

NOTICE OF TRUSTEE'S SALE

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

Date of Security Instrument: August 05, 2010

Grantor(s): Jeremy Lock and Tina Lock, husband and wife

Original Trustee: Steve Holmes Law Firm, P.C.

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for R.H. Lending, Inc., its successors and assigns

Recording Information: Vol. 2174, Page 191, or Clerk's File No. 2010-60558, in the Official Public Records of WISE County, Texas.

Current Mortgagee: Freedom Mortgage Corporation

Mortgage Servicer: Freedom Mortgage Corporation, whose address is C/O 907 Pleasant Valley Ave, Suite 3 Mt. Laurel, NJ 08054 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 07/05/2016 **Earliest Time Sale Will Begin:** 1:00 PM

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

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

Legal Description:

BEING A 2.182 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 590,334 ACRE TRACT OF LAND OUT OF THE M.E.P. & P.R.R. CO. SURVEY, ABSTRACT, #633, B.G. BROCK SURVEY, ABSTRACT #131, P.P. HARDING SURVEY, ABSTRACT #373, B.M. THOMASSON SURVEY, ABSTRACT #801, AND THE R.M. THOMPSON SURVEY, ABSTRACT #1248, AS CONVEYED TO AP LAND INVESTMENTS LIMITED PARTNERSHIP, DEE RING, INC., SANDRA SUE FAUST, THE GEORGE AND JEAN Kaelber TRUST, THE PEPPER FAMILY LIMITED PARTNERSHIP, AND JACK DOEGE, IN VOLUME 664, PAGE 238, REAL RECORDS, WISE COUNTY, TEXAS, AND MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

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

For Information:

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



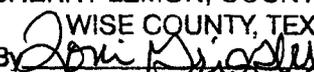
Donna Stookman as Substitute Trustee, Brenda Wiigs as Successor Substitute Trustee, Denise Boerner as Successor Substitute Trustee, David Stookman as Successor Substitute Trustee, Tim Lewis as Successor Substitute Trustee, Guy Wiggs as Successor Substitute Trustee, Lori McCarty as Successor Substitute Trustee, Brenda Wiggs as Successor Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee
c/o Servicelink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038

POSTED

AT 3:46 o'clock P M

JUN 14 2016

SHERRY LEMON, COUNTY CLERK

WISE COUNTY, TEXAS
By  DEPUTY



4579889

Exhibit "A"
Legal Description

Being a 2.182 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 590,334 acre tract of land out of the M.E.P. & P.R.R. Co. Survey, Abstract, #633, B.G. Brock Survey, Abstract #131, P.P. Harding Survey, Abstract #373, B.M. Thomasson Survey, Abstract #801, and the R.M. Thompson Survey, Abstract #1248, as conveyed to AP Land Investments Limited Partnership, Dee Ring, Inc., Sandra Sue Faust, the George and Jean Kaelber Trust, the Pepper Family Limited Partnership, and Jack Doege, in Volume 664, Page 238, Real Records, Wise County, Texas, and this tract being described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin set in the north right-of-way line of a 60' private road, for the southwest corner of the herein described tract and being South 89°38'04" East, 476.12 feet, North 00°49'41" East, 1528.78 feet and South 89°10'19" East, 435.60 feet from the southwest corner of said 590.334 acre tract;

THENCE North 00°49'41" East, a distance of 400.00 feet, to a 1/2" iron pin set for the northwest corner of the herein described tract;

THENCE North 70°32'02" East, a distance of 111.00 feet, to a 1/2" iron pin set for the northeast corner of the herein described tract;

THENCE South 40°38'24" East, a distance of 342.82 feet to a 1/2" iron pin set for the southeast corner of the herein described tract and being in the said north right-of-way line and being the beginning of a non-tangent curve to the left, having a radius of 430.00 feet;

THENCE along the said north right-of-way line, along said curve to the left an arc distance of 66.58 feet, to a 1/2" iron pin set for end of said curve and being the beginning of a curve to the right having a radius of 370.00 feet, and the along said curve to the right an arc distance of 325.08 feet, to the POINT OF BEGINNING and containing 2.182 acres of land.

(ALSO KNOWN AS - LOT 199, HILLS OF OLIVER CREEK, PHASE TWO, AN UNRECORDED SUBDIVISION)

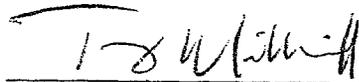
Initial
[Handwritten Signature]

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: 07/05/2016
Time: 01:00 PM
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
Joseph Modric, 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

I am David Stockman whose address is 14160 N. Dallas Pkwy, Suite 900, Dallas, TX 75254. I declare under penalty of perjury that on 6-14-16 I filed this Notice of Foreclosure Sale at the office of the Wise County Clerk and caused it to be posted at the location directed by the Wise County Commissioners Court.

