

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

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**WHEREAS, ELENA M. GARCIA-BEARD AND HUSBAND, MICHAEL E. GARCIA-BEARD** delivered that one certain Deed of Trust dated MARCH 21, 2012, which is recorded in INSTRUMENT NO. 2012-3732 of the real property records of WISE County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$131,577.00 payable to the order of WESTSTAR MORTGAGE CORPORATION DBA WESTSTAR LOAN COMPANY, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

**WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and**

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

**WHEREAS, WESTSTAR MORTGAGE CORPORATION, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.**

**NOTICE IS HEREBY GIVEN** that on Tuesday, AUGUST 4, 2015, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

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

**NOTICE IS FURTHER GIVEN** that the address of WESTSTAR MORTGAGE CORPORATION, the Mortgagee or Mortgage Servicer, is 2155 LOUISIANA BLVD. NE, STE 8000, ALBUQUERQUE, NEW MEXICO 87110. Pursuant to the Texas Property Code, the Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: JULY 13, 2015.

  
\_\_\_\_\_  
SUBSTITUTE TRUSTEE(S)  
MICHAEL J. SCHROEDER OR DONNA STOCKMAN  
OR BRENDA WIGGS OR DENISE BOERNER OR GUY  
WIGGS OR DAVID STOCKMAN OR LORI MCCARTY  
OR TIM LEWIS

FILE NO.: WMC-3207  
PROPERTY: 196 PRIVATE ROAD 4422  
RHOME, TEXAS 76078

ELENA M. GARCIA-BEARD

NOTICE SENT BY:  
MICHAEL J. SCHROEDER  
3610 NORTH JOSEY LANE, SUITE 206  
CARROLLTON, TEXAS 75007  
Tele: (972) 394-3088  
Fax: (972) 394-1263

POSTED  
AT 1:19 o'clock  M

JUL 13 2015

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS

EXHIBIT "A"

Being a 2.331 acre tract of land out of the P.P. HARDING SURVEY, ABSTRACT #373, and the R.M. THOMPSON SURVEY, ABSTRACT #1248, 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 Kaerber Trust, the Pepper Family Limited Partnership, and Jack Doege, in Volume 684, Page 238, Real Records, Wise County, Texas, and this tract being described by metes and bounds as follows:

Beginning at a 1/2" iron rod found for the Northwest corner of the herein described tract and being South 00° 57' 56" West, 30.03 feet, North 86° 25' 39" West, 1130.31 feet, South 03° 26' 53" East, 606.06 feet and South 15° 14'

04" East, 250.73 feet from the most Northerly Northeast corner of said 590.334 acre tract;

Thence South 86° 25' 39" East, a distance of 572.00 feet to a 1/2" iron rod found for corner, in the Westerly right-of-way line of a road;

Thence South 03° 34' 21" West, along the Westerly right-of-way line, a distance of 119.67 feet, to a 1/2" iron rod found for the beginning of a curve to the left having a radius of 280.00 feet;

Thence continuing along said Westerly right-of-way line and along said curve to the left, an arc distance of 35.78 feet, to a 1/2" iron rod found for corner;

Thence South 86° 15' 01" West, a distance of 503.86 feet, to a 1/2" iron rod found for corner;

Thence North 15° 14' 04" West, a distance of 231.82 feet, to the Point of Beginning and containing 2.331 acres of land, more or less.

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SAID TRACT, ALSO BEING KNOWN AS LOT 62, HILLS OF OLIVER CREEK, PHASE I, AN UNRECORDED SUBDIVISION IN 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: August 04, 2015

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

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

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

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 27, 2011 and recorded in Document CLERK'S FILE NO. 2011-7786 real property records of WISE County, Texas, with CANDESS D WATSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by CANDESS D WATSON, securing the payment of the indebtednesses in the original principal amount of \$136,683.00, 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  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is David Stockman, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 7-13-15 I filed at the office of the WISE County Clerk and caused to be posted at the WISE County courthouse this notice of sale.

