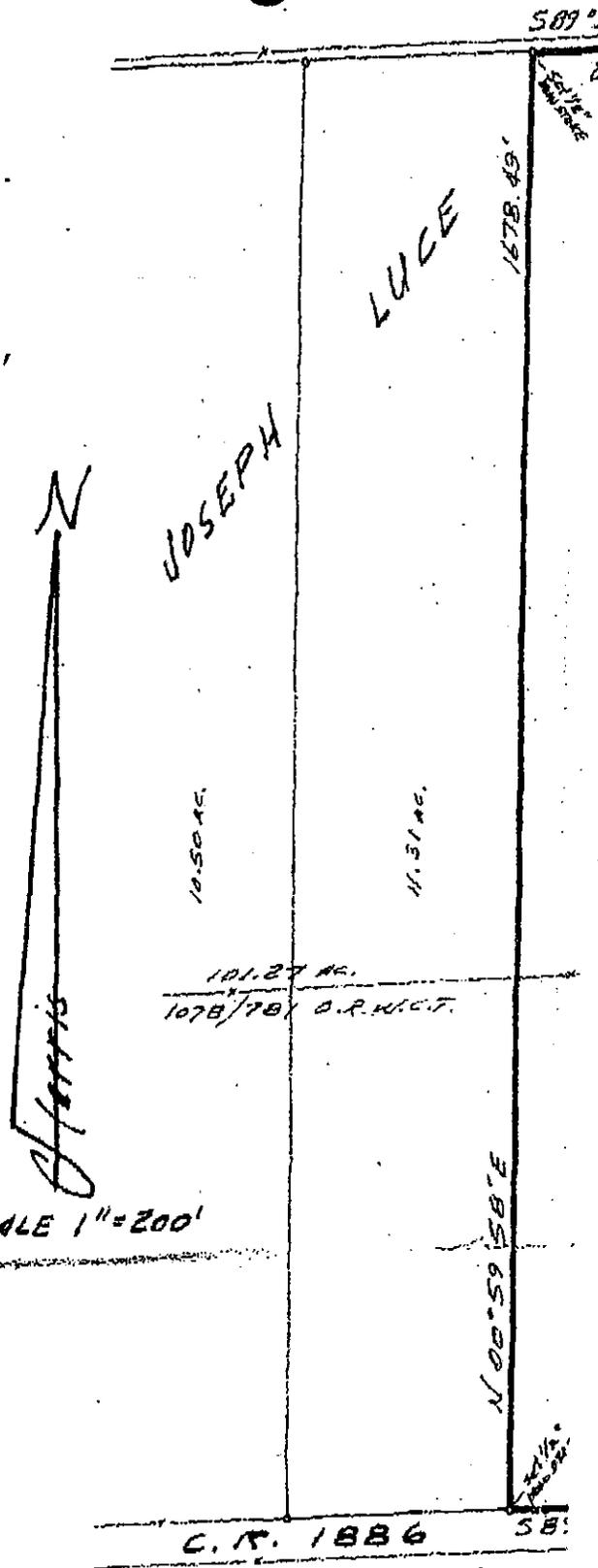
Thence with said line, South 89 degrees 57 minutes 43 seconds East 272.60 feet to a 1/2" iron stake found for corner at the northeast corner of said 101.27 acre tract and the southeast corner of said 100 acre tract and on the west line of said 148 acre tract;

Thence with said line, South 00 degrees 59 minutes 58 seconds West 1677.61 feet to the Point of Beginning, and containing 10.51 acres of land.

All bearings based on most westerly west line of 101.27 acre tract being called North 00 degrees 37 minutes 18 seconds West (re:1078/781 O.R.W.C.T.).

In reference to Map #48497C0025 C of the Flood Insurance Rate Maps(FIRM) effective date March 19, 1990, the scaled location of the subject tract does not lie within a flood zone.

Easements recorded in 202/239 D.R.W.C.T. and 271/247 D.R.W.C.T. are blanket easements and affect.



SCALE 1" = 200'

15.00 AC 78/488 R.R.W.C.T.

FILED AND RECORDED

**COPY**

Instrument Number: 201327358

Filing and Recording Date: 10/15/2013 09:08:51 AM Pages: 5 Recording Fee: \$28.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the RECORDS of Wise County, Texas.



*Sherry Lemon*

Sherry Lemon, County Clerk  
Wise County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE. DO NOT DESTROY - This document is part of the Official Record.

Deputy: Vicky Gaona

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

KNOW ALL MEN BY THESE PRESENTS

STATE OF TEXAS

COUNTY OF WISE

WHEREAS, by Deed of Trust dated July 20, 1999, recorded in Volume 895, Page 124, in Wise County Deed of Trust Records, Wise County, Texas, executed by Katie Martin to Basil L. Hoyl, Jr., securing SHADOW WOOD-MKB JOINT VENTURE with the property being situated in the County of Wise, Texas, to wit:

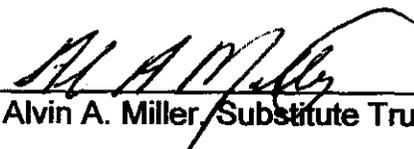
Exhibit "A" – AKA Lot #40

(herein the "Property") to secure that certain Promissory Note therein described in the original principal amount of \$24,500.00, executed by Katie Martin 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.

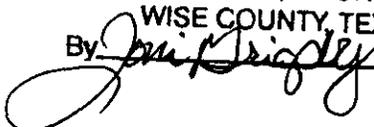
NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on Tuesday, the 2nd day of June, 2015, between the hours of 1:00 o'clock p.m. and 4:00 o'clock p.m. I will sell said real estate at the area of the County Courthouse in Wise County for such sales, to the highest bidder for cash. Said sale will begin at 1:00 o'clock p.m. or not later than three (3) hours thereafter.

WITNESS MY HAND THIS 12th day of May, 2015

  
Alvin A. Miller, Substitute Trustee

POSTED  
AT 2:52 o'clock p M

MAY 12 2015

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS  
By  DEPUTY

November 15, 1998

EXHIBIT "A"

0501-0443

TRACT 40

Field Notes For:

A 4.00 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:

COMMENCING at an iron rod set in the southwest line of a County Road for the north corner of said Porter first tract;

THENCE South  $44^{\circ}33'25''$  West with the northwest line of said Porter first tract 1272.23 feet to a six inch iron post;

THENCE South  $44^{\circ}21'56''$  West with the northwest line of said Porter first tract 543.75 feet to an iron rod set for corner;

THENCE South  $45^{\circ}02'59''$  West with the northwest line of said Porter first tract 355.34 feet to an iron rod set for the POINT OF BEGINNING;

THENCE South  $45^{\circ}18'44''$  East 814.03 feet to an iron rod set in the northwest line of a sixty foot road;

THENCE South  $44^{\circ}41'16''$  West with said sixty foot road 213.87 feet to an iron rod set for corner;

THENCE North  $45^{\circ}18'44''$  West 815.38 feet to an iron rod set in the northwest line of said Porter first tract;

THENCE North  $45^{\circ}02'59''$  East with the northwest line of said Porter first tract 213.87 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.