Certificate of Posting

POSTED
AT 3:46 o'clock P M

JUN 14 2016

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By  DEPUTY

EXHIBIT " A "

Doc 365861 Bk OR Vol 1530 Pg 221

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

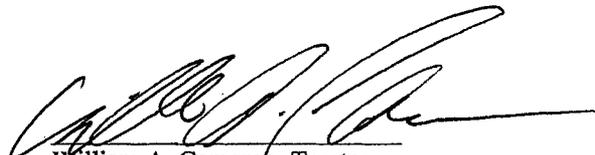
BEGINNING at a 1/2" iron rod with a yellow plastic stamped STEADHAM R.P.L.S. 4281 set in the West R.O.W. of Hubbard Street and the North R.O.W. of Franklin Street for the Southeast corner of said Lot 19: THENCE North 62°19'00" West with the South line of said Lot 19 and the North R.O.W. of said Franklin 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 TRUSTEE'S SALE

Pursuant to authority conferred upon me by the certain Deed of Trust executed by Nathaniel A. Miller and wife, Cheyenne A. Miller of Wise County, Texas, dated February 20, 2015, and duly noted in Document Number 201503385, of the Deed of Trust Records, of Wise County, Texas, I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, July 5, 2016, that being the first Tuesday of said month), at public auction to the highest bidder for cash at the southeast door of the Wise County Courthouse, in Decatur, Texas, not before the hour of one o'clock P.M. or after the hour of four o'clock P.M. of that day the following described property, to wit:

See "Exhibit A"

EXECUTED this 7th day of June, 2016.


William A. Cameron, Trustee

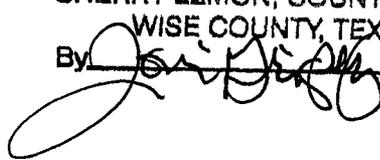
POSTED
AT 1:17 o'clock P M
JUN 10 2016
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By  DEPUTY

Exhibit "A"
LEGAL DESCRIPTION

11.505 Acres situated in and being a portion of the L. D. TYLER SURVEY, ABSTRACT No. 829, Wise County, Texas and being a portion of all those certain Lots, Tracts or Parcels of land described as Tract One conveyed to John H. Bryant by deed recorded in Volume 1289, Page 417, and Tract One recorded in Volume 1316, Page 57, Real Records, Wise County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a RR tie post, said post being recognized as the most easterly northeast corner of the L. Evans Survey, Abstract No. 272, Wise County, Texas; **THENCE** S 88°20'18" E, 491.94 feet; North, 322.18 feet and East, 488.04 feet to an iron rod set and

POINT OF BEGINNING;

THENCE North, 989.81 feet to an iron rod set;

THENCE East, 474.11 feet to an iron rod set in the west right of way line of County Road No. 3555;

THENCE with the west right of way line of said County Road No. 3555 the following courses and distances;

S 03°08'54" E, 135.47 feet to an iron rod set at the beginning of a curve to the left with a radius of 830.0 feet and whose chord bears S 03°47'08" E, 18.47 feet;

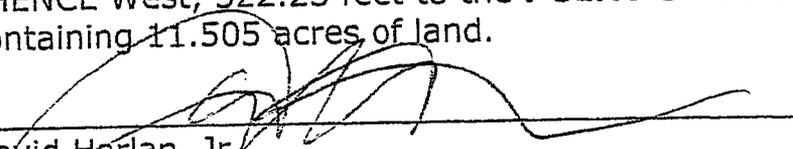
With said curve to the left through a central angle of 01°16'29" and a distance of 1847.0 feet to an iron rod set;

S 04°25'23" E, 556.44 feet to an iron rod set at the beginning of a curve to the right with a radius of 770.0 feet and whose chord bears S 01°26'02" E, 80.30 feet;

With said curve to the right through a central angle of 05°58'41" and a distance of 80.34 feet to an iron rod set;

S 01°33'18" W, 201.13 feet to an iron rod set;

THENCE West, 522.23 feet to the **POINT OF BEGINNING** and containing 11.505 acres of land.


David Harlan, Jr.

Registered Professional Land Surveyor, No. 2074

December 18, 2003

REVISED June 3, 2004

Tract G

Project No. 03582

COPY

WKC/kp/foreclosures/koster/davis

6/9/16

Notice of Trustee's Sale

Date: June 9, 2016

Contract for Deed

Date: January 18, 2011

Seller: Paul and Carole Koster

Buyer: George and Laura Davis

Property: Being Lots 5, 6, 7, 8 and 9, Block 30, Lake Shores, a subdivision of a portion of the Galveston and Brazos Navigation Co. Survey No. 2, Abstract No. 350, Wise County, Texas, in the City of Lake Bridgeport, Wise County, Texas, and being more particularly described in Exhibit A, attached hereto and being incorporate herein.

Recording information: Contract for Deed recorded on October 18, 2013, in Instrument No. 201327555, Wise County, Texas.

