

Our File Number: 15-12611

Name: CHARLES KIRKLAND & SHERYL KIRKLAND, HUSBAND AND WIFE

NOTICE OF TRUSTEE'S SALE

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

WHEREAS, a Loan Modification Agreement executed SEPTEMBER 12, 2013 to BANK OF AMERICA, N.A., AND ITS SUCCESSORS AND ASSIGNS in the principal sum \$95,618.70, to which reference is here made for a description of such Note; and

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JUNE 7, 2016**, between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in WISE COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

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

Property Address: 209 COUNTY ROAD
BOYD, TX 76023

Mortgage Servicer: CARRINGTON MORTGAGE SERVICES, LLC

Noteholder: BANK OF AMERICA, N.A.
1600 SOUTH DOUGLASS ROAD, SUITE 200A
ANAHEIM, CA 92806

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

ACTIVE MILITARY SERVICE NOTICE

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

WITNESS MY HAND this 16th day of May, 2016.



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

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

POSTED
AT 2:40 o'clock P M
2:36
MAY 16 2016

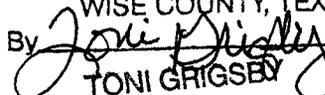
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By  DEPUTY
TONI GRIGSBY

Exhibit A

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

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

THENCE North 89 degrees 15 minutes West, 135 feet;

THENCE North 75 feet;

THENCE South 89 degrees 15 minutes East, 135 feet;

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

SAID LAND ALSO BEING PLATTED;

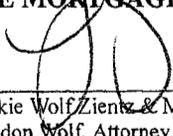
Lot 25, SOUTHLAND TERRACE ADDITION, an Addition to the City of Boyd, WISE County, Texas according to the plat thereof recorded in Volume 195, Page 419, Deed Records, WISE County, Texas.

NOTICE OF FORECLOSURE SALE

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

- 1. Property to Be Sold.** The property to be sold is described as follows: SEE EXHIBIT 'A'.
- 2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 03/07/2005 and recorded in Book 1530 Page 201 real property records of Wise County, Texas.
- 3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:
Date: 06/07/2016
Time: The sale will begin no earlier than 01:00 PM or no later than three hours thereafter.
Place: Wise County Courthouse, Texas, at the following location: THE SOUTHEAST PORCH AT THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.
- 4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.
- 5. Obligations Secured.** The Deed of Trust executed by JOHN W WISE AND SARAH WISE, provides that it secures the payment of the indebtedness in the original principal amount of \$40,800.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-5 is the current mortgagee of the note and deed of trust and OCWEN LOAN SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-5 c/o OCWEN LOAN SERVICING, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
- 6. Order to Foreclose.** U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-5 obtained a Order from the 271st District Court of Wise County on 01/14/2016 under Cause No. CV15-11-867. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.
- 7. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, LORI MCCARTY, TIM LEWIS OR MICHAEL W. ZIENTZ, Substitute Trustee to act under and by virtue of said Deed of Trust.

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


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


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

POSTED

AT 2:40 o'clock P M
2:30

MAY 16 2016

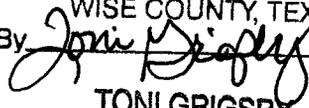
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By  DEPUTY
TONI GRIGSBY

EXHIBIT " A "

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

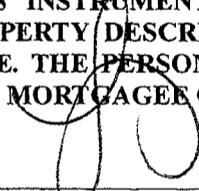
BEGINNING at a 1/2" iron rod with a yellow plastic stamped STEADHAM R.P.L.S. 4281 set in the West R.O.W. of Hubbard Street and the North R.O.W. of Franklin Street for the Southeast corner of said Lot 19: THENCE North 62°19'00" West with the South line of said Lot 19 and the North R.O.W. of said Franklin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

NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD 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: EXHIBIT "A"
- 2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 03/25/2005 and recorded in Book 1539 Page 176 Document 367140 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: 06/07/2016
Time: The sale will begin no earlier than 01:00 PM or no later than three hours thereafter.
Place: Wise County Courthouse, Texas, at the following location: THE SOUTHEAST PORCH AT THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.
- 4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.
- 5. Obligations Secured.** The Deed of Trust executed by KAY CAUTHORN, provides that it secures the payment of the indebtedness in the original principal amount of \$135,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R4 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 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R4 c/o OCWEN LOAN SERVICING, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
- 6. Order to Foreclose.** DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R4 obtained a Order from the 271st District Court of Wise County on 01/14/2016 under Cause No. CV15-11-856. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.
- 7. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, LORI MCCARTY, TIM LEWIS OR MICHAEL W. ZIENTZ, Substitute Trustee to act under and by virtue of said Deed of Trust.

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


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


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

POSTED
AT 2:30 o'clock P M

May 16 2016

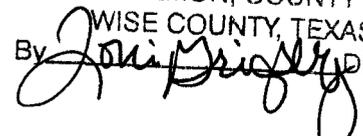
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By  DEPUTY

EXHIBIT "A"

SURFACE ESTATE ONLY: 0.2 acre of land, more or less, situated in S.W. Nichols Survey, Abstract No. 660, and in the City of Boyd, in Wise County, Texas; being the same land described in deed made by Earl DeWayne Field et us to James I. Toole et ux dated, December 28, 1984, recorded in Volume 96, Page 563, Real Records, Wise County, Texas; and being more particularly described as follows:

BEGINNING at a point of 90 feet East from the Northeast corner of the intersection of Knox Avenue and Ewing Street, according to the plat of said Town of Boyd, of record in the office of the County Clerk of Wise County, Texas, said point being in the North line of Knox Avenue,

THENCE East with the North line of Knox Avenue 60 feet to a stake for corner;

THENCE North 140 feet to corner in the South line of an alley;

THENCE West with the South line of said alley, 60 feet to a corner;

THENCE South 140 feet to the PLACE OF BEGINNING.