Surveyed February 12, 1998.  
See plat dated 2-13-1998.

  
Patrick L. Walters  
Registered Professional Land Surveyor

**NOTICE OF TRUSTEE'S SALE**

STATE OF TEXAS

§

COUNTY OF WISE

§

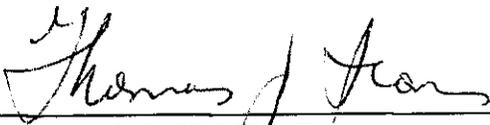
§

WHEREAS, on February 9, 2001, MITAL HOSPITALITY, INC., a Texas corporation (the "Borrower"), executed that certain Deed of Trust, Security Agreement and Assignment of Rents (the "Deed of Trust"), granting a lien on certain real property located in Wise County, Texas, being more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes, together with certain other real and personal property described therein (collectively the "Mortgaged Premises"), to secure STATE BANK OF TEXAS (the "Lender"), in the payment of that certain Promissory Note (the "Note") of even date therewith in the original principal amount of \$1,550,000.00 executed by Borrower, the Deed of Trust being recorded as Volume 1023, Page 27, Official Records of Wise County, Texas; and

WHEREAS, (1) default has occurred in the payment of the indebtedness evidenced by the Note and secured by the Deed of Trust, and in the performance of the covenants, agreements and conditions set forth in the Note and Deed of Trust, (2) past due sums due and payable under the Note and Deed of Trust, and/or secured thereby, are now due and payable, and (3) Lender, the owner and holder of said indebtedness, has required the undersigned, as trustee, to sell the Mortgaged Premises pursuant to the Deed of Trust and the laws of the State of Texas;

NOW, THEREFORE, notice is hereby given that on Tuesday, the 2nd day of June, 2015, no earlier than 10:00 a.m., nor later than 1:00 p.m., I, as trustee under the Deed of Trust, will sell the Mortgaged Premises and all of the components thereof and in the area for conducting foreclosure sales at the county courthouse in Wise County, Texas, as designated by the Wise County Commissioner's Court, to the highest bidder for cash.

EXECUTED this 8th day of May, 2015.

  
\_\_\_\_\_  
THOMAS J. IRONS, Trustee

**POSTED**  
AT 10:25 o'clock A M

MAY 12 2015

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY TEXAS  
By  DEPUTY

STATE OF TEXAS

§

COUNTY OF COLLIN

§

§

This instrument was sworn to and acknowledged before me on May 8, 2015, by **THOMAS J. IRONS**, Trustee, who acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.



*Katie Gresham*

\_\_\_\_\_  
Notary Public in and for the  
State of Texas

My commission expires:

Printed Name:

\_\_\_\_\_

\_\_\_\_\_

**EXHIBIT "A"**

LEGAL DESCRIPTION

Being Lot 1A, of the A.J. WALKER SUBDIVISION, in the City of Decatur, Wise County, Texas, according to the plat recorded in Plat Cabinet B, Slide 134, Plat Records, Wise County, Texas.

Justin P. Fisher  
12642 Forest Lawn Road  
Rhome, Texas 76078  
Our file #0414-068F

**ATTENTION SERVICE MEMBERS:**

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving 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, or if you have recently been discharged from active military duty, please send written notice of the active duty military service to the sender of this notice immediately.

**NOTICE OF TRUSTEE'S SALE**

**WHEREAS**, on February 19, 2010, Justin P. Fisher executed a Deed of Trust conveying to Scott R. Valby, a Trustee, the Real Estate hereinafter described, to secure Universal American Mortgage Company, LLC, a Florida Limited Liability Company in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 2010-53761 in the Real Property Records of Wise County, Texas; and

**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, the street address for the substitute trustees is 1126 W. Gray, Houston, Texas 77019; and

**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 satisfy said indebtedness.

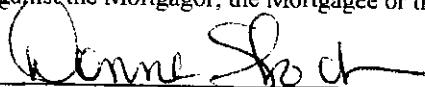
**NOW, THEREFORE, NOTICE IS HEREBY GIVEN** that on Tuesday, June 2, 2015, the foreclosure sale will be conducted in Wise County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1pm and not later than 4pm and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

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

**LOT 7, BLOCK 11, SHALE CREEK, PHASE 2B, WISE COUNTY, TEXAS, ACCORDING TO THE MAP/PLAT RECORDED IN CABINET C, SLIDE 555, MAP/PLAT RECORDS, WISE COUNTY, TEXAS.**

Bank of America, National Association is the mortgage servicer for the mortgagee of the Deed of Trust. Bank of America, National Association and the mortgagee have entered into an agreement granting Bank of America, National Association authority to service the mortgage. Bank of America, National Association, as mortgage servicer, is representing the Mortgagee under a servicing agreement with the Mortgagee (the "Servicing Agreement"). The name of the Mortgagee is Bank of America, National Association. Pursuant to the Servicing Agreement, Bank of America, National Association is granted authority to collect and service the debt associated with the Deed of Trust. Under Section 51.0025 of the Texas Property Code, Bank of America, National Association, as mortgage servicer, is authorized to administer any resulting foreclosure of the property covered by the Deed of Trust on behalf of the Mortgagee. The Mortgagee's address is c/o the mortgage servicer, Bank of America, National Association, PO Box 940335, Simi Valley, CA 93094-0335.

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.



