

NOTICE OF TRUSTEE'S SALE

Date: July 8, 2016

DEED OF TRUST

Date: January 19, 2015

Grantor: Alpine Creek, Inc.

Grantor's Address:

500 N. Northeast Loop 323
Tyler, Texas 75708-2004

Beneficiary: American National Credit Corp.

Trustee: Marjorie L Fowler

Substitute Trustee: N/A

Recording Information: Deed Records of Wise County, Texas

Property: Being a tract of land situated in Wise County, Texas, more
Particularly described as Lot 241, Hills of Oliver Creek Addition,
A subdivision in Wise County, Texas, according to the Plat records in
Plat Records, Wise County, Texas.

NOTE

Date: January 19, 2015

Amount: Twenty Six Thousand Dollars and 00/100
(\$26,000.00)

Debtor: Alpine Creek, Inc.

POSTED
AT 9:20 o'clock A M

JUL 14 2016

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS

By Toni Grigsby DEPUTY

TONI GRIGSBY

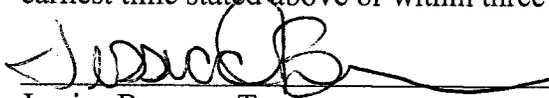
Holder: American National Credit Corp.

Date of Sale of Property (first Tuesday of month): **August 2, 2016**

Earliest time of Sale of Property: **10:00 A.M.**

**Place of Sale of Property: Southeast Steps of the Wise County Courthouse,
#101 ½ Trinity Street, Decatur, Texas.**

Because of default in performance of the obligations of the Deed of Trust, 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 or within three hours after that time.



Jessica Brown, Trustee
2400 Ellis Ave, Ft. Worth, Tx 76164
817-625-9975 x 206

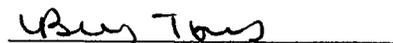
Certified # 7007 1490 0002 2357 4911

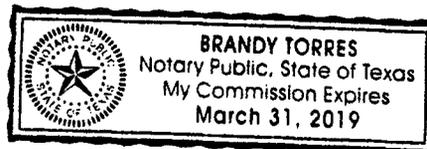
ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF TARRANT

This instrument was acknowledged before me on the 8th day of August, 2016, by Jessica Brown, Substitute Trustee.


Notary Public, State of Texas
Notary's name (printed)
Notary's commission expires:



RETURN TO:

The Real Estate Group, Inc.
2400 Ellis Ave.
Ft. Worth, Texas 76164

Notice of Foreclosure Sale

Date: July 7, 2016
Type of Security Instrument: Deed of Trust
Date of Instrument: May 4, 2012
Grantor(s): Billie E. Adams and Sondra Adams
Trustee: Alvin A. Miller
Beneficiary: Alvord 287 Joint Venture

County of Property: Wise

Recording Information: Deed of Trust is recorded in Index No.2012-5923 of the Real Property Records of Wise County, Texas.

Property Description: See Exhibit A (*More Commonly Known as Lot 54 of Diamond Ridge, Rhome, Texas 76078*)

Note:

Date of Note: May 4, 2012
Amount: 29,000.00
Debtor(s): Billie E. Adams and Sondra Adams
Holder: Alvord 287 Joint Venture

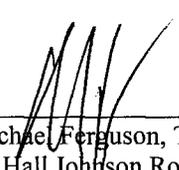
Date of Sale of Property: August 2, 2016

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 11:50 o'clock a M

JUL 12 2016

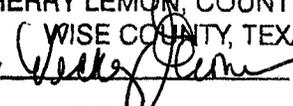
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By  DEPUTY
Vicky Gaona

EXHIBIT "A"

A 1.50 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 an iron rod set in the east line of a County Road from which the northwest corner of said Joint Venture tract bears North $1^{\circ}57'27''$ West 503.07 feet and South $89^{\circ}36'57''$ West 60.02 feet;

THENCE South $1^{\circ}57'27''$ East with the east line of a County Road 131.67 feet to an iron rod set for corner;

THENCE South $2^{\circ}01'52''$ East with the east line of said County Road 65.73 feet to an iron rod set for corner;

THENCE North $89^{\circ}41'19''$ East 328.30 feet to an iron rod set in the west line of a sixty foot road;

THENCE North $00^{\circ}18'41''$ West with the west line of said road 197.31 feet to an iron rod set for corner;

THENCE North $89^{\circ}41'19''$ West 333.99 feet to the **POINT OF BEGINNING**.