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

NOTICE OF [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 07, 2016

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 29, 2002 and recorded in Document VOLUME 1188, PAGE 96; AS AFFECTED BY VOLUME 1323, PAGE 793 real property records of WISE County, Texas, with CARRIE RECKLEIN AND EARLE RECKLEIN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CARRIE RECKLEIN AND EARLE RECKLEIN, securing the payment of the indebtednesses in the original principal amount of \$102,609.00, 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, DAVID STOCKMAN, TIM LEWIS, GUY WIGGS, LORI MCCARTY, AURORA CAMPOS, RAMIRO CUEVAS, MARKCOS PINEDA, KELLEY BURNS, AARTI PATEL, MATTHEW WOLFSON, DANIEL WILLSIE, OR NADIA CAPEHART
Substitute Trustee

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

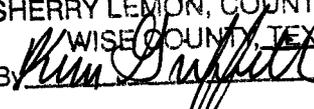
Certificate of Posting

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

Declarants Name: _____
Date: _____

POSTED
AT 2:30 o'clock P M

MAY 16 2016

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



NOS20130018800861

EXHIBIT "A"

LOT 30, BLOCK 2, CHISHOLM HILLS, PHASE III, AN ADDITION TO THE CITY OF RHOME, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET B, PAGE 440 AND 441, PLAT RECORDS, WISE COUNTY, TEXAS.



NOS20130018800861

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 07, 2016

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 30, 2007 and recorded in Document VOLUME 1894, PAGE 874 real property records of WISE County, Texas, with SHAWN SIMMONS AND MELISSA SIMMONS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by SHAWN SIMMONS AND MELISSA SIMMONS, securing the payment of the indebtednesses in the original principal amount of \$96,932.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

Donna Stockman

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

Substitute Trustee

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

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

Certificate of Posting

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

Declarants Name: _____
Date: _____

POSTED
AT 2:30 o'clock P M

MAY 16 2016

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



NOS00000005908850

EXHIBIT "A"

BEING ALL OF THAT CERTAIN 2.00 ACRE LOT, TRACT OR PARCEL OF LAND BEING IN THE THOMAS STEWART SURVEY, ABSTRACT NO. 766, WISE COUNTY, TEXAS, AND BEING OUT OF A CALLED 27.13 ACRE TRACT CONVEYED TO DONALD HILL, RECORDED IN VOLUME 504, PAGE 305, REAL RECORDS OF WISE COUNTY, TEXAS, SAID 2.00 ACRE TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT FOUND METAL FENCE CORNER POST FOR THE NORTHEAST CORNER OF THE SAID HILL 27.13 ACRE TRACT AND THE NORTHWEST CORNER OF THE LARRY TALLEY 12.00 ACRE TRACT FOR THE SAID POINT OF COMMENCEMENT OF THE HEREIN DESCRIBED 2.00 ACRE TRACT;

THENCE SOUTH 09 DEGREES 47 MINUTES 00 SECONDS WEST, WITH THE EAST LINE OF THE SAID HILL 27.13 ACRE TRACT AND THE WEST LINE OF THE SAID TALLEY 12.00 ACRE TRACT, A DISTANCE OF 161.79 FEET, TO A FOUND 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED, "RPLS 5479", AT THE NORTH MOST NORTHEAST CORNER OF A CALLED 2.001 ACRE TRACT RECORDED IN DEED FROM DONALD WAYNE HILL AND WIFE, TERRY HILL TO MELANIE ORR AND HUSBAND, BRIAN ORR, DATED OCTOBER 6, 2005, RECORDED IN VOLUME 1605, PAGE 277, REAL RECORDS OF WISE COUNTY, TEXAS;

THENCE CONTINUING ALONG THE NORTHWESTERLY LINE OF THE SAID ORR 2.001 ACRE TRACT, SOUTH 51 DEGREES 53 MINUTES 06 SECONDS WEST, A DISTANCE OF 261.66 FEET TO A FOUND 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED, "RPLS 5479", FOR CORNER;

THENCE SOUTH 53 DEGREES 47 MINUTES 13 SECONDS WEST, A DISTANCE OF 30.00 FEET TO A FOUND 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED, "RPLS 5479", FOR CORNER;

THENCE SOUTH 48 DEGREES 24 MINUTES 24 SECONDS WEST, A DISTANCE OF 245.32 FEET TO A FOUND 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED, "RPLS 5479", FOR THE WEST CORNER OF THE ABOVE MENTIONED ORR 2.001 ACRE TRACT SAID POINT ALSO BEING THE SAID POINT OF BEGINNING OF HEREIN DESCRIBED 2.00 ACRE TRACT:

THENCE NORTH 48 DEGREES 24 MINUTES 24 SECONDS EAST, WITH A NORTHWESTERLY LINE OF THE DESCRIBED 0.46 ACRE TRACT, A NORTHWESTERLY LINE OF SAID ORR 2.001 ACRE TRACT A DISTANCE OF 130.29 FEET;

THENCE SOUTH 37 DEGREES 47 MINUTES 42 SECONDS EAST, A DISTANCE OF 158.60 FEET TO A SET 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED, "YARGER 5854", FOR THE NORTH CORNER OF THE SAID HEREIN DESCRIBED 0.46 ACRE TRACT IN THE NORTHWESTERLY LINE OF THE SAID ORR 2.001 ACRE TRACT;

THENCE SOUTH 52 DEGREES 13 MINUTES 46 SECONDS WEST, WITH SOUTHEASTERLY LINE OF THE HEREIN DESCRIBED 0.46 ACRE TRACT AND THE SOUTHEASTERLY LINE OF THE SAID ORR 2.001 ACRE TRACT, A DISTANCE OF 130.00 FEET TO A SET 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED, "YARGER 5854", FOR THE SOUTH CORNER OF THE SAID HEREIN DESCRIBED 2.00 ACRE TRACT;

THENCE SOUTH 37 DEGREES 50 MINUTES 07 SECONDS EAST, WITH NORTHEASTERLY LINE OF THE DESCRIBED 2.00 ACRE TRACT, A DISTANCE OF 50.09 FEET TO A SET 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED, "YARGER 5854", FOR THE EAST CORNER OF THE SAID HEREIN DESCRIBED 2.00 ACRE TRACT;