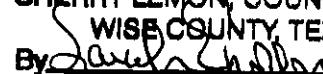
Denise Boerner, Substitute Trustee, or  
Donna Stockman, Successor Substitute Trustee, or  
Brenda Wiggs, Successor Substitute Trustee, or  
Angela Lewis, Successor Substitute Trustee

Notice sent by:  
**HARVEY LAW GROUP**  
P.O. Box 131407  
Houston, Texas 77219  
Tel.: (832) 922-4000  
Fax: (832) 922-6262

**POSTED**

AT 8:09 o'clock A M

MAY 12 2015

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

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

**DEED OF TRUST INFORMATION:**

**Date:** 12/31/2009  
**Grantor(s):** CONNIE EVERLY A SINGLE WOMAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR SUMMIT FUNDING, INC., ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$129,560.00  
**Recording Information:** Instrument 2010-51474  
**Property County:** Wise  
**Property:** LOT 27, BLOCK 11, SHALE CREEK, PHASE 2B, AN ADDITION TO WISE COUNTY, TEXAS, ACCORDING TO THE MAP/PLAT RECORDED IN CABINET C, SLIDE 550, MAP/PLAT RECORDS, WISE COUNTY, TEXAS.  
**Reported Address:** 12501 NICHOLAS PLACE, RHOME, TX 76078

**MORTGAGE SERVICING INFORMATION:**

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

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

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 2nd day of June, 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, Brenda Wiggs, Denise Boerner, 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, Brenda Wiggs, Denise Boerner, 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, Brenda Wiggs, Denise Boerner, 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 12:56 o'clock P.M.  
MAY 11 2015  
SHERRY LEMON, COUNTY CLERK  
WISE COUNTY TEXAS  
By DEPUTY  
Sarah Enoch

POSTED

AT 1:01 o'clock P M

MAY 11 2015

TS#: TX1400263282  
LOAN TYPE: Conventional

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS

By Sarah Enochs DEPUTY

**NOTICE OF TRUSTEE'S FORECLOSURE SALE**

Sarah Enochs

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

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

**LOT 46, BLOCK 1, LEXINGTON ADDITION, PHASE TWO, AN ADDITION TO THE CITY OF RHOME, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 181, OF THE PLAT RECORDS OF WISE COUNTY, TEXAS.**

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded as instrument , in Book **1466**, Page **346**, of the real property records of **WISE County, TX**.

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

Dated: **06/02/2015**

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

Place **THE DOOR OF THE FIRST FLOOR IN THE SOUTHEAST CORNER OF THE WISE COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS.**

The Deed of Trust permits the Mortgagee 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 cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. 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 non-judicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by

**MICHAEL DEE RIDDLE AND WIFE, LESLIE DIANE RIDDLE**

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 (a) the promissory note in the original principal amount of **\$127,920.00**, and payable to the order of **LONG BEACH MORTGAGE COMPANY, A CORPORATION**; (b) all renewals and extensions of the note, if applicable; (c) any and all present and future indebtednesses owed to **EMC Mortgage LLC** who is the current owner and holder of the "Obligations" and is the current Mortgagee under the Deed of Trust.

Questions concerning the sale may be directed to the undersigned or to the mortgagee, **EMC Mortgage LLC c/o at 866-429-5179, 6 CAMPUS CIRCLE  
2ND FLOOR, WESTLAKE, TX, 76262.**

**Mortgage Servicing 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 Sec. 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.

**RESIDENTIAL CREDIT SOLUTIONS, INC.** as Mortgage Servicer, is representing the current mortgagee whose address is:

**4708 MERCANTILE DRIVE, FT WORTH, TX 76137**

7. Default and Request to Act. Default has occurred under the Deed of Trust, and the Mortgagee has requested me, as **CHET SCONYERS, DEE ANN GREGORY, DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, OR ANGELA LEWIS**

8.

9. , to conduct this sale. Notice is given that before the sale the Mortgagee may appoint another person substitute trustee to conduct the sale.

Date: 5-14-15



\_\_\_\_\_

**CHET SCONYERS, DEE ANN GREGORY, DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, OR ANGELA LEWIS**

**6 CAMPUS CIRCLE  
2ND FLOOR  
WESTLAKE, TX 76262  
Telephone: 866-429-5179  
Fax: (817) 699-1487**

HOME EQUITY POSTING

402 GRACE STREET  
BRIDGEPORT, TX 76426

20090022000729

NOTICE OF SUBSTITUTE TRUSTEE SALE

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

1. Date, Time, and Place of Sale.

Date: June 02, 2015

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 29, 1998 and recorded in Document VOLUME 841 PAGE 525 real property records of WISE County, Texas, with SANDRA KEENER, grantor(s) and ROCK FINANCIAL CORPORATION, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by SANDRA KEENER, securing the payment of the indebtednesses in the original principal amount of \$40,000.00, 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, BRENDA WIGGS, DENISE BOERNER, OR ANGELA LEWIS  
Substitute Trustee  
c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001

POSTED

AT 1:01 o'clock P M

MAY 11 2015

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS  
By DEPUTY

Sarah Enochs

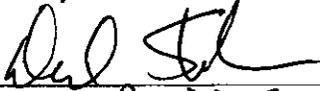


402 GRACE STREET  
BRIDGEPORT, TX 76426

20090022000729  
Date of Sale: 06/02/2015

Certificate of Posting

My name is David Stockman, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas. I declare under penalty of perjury that on 5-11-15 I filed at the office of the WISE County Clerk and caused to be posted at the WISE County courthouse this notice of sale.



Declarant's Name: DAVID STOCKMAN  
Date: 5-11-15

20090022000729

WISE



THE SURFACE ESTATE ONLY, IN AND TO: LOT NUMBER SEVEN (7), BLOCK NUMBER THREE (3), HARTSELL-FROST SUBDIVISION, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGE 42, PLAT RECORDS, WISE COUNTY, TEXAS.



The Court further finds that the loan agreement between Sandra Keener and the Plaintiff is in default and that Plaintiff is in the beneficiary of that agreement.

The Court, having considered the pleadings, legal arguments, affidavits on file with the court, and all other pertinent evidence, and good cause appearing in the premises, finds that Plaintiff is entitled to the relief sought in Plaintiff's Petition; and therefore,

**IT IS ORDERED, ADJUDGED AND DECREED that:**

1. Defendants Brian Dixon, the Unknown Heirs at Law of Barbara Johnson, the Unknown Heirs at Law of Bobby Dixon, and the Unknown Heirs at Law of Sandra Keener were immediately vested with all of Sandra Keener's right, title and interest in the property (hereinafter "Property") described herein pursuant to TEX. PROB. CODE ANN. § 38 or 45. The Property is commonly known as 402 Grace Street, Bridgeport, Texas 76426, and more particularly described as:

**THE SURFACE ESTATE ONLY, IN AND TO: LOT NUMBER SEVEN (7), BLOCK NUMBER THREE (3), HARTSELL-FROST SUBDIVISION, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGE 42, PLAT RECORDS, WISE COUNTY, TEXAS.**

2. The statutory probate lien in favor of Plaintiff shall be enforced by a non-judicial foreclosure sale held in accordance with the terms and conditions of the Loan Agreement and TEX. PROB. CODE § 51.

3. One of the effects of the judicial foreclosure shall be that Defendants are divested and the purchaser of the Property at the non-judicial foreclosure sale is vested with all right, title and interest to the Property.