(ALSO KNOWN AS TRACT 54 OF DIAMOND RIDGE, AN UNRECORDED SUBDIVISION)

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

NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by the certain Deed of Trust executed by Constance Young of Wise County, Texas, dated May 13, 2013, and duly noted in Document Number 201408932, 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, August 2, 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:

All that lot, tract or parcel of land lying and being situated in Wise County, Texas and being Tract #1, Shady Grove Addition, in Wise County, Texas according to the Plat of Record in CAB-C, Slide 119, Plat Records, Wise County, Texas and containing 3.45 acres of land. **SAVE AND EXCEPT: all mineral and reversionary rights. This is surface conveyance only.**

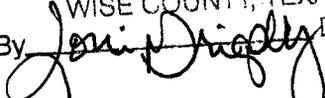
EXECUTED this 5th day of July, 2016.


William A. Cameron, Trustee

POSTED
AT 9:25 o'clock A M

JUL 12 2016

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS

By  DEPUTY
TONI GRIGSBY

NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by the certain Deed of Trust executed by Destiny B. Aragon and Constance Young of Wise County, Texas, dated January 6, 2014, and duly noted in Document Number 201402236, 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, August 2, 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:

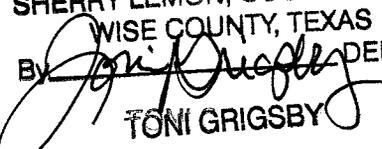
All that certain lot, tract or parcel of land lying and being situated in Wise County, Texas, and being Tract #2, of Shady Grove, an addition in Wise County, Texas, according to Plat of Record in CAB-C, Slide 119, Plat Records, Wise County, Texas and containing 3.44 acres of land.

EXECUTED this 5th day of July, 2016.


William A. Cameron, Trustee

POSTED
AT 9:25 o'clock A M

JUL 12 2016

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

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

NOTICE OF SALE BY SUBSTITUTE TRUSTEE

STATE OF TEXAS
COUNTY OF WISE

§
§ KNOW ALL MEN BY THESE PRESENTS:
§

Note: Sale Contract dated April 29, 2010 executed and delivered by Adam Messick to Walter Mortgage Company, LLC

Security Instrument: Purchase Money Deed of Trust, dated April 29, 2010, executed and delivered by Adam Messick to Walter Mortgage Company, LLC, to secure payment of that certain Sale Contract, recorded on May 17, 2010 as Instrument Number 2010-56776, in Wise County, Texas.

Original Creditor: Walter Mortgage Company, LLC

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

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

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

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

AND

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

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

POSTED
AT 11:41 o'clock A M

JUL 11 2016

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By *[Signature]* DEPUTY

TONY GRIGSBY

PROPERTY ADDRESS: 1006 East Dr Bridgeport, TX 76426	RP FILE NO. DITE02-110	BORROWER: Messick, Adam
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Property to be sold: 1006 East Dr, Bridgeport, TX 76426, and as further described in Exhibit A attached hereto, along with the improvements on such real property and any after acquired permanent improvements or title to such improvements and/or real property (the "Premises" as described in §9.604 of the Texas Uniform Commercial Code).

Date of Sale: Tuesday, August 2, 2016.

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

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

Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Purchase Money 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 Purchase Money 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 Security Instrument, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Security Instrument. The sale shall not cover any part of the property that has been released of public record from the lien of the Security Instrument. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

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 Purchase Money Deed of Trust. Prospective bidders are advised to

PROPERTY ADDRESS: 1006 East Dr Bridgeport, TX 76426	RF FILE NO. DITE02-110	BORROWER: Messick, Adam
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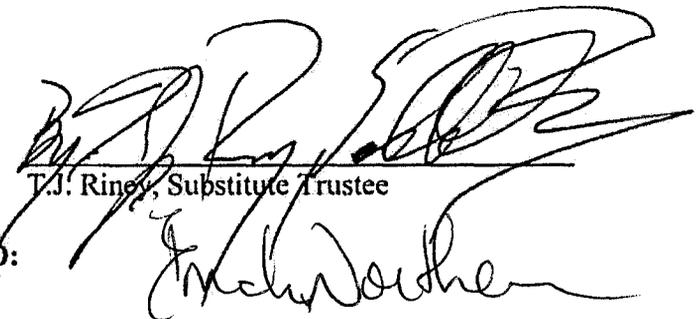
conduct an independent investigation of the nature and physical condition of the property.