Trustee: William K. Clary

Trustee's Mailing Address: P.O. Box 98, Bridgeport, Texas 76426

Date of Sale (first Tuesday of month): July 5, 2016

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

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

Default has occurred in the Contract for Deed. Buyer has failed to cure the default after notice, and the period to cure has expired. Seller, the owner and holder of the Contract for Deed, has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by section 51.002 of the Texas Property Code.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the Contract for Deed. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.

POSTED

AT 11:22 o'clock A M

JUN 10 2016

SHERRY LEMON, COUNTY CLERK

WISE COUNTY, TEXAS

By [Signature] DEPUTY

[Signature] William K. Clary

Exhibit "A"

Being Lots 5, 6, 7, 8 and 9, Block 30, Lake Shores, a subdivision of a portion of the Galveston and Brazos Navigation Co. Survey No. 2, Abstract No. 350, Wise County, Texas, in the City of Lake Bridgeport, Wise County, Texas, according to the copy of plat recorded in Plat Cabinet A-129, Wise County, Texas, and originally recorded in Volume 122, Page 290, Deed Records, Wise County, Texas, (original plat not filed with dedication recorded in Volume 122, Page 290, Deed Records, Wise County, Texas, and copy recorded in Plat Cabinet A-129, Wise County, Texas, is only certified copy on file in office of the County Clerk, Wise County, Texas), and being more particularly described as follows:

BEGINNING at a ½" iron stake found for corner at the northeast corner of said Lot 5 and the southeast corner of Lot 4, Block 30, said point being on the called 851 foot contour, and being South 00 degrees 39 minutes East 1609.43 feet, South 34 degrees 50 minutes East 4.98 feet, South 16 degrees 39 minutes East 122.00 feet and South 10 degrees 16 minutes East 224.30 feet from the inner southeast corner of the B.B.B. & C.R.R. Co. Survey, Abstract No. 114, and the most northerly northwest corner of said G. & B. Navigation Co. Survey No. 2, Abstract No. 350, Wise County, Texas, and also being North 00 degrees 08 minutes West 752.37 feet, South 34 degrees 50 minutes East 4.98 feet, South 16 degrees 39 minutes East 122.00 feet and South 10 degrees 16 minutes East 224.30 feet from the northeast corner of the Aston Subdivision (re: Plat Cabinet A-247, Wise County, Texas);

THENCE with said 851 foot contour South 10 degrees 16 minutes East 25.00 feet to a ½" iron stake set for corner at angle on the east line of said Lot 5;

THENCE with said 851 foot contour South 47 degrees 40 minutes East 114.15 feet to a ½" iron stake found for corner at the east corner of said Lot 9 and the north corner of Lot 10, Block 30;

THENCE leaving said 851 foot contour, South 51 degrees 55 minutes 02 seconds West 137.80 feet to a ½" iron stake found for corner at the south corner of said Lot 9 and the west corner of said Lot 10, Block 30, said point being on the west line of a 30 foot street (called Crows Point);

THENCE with the east line of said 30 foot street, North 42 degrees 30 minutes 40 seconds West 39.94 feet to a ½" iron stake found for corner at angle in said line and the west line of said Lot 8, Block 30;

THENCE with the East line of said 30 foot road, North 00 degrees 08 minutes West 149.00 feet to a ½" iron stake found for corner at the northwest corner of said Lot 5 and the southwest corner of said Lot 4;

THENCE leaving said 30 foot road North 80 degrees 17 minutes 50 seconds East 47.65 feet to the Point of Beginning, and containing 14,718.4 square feet of land.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

STATE OF TEXAS
COUNTY OF Wise

COPY

KNOW ALL MEN BY THESE PRESENTS

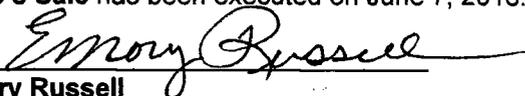
WHEREAS, on **April 29, 2010**, **Garry Reagan**, as grantor(s) executed a Deed of Trust, conveying to **Kristi K. Frazier Special Needs Trust**, filed in **Deed Records, Wise County, Texas**, certain real property located in the County of **Wise**, State of Texas, and being more particularly described as **Lots 26 & 27, Cottondale Estates, more specifically described in Exhibit A attached hereto and made a part hereof for all intents and purposes.**, to secure payment of one certain Real Estate Note in the amount of, **\$60,000.00** (the note), the Deed of Trust being recorded in Deed Records, **Wise County, Texas**, in **Document Number 2010-57156, Volume 2151, Page 784**. WHEREAS, (i) default has occurred in the payment of the Note secured by the Deed of Trust and/or in the performance of the covenants, agreements, and conditions set forth in the Deed of Trust, and (ii) the sums due and payable under the Note and the Deed of Trust are now wholly due and payable, and (iii) owner and holder of the Note, pursuant to the Deed of Trust has requested the undersigned to sell the property and satisfy the note, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust; and

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

NOW, THEREFORE, the undersigned, the **Substitute Trustee** as aforesaid, does hereby give notice that after due publication of this notice as required by law and the Deed of Trust, will sell the Property at Public Venue to the highest bidder, or bidders, for cash, at a time no earlier than **10:00 a.m.** and not later than **1:00 p.m.** on the first Tuesday in July, 2016 at the **Wise County Courthouse, Decatur, Texas**. The same being **July 5, 2016, At the southeast entrance of the Courthouse, 101 N. Trinity, in the City of 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.