4. No personal liability or deficiency for the Loan Agreement debt shall be asserted against the Defendants or the putative estate of Sandra Keener.

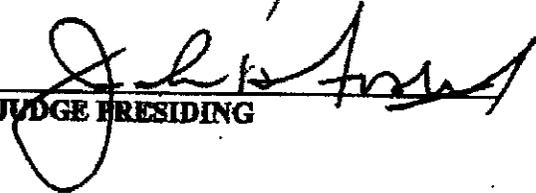
5. All costs of court are taxed against the party incurring same.

6. As part of costs of court and payable by Plaintiff, William J. Clary, the Attorney ad Litem, is hereby granted reasonable attorney's fees and costs in the amount of \$ 600.

7. All relief not expressly granted is denied.

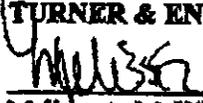
8. This Judgment finally disposes of all parties and all claims and is appealable.

Signed this 29 day of 12, 2014

  
JUDGE PRESIDING

APPROVED AS TO SUBSTANCE AND FORM:

BARRETT DAFFIN FRAPPIER  
TURNER & ENGEL, L.L.P.

  
Melisa A. McKinney  
State Bar No.: 24041451  
[melisame@bdfgroup.com](mailto:melisame@bdfgroup.com)  
15000 Surveyor Blvd., Ste. 100  
Addison, Texas 75001  
(972) 341-0995 (Telephone)  
(972) 341-0734 (Facsimile)  
ATTORNEYS FOR PLAINTIFF

APPROVED AS TO FORM:

  
William K. Clary  
William K. Clary, P.C.  
State Bar No. 04325500  
P.O. Box 98  
Bridgeport, Texas 76426  
(940) 683-6722 (Telephone)  
(940) 683-4029 (Facsimile)  
ATTORNEY AD LITEM

POSTED

AT 1:08 o'clock P M

MAY 11 2015

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

Sarah Enochs

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

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, RICHARD LYNN HARVEY AND JEAN MARIE HARVEY, HUSBAND AND WIFE delivered that one certain Texas Home Equity Security Instrument dated OCTOBER 13, 2009, which is recorded in INSTRUMENT NO. 2009-48343 of the real property records of WISE County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$84,000.00 payable to the order of DATCU, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Texas Home Equity Security Instrument, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Texas Home Equity Security Instrument, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, the undersigned has been appointed Substitute Trustee in place of the original Trustee, upon the contingency and the manner authorized by the Texas Home Equity Security Instrument; and

WHEREAS, BOKF, N.A., a national banking association d/b/a BANK OF OKLAHOMA, as successor in interest by merger to BANK OF OKLAHOMA, N.A., the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Texas Home Equity Security Instrument in order to satisfy the indebtedness secured thereby.

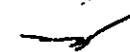
NOTICE IS HEREBY GIVEN that on Tuesday, JUNE 2, 2015, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

LOT 14, BLOCK 2, OF THE LIPSEY ADDITION TO THE CITY OF DECATUR, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN PLAT CABINET A, SECTION 81, PLAT RECORDS, WISE COUNTY, TEXAS.

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

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

Dated: MAY 11, 2015.

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

FILE NO.: BOK-1464  
PROPERTY: 2801 S GARLAND STREET  
DECATUR, TEXAS 78234

ESTATE OF RICHARD L. HARVEY

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

Date April 19, 2015  
This to certify that this is a true and correct copy.

BRENDA ROWE  
District Clerk Wise  
County, Texas  
By [Signature]  
Deputy  
Case No. CV15-02-104

RECEIVED  
APR 30 11 51 AM

IN RE: ORDER FOR FORECLOSURE § IN THE DISTRICT COURT  
CONCERNING §  
§  
2801 GARLAND STREET §  
DECATUR, TX 76234 § 271st JUDICIAL DISTRICT  
§  
§  
UNDER TEX. R. CIV. PROC. 736 § WISE COUNTY

ORDER GRANTING PLAINTIFF'S MOTION FOR NO ANSWER DEFAULT JUDGMENT

On this day, came to be heard, the Motion of Plaintiff, BOKF, N.A., a national banking association d/b/a Bank of Oklahoma, as successor in interest by merger to BANK OF OKLAHOMA, N.A. ("Applicant"), for a Default Judgment upon its Application for Court Order Allowing Foreclose of Lien Under Texas Constitution Art. XVI, § 50(a)(6)(d). The Court, having considered the pleadings on file herein, finds that Plaintiff's Application for Court Order Allowing Foreclose of Lien Under Texas Constitution Art. XVI, § 50(a)(6)(d) should be granted.

The Court finds as follows:

1. The Application was served upon the Respondents on February 13, 2015.
2. Respondents were required to file a timely response by March 30, 2015.
3. Respondents have not timely filed any answer or response to the Application and Plaintiff is entitled to a Default Judgment pursuant to Rule 736(7), Texas Rules of Civil Procedure.
4. Return of service has been on file with the clerk of the court for 10 days prior to this order being entered.
5. All facts alleged in the application and supported by the affidavit are prima facie evidence of the truth of the matters alleged.
6. Applicant has proved the elements of Rule 736(1), Texas Rules of Civil Procedure.

IT IS, THEREFORE, ORDERED that:

1. BOKF, N.A., a national banking association d/b/a Bank of Oklahoma, as successor in interest by merger to BANK OF OKLAHOMA, N.A., its successors and assigns, is hereby authorized to serve a Notice of Sale upon Respondents and to proceed to foreclosure sale.

FILED  
10:32 AM PM

APR 14 2015

BRENDA ROWE  
DISTRICT CLERK-WISE COUNTY, T  
BY [Signature] DEPUT

under the Security Instrument and Tex. Prop. Code § 51.002 concerning the real property having a street address of 2801 GARLAND STREET, DECATUR, TX 76234, recorded as INSTRUMENT NO. 200948343 of the real property records of WISE County, Texas and a legal description of:

LOT 14, BLOCK 2, OF THE LIPSEY ADDITION TO THE CITY OF DECATUR, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN PLAT CABINET A, SECTION 81, PLAT RECORDS, WISE COUNTY, TEXAS.