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

Type of Sale: The sale is a non-judicial sale being conducted pursuant to the power of sale granted by the Security Instrument executed by Adam Messick.

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

Dated: June 3, 2016.


T.J. Riney, Substitute Trustee

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

PROPERTY ADDRESS: 1006 East Dr Bridgeport, TX 76426	RP FILE NO. DITE03-110	BORROWER: Messick, Adam
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Messick, Adam

EXHIBIT "A"

**Lots 2, 3, 4, 5, 6, and 7, Block 89, LAKESHORES ADDITION to Wise
County, Texas, according to the official plat of record in the County Clerk's
office of Wise county, Texas.**

PROPERTY ADDRESS: 1006 East Dr Bridgeport, TX 76426	RP FILE NO. DITE02-110	BORROWER: Messick, Adam
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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: 08/02/2016
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

Certificate of Posting

I am _____ whose address is 14160 N. Dallas Pkwy, Suite 900, Dallas, TX 75254. I declare under penalty of perjury that on _____ 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.

POSTED
AT 10:31 o'clock A M

JUL 11 2016

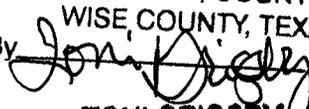
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By  DEPUTY
TONI GRIGSBY

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 FORECLOSURE SALE

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

- 1. Property to Be Sold.** The property to be sold is described as follows: SEE EXHIBIT A
- 2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 06/15/2006 and recorded in Book 1699 Page 177 Document 390013 real property records of Wise County, Texas. Re-filed in Document 201321725 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: 08/02/2016
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 VEARL RICHARD WOLVERTON AND CINDY REANNE WOLVERTON, provides that it secures the payment of the indebtedness in the original principal amount of \$112,238.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BANK OF AMERICA, N.A. is the current mortgagee of the note and deed of trust and BANK OF AMERICA, N.A. is mortgage servicer. A servicing agreement between the mortgagee, whose address is BANK OF AMERICA, N.A. c/o BANK OF AMERICA, N.A., 4500 PARK GRANADA, CALABASAS, CA 91302 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
- 6. 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

Certificate of Posting

I am _____ whose address is 14160 N. Dallas Pkwy, Suite 900, Dallas, TX 75254. I declare under penalty of perjury that on _____ 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.

POSTED

AT 10:30 o'clock A M

JUL 11, 2016

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS

By  DEPUTY
TONI GRIGSBY

Exhibit A

BEING a part of the Vernon Gordon 87 acre tract in the H. H. Wilton Survey, Abstract Number 908, in Wise County, Texas, more particularly described as follows:

BEGINNING at an iron stake in the South line of said Wilton Survey, 1171 feet West of the Southeast corner of said Survey, being also in the South boundary line of said 87 acre tract;

THENCE North 200 feet to an iron stake;

THENCE West 140 feet to an iron stake;

THENCE North 831 feet to an iron stake;

THENCE West, at 199 feet an iron stake in the East right of way line of a county road, at 233 feet in all a large nail in the center of road and the West boundary line of said 87 acre tract;

THENCE with said road and the West line of said 87 acre tract South 01 degrees 40 minutes East 1031.4 feet to a large nail near the center of road in the South line of said Wilton Survey, at the Southwest corner of said 87 acre tract;

THENCE East with the South line of said Wilton Survey and said 87 acre tract, at 24 feet pass an x-tie corner post at the intersection of the East right of way line of said road and the South line of said Wilton Survey, at 333 feet the **PLACE OF BEGINNING** and containing 5.57 acres of land, of which there are 0.57 acres in road.