Declarant's Name: DAVID STOCKMAN  
Date: 7-13-15

**POSTED**  
AT 1:24 o'clock P M

JUL 13 2015

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS  
By Toni Grigsby DEPUTY





LOT ELEVEN R (11R), BLOCK C, 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



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: August 04, 2015

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 10, 2012 and recorded in Document CLERK'S FILE NO. 2012-10954 real property records of WISE County, Texas, with DAVID STANLEY WAKEFIELD AND MISTY WAKEFIELD, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DAVID STANLEY WAKEFIELD AND MISTY WAKEFIELD, securing the payment of the indebtednesses in the original principal amount of \$182,250.00, 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  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is DAVID Stockman, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.  
I declare under penalty of perjury that on 7-13-15 I filed at the office of the WISE County Clerk and caused to be posted at the WISE County courthouse this notice of sale.

Declarants Name: DAVID STOCKMAN  
Date: 7-13-15

**POSTED**  
AT 1:24 o'clock p M  
AUG 13 2015  
SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS  
By Toni Grigsby DEPUTY  
TONI GRIGSBY

00000004808754

WISE



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 LOT(S) 45 AND 46, STONEGATE PARK, A RECORDED SUBDIVISION IN WISE COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAME RECORDED IN VOLUME A, PAGE 484, OF THE PLAT RECORDS OF WISE COUNTY, TEXAS



NOS00000004808754

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: August 04, 2015

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 08, 2011 and recorded in Document CLERK'S FILE NO. 2011-15051 real property records of WISE County, Texas, with TERRY KASEN AND SANDY KASEN, grantor(s) and CAPITAL ONE, NATIONAL ASSOCIATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by TERRY KASEN AND SANDY KASEN, securing the payment of the indebtednesses in the original principal amount of \$153,724.67, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CAPITAL ONE, 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. CAPITAL ONE, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CAPITAL ONE, N.A.  
7933 PRESTON ROAD  
PLANO, TX 75024

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 David Stockman, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 7-13-15 I filed at the office of the WISE County Clerk and caused to be posted at the WISE County courthouse this notice of sale.

Declarants Name: DAVID STOCKMAN

Date: 7-13-15

POSTED  
AT 1:24 o'clock P M

JUL 13 2015

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS

By DEPUTY  
TONI GRIGSBY



00000005376694

WISE



LOT 94 OF NORTH STAR POINTE, SECTION 2, PHASE 1, AN ADDITION TO WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET C, SLEEVES 94 AND 101, OF THE PLAT RECORDS OF WISE COUNTY, TEXAS.



NOS00000005376694

**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: August 04, 2015

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

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

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

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 23, 2007 and recorded in Document VOLUME 1840, PAGE 179; REFILED AS INSTR# 2012-3949; REFILED AS INSTR# 201408711 real property records of WISE County, Texas, with LLOYD EARL RODGERS AND LORI D. RODGERS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by LLOYD EARL RODGERS AND LORI D. RODGERS, securing the payment of the indebtednesses in the original principal amount of \$167,373.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CARRINGTON MORTGAGE SERVICES, 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. CARRINGTON MORTGAGE SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CARRINGTON MORTGAGE SERVICES, LLC  
1600 SOUTH DOUGLASS ROAD SUITE 200-A  
ANAHEIM, CA 92806

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 DAVID STOCKMAN, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.

I declare under penalty of perjury that on 7-13-15 I filed at the office of the WISE County Clerk and caused to be posted at the WISE County courthouse this notice of sale.

Declarants Name: DAVID STOCKMAN

Date: 7-13-15

**POSTED**  
AT 1:24 o'clock P M

JUL 13 2015

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS

By DEPUTY  
TONI GRIGSBY



20110031404580

WISE



LOT 1, 2, 3, & 4, BLOCK 15, UNIT II OF LAKEVUE ESTATES ADDITION, AN ADDITION IN WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SECTION 9, PLAT RECORDS, WISE COUNTY, TEXAS.