2. A copy of this Order shall be sent to the following Respondents with the Notice of Sale by Petitioner or its successors or assigns:

THE ESTATE OF RICHARD L. HARVEY  
990 COUNTRY ROAD 4679  
BOYD, TX 76023

JEAN MARIE HARVEY  
990 COUNTRY ROAD 4679  
BOYD, TX 76023

THE ESTATE OF RICHARD L. HARVEY  
2801 GARLAND ST.  
DECATUR, TX 76234

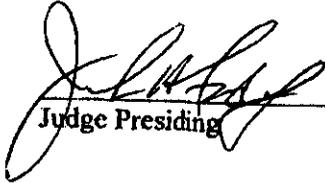
JEAN MARIE HARVEY  
2801 GARLAND ST.  
DECATUR, TX 76234

OCCUPANT  
2801 GARLAND ST.  
DECATUR, TX 76234

3. Applicant or its successors or assigns may communicate with the Respondents and all third parties reasonably necessary to conduct the foreclosure sale.
4. Applicant or its successors or assigns shall mail notice of the foreclosure sale to counsel, if any, of the Respondents by certified mail.
5. Applicant or its successors or assigns shall file a certified copy of this Order in the WISE County, Texas, real property records.

IT IS SO ORDERED.

Signed: 4/8/2005

  
\_\_\_\_\_  
Judge Presiding



APPROVED:

MICHAEL J. SCHROEDER, P.C.



Michael J. Schroeder

State Bar No. 17817380

Email: mike@lawmjs.com

Erika J. Bennett

State Bar No. 24085195

Email: erika@lawmjs.com

3610 North Josey Lane, Suite 206

Carrollton, TX 75007

Telephone: (972) 394-3086

Facsimile: (972) 394-1263

ATTORNEYS FOR PETITIONER

BOK-1464/RICHARD L HARVEY

BOK-1464



## NOTICE OF FORECLOSURE SALE

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

LOT 30R, BLOCK "H", OF CHISHOLM SPRINGS, AN ADDITION IN WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT CABINET C, SLIDE 184, PLAT RECORDS OF WISE COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 11/23/2010 and recorded in Document 2010-64994 real property records of Wise County, Texas.

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

Date: 06/02/2015

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.

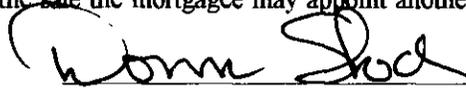
4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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 ALAN LAFAVE, provides that it secures the payment of the indebtedness in the original principal amount of \$177,386.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BANK OF AMERICA, N.A. is the current mortgagee of the note and deed of trust and BANK OF AMERICA, N.A. is mortgage servicer. A servicing agreement between the mortgagee, whose address is BANK OF AMERICA, N.A. c/o BANK OF AMERICA, N.A., 4500 PARK GRANADA, CALABASAS, CA 91302 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Default and Request to Act.** Default has occurred under the deed of trust, and the mortgagee has requested a Substitute Trustee conduct this sale. 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

15-000272-570  
118 BEAR CLAW COURT  
NEWARK, TX 76071

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

POSTED  
AT 1:12 o'clock P M

MAY 11 2015

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS

## NOTICE OF FORECLOSURE SALE

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

SEE EXHIBIT A

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 06/09/2004 and recorded in Book 1435 Page 704 Document 351047 real property records of Wise County, Texas.

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

Date: 06/02/2015

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.

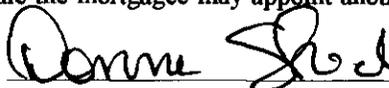
4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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 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. **Default and Request to Act.** Default has occurred under the deed of trust, and the mortgagee has requested a Substitute Trustee conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.



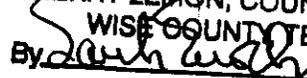
DONNA STOCKMAN, BRENDA WIGGS, DENISE  
BOERNER, MICHAEL W. ZIENTZ or David Stockman  
c/o AVT Title Services, LLC  
13770 Noel Road #801529  
Dallas, TX 75380-1529

14-003540-670  
1148 COUNTY ROAD #3690  
PARADISE, TX 76073

**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 1:12 o'clock P M

MAY 11 2015

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS  
By  DEPUTY

## EXHIBIT "A"

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

COMMENCING from a 1/2" iron found for the Northeast corner of Volume 604, Page 179, said iron being by dead call 100.50 feet South 89°14'00" East, and 436.70 feet South 01°24'00" West from the Northwest corner of said A. DONLAP SURVEY, Abstract No. 261, thence South 01°12'19" West, 898.50 feet, thence North 88°43'34" West 41.15 feet, thence North 00°56'54" East 252.86 feet, thence North 34°03'19" West 64.27 feet, thence South 87°47'21" West 199.20, thence North 00°17'27" East 64.87 feet, thence North 87°00'46" East 245.28 feet, thence North 01°43'04" East 78.43 feet, thence North 88°28'46" West 348.06 feet, thence North 02°27'09" East 908.13 feet, thence South 87°43'11" East 814.46 feet, thence South 05°14'00" West 50.41 feet, thence South 12°13'47" East 352.08 feet, thence North 82°04'38" West 99.23 feet to a fence post for the POINT OF BEGINNING;

THENCE South 89°04'59" East 375.77 feet to a 1/2" iron set;

THENCE South 00°01'17" East 958.65 feet to a 1/2" iron set in the North line of County Road No. 3690;

THENCE North 88°12'10" West, with the North line of said County Road No. 3690, 442.72 feet to a 1/2" iron set;

THENCE North 49°42'27" East 16.18 feet to a fence post;

THENCE North 01°21'10" East 309.88 feet to a fence post;

THENCE North 54°09'36" East 81.85 feet to a fence post;

THENCE North 09°56'49" East 139.80 feet to a 1/2" iron found;

THENCE North 24°55'49" East 71.12 feet to a 1/2" iron found;

THENCE North 02°04'41" East 166.06 feet to a fence post;

THENCE North 88°42'34" East 9.19 feet to a fence post;

THENCE North 47°37'28" East 72.73 feet to the POINT OF BEGINNING and containing 10.00 acres of land.