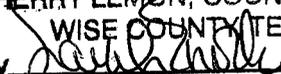
In Witness Whereof, this notice of **Substitute Trustee's Sale** has been executed on June 7, 2016.


Emory Russell
Substitute Trustee

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

POSTED
AT 9:28 o'clock A M

JUN 07 2016

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By  DEPUTY

Sarah Enochs

Property Description

Being a 5.048 acre tract of land out of Block 73, Lower Matagorda County School Land Survey, Abstract 534, situated in Wise County, Texas, and being a portion of that certain 156.267 acre tract of land in said survey, as conveyed to Audra Frazier, Trustee, in Volume 566, Page 08, Real Records, Wise County, Texas, and 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 South 00°35'08" West, 1570.04 feet and North 89°42'18" West, 296.73 feet, from the northeast corner of said Frazier tract;

THENCE North 89°42'18" West, a distance of 279.99 feet, to a 1/2" iron pin set for the southwest corner of the herein described tract;

THENCE North 00°35'08" East, a distance of 785.36 feet, to a 1/2" iron pin set in the south right-of-way line of a proposed 60 foot private road, for the northwest corner of the herein described tract;

THENCE South 89°42'18" East, along the said south right-of-way line, a distance of 279.99 feet, to a 1/2" iron pin set for the northeast corner of the herein described tract;

THENCE South 00°35'08" West, a distance of 785.36 feet, to the **POINT OF BEGINNING** and containing 5.048 acres of land.

The bearings for this survey are based on the bearings as they appear in Volume 566, Page 08, Real Records, Wise County, Texas.

Property Description

Being a 5.007 acre tract of land out of Block 73, Lower Matagorda County School Land Survey, Abstract 534, situated in Wise County, Texas, and being a portion of that certain 156.267 acre tract of land in said survey, as conveyed to Audra Frazier, Trustee, in Volume 566, Page 08, Real Records, Wise County, Texas, and 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 South 00°35'08" West, 1570.04 feet and North 89°42'18" West, 576.73 feet, from the northeast corner of said Frazier tract;

THENCE North 89°42'18" West, a distance of 191.05 feet, to a 1/2" iron pin set, in the east right-of-way line of a proposed 60 foot private road, for the southwest corner of the herein described tract;

THENCE along said east right-of-way line, North 07°24'40" West, a distance of 8.12 feet, to a 1/2" iron pin set for the beginning of a curve to the left, having a radius of 569.02 feet, along said curve to the left, an arc distance of 208.75 feet to a 1/2" iron pin set for end of said curve and the beginning of a curve to the right, having a radius of 363.25 feet, along said curve to the right, an arc distance of 183.32 feet, to a 1/2" iron pin set for end of said curve and then North 00°35'08" East, a distance of 403.81 feet, to a 1/2" iron pin set in the south right-of-way line of a proposed 60 foot private road, for the northwest corner of the herein described tract;

THENCE South 89°42'18" East, along said south right-of-way line, a distance of 303.56 feet, to a 1/2" iron pin set for the northeast corner of the herein described tract;

THENCE South 00°35'08" West, a distance of 785.36 feet, to the **POINT OF BEGINNING** and containing 5.007 acres of land.

The bearings for this survey are based on the bearings as they appear in Volume 566, Page 08, Real Records, Wise County, Texas.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

STATE OF TEXAS

COUNTY OF Wise

COPY

KNOW ALL MEN BY THESE PRESENTS

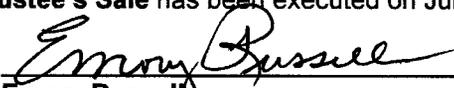
WHEREAS, on **December 8, 2009**, **Angela Bennet**, as grantor(s) executed a Deed of Trust, conveying **Kristi K. Frazier Special Needs Trust**, filed in **Deed Records, Wise County, Texas**, certain real property located in the County of **Wise**, State of Texas, and being more particularly described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

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

NOW, THEREFORE, the undersigned, the **Substitute Trustee** as aforesaid, does hereby give notice that after due publication of this notice as required by law and the Deed of Trust, will sell the Property at Public Venue to the highest bidder, or bidders, for cash, at a time no earlier than **10:00 a.m.** and not later than **1:00 p.m.** on the first Tuesday in July, 2016 at the **Wise County Courthouse, Decatur, Texas**. The same being **July 5, 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 June 7, 2016.