MHU LABEL #'S TEX0122880 & TEX0122881  
MHU SERIAL #'S 380460S10123A & 380460S10123B



NOS20110031404580

**Notice of Foreclosure Sale**

July 10, 2015

Deed of Trust and Security Agreement ("Deed of Trust"):

Dated: February 27, 2009  
Grantor: Susan Ann Murray  
Trustee: Greg Reasoner  
Lender: First State Bank  
Recorded in: Volume 2028, Page 697 of the real property records of Wise County, Texas

**Legal Description: Being 1.88 acres in the Wm. Hersee Survey, Abstract No. 411, Wise County, Texas, and being part of a 219 acre tract as deeded to Nancy Ernewein, Ronald P. Eakle and Donald P. Eakle , in Volume 341, Page 57, Deed Records, Wise County, Texas, said 1.88 acres being more particularly described as follows:**

**BEGINNING** at a 1/2" iron stake set for corner at a fence corner on the east right-of-way line of State Highway No. 101, said point being South 20 degrees 48 minutes East 1672.29 feet from the northwest corner of said 219 acre tract, and being SOUTH 1008.3 feet, EAST 972.2 feet and South 20 degrees 48 minutes East 1672.29 feet from the northwest corner of said Hersee Survey;  
**THENCE** leaving said highway and with a fence South 88 degrees 30 minutes 56 seconds East 329.60 feet to a 1/2" iron stake set for corner at a fence corner;  
**THENCE** with a fence South 06 degrees 38 minutes 36 seconds East 106.37 feet to a 1/2" iron stake set for corner;  
**THENCE** with a fence South 08 degrees 46 minutes 36 seconds East 87.72 feet to a 6" oak tree for corner;  
**THENCE** with a fence South 12 degrees 53 minutes 25 seconds East 50.50 feet to a 1/2 " iron stake set for corner;  
**THENCE** South 75 degrees 13 minutes 31 seconds West 255.17 feet to a 1/2" iron stake set for corner on the west line of said 219 acre tract and the east right-of-way line of said State Highway No. 101;  
**THENCE** with said line North 20 degrees 48 minutes West 337.11 feet to the Point of Beginning, and containing 1.88 acres of land.

Secures: Note ("Note") in the original principal amount of \$76,404.27, executed by Susan Ann Murray ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust and all rights and appurtenances thereto

Foreclosure Sale:

Date: Tuesday, August 4, 2015

**POSTED**  
AT 1:32 o'clock P M

JUL 10 2015

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

- Time:** The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m.
- Place:** Wise County Courthouse in Decatur, Texas, at the following location: The Southeast porch of the courthouse steps of the Wise County Court House.
- Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that First State Bank's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, First State Bank, the owner and holder of the Note, has requested Trustee to sell the Property.

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

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If First State Bank passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by First State Bank. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Trustee reserves the right to

set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

**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.**



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Berry White  
104 Hackberry Ct.  
Runaway Bay, TX 76426  
Telephone (940) 268-5294  
Telecopier (888) 396-6271

# 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

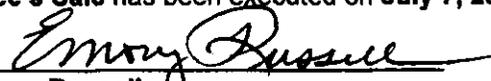
WHEREAS, on **October 27, 1997, Donald G. Chandler and Dana D. Chandler**, as grantor(s) executed a Deed of Trust, conveying to JCEF Limited, A Limited Liability Company, **filed in Deed Records, Wise County, Texas**, certain real property located in the County of **Wise**, State of Texas, and being more particularly described as **Lot 8, Coyote Ridge, 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, **\$30,000.00** (the note), the Deed of Trust being recorded in Deed Records, **Wise County, Texas**, in **Volume 759, Page 615**. 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 **JCEF Limited, A Limited Liability Company**, 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 August, 2015 at the **Wise County Courthouse, Decatur, Texas**. The same being **August 4, 2015, At the southeast door of the Wise County Courthouse, Decatur, Texas**.

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

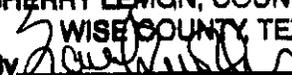
In Witness Whereof, this notice of **Substitute Trustee's Sale** has been executed on **July 7, 2015**.

  
Emory Russell  
Substitute Trustee

After Filing Return To:  
JCEF Limited, A Limited Liability Company  
8659 White Settlement Rd.  
Fort Worth, Texas 76108

**POSTED**  
AT 10:12 o'clock A M

JUL 07 2015

SHERRY LEMGN, COUNTY CLERK  
WISE COUNTY, TEXAS  
By  DEPUTY

Sarah Enoch

EXHIBIT "A"

Property Description  
Lot 8 Coyote Ridge

Being a 5.176 acre tract of land out of the A. Walker Survey, Abstract #861, situated in Wise County, Texas, and being all of that certain 5.176 acre tract of land in said survey as described in the Deed of Trust to Billy B. Hill, Jr. P.C. in Volume 592, Page 634, Real Records of Wise County, Texas, and this tract being described by metes and bounds as follows:

BEGINNING at a point in County Road #4421, Blewett Road, for the northeast corner of said 5.176 acre tract, a 1/2" iron pin found in the occupied south right-of-way line of said Road, bears South 10°36'14" East, 30.24 feet, said beginning point also being the most northerly northwest corner of a 2.500 acre tract as conveyed to Edward Kuczborski;

THENCE South 10°36'14" East, along the common line of said 5.176 and 2.500 acre tracts, at 30.24 feet passing a 1/2" iron pin found in the occupied south right-of-way line of said Road, in all a distance of 900.00 feet to a 1/2" iron pin found for the southeast corner of said 5.176 acre tract;

THENCE South 79°23'46" West, continuing along the common line of said 5.176 and 2.500 acre tracts, a distance of 250.50 feet to a 1/2" iron pin found, in the east line of a 5.176 acre tract as described in the Contract of Sale and Purchase Texas Veterans Land Program, to Arthur Ross Livermore in Volume 559, Page 171, Real Records, Wise County, Texas, for the southwest corner of said Hill tract;

THENCE North 10°36'14" West, along the common line of said Hill and Livermore tracts, at 869.74 feet passing a 1/2" iron pin found in the occupied south right-of-way line of said Road, in all a distance of 900.00 feet, to a point in said Road for the northwest corner of said Hill tract;

THENCE North 79°23'46" East, 250.50 feet, to the POINT OF BEGINNING and containing 5.176 acres of land, of which 0.174 acres lies within said Road.

The bearings for this survey are based on the bearing along the east line of a 62.591 acre tract as recorded in Volume 538, Page 738, 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

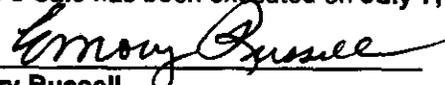
WHEREAS, on **December 2, 1996**, **Rosalinda Naranjo**, as grantor(s) executed a Deed of Trust, conveying to JCEF Limited, A Limited Liability Company, filed in **Deed Records, Wise County, Texas**, certain real property located in the County of **Wise**, State of Texas, and being more particularly described as **Lot 20, Coyote Ridge, Phase I, 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, **\$25,000.00** (the note), the Deed of Trust being recorded in Deed Records, **Wise County, Texas**, in **Volume 693, Page 695**. 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 **JCEF Limited, A Limited Liability Company**, 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 August, 2015 at the **Wise County Courthouse, Decatur, Texas**. The same being **August 4, 2015, At the southeast door of the Wise County Courthouse, Decatur, Texas**.

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

In Witness Whereof, this notice of **Substitute Trustee's Sale** has been executed on **July 7, 2015**.

  
Emory Russell  
Substitute Trustee

After Filing Return To:  
JCEF Limited, A Limited Liability Company  
8659 White Settlement Rd.  
Fort Worth, Texas 76108

POSTED

AT 10:12 o'clock A M

JUL 07 2015

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

C 220

**FIELD NOTES  
3.190 ACRES**

**BEING** all that certain lot, tract or parcel of land situated in the A. Walker Survey Abstract Number 861, in the County of Wise, Texas, being a part of that certain (called) 62.591 acre "Tract I" conveyed by deed from Doug Bryan to JCEF Limited, recorded in Volume 538, Page 738, Real Records, Wise County, Texas, and being a part of that certain (called) 350.066 acre "Tract III" conveyed by deed from Doug Bryan to JCEF Limited, recorded in Volume 538, Page 738, Real Records, Wise County, Texas, being more particularly described as follows:

**COMMENCING** at an iron rod found for corner in the west line of said Walker Survey and in the east line of the Jessie B. Atkinson Survey Abstract Number 2, said point being the most southerly southeast corner of that certain tract of land conveyed by deed from Allen McMurdy to Floyd T. McCurdy, recorded in Volume 237, Page 591, Deed Records, Wise County, Texas;

**THENCE NORTH**, 489.58 feet with the common line between said Walker Survey and said Atkinson Survey and with Blewett Road, a public roadway, to an iron rod set at a bend in said Road;

