

AT 11

Notice of Substitute Trustee's Sale

SHERRY
By [Signature]

Date: August 7, 2015

Substitute Trustee: Mike Lester

Substitute Trustee's Address: 3045 Lackland Road, Fort Worth, TX 76116

Mortgagee: LTP Finance, LLC, a Texas limited liability company

Note: \$27,900.00

Deed of Trust

Date: July 26, 2010

Grantor: Jesse R. Willyerd and Roxane D. Willyerd

Original Mortgagee: LTP Finance, LLC, a Texas limited liability company

Recording information: Document No. 2010-63040, Wise County, Texas

Property: Legal Description attached as Exhibit "A", including all personal secured by the security agreement included in the Deed of Trust.

County: Wise

Date of Sale (first Tuesday of month): September 1, 2015

Time of Sale: 10:00 a.m.

Place of Sale: at the door in the southeast corner on the first floor of the Wise County Courthouse, 101 N. Trinity, Decatur, Texas 76234

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

Mortgagee has appointed Mike Lester as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward payment of the Note.



10/10/10

10/10/10
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10/10/10

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE IS NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE VALUE OF THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time specified later than three hours thereafter.


Mike Lester



EXHIBIT "A"

More commonly known as:
297 Prairie Trl, Rhome, TX. 76078

BEING a 2.000 acre tract of land out of the M.E.P. & P.R.R. CO. SURVEY, ABSTRACT # WISE County, Texas, and being a portion of that certain 350.066 acre tract in the A. J. Wal Abstract # 861 and the M.E. P. & P.R.R. Co. Survey, Abstract # 633, as conveyed to JCEF L Volume 538, Page 738, Real Records, WISE County, Texas, and being described by metes ar follows:

BEGINNING at a 1/2 inch iron pin set in the East line of said 350.066 acre tract and in the V 590.334 acre tract, as recorded in Volume 664, Page 238, Real Records, Wise County, Texas Southeast corner of the herein described tract and being North 00 degrees 49 minutes 41 sec feet, from the most Easterly Southeast corner of said 350.066 acre tract;

THENCE North 89 degrees 10 minutes 19 seconds West, a distance of 573.25 feet, to a 1/2 in the East right-of-way line of a 60 foot private road, for the Southwest corner of the herein d

THENCE North 00 degrees 49 minutes 41 seconds East, along the said East right-of-way line 151.98 feet, to a 1/2 inch iron pin set for the Northwest corner of the herein described tract;

THENCE South 89 degrees 10 minutes 19 seconds East, a distance of 573.25 feet to a 1/2 incl the common line of said 350.066 and 590.334 acre tracts, for the Northeast corner of the here tract;

THENCE South 00 degrees 49 minutes 41 seconds West, along the said common line, a dist to the POINT OF BEGINNING and Containing 2.000 acres of land, more or less.

(Also known as Lot 17, COYATE RIDGE, PHASE TWO, an unrecorded Subdivision)



C&S No. 44-12-5862 / VA / No
JPMorgan Chase Bank, National Association

NOTICE OF TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States, your spouse is serving on active military duty, including active military duty as a member of the 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 status of the borrower to the sender of this notice immediately. Sender is: Codilis & Stawiariski, PC, 650 North Houston Parkway East, Suite 450, Houston, Texas 77060

AT 9: 21

Date of Security Instrument: November 17, 2008

Grantor(s): Eugene T. Smith and wife, Felma Smith

AUG

Original Trustee: George M. Shanks, Jr.

SHERRY LEM
WISE CO
By *[Signature]*

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

Recording Information: Vol. 2003, Page 175, or Clerk's File No. 2008-34507 and corrected in Instrument 35792 and 2009-40464, in the Official Public Records of WISE County, Texas.