THENCE SOUTH 52 DEGREES 12 MINUTES 04 SECONDS WEST, WITH SOUTHEASTERLY LINE OF THE DESCRIBED 2.00 ACRE TRACT, A DISTANCE OF 147.21 FEET TO A SET 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED, "YARGER 5854", FOR THE SOUTH CORNER OF THE SAID HEREIN DESCRIBED 2.00 ACRE TRACT;

THENCE NORTH 42 DEGREES 29 MINUTES 55 SECONDS WEST, WITH SOUTHWESTERLY LINE OF THE HEREIN DESCRIBED 2.00 ACRE TRACT, A DISTANCE OF 410.25 FEET TO A SET 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED, "YARGER 5854", FOR THE WEST CORNER OF THE SAID HEREIN DESCRIBED 2.00 ACRE TRACT;

THENCE NORTH 52 DEGREES 12 MINUTES 04 SECONDS EAST, WITH NORTHWESTERLY LINE OF THE HEREIN DESCRIBED 2.00 ACRE TRACT, A DISTANCE OF 180.83 FEET TO A SET 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED, "YARGER 5854", FOR THE NORTH CORNER OF THE SAID HEREIN DESCRIBED 2.00 ACRE TRACT;

THENCE SOUTH 37 DEGREES 47 MINUTES 28 SECONDS EAST, WITH A NORTHEASTERLY LINE OF THE DESCRIBED 2.00 ACRE TRACT, A DISTANCE 208.86 FEET, TO THE SAID POINT OF BEGINNING AND CONTAINING 2.00 ACRES OF LAND, MORE OR LESS.

30" WIDE
INGRESS/EGRESS EASEMENT

BEING ALL OF THAT CERTAIN 0.2723 ACRE LOT, TRACT OR PARCEL OF LAND BEING IN THE THOMAS STEWART SURVEY, ABSTRACT NO. 766, WISE COUNTY, TEXAS, AND BEING OUT OF A CALLED 27.13 ACRE TRACT, CONVEYED TO DONALD HILL, RECORDED IN VOLUME 504, PAGE 305, REAL RECORDS OF WISE COUNTY, TEXAS, SAID 2.001 ACRE TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN NORTH LINE WISE COUNTY PRIVATE ROAD NO. 1599 FOR CORNER IN THE SOUTH LINE OF SAID 27.13 ACRE TRACT FOR THE SAID POINT OF BEGINNING OF THE HEREIN DESCRIBED 0.2723 ACRE INGRESS AND EGRESS EASEMENT TRACT, FROM WHICH A CAPPED IRON ROD FOUND FOR THE WESTERLY SOUTHEAST CORNER OF SAID 27.13 ACRE TRACT OF LAND BEARS: NORTH 87 DEGREES 22 MINUTES 08 SECONDS EAST, A DISTANCE OF 70.41



NOS0000005908850

FET FOR REFERENCE:

THENCE NORTH 28 DEGREES 29 MINUTES 32 SECONDS WEST, WITH A EASTERLY LINE OF SAID 0.2723 ACRE TRACT, A DISTANCE OF 285.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 12 DEGREES 20 MINUTES 09 SECONDS WEST, WITH A EASTERLY LINE OF SAID 0.2723 ACRE TRACT, A DISTANCE OF 118.01 FEET TO A POINT FOR CORNER IN THE SOUTHWESTERLY LINE OF A CALLED 2.00 ACRE TRACT CONVEYED TO SHAWN AND MELISSA SIMMONS, FROM WHICH SET ½ INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "YARGER 5854", FOR THE SOUTHWEST CORNER OF SAID SIMMONS 2.00 ACRE TRACT BEARS SOUTH 42 DEGREES, 29 MINUTES, 55 SECONDS EAST, A DISTANCE OF 50.09 FEET, FOR REFERENCE;

THENCE NORTH 42 DEGREES 29 MINUTES 55 SECONDS WEST, WITH THE NORTHEASTERLY LINE OF THE HEREIN DESCRIBED 0.2723 ACRE TRACT AND THE SOUTHWESTERLY LINE OF SAID SIMMONS 2.00 ACRE TRACT, A DISTANCE OF 59.09 FEET TO A POINT FOR THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED 0.2723 ACRE TRACT IN THE SOUTHWESTERLY LINE OF SAID SIMMONS 2.00 ACRE TRACT.

THENCE SOUTH 12 DEGREES 29 MINUTES 09 SECONDS EAST WITH A WESTERLY LINE OF SAID HEREIN DESCRIBED 0.2723 ACRE TRACT, A DISTANCE OF 164.04 FEET TO A POINT FOR CORNER;

THENCE SOUTH 28 DEGREES 29 MINUTES 32 SECONDS EAST, WITH A WESTERLY LINE OF HEREIN DESCRIBED 0.2723 ACRE TRACT, A DISTANCE OF 285.00 FEET TO A POINT FOR CORNER IN THE SOUTH LINE OF SAID 27.13 ACRE TRACT AND THE NORTH LINE OF WISE COUNTY PRIVATE ROAD NO.1599, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED 0.2723 ACRE TRACT;

THENCE NORTH 87 DEGREES 22 MINUTES 53 SECONDS EAST, WITH THE SOUTH LINE OF SAID 27.13 ACRE TRACT, SOUTH LINE OF THE HEREIN DESCRIBED 0.2723 ACRE INGRESS AND EGRESS TRACT AND THE NORTH LINE OF WISE COUNTY PRIVATE ROAD NO.1599 A DISTANCE OF 30.00 FEET, TO THE SAID POINT OF BEGINNING AND CONTAINING 0.2723 ACRES OF LAND MORE OR LESS.