Emory Russell
Substitute Trustee

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

POSTED

AT 9:28 o'clock A M

JUN 07 2016

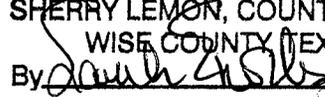
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By  DEPUTY
Sarah Enochs

EXHIBIT "A"

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

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

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

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

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

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

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

NOTICE OF TRUSTEE'S SALE

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

STATE OF TEXAS
COUNTY OF Wise

COPY

KNOW ALL MEN BY THESE PRESENTS

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

WHEREAS, (i) default has occurred in the payment of the Note secured by the Deed of Trust and/or in the performance of the covenants, agreements, and conditions set forth in the Deed of Trust, and (ii) the sums due and payable under the Note and the Deed of Trust are now wholly due and payable, and (iii) owner and holder of the Note, pursuant to the Deed of Trust has requested the undersigned to sell the property and satisfy the note, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust; and

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

NOW, THEREFORE, the undersigned, the Trustee as aforesaid, does hereby give notice that after due publication of this notice as required by law and the Deed of Trust, will sell the Property at Public Venue to the highest bidder, or bidders, for cash, at a time no earlier than **10:00 a.m.** and not later than **1:00 p.m.** on the first Tuesday in **July, 2016** at the **Wise County Courthouse, Decatur, Texas**. The same being **July 5, 2016, At the southeast door of the Wise County Courthouse, Decatur, Texas**.
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

In Witness Whereof, this Notice of Trustee's Sale has been executed on **June 7, 2016**.


Emory Russell, Trustee

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

POSTED
AT 9:28 o'clock A M

JUN 07 2016

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

EXHIBIT "A"

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

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

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

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

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

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

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

NOTICE OF TRUSTEE'S SALE

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

STATE OF TEXAS
COUNTY OF Wise

COPY

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, on December 10, 2015, Zach Tate and Destanie Neel, as grantor(s) executed a deed of trust, conveying to Kristi K. Frazier Special Needs Trust certain real property located in the county of Wise State of Texas, and being more particularly described as Lot 234, Hills of Oliver Creek, more specifically described in Exhibit A attached hereto and made a part hereof for all intents and purposes to secure payment of one certain Real Estate Note in the amount of \$75,500.00 (the note), the Deed of Trust being recorded in Document Number 201512756, Deed Records, Wise County, Texas.

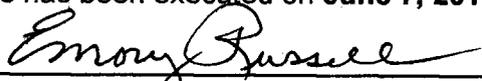
WHEREAS, (i) default has occurred in the payment of the Note secured by the Deed of Trust and/or in the performance of the covenants, agreements, and conditions set forth in the Deed of Trust, and (ii) the sums due and payable under the Note and the Deed of Trust are now wholly due and payable, and (iii) owner and holder of the Note, pursuant to the Deed of Trust has requested the undersigned to sell the property and satisfy the note, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust; and

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

NOW, THEREFORE, the undersigned, the Trustee as aforesaid, does hereby give notice that after due publication of this notice as required by law and the Deed of Trust, will sell the Property at Public Venue to the highest bidder, or bidders, for cash, at a time no earlier than 10:00 a.m. and not later than 1:00 p.m. on the first Tuesday in July, 2016 at the Wise County Courthouse, Decatur, Texas. The same being July 5, 2016, At the southeast entrance of the Courthouse, 101 N. Trinity, in the City of Decatur, Texas.

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

In Witness Whereof, this Notice of Trustee's Sale has been executed on June 7, 2016.

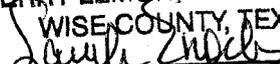

Emory Russell, Trustee

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

POSTED

AT 9:28 o'clock A M

JUN 07 2016

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By  DEPUTY

Sarah Enoch

EXHIBIT "A"

Being a 2.004 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 590.334 acre tract of land out of the M.E.P. & P.R.R. Co. Survey, Abstract #633, B.G. Brock Survey, Abstract #131, P.P. Harding Survey, Abstract # 373, E.M. Thomasson Survey, Abstract # 801, and the R.M. Thompson Survey, Abstract #1248, as conveyed to AP Land Investments Limited Partnership, Dee Ring, Inc., Sandra Sue Faust, the George and Jean Kaelber Trust, the Pepper Family Limited Partnership, and Jack Doege, in Volume 664, Page 238, Real Records, Wise County, Texas, and this tract being described by metes and bounds as follows:

BEGINNING at a ½" iron pin set, in the east right-of-way line of a 60' private road, for the southwest corner of the herein described tract and being South 89°38'04" East, 476.12 feet and North 00°49'41" East, 670.78 feet, from the southwest corner of said 590.334 acre tract;

THENCE North 00°49'41" East, along said east right-of-way line, a distance of 199.50 feet, to a ½" iron pin set for the northwest corner of the herein described tract;

THENCE South 89°10'19" East, a distance of 437.60 feet, to a ½" iron pin set for the northeast corner of the herein described tract;

THENCE South 00°49'41" West, a distance of 199.50 feet to a ½" iron pin set for the southeast corner of the herein described tract;

THENCE North 89°10'19" West, a distance of 437.60 feet to the POINT OF BEGINNING and containing 2.004 acres of land.