SAVE & EXCEPT:

BEING all that certain tract or parcel of land out of the H. H. Wilton Survey, Abstract Number 908, situated in Wise County, Texas, being more fully described as follows:

COMMENCING at an iron stake in the South line of the said Wilton Survey 1171 feet West of the Southeast corner of said Wilton Survey;

THENCE North 200 feet;

THENCE West 140 feet for the **PLACE OF BEGINNING** of the herein described tract;

THENCE North 831 feet for corner;

THENCE West at 199 feet an iron stake in the East right of way line of a County Road, at 223 feet in all a large nail in center of road;

THENCE with road, South 01 degrees 40 minutes East 831 feet large nail near the center of road;

THENCE East 200 feet to the **PLACE OF BEGINNING**.

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 02, 2016

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 26, 2004 and recorded in Document VOLUME 1434, PAGE 557; AS AFFECTED BY INSTRUMENT NO. 201501385; AS AFFECTED BY INSTRUMENT NO. 201512005 real property records of WISE County, Texas, with KARI J. POWERS AND KEITH E. POWERS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by KARI J. POWERS AND KEITH E. POWERS, securing the payment of the indebtednesses in the original principal amount of \$116,889.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST 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. SELENE FINANCE, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SELENE FINANCE
9990 RICHMOND AVENUE SUITE 400 SOUTH
HOUSTON, TX 77042



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 10:36 o'clock A M
JUL 11 2016
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By *Michele Fennell* **DEPUTY**
Michele Fennell



NOS00000004821153

EXHIBIT "A"

DESCRIPTION FOR A TRACT OF LAND SITUATED IN THE J.F. WILLIAMSON SURVEY, ABST. NO. 1151, WISE COUNTY, TEXAS, BEING THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO ASSOCIATES FINANCIAL SERVICES COMPANY, INC., AS RECORDED IN VOLUME 974, PAGE 874, DEED RECORDS, WISE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A CAPPED #4277 1/2" REBAR ROD SET IN THE WEST LINE OF COUNTY ROAD NO. 3677 (R.O.W. VARIES), AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO GERTRUDE N. PRATER AND, TRUMAN W. PRATER AS RECORDED IN VOLUME 208, PAGE 618, DEED RECORDS, WISE COUNTY, TEXAS;

THENCE S 00 DEG. 41' 13" W., 253.46 FEET, ALONG THE WEST LINE OF SAID COUNTY ROAD, TO A 1/2" REBAR ROD FOUND AT THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO ASSOCIATES FINANCIAL SERVICES COMPANY, INC., AS RECORDED IN VOLUME 974, PAGE 894, DEED RECORDS, WISE COUNTY, TEXAS;

THENCE N 89 DEG 41' 47" W., 759.77 FEET ALONG THE LINE BETWEEN SAID ASSOCIATES FINANCIAL SERVICES COMPANY, INC. TRACT, (V. 974, P. 874) AND, ASSOCIATES FINANCIAL SERVICES COMPANY, INC. TRACT, (V. 974, P. 894), TO A 1/2" REBAR ROD FOUND AT THE NORTHWEST CORNER OF SAID ASSOCIATES FINANCIAL SERVICES COMPANY, INC. TRACT, (V. 974, P. 894), IN THE EAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO ALAN B. ROBERTS AND ROBYN ROBERTS AS RECORDED IN VOLUME 1258, PAGE 733, DEED RECORDS, WISE COUNTY, TEXAS;

THENCE N. 00 DEG. 11' 00" E., 232.90 FEET ALONG THE LINE BETWEEN SAID ASSOCIATES FINANCIAL SERVICES COMPANY, INC. TRACT, (V. 974, P. 874), AND ROBERTS TRACT, TO A 1/2" REBAR ROD FOUND AT THE NORTHEAST CORNER OF SAID ROBERTS TRACT, IN THE SOUTH OF SAID PRATER TRACT;

THENCE S. 84 DEG. 24' 56" E., 765.40 FEET ALONG THE LINE BETWEEN SAID ASSOCIATES FINANCIAL SERVICES COMPANY, INC. TRACT, (V. 974, P. 874), AND SAID PRATER TRACT, TO THE POINT OF BEGINNING, AND CONTAINING 5.04 ACRES OF LAND, MORE OR LESS.