NOS0000005908850

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 07, 2016

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 16, 2005 and recorded in Document VOLUME 1621, PAGE 195 real property records of WISE County, Texas, with JAMES W. PETERS, JR. AND ROBYN PETERS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JAMES W. PETERS, JR. AND ROBYN PETERS, securing the payment of the indebtednesses in the original principal amount of \$156,750.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

Donna Stockman

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

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

Certificate of Posting

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

Declarants Name: _____
Date: _____

POSTED
AT 2:36 o'clock P M
MAY 16 2016
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By *Joni Grigsby* DEPUTY
JONI GRIGSBY



NOS20100169814123

EXHIBIT "A"

DESCRIPTION FOR A 13.00 ACRE TRACT OF LAND OUT OF THE JOSE MARIA MORA SURVEY, ABSTRACT NO. 541, WISE COUNTY, TEXAS, SAID TRACT BEING A PORTION OF VOLUME 233, PAGE 263, D.R.W.C.T.:

COMMENCING AT A 1" PIPE FOUND, SAID PIPE BEING BY DEED CALL EAST, 1665.40 VARAS FROM THE SOUTHWEST CORNER OF SAID MORA SURVEY. THENCE EAST 1423.40 FEET, THENCE N 00 DEG. 15' 52" E, 995.32 FEET TO A 1/2" IRON SET FOR THE POINT OF BEGINNING;

THENCE S 89 DEG. 30' 07" W, 348.25 FEET TO A 1/2" IRON SET;

THENCE N 00 DEG. 15' 52" E, AT 1601.20 FEET PASSING A 1/2" REF. IRON SET AND CONTINUING IN ALL 1626.20 FEET TO A POINT IN THE APPROXIMATE CENTER OF COUNTY ROAD NO. 3598;

THENCE N 89 DEG. 30' 07" E, WITH THE APPROXIMATE CENTER OF SAID COUNTY ROAD NO. 3598, 348.25 FEET TO A 60D NAIL FOUND, SAID NAIL BEING FOR THE NORTHWEST CORNER OF VOLUME 381, PAGE 403, R.R.W.C.T.:

THENCE S 00 DEG. 15' 52" W, WITH THE WEST LINE OF SAID VOLUME 381, PAGE 403, 1626.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.00 ACRES OF LAND. MORE OR LESS.



NOS20100169814123

NOTICE OF FORECLOSURE SALE

State of Texas §
 §
County of Wise §

Notice is hereby given of a public non-judicial foreclosure sale.

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

SEE ATTACHED EXHIBIT "A"

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

Date: **June 7, 2016**

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

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

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

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

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

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

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

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

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

1002972-1

AT 12:06 o'clock P M

MAY 16 2016

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

deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

4. **Type of Sale.** The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by **Estate of R. Eugene Lewis**.
5. **Obligations Secured.** The Deed of Trust is dated **September 30, 2008**, and is recorded in the office of the County Clerk of **Wise County, Texas**, in/under **Document No. 2008-34224, Book Vol 2001, Page 340, Official Public Records of Wise County, Texas**. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the promissory note in the original principal amount of **\$376,000.00**, executed by **Estate of R. Eugene Lewis**, and payable to the order of **Taylor, Bean & Whitaker Mortgage Corp.**

Original Mortgagee: Taylor, Bean & Whitaker Mortgage Corp..

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

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

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

DATED May 16, 2016.


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

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

EXHIBIT "A"

FIELD NOTES:

BEING A TRACT IN THE GREEN B. BUCHANAN SURVEY ABSTRACT No. 31, SITUATED IN WISE COUNTY, TEXAS AND BEING THAT PORTION OF THE TRACT DESCRIBED IN A DEED OF TRUST OF RECORD IN VOLUME 153, PAGE 358, REAL PROPERTY RECORDS, WISE COUNTY, TEXAS (RPRWCT) AS DESCRIBED IN A DEED TO ROBERT AND MANDI LEWIS IN TWO TRACTS OF RECORD IN VOLUME 1802, PAGE 684, RPRWCT, AND BEING DESCRIBED AS ONE TRACT AS FOLLOWS:

BEGINNING at a 3/8" iron in the south line of the tract described in Volume 153, Page 358, RPRWCT, said point being S. 00°-08'-41"W 2678.83 feet and N. 89°-51'-33"W 1097.01 feet from the southeast corner of Block 12, of the Smith County School Land Survey Abstract No. 744 in the north line of a tract described in a deed of record in Volume 415, Page 353, RPRWCT;

THENCE N. 89°-51'-33"W. 801.00 feet to a point in same for the southwest corner of the herein described tract being a common corner with a tract describe in Volume 1405, Page 375, RPRWCT;

THENCE N. 18°-21'-53"E. 659.28 feet along the westerly line of the last referenced tract to a 1/2" iron found at the northeast corner of same in the southerly line of a road commonly know as Goodnight Trail said point being in a curve to the left having a radius of 625.88 feet and whose long chord bears N. 87°-39'-33"E. 442.11 feet;

THENCE with the arc of said curve a distance of 451.86 feet to a 1/2" iron found at the end of said curve;

THENCE N. 67°-00'-00"E. (Base Bearing- Deed) continuing with the southerly line of said Goodnight Trail a distance of 166.53 feet to a 1/2" iron found at same for the northeast corner of the herein described tract;

THENCE S. 00°-08'-27"W. a distance of 710.80 feet along the east line of the herein described tract, and the west line of the tract described in Volume 1886, Page 814 to the POINT OF BEGINNING and containing 10.038 acres.

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

NOTICE OF SALE BY SUBSTITUTE TRUSTEE

STATE OF TEXAS
COUNTY OF WISE

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

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

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

Original Creditor: Jim Walter Homes, Inc.

Current Owner and Holder: The Bank of New York Mellon, f/k/a The Bank of New York, as trustee for Mid-State Capital Trust 2010-1 by Ditech Financial LLC, as servicer with delegated authority

Loan Servicer: Ditech Financial LLC FKA Green Tree Servicing LLC ("Servicer"), 7360 S Kyrene Rd, Mailstop T325, Tempe, AZ 85283, by virtue of a loan servicing agreement

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

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

AND

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

POSTED
AT 11:31 o'clock A M

MAY 16 2016

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS

By *Kim Griffith* DEPUTY
Kim Griffith

| | | |
|--|-----------------------|---|
| PROPERTY ADDRESS: 234 County Road 1861 Chico, TX 76431 | RP FILE NO. DITE02-98 | BORROWER: Sigsbee, Jeffrey; Sigsbee, Amanda |
|--|-----------------------|---|

The Substitute Trustees are authorized to sell the Premises at public venue to the highest bidder or bidders, for cash.