### TRACT 2701

Description for a 19.91 acre tract of land out of the A. DONLAP SURVEY, Abstract No. 163, Wise County, Texas, said tract being a portion of Vol. 654, Pg. 179, E.R.W.C.T., and a portion of Vol. 601, Pg. 841, E.R.W.C.T., and all of that certain tract of land recorded in Vol. 413, Pg. 711, E.R.W.C.T.;

COMMENCING from a 1/2" iron found for the Northeast corner of Vol. 654, Pg. 179, said iron being by dead call 258.50 feet S 89°14'00" E, and 436.70 feet S 01°24'00" W from the Northwest corner of said A. DONLAP SURVEY, Abstract No. 261, thence S 01°12'19" W, 898.50 feet, thence N 88°43'34" W, 41.15 feet, thence N 00°56'54" E, 252.86 feet, thence S 34°03'19" W, 64.27 feet, thence S 87°47'21" W, 199.20 thence N 00°17'27" E, 64.87 feet, thence N 87°00'46" W, 245.28 feet, thence N 01°43'04" E, 78.43 feet, thence N 88°28'46" W, 348.06 feet, thence N 02°27'09" E, 908.13 feet, thence S 87°43'11" E, 814.46 feet, thence S 05°14'00" W, 50.41 feet, thence S 12°13'47" E, 352.08 feet, to a fence post for the POINT OF BEGINNING;

THENCE N 12°13'47" E, 352.08 feet to a fence post;

THENCE N 05°07'38" E, 54.88 feet to a 1/2" iron found in the North line of said Vol. 601, Pg. 841;

THENCE S 87°43'11" E, with the North line of said Vol. 601, Pg. 841, 318.33 feet to a 1/2" iron set, said iron being for the Northwest corner of said Vol. 601, Pg. 841;

THENCE S 01°34'00" E, 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, 1338.88 feet to a 5/8" iron found in the North line of County Road No. 3690;

THENCE N 88°12'10" 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, 958.65 feet to a 1/2" iron set;

THENCE N 88°04'59" W, 375.77 feet to the POINT OF BEGINNING and containing 19.91 acres of land.

Current Borrower: KENNETH CHRISTIAN AND JULIE M CHRISTIAN, HUSBAND AND WIFE  
MHA File Number: TX-15-24644-FC  
VA/FHA/PMI Number:  
Loan Type: FreddieMac  
Property Address: 1256 COUNTY ROAD, DECATUR, TX 76234

## NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:  
6/25/2007

Grantor(s)/Mortgagor(s):  
KENNETH CHRISTIAN AND JULIE M  
CHRISTIAN, HUSBAND AND WIFE

Original Beneficiary/Mortgagee:  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. ("MERS") SOLELY AS A  
NOMINEE FOR BEAR STEARNS  
RESIDENTIAL MORTGAGE CORPORATION,  
ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:  
JPMorgan Chase Bank, National Association

Recorded in:  
Volume: 1836  
Page: 668  
Instrument No: 2007-10164

Property County:  
WISE

Mortgage Servicer:  
JPMorgan Chase Bank, National Association is  
representing the Current Beneficiary/Mortgagee  
under a servicing agreement with the Current  
Beneficiary/Mortgagee.

Mortgage Servicer's Address:  
1111 Polaris Parkway, Columbus, OH 43240

Legal Description: SEE ATTACHED LEGAL DESCRIPTION

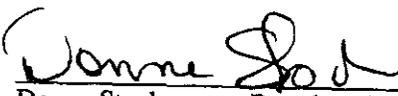
Date of Sale: 6/2/2015

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.

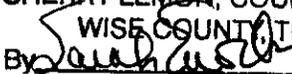
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**Notice Pursuant to Tex. Prop. Code § 51.002(f):**  
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 1:21 o'clock P M

MAY 07 2015

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



4523032

TX-15-24644-FC

### Legal Description

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE WILLIAM RITCHIE SURVEY, ABSTRACT NO. 704, WISE COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 21.0 ACRE TRACT AS DESCRIBED IN DEED TO MILTON E. ANDRESS AND WIFE, AVIS E. ANDRESS IN VOLUME 229, PAGE 107, OF THE REAL PROPERTY RECORDS OF WISE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET PK NAIL IN COUNTY ROAD NO. 4360 SAID PK NAIL BEING BY DEED CALL 2493 FEET NORTH 0 DEGREE 30 MINUTES WEST, FROM THE SOUTHEAST CORNER OF SAID RITCHIE SURVEY, AND BEING IN THE EAST LINE OF SAID 21.0 ACRE TRACT; THENCE SOUTH 89 DEGREES 30 MINUTES 02 SECONDS WEST, PASSING AT 18.00 FEET A 3" METAL POST FOR CORNER IN THE WEST LINE OF COUNTY ROAD NO. 4360 AND CONTINUING FOR A TOTAL DISTANCE OF 800.36 FEET TO A 3" METAL FENCE POST FOR CORNER;

THENCE NORTH 06 DEGREES 35 MINUTES 55 SECONDS WEST A DISTANCE OF 211.44 FEET TO A 3" METAL POST FOR CORNER;

THENCE NORTH 89 DEGREES 28 MINUTES 39 SECONDS EAST AND PASSING AT 759.99 FEET A 3" POST FOR CORNER IN THE WEST LINE OF COUNTY ROAD NO. 4360 AND CONTINUING FOR TOTAL DISTANCE OF 777.99 FEET TO A SET PK NAIL IN COUNTY ROAD NO. 4360 AT THE NORTHEAST CORNER OF SAID 21.0 ACRE ANDRESS TRACT;

THENCE SOUTH 00 DEGREES 31 MINUTES 31 SECONDS WEST IN SAID COUNTY ROAD NO. 4360 AND ALONG THE EAST LINE OF SAID ANDRESS TRACT A DISTANCE OF 210.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 165.705 SQUARE FEET OR 3.804 ACRES OF WHICH 3782 SQUARE FEET OR 0.087 ACRE IS WITHIN COUNTY ROAD NO. 4360 LEAVING A NET OF 161,913 SQUARE FEET OR 3.717 ACRES OF LAND, MORE OR LESS.

BY FEE SIMPLE DEED FROM MELISSA FLIPPIN AND DARRÉL R. FLIPPIN AS SET FORTH IN DEED BOOK 1545, PAGE 403 AND RECORDED ON 4/25/2005, WISE COUNTY RECORDS.

THE SOURCE DEED AS STATED ABOVE IS THE LAST RECORD OF VESTING FILED FOR THIS PROPERTY. THERE HAVE BEEN NO VESTING CHANGES SINCE THE DATE OF THE ABOVE REFERENCED SOURCE.



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 TX08000250-14-1

APN R1692

TO No 140132096-TX-GTI

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on September 13, 2006, ROSE HEIM as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of GREGORY S. GRAHAM as Trustee, Mortgage Electronic Registration Systems, Inc. as nominee for Plaza Home Mortgage, 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 \$135,400.00, payable to the order of New Penn Financial, LLC DBA Shellpoint Mortgage Servicing as Successor Servicer to Resurgent Mortgage Servicing, a Division of Resurgent Capital Services, L.P. as current Beneficiary, which Deed of Trust recorded on September 18, 2006 as Document No. 394560 in Book 1730, on Page 19 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 R1692

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 New Penn Financial, LLC DBA Shellpoint Mortgage Servicing as Successor Servicer to Resurgent Mortgage Servicing, a Division of Resurgent Capital Services, L.P., 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, June 2, 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 1:21 o'clock P M

MAY 07 2015

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

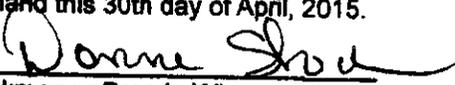
Sarah Enoch

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and New Penn Financial, LLC DBA Shellpoint Mortgage Servicing as Successor Servicer to Resurgent Mortgage Servicing, a Division of Resurgent Capital Services, L.P.'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 New Penn Financial, LLC DBA Shellpoint Mortgage Servicing as Successor Servicer to Resurgent Mortgage Servicing, a Division of Resurgent Capital Services, L.P.'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 30th day of April, 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: (949) 252-8300  
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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

TS No TX08000250-14-1

**EXHIBIT "A"**

THE LEGAL DESCRIPTION FOR THE ABOVE DESCRIBED PROPERTY IS A METES AND BOUNDS DESCRIPTION. PLEASE SEE ATTACHED COPY.