NOS00000004821153

COPY

WKC/kr/ffb/schomburg/notic eof sale
7/8/16

Notice of Foreclosure Sale

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

BEING A 3.11 ACRE TRACT IN BLOCK 4 1/2 OF THE MATAGORDA COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 535, WISE COUNTY, TEXAS, and also being all of a certain called 3.00 acre tract (First Tract) described in instrument in Volume 336, Page 510, Real Records, Wise County, Texas, and all of a certain called 0.109 acre tract described in instrument recorded in Volume 336, page 514, Real Records, Wise County, Texas, being described as one tract by metes and bounds as follows:

BEGINNING at 1/2" iron rod found for the Northeast corner of said 3.00 acre tract; THENCE South 00 degrees 32 minutes 11 seconds East with the East line of said 3.00 acre tract a distance of 387.20 feet to a 1/2" iron rod found for the southeast corner of said 3.00 acre tract; THENCE South 89 degrees 43 minutes 21 seconds West a distance of 222.35 feet to a 90D nail found for the Northeast corner of said 0.109 acre tract; THENCE South 01 degree 56 minutes 07 seconds East with the East line of said 0.109 acre tract a distance of 62.77 feet to a 90D nail found for the Southeast corner of said 0.109 acre tract; THENCE South 88 degrees 30 minutes 05 seconds West with the South line of said 0.109 acre tract a distance of 75.27 feet to 90 D nail found for the Southwest corner of said 0.109 acre tract; THENCE North 00 degree 45 minutes 17 seconds West with the West line of said 0.109 acre tract a distance of 64.97 feet to a 2" steel fence post found for the Northwest corner of said 0.109 acre tract; THENCE South 88 degrees 36 minutes 01 seconds West a distance of 41.80 feet to a 1/2" iron rod found for the Southwest corner of said 3.00 acre tract THENCE North 00 degrees 27 minutes 36 seconds West with the West line of said 3.00 acre tract a distance of 386.47 feet to a 1/2" iron rod found for the Northwest corner of said 3.00 acre tract; THENCE North 89 degrees 34 minutes 00 seconds East with the North line of said 3.00 acre tract a distance of 386.47 feet POINT OF BEGINNING AND CONTAINING 3.11 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH A FORTY (40) FOOT INGRESS AND EGRESS ROADWAY EASEMENT: Being a 40 foot strip of land in Block 4 1/2 of the Matagorda County School Land Survey, Abstract Number 535, Wise County, Texas, and also being a certain described roadway easement (Second Tract) described in instrument recorded in Volume 336, Page 510, Real Records, Wise County, Texas, and the center line of said easement for road purposes 40 foot wide lined 20 feet on each side of the following center line being described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found for the Northeast corner of a contain called 3.00 acre tract (First Tract) described in instrument recorded in Volume 336, Page 510, Real Records, Wise County, Texas;

THENCE South 89 degrees 34 minutes 00 seconds West with the North line of said 3.00 acre tract a distance of 180.04 feet to a point in a gravel driveway for the POINT OF BEGINNING of the easement herein described:

THENCE NORTH 00 degrees 26 minutes 00 seconds West with the center line of the easement herein described a distance of 480.60 feet to a point in County Road 3332 at the end of the easement herein described.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is Deed of Trust dated March 19, 2010, and recorded in Volume 2141, Page 389, Official Records, Wise County, Texas.

POSTED

AT 11:10 o'clock a M

NOTICE OF FORECLOSURE SALE

Page 1

JUL 08 2016

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS

By Vicky Gaona DEPUTY
Vicky Gaona

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

Date: August 2, 2016

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

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Texas Home Equity Security Instrument permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Texas Home Equity Security Instrument 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 Texas Home Equity Security Instrument, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Texas Home Equity Security Instrument. The sale shall not cover any part of the property that has been released of public record from the lien of the Texas Home Equity Security Instrument. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

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 Texas Home Equity Security Instrument. 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 Texas Home Equity Security Instrument executed by Mark Schomburg.

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

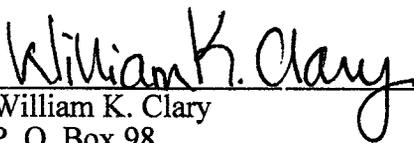
6. *Obligations Secured.* The Texas Home Equity Security Instrument provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note executed by Mark Schomburg, and payable to the order of Financial Bank, N.A. - Southlake. Financial Bank, N.A. - Southlake is the current owner and holder of the Obligations and is the beneficiary under the Texas Home Equity Security Instrument.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, First Financial Bank, N.A. - Southlake at 909 Stevens Street, Bridgeport, Texas 76426.