Current Mortgagee: JPMorgan Chase Bank, National Association

Mortgage Servicer: JPMorgan Chase Bank, National Association, whose address is C/O 3415 Vision Columbus, OH 43219-6009 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgagee is authorized to represent the Mortgagee, Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgagee is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 09/01/2015 Earliest Time Sale Will Begin: 1:00 PM

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

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

Legal Description:

PART OF THE CAIN T. BRUSH SURVEY, ABSTRACT NO. 93, IN WISE COUNTY, TEXAS, AND BEING A ONE (1) ACRE TRACT OF LAND CONVEYED BY J. J. HUDSON AND WIFE, TO FRED R. JAMES BY DEED OF DEED VOLUME 25, PAGE 637, DEED RECORDS OF WISE COUNTY, TEXAS, AND BEING A PART OF THE ONE (1) ACRES, MORE OR LESS, CONVEYED BY H. E. WILSON AND WIFE, MITTIE WILSON TO G. C. BROOKS ANTIONETTE BROWN BY DEED DATED DECEMBER 12, 1940, OF RECORD IN VOLUME 157, PART OF THE RECORDS OF WISE COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND GRANTED TO MARY HARVEY AND WIFE, MARY HARVEY BY DEED RECORDED IN VOLUME 105, PAGE 62, DEED RECORDS OF WISE COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 357, PAGE 328, REAL RECORDS, WISE COUNTY, TEXAS AND BEING MORE PARTICULARLY DEFINED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

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

For Information:

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

[Signature]
Donna Stockman as Substitute Trustee, Brenda Wiigs as Successor Substitute Trustee, Debra
Successor Substitute Trustee, David Stockman as Successor Substitute Trustee, Tim Lewis
Substitute Trustee, Guy Wiggs as Successor Substitute Trustee, Lori McCarty as Successor
or Mary M. Speidel as Successor Substitute Trustee
c/o Servicelink Default Abstract Solutions
7301 N. State Hwy 161, Ste 305.
Irving, TX 75039



4538490

Exhibit A

Part of the CAIN T. BRUSH SURVEY, Abstract No. 93, in WISE County, Texas, and being a part of an acre tract of land conveyed by J. J. Hudson and wife, to Fred R. James by deed of record in Volume 157, Page 637, Deed Records of Wise County, Texas, and being a part of that certain 8 acres, more or less, conveyed by H. E. Wilson and wife, Mittie Wilson to G. C. Brown and wife, Antionette Brown by deed dated December 12, 1940, of record in Volume 157, Page 546, Deed Records of Wise County, Texas, and being the same tract of land granted to Clarence N. Harvey and wife, Mary Harvey by deed of record in Volume 105, Page 62, Deed Records, Wise County, Texas, and being a portion of a tract of land described by deed recorded in Volume 357, Page 328, Real Records, Wise County, Texas, and more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod found in the south right of way line of Park Street, in the east line of a tract recorded in Volume 157, Page 456, DRWCT, in the west line of a tract recorded in Volume 68, DRWCT, for the northeast corner of said Harvey tract, from which a 1/2" iron rod found for the northeast corner of said 8 acre tract bears North 00 degrees 00 minutes 00 seconds West, 170

feet to a 1/2" iron rod found for the southwest corner of said tract recorded in Volume 430, Page 68; thence South 00 degrees 00 minutes 00 seconds West (record bearing), with the east line of said tract, east line of said Harvey tract and west line of said tract recorded in Volume 430, Page 68 68 feet to a 1/2" iron rod found for the southwest corner of said tract recorded in Volume 430, Page 68; thence Northwest corner of said tract recorded in Volume 357, Page 328;

Thence South 89 degrees 59 minutes 24 seconds East, with the south line of said tract recorded in Volume 430, Page 68 and north line of said tract recorded in Volume 357, Page 328, 40.00 feet to a 1/2" iron rod found from which a 1/2" iron rod found for reference bears South 89 degrees 53 minutes 24 seconds East, 192.21 feet;