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

Date of Sale: Tuesday, June 7, 2016.

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

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

Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Mechanic's Lien Contract with Power of Sale permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Mechanic's Lien Contract with Power of Sale at the time of sale.

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

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

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

| | | |
|---|------------------------------|--|
| PROPERTY ADDRESS: 234 County Road 1861 Chico, TX 76431 | RP FILE NO. DITE02-98 | BORROWER: Sigsbee, Jeffrey; Sigsbee, Amanda |
|---|------------------------------|--|

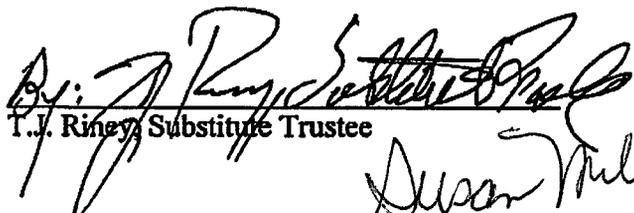
Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Mechanic's Lien Contract with Power of Sale. Prospective bidders are advised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

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

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

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

Dated: April 4, 2016.

By: 
T.J. Riney, Substitute Trustee



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

| | | |
|---|------------------------------|--|
| PROPERTY ADDRESS: 234 County Road 1861 Chico, TX 76431 | RP FILE NO. DITE02-98 | BORROWER: Sigsbee, Jeffrey; Sigsbee, Amanda |
|---|------------------------------|--|

EXHIBIT "A"

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

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

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

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

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

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

| | | |
|---|------------------------------|--|
| PROPERTY ADDRESS: 234 County Road 1861 Chico, TX 76431 | RP FILE NO. DITE02-98 | BORROWER: Sigsbee, Jeffrey; Sigsbee, Amanda |
|---|------------------------------|--|

NOTICE OF TRUSTEE'S SALE

KNOW ALL MEN BY THESE PRESENTS

STATE OF TEXAS

COUNTY OF WISE

WHEREAS, by Deed of Trust dated May 10th, 2012, recorded in Doc/Num. 2012-6241, in Wise County Deed of Trust Records, Wise County, Texas, executed by CARL ELLIOTT BROWN AND KIM S. BROWN, to Alvin A. Miller, Trustee, securing VCR Investments, Inc., with the property being situated in the County of Wise, Texas, to wit:

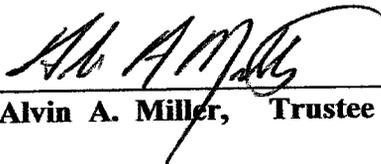
**Property (Only);
Lot 28, Block 1, Sunshine Meadows, being a subdivision in Wise County, Texas, according to the plat thereof recorded in Plat Cabinet B, Section 496 Plat Records, Wise County, Texas.**

(herein the "Property") to secure that certain Promissory Note therein described in the original principal amount of \$30,000.00, executed by Carl Elliot Brown and Kim S. Brown, and made payable to the order of VCR Investments, Inc. .

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 7th day of June, 2016, 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.

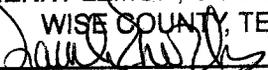
WITNESS MY HAND, this 12th day of May, 2016.


Alvin A. Miller, Trustee

POSTED

AT 10:36 o'clock 9 M

MAY 16 2016

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

Sarah Enochs

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

COPY

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 DRIVER'S LICENSE NUMBER.

STATE OF TEXAS

COUNTY OF WISE

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, on January 14, 2013, Richard W. Gary and Pat K. Gary, as granor(s) executed a Deed of Trust, filed in Deed Records, Wise County, Texas, conveying to Legacy Housing, Ltd., certain real property located in the County of Wise, State of Texas, and being more particularly described as Lot 54, Coyote Ridge, Phase IIA and more specifically described in the Exhibit A attached hereto and made a part hereof for all intents and purposes, including all personal property thereof, including a 2007 Fleetwood 28x70 manufactured home bearing serial number TXFL784A/B22876LS11 (the "Property"), to secure payment of one certain Real Estate Lien and Promissory Note in the amount of, \$65,746.00 (the "Note"), the Deed of Trust being recorded in Deed Records, Wise County, Texas, in Volume 2430, Page 745.

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 Legacy Housing, Ltd., a limited partnership, 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 a public auction to the highest bidder(s) for cash, at a time no earlier than 10:00 a.m. and not later than 1:00 p.m. on Tuesday, June 7, 2016 at the southeast door of the Wise County Courthouse, Decatur, Texas.

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

In Witness Whereof, this notice of Substitute Trustee's Sale has been executed on May 9, 2016.

After Recording Return To:
Legacy Housing, Ltd.
Attn: Stuart McDowell
4801 Mark IV Pkwy
Fort Worth, TX 76106



Andrew Chapman
Substitute Trustee

POSTED
AT 9:45 o'clock A M
MAY 13 2016
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By: *Michelle Fennell* DEPUTY

POSTED
AT 9:45 o'clock A M
MAY 13 2016
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By: *Michelle Fennell* DEPUTY

Exhibit A

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

BEGINNING at a 1/2" iron pin set for the southeast corner of the herein described tract and being North 89° 20' 15" West, 1178.00 feet and North 00° 49' 41" East, 824.41 feet from the most easterly southeast corner of said 350.066 acre tract;
THENCE North 89° 10' 19" West, a distance of 544.75 feet, to a 1/2" iron pin set in the east right-of-way line of Ridge Trail, a 60' private road, for the southwest corner of the herein described tract;
THENCE North 00° 49' 41" East, along said east right-of-way line, a distance of 159.93 feet, to a 1/2" iron pin set for the northwest corner of the herein described tract;
THENCE South 89° 10' 19" East, a distance of 544.75 feet, to a 1/2" iron pin set for the northeast corner of the herein described tract;
THENCE South 00° 49' 41" West, a distance of 159.93 feet to the Point of Beginning and containing 2.000 acres of land.

(ALSO KNOWN AS - LOT 54, COYOTE RIDGE, PHASE IIA, AN UNRECORDED SUBDIVISION.)