7. *Default and Request to Act.* Default has occurred under the Texas Home Equity Security Instrument, 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: July 8, 2016



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

Notice of Trustee's Sale

Date: July 6, 2016

Substitute Trustee: Berry White and/or Brad Mumaw
Substitute Trustees' Addresses: 104 Hackberry Court
Runaway Bay, Texas 76426

Current Mortgagee: Kevin Wayne Cate

Note: Note dated May 8, 2008 in the amount of \$70,000.00

Deed of Trust

Date: May 8, 2008

Grantor: Billy Jenkins and wife, Stacy Jenkins

Mortgagee: Bonnie L. Riley and husband, Ronnie L. Riley

Recording information: Recorded on May 14, 2008 in Volume 1941; Page 591
Official Records Wise County Texas as Document Number
2008-25381.

Property:

1.00 acre tract or parcel of land in the James Jones Survey, Abstract No. 455, Wise County, Texas, said 1.00 acre being a part of a 9.77 acre tract out of a 215 acre tract as recorded in Vol. 1, p. 525, Deed Records, Wise County, Texas, the tract herein being described by metes and bounds as follows:

BEGINNING at an iron pin in a fence line on the North line of a 60.0 foot wide road, said pin being 48.1 feet West of Southeast corner of the above mentioned 9.77 acre tract and 530.7 feet South and 870.1 feet West of the Northeast corner of the aforementioned 215 acre tract;

THENCE West, with the North line of said 60.0 foot road, 145.0 feet to an iron pin for a corner;

THENCE North 05° 00' 00" West, 301.56 feet to an iron pin for a corner;

THENCE East, 145.0 feet to an iron pin for a corner;

THENCE SOUTH 05° 00' 00" East, 301.56 feet to the POINT OF BEGINNING and containing 1.0 acre of land, more or less.

County: Wise

Date of Sale (first Tuesday of month): August 2, 2016

Time of Sale: 10:00 AM

POSTED

AT 8:42 o'clock PM M

JUL 06 2016

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By [Signature] DEPUTY

Place of Sale: The Southeast porch of the courthouse steps of the Wise County Court House.

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.

Mortgagee has appointed Berry White and/or Brad Mumaw as Trustees under the Deed of Trust. Mortgagee has instructed Trustees to offer the Property for sale toward the satisfaction of the Note.

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.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



Brad Mumaw
104 Hackberry Court
Runaway Bay, Texas 76426

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 military service to the sender of this notice immediately. Sender is: Don White, Hayes, Berry, White & Vanzant, L.P., 512 W. Hickory, Suite 100, Denton, Texas 76201.

DATE: June 27, 2016

POSTED

AT 12:49 o'clock P M

DEED OF TRUST:

JUN 27 2016

DATE: January 12, 2015

GRANTOR: Chad Carstens and wife, Autumn Miller

ORIGINAL TRUSTEE: Herman Berry White, IV

BENEFICIARY: Samuel Scalco

COUNTY WHERE PROPERTY IS LOCATED: Wise County

SHERRY LEMON, COUNTY CLERK

WISE COUNTY, TEXAS

By Sarah Enoch **DEPUTY**

Sarah Enoch

PROPERTY: Being Lot 26, Block 8, Unit 1, of RUNAWAY BAY, an Addition to the CITY OF RUNAWAY BAY, WISE COUNTY, TEXAS, according to the Plat thereof, recorded in Cabinet A, Slide 111, Plat Records of Wise County, Texas.

NOTE:

DATE: January 12, 2015

AMOUNT: \$70,000.00

DEBTOR: Chad Carstens and wife, Autumn Miller

OWNER AND HOLDER: Samuel Scalco

SUBSTITUTE TRUSTEE: The undersigned has been appointed as Substitute Trustee, Don R. White, Jr. and/or Dorwin L. Sargent, Hayes, Berry, White & Vanzant, L.P., 512 W. Hickory, Suite 100, Denton, Texas 76201. Telephone: 940-387-3518.

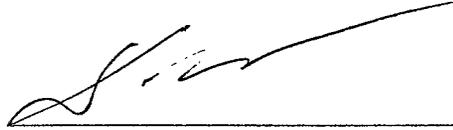
DATE OF SALE OF PROPERTY: August 2, 2016

EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m.