SAID 2.004 ACRE TRACT ALSO BEING KNOWN AS
TRACT 234, THE HILLS OF OLIVER CREEK, PHASE II,
AN UNRECORDED SUBDIVISION IN WISE COUNTY, TEXAS.

NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS

§

§

COUNTY OF WISE

§

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

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

NOW, THEREFORE, notice is hereby given that on Tuesday, the 5th day of July, 2016, no earlier than 10:00 a.m., nor later than 1:00 p.m., I, as trustee under the Deed of Trust, will sell the Mortgaged Premises and all of the components thereof and in the area for conducting foreclosure sales at the county courthouse in Wise County, Texas, as designated by the Wise County Commissioner's Court, to the highest bidder for cash.

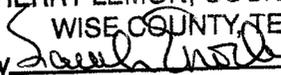
EXECUTED this 31st day of May, 2016.



THOMAS J. IRONS, Trustee

POSTED
AT 12:25 o'clock ? M

JUN 01 2016

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By  DEPUTY

Sarah Enochs

STATE OF TEXAS

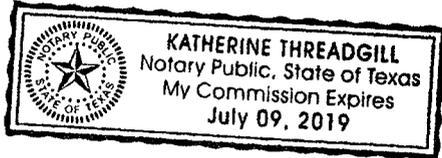
§

COUNTY OF COLLIN

§

§

This instrument was sworn to and acknowledged before me on May 31, 2016, by **THOMAS J. IRONS**, Trustee, who acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.



A handwritten signature in cursive script, appearing to read "Katherine Threadgill", written over a horizontal line.

Notary Public in and for the
State of Texas

My commission expires:

Printed Name:

EXHIBIT "A"

LEGAL DESCRIPTION

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

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: July 05, 2016

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

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

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

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

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

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

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

c/o U.S. BANK NATIONAL ASSOCIATION
4801 FREDERICA ST
OWENSBORO, KY 42301



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

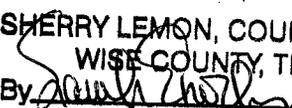
My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the WISE County Clerk and caused to be posted at the WISE County courthouse this notice of sale.

Declarants Name: _____
Date: _____

POSTED

AT 10:57 o'clock A M

MAY 31, 2016

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By  DEPUTY

Sarah Enochs



NOS0000006013262

EXHIBIT "A"

LOT THIRTY-ONE R1(31R1), BLOCK F, OF CHISHOLM SPRINGS SUBDIVISION ("CHISHOLM SPRINGS SUBDIVISION"), LOCATED IN WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, SLIDE(S) 177-179, (REFILED IN CABINET C, SLIDE(S) 184-186), MAP RECORDS OF WISE COUNTY, TEXAS.

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



NOS00000006013262

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: July 05, 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 02, 2007 and recorded in Document CLERK'S FILE NO. 2007-9457 real property records of WISE County, Texas, with ROBERT C. WATERS AND BRANDI WATERS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ROBERT C. WATERS AND BRANDI WATERS, securing the payment of the indebtednesses in the original principal amount of \$106,422.00, 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 10:52 o'clock A M

MAY 31, 2016
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By *Sarah Enoch* DEPUTY

Sarah Enoch



NOS0000006027148

EXHIBIT "A"

LOT 1, BLOCK 2, RED HAWK ADDITION, AN ADDITION TO THE CITY OF BOYD, WISE COUNTY, TEXAS, AS SHOWN ON THE PLAT OF SAME, OF RECORD IN THE PLAT CABINET B, SECTION 112, PLAT RECORDS, WISE COUNTY, TEXAS.



NOS0000006027148

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 08/13/2013 and recorded in Document 201325091 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: 07/05/2016
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 TIMMY WRIGHT, provides that it secures the payment of the indebtedness in the original principal amount of \$107,142.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BRANCH BANKING AND TRUST COMPANY is the current mortgagee of the note and deed of trust and BRANCH BANKING AND TRUST COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is BRANCH BANKING AND TRUST COMPANY c/o BRANCH BANKING AND TRUST COMPANY, P. O. BOX 2467, GREENVILLE, SC 29602 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
- 6. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, LORI MCCARTY, TIM LEWIS OR MICHAEL W. ZIENTZ, Substitute Trustee to act under and by virtue of said Deed of Trust.