**THENCE N 79° 25' 38" E**, 1244.29 feet with said Road to an iron rod set for the **POINT OF BEGINNING**;

**THENCE N 79° 25' 38" E**, 15.00 feet with said Road to an iron rod set for corner;

**THENCE S 10° 34' 22" E**, 930.00 feet to an iron rod set for corner;

**THENCE S 79° 25' 38" W**, 179.63 feet to an iron rod set for corner;

**THENCE S 10° 34' 22" E**, 624.23 feet to an iron rod set for corner;

**THENCE S 56° 32' 32" W**, 196.32 feet to an iron rod set for corner;

**THENCE N 10° 34' 22" W**, 715.57 feet to an iron rod set for corner;

**THENCE N 79° 25' 38" E**, 345.50 feet to an iron rod set for corner;

**THENCE N 10° 34' 22" W**, 915.00 feet to the **PLACE OF BEGINNING** and containing 3.190 acres of land.

COPY

WKC/kr/wilson/beaton/noticeofsale  
6/30/15

**Notice of Foreclosure Sale**

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

86.919 acres of land, more or less, situated in the Samuel Isaacs Survey, Abstract No. 454, Wise County, Texas, and being more particularly described in Exhibit "A" being attached hereto and incorporated herein.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust executed on July 11, 2008, and recorded in Volume 1964, Page 672, Official Records, Wise County, Texas.

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

Date: August 4, 2015

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

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

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

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

Those desiring to purchase the property will need to demonstrate their ability to pay 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,

NOTICE OF FORECLOSURE SALE

POSTED  
AT 1:50 o'clock P M

Page 1

JUL 02 2015

SHERRY LEMON, COUNTY CLERK

WISE COUNTY, TEXAS

By Kim Griffith DEPUTY Kim Griffith

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 Don Beaton.

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

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note executed by Don Beaton, and payable to the order of Theo Morris Wilson, Kenneth Wilson and wife, Julia Wilson. Theo Morris Wilson, Kenneth Wilson and wife, Julia Wilson are the current owners and holders of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Theo Morris Wilson, Kenneth Wilson and wife, Julia Wilson at 1125 CR 1560, Chico, Texas 76431.

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

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

Dated: June 30, 2015

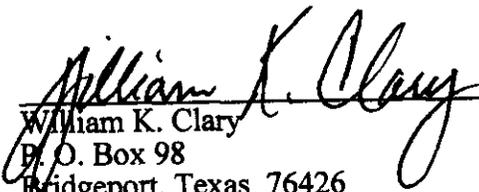
  
\_\_\_\_\_  
William K. Clary  
P. O. Box 98  
Bridgeport, Texas 76426  
Telephone (940) 683-6722  
Telecopier (940) 683-4029

EXHIBIT "A"

Being 86.919 acres of land, more or less, in the SAMUEL IBAACS SURVEY, Abstract No. 436, Wise County, Texas, being all of that called 80-acre tract of land as deeded to C. O. Wilson, recorded in Volume 169, page 205, Deed Records, Wise County, Texas; said 86.919 acres of land being more particularly described by notes and bounds as follows, to wit:

**BEIGHTING** at a pit nail set in the approximate center of County Road No. 3198 for the southwest corner of the tract described herein, same being the Southwest corner of a called 80-acre tract of land as deeded to and as occupied by C. O. Wilson, recorded in Volume 169, page 205, Deed Records, Wise County, Texas, and being the Southwest corner of a tract of land as described in deed to Kathy Lou Fannell Post, recorded in Volume 1036, page 599, Official Records, Wise County, Texas;

**THENCE** with the East line of said Post tract, same being the west line of said 80-acre tract as occupied, and being a West line of the tract described herein, North 81 degrees 04 minutes 53 seconds East, at 23.39 feet passing a metal post in the corner of a fence in the North right-of-way line of County Road No. 3198 as occupied, and continuing with said fence and the East line of said Post tract, and said West line a total distance of 831.39 feet to a metal post found in the corner of said fence for the Northeast corner of said Post tract, same being an inner corner of said 80-acre tract as occupied;