MAY 12 2016

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

Notice of Foreclosure Sale

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

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

SURFACE ESTATE ONLY Being all of that certain called 1.00 acre tract of land described in the deed recorded in Volume 1613, Page 377, of the Official Public Records Wise County, Texas, and a portion of that certain called 15.000 acre tract of land described in the deed recorded in Volume 806, Page 548, of the Official Records Wise County, Texas and a portion of that certain called 85.59 acre tract of land described in the deed recorded in Volume 169, page 79, of the deed records Wise County, Texas, the subject tract being more particularly described as follows:

BEGINNING at a 1/2-inch capped iron rod (stamped HOLAWAY RPLS TX 5479) set for corner, same being the Northwest corner of said 1.00 acre tract of land, and in the North line of said 15.000 acre tract of land and the South right-of-way line of said Farm-to-Market Road Number 2048, from which a 1-inch pipe found for the Northwest corner of said 15.000 acre tract of land, bears South 55 Degrees 54 minutes 00 Second West a distance of 23.81 feet;

THENCE North 55 Degrees 54 minutes 00 second east with the North line of said 1.00 acre tract of land and said 15.000 acre tract of land and said South right-of-way line, along or near a fence a distance of 136.09 feet to a 1/2-inch capped iron rod (stamped HOLAWAY RPLS TX 5479) set for corner, same being the Northeast corner of said 1.00 acre tract of land;

THENCE South 16 degrees 14 minutes 45 seconds West with the East line of said 1.00 acre tract of land, a distance of 307.00 feet to a 1/2-inch capped iron rod (stamped HOLAWAY RPLSTX 5479) set for corner, same being the Southeast corner of said 1.00 acre tract of land;

THENCE South 82 degrees 00 minute 15 seconds East with the South line of said 1.00 acre tract of land, a distance of 195.11 feet to a 1/2-inch capped iron rod (stamped HOLAWAY RPLSTX 5479) set for corner, same being the Southwest corner of said 1.00 acre tract of land;

THENCE North 01 degrees 15 minutes 00 second West with the West line of said 1.00 acre tract of land, a distance of 245.64 feet to the POINT OF BEGINNING and enclosing 1.003 acres of land more or less.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded in Volume 2227, Page 377 of the real property records of Wise County, Texas.

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

Date: June 7, 2016

Time: The sale will begin at 10:00 a.m. The sale will be completed by no later than

4:00 p.m.

Place: Wise County Courthouse in Decatur, Texas, at the following location: The Southeast entry way to the Courthouse

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

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

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

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

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

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

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

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

The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section

9.604(a) of the Texas Business and Commerce Code.

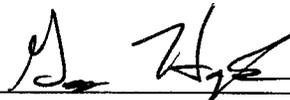
6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note in the original principal amount of \$45,000.00, executed by Bobby Bullard, and payable to the order of Janice Dempsey. Janice Dempsey 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 Janice Dempsey, c/o Karen Arnold 2125 Monteleon St., Grand Prairie, Texas 75051.

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

Dated: May 12, 2016

BROCK SMITH LAW FIRM, P.C.
P.O. Box 906
Decatur, Texas 76234
Tel. (940) 627-6333
Fax. (940) 627-6335



GUS THORNTON HUGHES
State Bar No. 24092547
gus@brocksmithlaw.com
Attorney for Sherry Eustace, Trustee

Current Borrower:
MH File Number:
VA/FHA/PMI Number:
Loan Type:
Property Address:

LUIS BENITEZ RODRIGUEZ, A SINGLE MAN, SOLE OWNER
TX-14207700C
Farm Loan
12605 FOREST LAWN ROAD, RHOME, TX 76078

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
5/2/2014

Grantor(s)/Mortgagor(s):

LUIS BENITEZ RODRIGUEZ, A SINGLE MAN,
SOLE OWNER

Original Beneficiary/Mortgagee:

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A
NOMINEE FOR GUILD MORTGAGE
COMPANY, A CALIFORNIA CORPORATION.,
ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:

JPMorgan Chase Bank, National Association

Recorded in:

Volume: N/A

Page: N/A

Instrument No: 201404502

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: LOT TWO (2), IN BLOCK THREE (3), SHALE CREEK, PHASE 2B, CORRECTED
PLAT, AN ADDITION TO WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN
CABINET C, SLIDE 555 OF THE PLAT RECORDS OF WISE COUNTY, TEXAS.

Date of Sale: 6/7/2016

Earliest Time Sale Will Begin:

1:00PM

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

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

Notice Pursuant to Tex. Prop. Code § 51.002(j): Assert and protect your rights as a member of the armed
forces of the United States. If you are or your spouse is serving on active military duty, including active
military duty as a member of the Texas National Guard or the National Guard of another state or as a
member of a reserve component of the armed forces of the United States, please send written notice of the
active duty military service to Chase, using the contact information below, and the sender of this notice
immediately.

Active Duty Notifications:

Chase

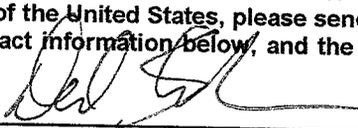
Attn: SCRA Request

P.O. Box 183240

Columbus, OH 43218-3240

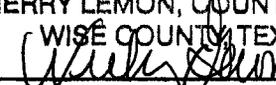
Fax: 843 413 5433

scra.military.orders@chase.com


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

POSTED
AT 2:38 o'clock P M

APR 25 2016

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By  DEPUTY

Vicky Gadna

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 07, 2016

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 17, 2012 and recorded in Document CLERK'S FILE NO. 2012-5180 real property records of WISE County, Texas, with GEORGE B WILLIAMS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by GEORGE B WILLIAMS, securing the payment of the indebtednesses in the original principal amount of \$142,857.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

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

Substitute Trustee

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

Certificate of Posting

My name is David Stockman, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 4/25/16 I filed at the office of the WISE County Clerk and caused to be posted at the WISE County courthouse this notice of sale.