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



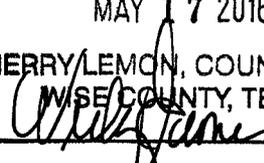
Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
✓ L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Tracey Midkiff, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254



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

POSTED
AT 3:24 o'clock P M

MAY 17 2016

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By  DEPUTY

Vicky Gaona

EXHIBIT "A"- GF# 12-38587-PJW

TRACT ONE

BEING a 1.68 acre tract of land in Block 24, MATAGORDA COUNTY SCHOOL LAND SURVEY, ABSTRACT NO 535, and being the same 1.68 acre tract described in Volume 2417, Page 549, Official Public Records, Wise County, Texas and part of a certain called 30.33 acre tract described in instrument recorded in Volume 416, Page 344, Deed Records, Wise County, Texas, and being more particularly described as follows

BEGINNING at 2-1/2 inch steel post found at the southeast corner of a 33 foot wide roadway easement, by previously description being 922.21 feet North 86 degrees 46 minutes 45 seconds East and 841.09 feet South 00 degrees 46 minutes 15 seconds West from the northwest corner of said Block 24,

THENCE North 86 degrees 09 minutes 19 seconds East a distance of 320.23 feet to a 1/2 inch iron rod found for corner in the east line of said 30.33 acre tract,

THENCE South 00 degrees 13 minutes 15 seconds East with the east line of said 30.33 acre tract a distance of 235.74 feet to a capped 1/2 inch iron rod found for corner,

THENCE South 89 degrees 07 minutes 36 seconds West a distance of 323.30 feet to a 2-1/2 inch steel post found in place for corner in the east right-of-way of a gravel road,

THENCE North 00 degrees 44 minutes 33 seconds East with said east right of way a distance of 219.22 feet to the POINT OF BEGINNING and containing 1.68 acres of land, more or less

TRACT TWO

BEING a 33 foot wide road easement in Block 24, MATAGORDA COUNTY SCHOOL LAND SURVEY, ABSTRACT NO 535, described as follows:

BEGINNING at a point for corner in the North line of Block 24, Matagorda County School Land Survey, said point being in a county road and being located 889.21 feet North 89 degrees 46 minutes 45 seconds East from the northwest corner of Block 24,

THENCE with the North line of Block 24 and with said county road, North 89 degrees 46 minutes 45 seconds East 330 feet to a point for corner,

THENCE South 00 degrees 46 minutes 15 seconds West 841.09 feet to a post for corner,

THENCE South 86 degrees 16 minutes West 3300 feet to a point for corner,

THENCE North 00 degrees 46 minutes 15 seconds East 843.11 feet to the POINT OF BEGINNING

TRACT THREE

BEING a 33 foot wide road easement, and also being described as 0.17 acre tract in Block 24, MATAGORDA COUNTY SCHOOL LAND SURVEY, ABSTRACT NO 535, also being part of a certain called 30.33 acre tract described in instrument recorded in Volume 416, Page 344, Deed Records, Wise County, Texas, described as follows

BEGINNING at a 2-1/2 inch steel fence post found for the Southeast corner of a 33 foot roadway easement, said point being by previous description 922.21' North 86 degrees 46 minutes 45 seconds East and 841.09' South 00 degrees 46 minutes 15 seconds West from the Northwest corner of said Block 24,

THENCE South 00 degrees 44 minutes 33 seconds West with the east line of the easement

herein described a distance of 219 22 feet to a 2-1/2 inch steel fence post found for corner,
THENCE South 89 degrees 07 minutes 36 seconds West with the South line of the herein
described easement a distance of 33 01 feet to a point for corner,
THENCE North 00 degrees 44 minutes 33 seconds East with the west line of the herein
described easement a distance of 217 50 feet to the southwest corner of said 33 foot easement
recorded in Volume 172, Page 239, Real Records, Wise County, Texas,
THENCE North 86 degrees 09 minutes 19 seconds East a distance of 33 11 feet to the POINT
OF BEGINNING and containing 0 17 acres of land

Notice of Foreclosure Sale

Date: May 16, 2016
Type of Security Instrument: Deed of Trust
Date of Instrument: July 6, 2010
Grantor(s): Irwin Zamora and Oyuky Romero
Trustee: Alvin Miller
Beneficiary: Alvord 287 Joint Venture

County of Property: Wise

Recording Information: Deed of Trust is recorded in Index No.2010-59698 of the Real Property Records of Wise County, Texas.

Property Description: See Exhibit "A" (More Commonly Known as Diamond Ridge Tract 32, Rhome, TX 76078)

Note:
Date of Note: July 6, 2010
Amount: \$26,100.00
Debtor(s): Irwin Zamora and Oyuky Romero
Holder: Alvord 287 Joint Venture

Date of Sale of Property: June 7, 2016

Earliest Time of Sale of Property: The sale shall begin no earlier than 10:00:00 AM and no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place of Sale of Property: Southeast porch of Courthouse or place designated by the County Commissioners Court

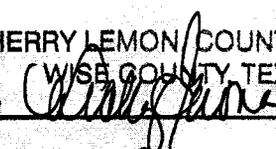
Because of default in the performance of the obligations of the Deed of Trust, the (Substitute) Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above and within three hours after that time.