## Exhibit A

BEING all that certain lot, tract or parcel of land situated in the William Burke Survey, Abstract Number 39 in Wise County, Texas, and being all of a tract of land described in Deed from Andrea H. Tomerlin to Gordon Gene Goodwin and wife, Belinda Jo Goodwin as recorded in Volume 406, Page 467 of the Official Records of Wise County, Texas, the subject tract being more particularly described as follows:

BEGINNING at a capped iron rod found in the West right-of-way line of State Highway Number 114 same being the Northeast corner of said 5.00 acre tract of land;

THENCE South 34 degrees 39 minutes 00 seconds East with the West right-of-way line of said Highway, and the East line of said 5.00 acre tract of land a distance of 610.00 feet to a ½ inch capped iron rod found set for the corner;

THENCE South 35 degrees 23 minutes 52 seconds East continuing with the West right-of-way line of said Highway and the East line of said 5.00 acre tract of land a distance of 88.41 feet to a ½ inch iron rod found for corner, and being the Easterly Northeast corner of a called 27.718 acre tract of land described in the Deed from Jerry Hugh Tate and wife, Carolyn B. Tate to James L. McGilvary and wife, Kimpra K. McGilvary recorded in Volume 755, Page 399 of the Real Records of Wise County, Texas;

THENCE South 55 degrees 11 minutes 25 seconds West with the South line of said 5.00 acre tract of land and the Easterly North line of said 27.718 acre tract along or near a fence a distance of 383.50 feet to a ½ inch iron rod found for corner and being a salient corner of said 27.718 acre tract of land;

THENCE North 23 degrees 16 minutes 55 seconds West with the most Northerly East line of said 27.718 acre tract and the West line of said 5.00 acre tract of land along or near a fence a distance of 712.75 feet to a fence post for corner, and being the Westerly Northeast corner of said 27.718 acre tract of land;

THENCE North 55 degrees 10 minutes 57 seconds East with the North line of said 5.00 acre tract of land a distance of 240.08 feet to the POINT OF BEGINNING, and enclosing 4.993 acres of land, more or less.

RECORDED  
INDEXED  
MAY 19 1988  
WISCONSIN COUNTY CLERK  
MILWAUKEE, WISCONSIN

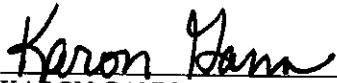
COPY

NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by **RENE GUZMAN AND WIFE SHEILA GUZMAN**, **WISE** County, Texas dated **DECEMBER 4, 2013** and duly recorded in **DOCUMENT # 201400014**, 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, **JUNE 2, 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 43, SALT CREEK PHASE I, AN ADDITION TO PARKER COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT CABINET B, SLIDE 354, PLAT RECORDS, PARKER COUNTY, TEXAS  
AND  
A DOUBLE WIDE MOBILE HOME HAVING BEEN SURRENDERED TO PROPERTY.**

EXECUTED this        13TH        day        APRIL        , 2015.

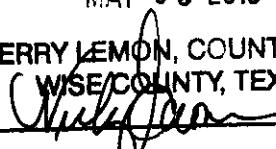


KARON GANN  
Trustee

**POSTED**  
AT 12:53 o'clock P M

MAY 05 2015

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS

By  DEPUTY

Vicky Gaona

# 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

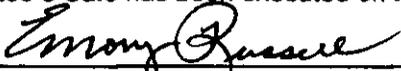
WHEREAS, on **February 10, 1998**, **Jay C. Martin**, as grantor(s) executed a Deed of Trust, conveying to **Ann Mayner**, filed in **Deed Records, Wise County, Texas**, certain real property located in the County of **Wise**, State of Texas, and being more particularly described as **Lot 36, Brighton Oaks, 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, **\$22,900.00** (the note), the Deed of Trust being recorded in Deed Records, **Wise County, Texas**, in **Volume 771, Page 435**. 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 **Ann Mayner**, 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 June, 2015 at the **Wise County Courthouse, Decatur, Texas**. The same being **June 2, 2015, 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 **May 5, 2015**.

  
Emory Russell  
Substitute Trustee

After Filing Return To:  
Ann Mayner  
8659 White Settlement Rd.  
Fort Worth, Texas 76108

POSTED  
AT 10:38 o'clock 4 M

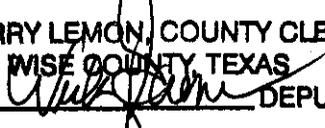
MAY 05 2015  
SHERRY LEMON, COUNTY CLERK  
WISE COUNTY TEXAS  
By  DEPUTY  
Vicky Gacha

EXHIBIT "A"  
TRACT 36 BRIGHTON OAKS

Being a tract or parcel of land in Section 19, M.E.P. & P.R.R. Co. Survey, Abstract No. 625, situated in Wise County, Texas, and being a portion of that certain 25.653 acre tract described in deed to Cacharel Companies, Inc., recorded in Volume 660, Page 497, Real Records, Wise County, Texas, and this tract being more particularly described as follows:

BEGINNING at a 1/2" iron pin set in the West line of said 25.653 acre tract, 739.91 feet South 00°08'12" East from its Northwest corner;

THENCE East, a distance of 275.69 feet to a 1/2" iron pin set for corner in the West line of Bolt Court, a 60 ft. wide private road right-of-way as set out in Volume 673, Page 142, Real Records, Wise County, Texas;

THENCE South 04°38'36" East, along said West line of Bolt Court, a distance of 155.10 feet to a 1/2" iron pin set for corner;

THENCE West, a distance of 287.88 feet to a 1/2" iron pin set for corner in the West line of said 25.653 acre tract;

THENCE North 00°08'12" West, along the West line of said 25.653 acre tract, a distance of 154.59 feet to the POINT OF BEGINNING and containing 1.000 acres of land.