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, which is **the door of the first floor in the southeast corner of the Wise County Courthouse located at 101 ½ North Trinity, Decatur, Texas**, or if no place is designated by the Commissioners Court the sale will be conducted at the place where the Notice of Substitute Trustee's Sale was posted.

Because of default in 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 or within three hours after that time.

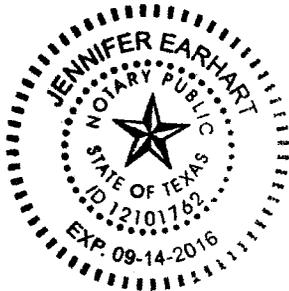
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.



Don R. White, Jr., or Dorwin L. Sargent,
Substitute Trustee
Hayes, Berry, White & Vanzant, LLP
512 W. Hickory, Suite 100
Denton, Texas 76201

STATE OF TEXAS §
 §
COUNTY OF DENTON §

The above instrument was acknowledged before me on the 24th day of June, 2016, by DON R. WHITE, JR.




Notary Public, State of Texas

After filing return to:

Don R. White, Jr.
Hayes, Berry, White & Vanzant, LLP
512 West Hickory, Suite 100
Denton, Texas 76201

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 OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. Property to Be Sold. The property to be sold is described as follows: LOT 26, BLOCK 5, OF UNIT ONE, RUNAWAY BAY, AN ADDITION TO THE TOWN OF RUNAWAY BAY, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 113, OF THE PLAT RECORDS OF WISE COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 02/29/2012 and recorded in Document 2012-2814 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: 08/02/2016

Time: 01:00 PM

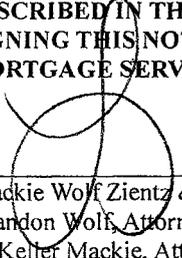
Place: Wise County Courthouse, Texas at the following location: THE SOUTHEAST PORCH AT THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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 CHARLES W LINDOP, SR, provides that it secures the payment of the indebtedness in the original principal amount of \$210,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. FINANCE OF AMERICA REVERSE LLC is the current mortgagee of the note and deed of trust and FINANCE OF AMERICA REVERSE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is FINANCE OF AMERICA REVERSE LLC c/o FINANCE OF AMERICA REVERSE LLC, 3900 Capital City Blvd., Lansing, MI 48906 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.

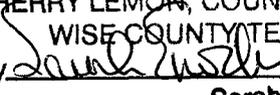

Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Tracey Midkiff, Attorney at Law
Joseph Modric, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254


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 Certificate of Posting
whose address is 14160 N. Dallas Pkwy, Suite 900, Dallas, TX 75254. I declare under
penalty of perjury that on 6-27-16 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.

POSTED
AT 9:19 o'clock A M

JUN 27 2016

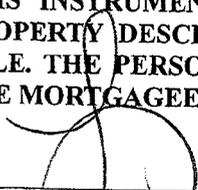
SHERRY LEMON, COUNTY CLERK
WISE COUNTY TEXAS
By  DEPUTY
Sarah Enochs

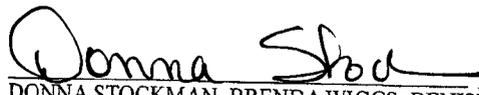
NOTICE OF FORECLOSURE SALE

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

- 1. Property to Be Sold.** The property to be sold is described as follows: EXHIBIT "A"
- 2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 03/25/2005 and recorded in Book 1539 Page 176 Document 367140 real property records of Wise County, Texas.
- 3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:
Date: 08/02/2016
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 KAY CAUTHORN, provides that it secures the payment of the indebtedness in the original principal amount of \$135,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R4 is the current mortgagee of the note and deed of trust and OCWEN LOAN SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R4 c/o OCWEN LOAN SERVICING, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
- 6. Order to Foreclose.** DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R4 obtained a Order from the 271st District Court of Wise County on 01/14/2016 under Cause No. CV15-11-856. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.
- 7. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, LORI MCCARTY, TIM LEWIS OR MICHAEL W. ZIENTZ, Substitute Trustee to act under and by virtue of said Deed of Trust.