**THENCE** with the north line of said Post tract, same being a South line of said 80-acre tract as occupied, and being a South line of the tract described herein, and with said fence, North 86 degrees 59 minutes 37 seconds West 27.57 feet to a metal post found in the corner of a fence in the Southeast corner of a tract of land as deeded to James Allen Richards, recorded in Volume 386, page 299, Deed Records, Wise County, Texas, same being a Southwest corner of said 80-acre tract as occupied, and a West line of the tract described herein;

**THENCE** with the East line of said Richards tract, same being the West line of said 80-acre tract, and being a West line of the tract described herein, and with said fence, North 01 degree 13 minutes 17 seconds East 618.87 feet to a metal post found in the corner of said fence for the Northwest corner of said 80-acre tract, same being the Northwest corner of the tract described herein, and the southwest corner of a tract of land as deeded to Sam D. Rector, recorded in Volume 280, page 619, Deed Records, Wise County, Texas;

**THENCE** with the South line of said Rector tract, same being the North line of said 80-acre tract, and being the North line of the tract described herein, South 82 degrees 44 minutes 16 seconds East 2254.24 feet to a metal post found in the corner of a fence for the Northeast corner of said 80-acre tract, same being the Northeast corner of the tract described herein, and being the Northwest corner of a tract of land as deeded to Stephen Wren, recorded in Volume 989, page 485, Official Records, Wise County, Texas;

**THENCE** with the West line of said Wren tract, same being the East line of said 80-acre tract and being the East line of the tract described herein, and with said generally along said fence part of the way, South 05 degrees 59 minutes 19 seconds West, passing the Northwest corner of said Wren tract, said Southwest corner being in the Northwest right-of-way line of FM Highway No. 51, and continuing with the East line of said 80-acre tract a total distance of 724.07 feet to a capped iron stake set for the Southeast corner of the tract described herein;

THENCE continuing with said Northwesterly right-of-way line of FM Highway No. 51, same being a Southeast line of the tract described herein, South 34 degrees 05 minutes 30 seconds West, at 19.50 feet passing the corner of a fence, and continuing with said right-of-way line and said fence, a total distance of 768.96 feet to a capped iron stake set for the Southeast corner of the tract described herein;

THENCE continuing with said fence and said Northwesterly right-of-way line of FM Highway No. 51, same being a Southeast line of the tract described herein, South 65 degrees 44 minutes 06 seconds West, at 129.89 feet passing a metal post in the corner of said fence, said post being in the North right-of-way line of County Road No. 3198, and continuing with said course in said county road a total distance of 219.38 feet to a nail with thimble set for the Southeast corner of the tract described herein, said nail being further located in the South line of said 80 acre tract;

THENCE with the South line of said 80 acre tract, same being the South line of the tract described herein, said line being in the approximate center of County Road No. 3198, North 87 degrees 06 minutes 52 seconds West 2082.89 feet to the POINT OF BEGINNING, containing 86.919 acres of land, more or less.

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

**DEED OF TRUST INFORMATION:**

**Date:** 08/29/2011  
**Grantor(s):** RACHAEL L. KITCHEN, A SINGLE WOMAN; AND DEANNA SOWARD, A SINGLE WOMAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR WR STARKEY MORTGAGE, L.L.P., ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$128,165.00  
**Recording Information:** Book 2282 Page 567 Instrument 2011-10586  
**Property County:** Wise  
**Property:** EAST 1/2 OF LOT 6, BLOCK 3 OF C.D. CATES ADDITION, AN ADDITION TO THE CITY OF DECATUR, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF, RECORDED IN THE PLAT RECORDS OF WISE COUNTY, TEXAS.  
**Reported Address:** 302 SOUTH HILL STREET, DECATUR, TX 76234

**MORTGAGE SERVICING INFORMATION:**

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

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

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 4th day of August, 2015  
**Time of Sale:** 1:00PM or within three hours thereafter.  
**Place of Sale:** AT THE SOUTHEAST PORCH OF THE COURTHOUSE STEPS in Wise County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Wise County Commissioner's Court.  
**Substitute Trustee(s):** Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Lori McCarty, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act  
**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

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

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

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

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

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

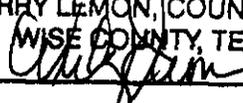
Very truly yours,

Buckley Madole, P.C.



**POSTED**  
AT 800 o'clock A M

JUN 29 2015

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS  
By  DEPUTY

Vicky Gaona