## NOTICE OF FORECLOSURE SALE

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

LOTS 1,2 AND 3, BLOCK 6 OF THE TOWN OF PARADISE, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 395, PLAT RECORDS, WISE COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 04/22/2008 and recorded in Document 2008-24596 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: 06/02/2015

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.

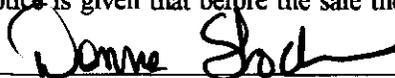
4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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 RONNIE DUGAN AND TERRILYN STAR DUGAN, provides that it secures the payment of the indebtedness in the original principal amount of \$119,675.50, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. STATE FINANCIAL SERVICES - SPRINGLEAF, INC., D/B/A SPRINGLEAF FINANCIAL SERVICES OF TEXAS, INC., FORMERLY KNOWN AS AMERICAN GENERAL FINANCIAL SERVICES, INC. is the current mortgagee of the note and deed of trust and SELECT PORTFOLIO SERVICING, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is STATE FINANCIAL SERVICES - SPRINGLEAF, INC., D/B/A SPRINGLEAF FINANCIAL SERVICES OF TEXAS, INC., FORMERLY KNOWN AS AMERICAN GENERAL FINANCIAL SERVICES, INC. c/o SELECT PORTFOLIO SERVICING, INC., 3815 South West Temple, Salt Lake City, UT 84115 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 STATE FINANCIAL SERVICES - SPRINGLEAF, INC., D/B/A SPRINGLEAF FINANCIAL SERVICES OF TEXAS, INC., FORMERLY KNOWN AS AMERICAN GENERAL FINANCIAL SERVICES, INC. obtained a Home Equity Foreclosure Order from the 271st District Court of Wise County on 04/14/2015 under Cause No. CV15-02-106. 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

14-000038-682  
207 E SCHOOLHOUSE RD  
PARADISE, TX 76073

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

POSTED

AT 2:22 o'clock P M

APR 27 2015

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS  
By  DEPUTY

Vicki Gaona

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

**DEED OF TRUST INFORMATION:**

**Date:** 08/29/2011  
**Grantor(s):** DAVID C. PARKHOUSE AND WIFE, KIMBERLEE SCHISLER-PARKHOUSE  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS A NOMINEE FOR AMERIPRO FUNDING, INC., ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$151,295.00  
**Recording Information:** Book 2281 Page 500 Instrument 2011-10399  
**Property County:** Wise  
**Property:**

LOT NINETY-EIGHT R (98R), BLOCK B, OF CHISHOLM SPRINGS SUBDIVISION (CHISHOLM SPRINGS SUBDIVISION), LOCATED IN WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, SLIDE(S) 177-179, (REFILED IN CABINET C, SLIDE(S) 184-186), MAP RECORDS OF WISE COUNTY, TEXAS.

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

**Reported Address:** 129 DODGE CITY COURT, NEWARK, TX 76071

**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 2nd day of June, 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, Brenda Wiggs, Denise Boerner, 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

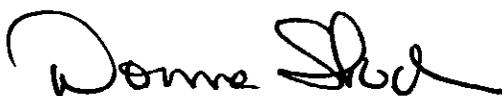
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Donna Stockman, Brenda Wiggs, Denise Boerner, Angela Lewis, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees 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, Brenda Wiggs, Denise Boerner, 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 2:13 o'clock P M

APR 27 2015  
SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS  
By  DEPUTY  
Vicky Gaona POSTRKC

**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: June 02, 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 29, 2007 and recorded in Document CLERK'S FILE NO. 2007-12601 real property records of WISE County, Texas, with SUSAN E. METCALF, grantor(s) and BANK OF AMERICA, N.A., mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by SUSAN E. METCALF, securing the payment of the indebtednesses in the original principal amount of \$150,300.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

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

Certificate of Posting

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

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_

**POSTED**  
AT 2:17 o'clock P M

APR 27 2015

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



00000005209978

WISE



LOT 421 OF NORTH STAR POINTE, SECTION 7, PHASE 2, AN ADDITION TO WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C, SLEEVE 225, PLAT RECORDS OF WISE COUNTY, TEXAS.



NOS0000005209978

POSTED

AT 10:54 o'clock A M

[RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:]

APR 23 2015

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

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

TS#: 15-14470

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS**, on 11/2/2007, TERRY PALMOUR, A MARRIED MAN AND RHONDA PALMOUR, SIGNING PRO FORMA TO PERFECT LIEN ONLY, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of ELDON L. YOUNGBLOOD, ESQ., as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., FOR MAVERICK RESIDENTIAL MORTGAGE, INC., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$74,602.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., FOR MAVERICK RESIDENTIAL MORTGAGE, INC., which Deed of Trust is Recorded on 11/7/2007 as Volume 2007-16020, Book 1877, Page 660, 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;

**Being LOT 17 OF PLEASANT VIEW MANOR, A SUBDIVISION OUT OF THE MARGARET SWIFT SURVEY, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF, RECORDED IN CABINET A, SLIDE 548, OF THE PLAT RECORDS OF WISE COUNTY, TEXAS.**

Commonly known as: 137 COUNTY RD 1303, 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 DONNA STOCKMAN, BRENDA WIGGS, 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 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



4521966

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, 6/2/2015 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 under a power of sale conferred by a deed of trust or other contract lien as follows: **THE DOOR OF THE FIRST FLOOR IN THE SOUTHEAST CORNER OF THE WISE COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

**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 4/20/2015

  
By: Substitute Trustee(s)

Donna Stockman or Brenda Wiggs or Denise Boerner or David Stockman or Tim Lewis or Guy Wiggs or Angela Lewis, or DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, 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.***

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: June 02, 2015

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 21, 2002 and recorded in Document VOLUME 1185, PAGE 840 real property records of WISE County, Texas, with NADINE BRAXTON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by NADINE BRAXTON, securing the payment of the indebtednesses in the original principal amount of \$108,428.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, OR ANGELA 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 \_\_\_\_\_, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.  
I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the WISE County Clerk and caused to be posted at the WISE County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_

POSTED  
AT 1:34 p'clock P M  
APR 13 2015  
SHERRY LEMON, COUNTY CLERK  
WISE COUNTY TEXAS  
By DEPUTY  
Kim Griffith



0000005131313

WISE



LOT 3, BLOCK 3, CHISHOLM HILLS, PHASE 3, AN ADDITION TO THE CITY OF FAIRVIEW, WISE COUNTY, TEXAS,  
ACCORDING TO PLAT RECORDED IN CABINET B, PAGE 440, AND 441, PLAT RECORDS, WISE COUNTY, TEXAS.