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


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Tracey Midkiff, Attorney at Law
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

POSTED

AT 4:28 o'clock P M

JUN 13 2016

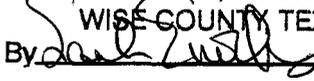
SHERRY LEMON, COUNTY CLERK
WISE COUNTY TEXAS
By  DEPUTY
Sarah Enochs

EXHIBIT "A"

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

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

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

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

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

THENCE South 140 feet to the PLACE OF BEGINNING.

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

NOTICE OF 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 OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. Property to Be Sold. The property to be sold is described as follows: LOT 5, OF SOUTHRIDGE RANCH ADDITION, AN ADDITION IN WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET B, SLIDE 454, PLAT RECORDS OF WISE COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 05/01/2007 and recorded in Document 2007-6822 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: 08/02/2016

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.

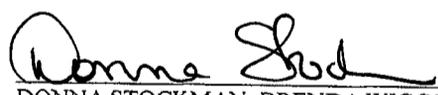
4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of 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 JEROME MCKINSTRY AND LAURENCE MCKINSTRY, provides that it secures the payment of the indebtedness in the original principal amount of \$167,373.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. MIDFIRST BANK is the current mortgagee of the note and deed of trust and MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is MIDFIRST BANK c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, 999 N.W. Grand Blvd, Oklahoma City, OK 73118 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.

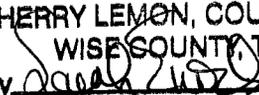

Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Tracey Midkiff, Attorney at Law
Joseph Modric, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254


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

POSTED

AT 4:28 o'clock P M

JUN 13 2016

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By  DEPUTY

Sarah Enochs

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 02, 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.

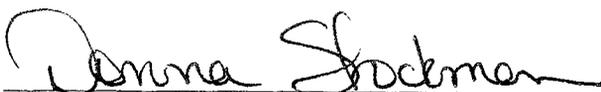
3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 06, 2014 and recorded in Document CLERK'S FILE NO. 201408002 real property records of WISE County, Texas, with HERMAN KITTRELL JR AND JEANNE KITTRELL, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by HERMAN KITTRELL JR AND JEANNE KITTRELL, securing the payment of the indebtednesses in the original principal amount of \$177,525.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PINGORA LOAN SERVICING, LLC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, DAVID STOCKMAN, TIM LEWIS, GUY WIGGS, LORI MCCARTY, AURORA CAMPOS, RAMIRO CUEVAS, MARKCOS PINEDA, KELLEY BURNS, AARTI PATEL, MATTHEW WOLFSON, DANIEL WILLISIE, 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 Sarah Enochs DEPUTY
Sarah Enochs



NOS0000006037485

EXHIBIT "A"

LOTS 8. BLOCK 8 OF UNIT 6, RUNAWAY BAY, AN AUDITION TO WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF. RECORDED IN CABINET .A, SLIDE 430-43S, PLAT RECORDS OF WISE COUNTY, TEXAS.



NOS00000006037485

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 02/25/2008
Grantor(s): BRIDGET HANCOCK AND JUSTIN HANCOCK, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR UNIVERSAL AMERICAN MORTGAGE COMPANY, LLC, A FLORIDA LIMITED LIABILITY, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$147,631.00
Recording Information: Book 1913 Page 212 Instrument 2008-21134
Property County: Wise
Property: LOT 21, BLOCK 5, SHALE CREEK, PHASE 2A, AN ADDITION IN WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C, SLIDE 510, PLAT RECORDS, WISE COUNTY, TEXAS
Reported Address: 12929 AZURE HEIGHTS PLACE, RHOME, TX 76078

MORTGAGE SERVICING INFORMATION:

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

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

SALE INFORMATION:

Date of Sale: Tuesday, the 2nd day of August, 2016
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: AT THE SOUTHEAST PORCH OF THE COURTHOUSE STEPS in Wise County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Wise County Commissioner's Court.

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

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

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

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

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

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Donna Stockman, Brenda Wiggs, Denise Boerner, David Stockman, Tim Lewis, Guy Wiggs, Lori McCarty, Aurora Campos, Ramiro Cuevas, Markcos Pineda, Kelley Burns, Aarti Patel, Matthew Wolfson, Daniel Willsie, Nadia Capehart, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time 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 11:00 o'clock A M

MAY 31 2016

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS

By  DEPUTY

Sarah Enochs