J. Michael Ferguson, Trustee
1210 Hall Johnson Road, Suite 100
Colleyville, Texas 76034
(817) 267-1008 Phone
(817) 485-1117 Fax
Email: mike@jmichaelferguson.com

POSTED
AT 11:42 o'clock A M

MAY 17 2016

SHERRY LEMON COUNTY CLERK
WISE COUNTY, TEXAS
By  DEPUTY

Vicky Gaona

Exhibit "A"

September 20, 1998

0530-0443

Tract 32

Field Notes For:

A 2.06 acre tract of land in the G. B. Buchanan Survey A-31, Wise County, Texas and being part of a tract of land described in deed to The Alvord 287 Joint Venture recorded in Volume 796, Page 674 Deed Records, Wise County, Texas and being more particularly described as follows:

BEGINNING at a sixty penny nail found for the northeast corner of said Joint Venture tract;

THENCE South $00^{\circ}33'31''$ East with the general course of a fence and the east line of said Joint Venture tract 529.02 feet to an iron rod set for corner;

THENCE South $89^{\circ}41'19''$ West 226.03 feet to an iron rod set in the east line of a sixty foot road;

THENCE North $00^{\circ}18'41''$ West with the east line of said road 204.49 feet to an iron rod set for corner;

THENCE North $28^{\circ}23'04''$ East 369.92 feet to an iron rod set in the north line of said Joint Venture tract;

THENCE North $89^{\circ}38'18''$ East 46.12 feet to the POINT OF BEGINNING.

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

There are no visible easements or encroachments except as shown.

Surveyed May 14, 1998.
See plat dated 5-16-1998.

~~Patrick L. Walters~~
Patrick L. Walters
Registered Professional Land Surveyor

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: July 05, 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, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, LORI MCCARTY, OR TIM LEWIS

Substitute Trustee

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

Certificate of Posting

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

Declarants Name: _____
Date: _____

POSTED
AT 2:36 o'clock P M

MAY 16 2016

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



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

NOTICE OF TRUSTEE'S SALE

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

Date of Security Instrument: August 05, 2010

Grantor(s): Jeremy Lock and Tina Lock, husband and wife

Original Trustee: Steve Holmes Law Firm, P.C.

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for R.H. Lending, Inc., its successors and assigns

Recording Information: Vol. 2174, Page 191, or Clerk's File No. 2010-80558, in the Official Public Records of WISE County, Texas.

Current Mortgagee: Freedom Mortgage Corporation

Mortgage Servicer: LoanCare, LLC, whose address is C/O 3637 Sentara Way Virginia Beach, VA 23452 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 07/05/2016 **Earliest Time Sale Will Begin:** 1:00 PM

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

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

Legal Description:

BEING A 2.182 ACRE TRACT OF LAND OUT OF THE M.E.P. & P.R.R. CO. SURVEY, AND MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

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

For Information:

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


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

POSTED

AT 4:39 o'clock P M

APR 29 2016

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By  DEPUTY

Sarah Enochs

EXHIBIT "A" - LEGAL DESCRIPTION

Exhibit "A" Legal Description

Being a 2.182 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 590.334 acre tract of land out of the M.E.P. & P.R.R. Co. Survey, Abstract, #633, B.G. Brock Survey, Abstract #131, P.P. Harding Survey, Abstract #373, B.M. Thomasson Survey, Abstract #801, and the R.M. Thompson Survey, Abstract #1248, as conveyed to AP Land Investments Limited Partnership, Dee Ring, Inc., Sandra Sue Faust, the George and Jean Kaelber Trust, the Pepper Family Limited Partnership, and Jack Doege, in Volume 664, Page 238, Real Records, Wise County, Texas, and this tract being described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin set in the north right-of-way line of a 60' private road, for the southwest corner of the herein described tract and being South 89°38'04" East, 476.12 feet, North 00°49'41" East, 1528.78 feet and South 89°10'19" East, 435.60 feet from the southwest corner of said 590.334 acre tract;

THENCE North 00°49'41" East, a distance of 400.00 feet, to a 1/2" iron pin set for the northwest corner of the herein described tract;

THENCE North 70°32'02" East, a distance of 111.00 feet, to a 1/2" iron pin set for the northeast corner of the herein described tract;

THENCE South 40°38'24" East, a distance of 342.82 feet to a 1/2" iron pin set for the southeast corner of the herein described tract and being in the said north right-of-way line and being the beginning of a non-tangent curve to the left, having a radius of 430.00 feet;

THENCE along the said north right-of-way line, along said curve to the left an arc distance of 66.58 feet, to a 1/2" iron pin set for end of said curve and being the beginning of a curve to the right having a radius of 370.00 feet, and the along said curve to the right an arc distance of 325.08 feet, to the POINT OF BEGINNING and containing 2.182 acres of land.

(ALSO KNOWN AS - LOT 199, HILLS OF OLIVER CREEK, PHASE TWO, AN UNRECORDED SUBDIVISION)