Declarants Name:

Date: 4-25-16

POSTED
AT 2:38 o'clock P M

APR 25 2016

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



NOS0000005987904

EXHIBIT "A"

LOT SIXTY-NINE R (69 R), BLOCK B, OF CHISHOLM SPRINGS SUBDIVISION ("CHISHOLM SPRINGS SUBDIVISION"), LOCATED IN WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, SLIDE(S) 177-179, (REFILED IN CABINET C, SLIDE(S) 184-186), MAP RECORDS OF WISE COUNTY, TEXAS.

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



NOS00000005987904

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 07, 2016

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

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

2. Terms of Sale. Cash.

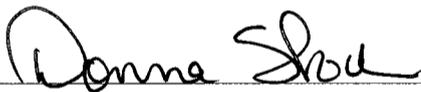
3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 25, 2014 and recorded in Document CLERK'S FILE NO. 201407083 real property records of WISE County, Texas, with THOMAS FOWLER AND GINA FOWLER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by THOMAS FOWLER AND GINA FOWLER, securing the payment of the indebtednesses in the original principal amount of \$219,377.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described 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. CENLAR FSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CENLAR FSB
425 PHILLIPS BLVD
EWING, NJ 08618



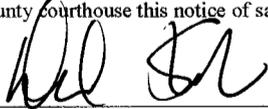
DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, LORI MCCARTY, OR TIM LEWIS

Substitute Trustee

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

Certificate of Posting

My name is David Stockman, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 4-25-16 I filed at the office of the WISE County Clerk and caused to be posted at the WISE County courthouse this notice of sale.



Declarants Name: _____

Date: 4-25-16

POSTED
AT 2:38 o'clock P M

APR 25 2016

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS

By Vicky Gaona DEPUTY
Vicky Gaona



NOS00000005827035

EXHIBIT "A"

BEING 10.509 ACRES OF LAND, AND BEING LOT 7, BLOCK 2, NICKELL SCHOOL OAKS, A SUBDIVISION IN WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SECTION 557, PLAT RECORDS, WISE COUNTY, TEXAS.



NOS00000005827035

Current Borrower: PHYLLIS EISENMAN, A SINGLE PERSON
MH File Number: TX-16-27511-FC
VA/FHA/PMI Number:
Loan Type: Farm Loan
Property Address: 401 WEATHERFORD ST, CHICO, TX 76431

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
9/19/2008

Grantor(s)/Mortgagor(s):
PHYLLIS EISENMAN, A SINGLE PERSON

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

Current Beneficiary/Mortgagee:
JPMorgan Chase Bank, National Association

Recorded in:
Volume: 1986
Page: 355
Instrument No: 2008-31807

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: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Date of Sale: 6/7/2016

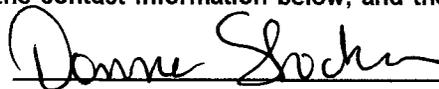
Earliest Time Sale Will Begin: 1:00PM

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

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

Notice Pursuant to Tex. Prop. Code § 51.002(j): Assert and protect your rights as a member of the armed
forces of the United States. If you are or your spouse is serving on active military duty, including active
military duty as a member of the Texas National Guard or the National Guard of another state or as a
member of a reserve component of the armed forces of the United States, please send written notice of the
active duty military service to Chase, using the contact information below, and the sender of this notice
immediately.

Active Duty Notifications:
Chase
Attn: SCRA Request
P.O. Box 183240
Columbus, OH 43218-3240
Fax: 843 413 5433
scra.military.orders@chase.com



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

POSTED
AT 1:23 o'clock p M

APR 21 2016

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

EXHIBIT "A"

Being all that certain tract or parcel of land out of the WILLIAM HERSEE SURVEY, Abstract No. 410, City of Chico, Wise County, Texas, being the same tract of land as deeded to Burgess K. Largent and wife, Ruth O. Largent in Volume 230, Page 349, Deed Records, Wise County, Texas, described to wit:

BEGINNING at an iron stake set for corner in the East line of Weatherford Street (State Highway No. 114 Business), said point being located on the ground 90.0 feet NORTH from the North line of Hawkins Street (which was the Southwest corner of the H. F. Hawkins Lot as described in Volume 062, Page 021, Deed Records, Wise County, Texas);

THENCE with the East line of Weatherford Street (State Highway No. 114 Business), NORTH 90.0 feet to an iron stake set for corner, being located 958.8 feet SOUTH from the Northwest corner of Lot 1 Block 1, Original Town of Chico;

THENCE North 89 degrees 35 minutes East, at 159.6 feet passing an iron stake set for reference, in all, 160.0 feet to a post for corner;

THENCE SOUTH 90.0 feet to an iron stake set for corner;

THENCE South 89 degrees 35 minutes West 160.0 feet to the Point of Beginning, containing 0.33 acre of land, more or less.

The Company is prohibited from insuring the area or quantity of land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct. References to quantity are for informational purposes only.

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 07, 2016

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 20, 2011 and recorded in Document CLERK'S FILE NO. 2011-12657 real property records of WISE County, Texas, with MITZI SHANNON TULLOS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MITZI SHANNON TULLOS, securing the payment of the indebtednesses in the original principal amount of \$112,244.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

Donna Stockman

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

Substitute Trustee

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

Certificate of Posting

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

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

Donna Stockman
Declarant's Name: Donna Stockman
Date: 3-28-16

POSTED
AT 12:09 o'clock P M

MAR 28 2016

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

Sarah Enochs



NOS0000005853833

EXHIBIT "A"

SURFACE ESTATE ONLY AND SUBJECT TO ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING TO INTEREST NOT CONSTITUTING PART OF THE SURFACE TO THE FOLLOWING DESCRIBED PROPERTY:

FIELD NOTES TO ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND IN THE G. W. CASH SURVEY ABSTRACT NUMBER 1424, WISE COUNTY, TEXAS AND BEING ALSO KNOWN AS LOT 36, BLOCK 1, CHICO ESTATES AN UNRECORDED SUBDIVISION TO THE CITY OF CHICO, WISE COUNTY, TEXAS AND BEING ALL OF THE TRACT OF LAND DESCRIBED IN THE DEED FROM SHELLY JANINE THOMAS TO RICHARD SCOTT THOMAS, SR., RECORDED IN VOLUME 577, PAGE 351, REAL RECORDS WISE COUNTY, TEXAS, THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 36, BLOCK 1, AND THE NORTHEAST CORNER OF LOT 35, BLOCK 1, AND BEING THE SAME TRACT OF LAND DESCRIBED IN THE DEED FROM OLNEY SAVINGS ASSOCIATION TO JAMES O. SHIFFLETT AND WIFE, MARTHA J. SHIFFLETT RECORDED IN VOLUME 237, PAGE 608 REAL RECORDS WISE COUNTY, TEXAS;

THENCE SOUTH 72 DEGREES 42 MINUTES 00 SECOND EAST WITH THE NORTH LINE OF SAID LOT 36, A DISTANCE OF 246.69 FEET TO A 1/2-INCH IRON PIPE FOUND FOR CORNER AND BEING THE NORTHWEST CORNER OF LOT 37, BLOCK 1 OF SAID UNRECORDED SUBDIVISION AND BEING THE SAME TRACT OF LAND DESCRIBED IN THE DEED FROM GARY L. MANN AND MELANY C. MANN TO OTTO BURGESS AND WIFE, JANE BURGESS RECORDED IN VOLUME 821, PAGE 11, REAL RECORDS WISE COUNTY, TEXAS;

THENCE SOUTH 12 DEGREES 44 MINUTES 58 SECONDS WEST WITH THE EAST LINE OF SAID LOT 36, (THOMAS TRACT), AND THE WEST LINE OF LOT 37, (BURGESS TRACT) A DISTANCE OF 144.53 FEET TO A 1/2- INCH IRON PIPE FOUND FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF LAGUNA VISTA COURT AND BEING THE SOUTHEAST CORNER OF SAID LOT 37 AND BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET A CHORD BEARING OF SOUTH 89 DEGREES 57 MINUTES 12 SECONDS WEST A CHORD DISTANCE OF 61.28 FEET;

THENCE WITH THE ARC OF SAID CURVE A DISTANCE OF 65.96 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER BEING THE SOUTHWEST CORNER OF SAID LOT 36, (THOMAS TRACT) THE SOUTHEAST CORNER OF SAID LOT 35 (SHIFFLETT TRACT);

THENCE NORTH 33 DEGREES 35 MINUTES 13 SECONDS WEST WITH THE EAST LINE OF SAID LOT 36 AND THE WEST LINE OF SAID LOT 35 A DISTANCE OF 257.34 FEET TO THE POINT OF BEGINNING AND ENCLOSING 0.549 ACRES OF LAND MORE OR LESS.



NOS00000005853833

POSTED

AT 1:28 o'clock P M

MAR 24 2016

RECORDING REQUESTED BY:

SHERRY LEMON, COUNTY CLERK

WISE COUNTY, TEXAS

By Kim Griffith DEPUTY

Kim Griffith

WHEN RECORDED MAIL TO:

Donna Stockman, Brenda Wiggs, Denise Boerner, David
Stockman, Tim Lewis, Guy Wiggs, Lori McCarty, Aurora
Campos, Ramiro Cuevas, Markcos Pineda, Kelley
Burns, Aarti Patel, Matthew Wolfson, Daniel Willsie,
Nadia Capehart
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX0700011-13-1S

APN R000037810

TO No 160063622-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on September 10, 2007, KIMBERLY D. FAGAN AND HUSBAND PATRICK FAGAN as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of First American Title Insurance Company as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for METROCITIES MORTGAGE, LLC, A LIMITED LIABILITY COMPANY, 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 \$90,030.00, payable to the order of U.S. Bank National Association as current Beneficiary, which Deed of Trust recorded on September 24, 2007 as Document No. 2007-13821 in Book 1861, on Page 674 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 R000037810

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Donna Stockman, Brenda Wiggs, Denise Boerner, David Stockman, Tim Lewis, Guy Wiggs, Lori McCarty, Aurora Campos, Ramiro Cuevas, Markcos Pineda, Kelley Burns, Aarti Patel, Matthew Wolfson, Daniel Willsie, Nadia Capehart** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **U.S. Bank National Association**, 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 7, 2016 at 01:00 PM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Wise County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **THE SOUTHEAST PORCH OF THE COURTHOUSE STEPS, Wise County Courthouse, 101 N. Trinity Street, Decatur, TX 76234.**



4568009

TS No TX0700011-13-1S

APN R000037810

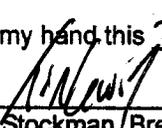
TO No 160063622-TX-RWI

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and U.S. Bank National Association's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and U.S. Bank National Association's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 24 day of March, 2016.


By: Donna Stockman, Brenda Wiggs, Denise Boerner, David Stockman, Tim Lewis, Guy Wiggs, Lori McCarty, Aurora Campos, Ramiro Cuevas, Markcos Pineda, Kelley Burns, Aarti Patel, Matthew Wolfson, Daniel Willsie, Nadia Capehart
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.

CLIENT # TX07000011-13

EXHIBIT A - LEGAL DESCRIPTION

BEING part of Lots 5 & 6, Block 28 Original Town of Alvord, Wise County, Texas, according to the plat recorded in Volume 71, Page 1, Deed Records, Wise County, Texas, and being described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in the Northwest R.O.W. of O'Neill Street and in the Northeast R.O.W. of Lamar Street for the South corner of said Lot 6;

THENCE North 62° 34' 19" West with the Southwest line of said Lot 6 and with said Northeast R.O.W. a distance of 88.60 feet to a 1/2" iron rod found in the Southwest line of said Lot 6 for a corner;

THENCE North 25° 56' 56" East a distance of 97.73 feet to a 1/2" iron rod found in the Northeast line of the tract herein described for a corner;

THENCE South 84° 46' 41" East a distance of 91.03 feet to a 1/2" iron rod found in the Northwest R.O.W. for the East corner of the tract herein described;

THENCE South 27° 20' 00" West with said Northeast R.O.W. and with the Southeast lines of said Lots 5 & 6 a distance of 101.20 feet to the POINT OF BEGINNING and containing 0.205 acres of land.

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