Thence South 00 degrees 00 minutes 00 seconds West, 104.95 feet to a 1/2" iron rod found for

reference; thence North 89 degrees 53 minutes 47 seconds West (called North 90 degrees 00 minutes 00 seconds West), at 40.00 feet passing a 1/2" iron rod found in the east line of said 8 acre tract and the west line of said tract recorded in Volume 357, Page 328 for the southeast corner of said Harvey tract, and the easterly northeast corner of a tract recorded in Volume 52, Page 330 RRWCT, from which a 1/2" iron rod found for the southeast corner of said 8 acre tract bears South 00 degrees 00 minutes 00 seconds West, 366.39 feet, and at 121.74 feet passing a 1/2" iron rod found, a distance 277.97 feet in all to a 1/2" iron rod found for an interior corner of said tract recorded in Volume 52, Page 330 and for the southwest corner of said Harvey tract, from which a 1" iron pipe found for reference bears South 89 degrees 52 minutes 00 seconds West, 119.80 feet;

Thence North 00 degrees 02 minutes 43 seconds East (called North 00 degrees 00 minutes 00 seconds East), with the most northerly east line of said tract recorded in Volume 52, Page 330 and the north line of said Harvey tract, 119.64 feet (called 120.00 feet) to a 1/2" iron rod found in the south right of way line of said Park Street for the northwest corner of said Harvey tract and the northeast corner of said tract recorded in Volume 52, Page 330, from which a 1" iron pipe found for reference bears South 49 minutes 24 seconds West, 120.07 feet;

Thence North 89 degrees 55 minutes 22 seconds East (called North 90 degrees 00 minutes 00 seconds East), with the south right of way line of said Park Street and the north line of said Harvey tract, 237.88 feet passing a 1/2" iron rod found a distance of 237.88 feet (called 232.00 feet) in all to the Point of Beginning and containing 0.7507 acres of land.

137

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[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement / Pay Off Requests: (888) 313-1969

POST
AT 9:21 o'clock

AUG 10

SHERRY LEMON,
WISE COUN
BY *[Signature]*

TS#: 15-14860

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 6/23/2009, SALVADOR ALVAREZ AND KELLI ALVAREZ, as Grantor/ executed and delivered that certain Deed of Trust, in favor of SCOTT R. VALBY, as Trustee Electronic Registration Systems, Inc. solely as nominee for SOUTHWEST FUNDING, LP, Beneficiary which deed of trust secures the payment of that certain promissory note of even c therewith in the original amount of \$141,835.00, payable to the order of Mortgage Electronic Registration Systems, Inc. solely as nominee for SOUTHWEST FUNDING, LP, which Deed Recorded on 7/7/2009 as Volume 2009-43718, Book , Page , in Wise County, Texas, Deed covers all of the real property, personal property, and fixtures described therein, including , b limited to, all the following described property, rights and interests (the "Property"), to-wit;

LOT 12, BLOCK 9R, HINES & EMBRY ADDITION TO THE CITY OF BRIDGEPORT WISE COUNTY, TEXAS, AS SHOWN ON THE OFFICIAL PLAT RECORDED IN P CABINET B, SECTION 88, PLAT RECORDS, WISE COUNTY, TEXAS.

Commonly known as: 2103 LANICE AVE, BRIDGEPORT, TX 76426

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder indebtedness described in the Deed of Trust appointed **Donna Stockman, Brenda Wiggs, D Boerner, David Stockman, Tim Lewis, Guy Wiggs, Lori McCarty**, or either of them, as S Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or othe the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carri Mortgage Services, LLC whose address is 1600 Douglass Road, Anaheim, CA 92806 is actir mortgage servicer for **Carrington Mortgage Services, LLC**, which is the mortgagee of the Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing s requested either one of the Substitute Trustees to sell the Property in accordance with applica the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is author represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Purs agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is to administer the foreclosure referenced herein.



4538453



NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on TUESDAY, 9/1/2015 at 1: no later than three (3) hours after such time, being the first Tuesday of such month, of Wise C Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for ca sale will take place at the area designated by the Commissioner's Court for sales of real prop power of sale conferred by a deed of trust or other contract lien as follows: **The Southeast po Courthouse steps**

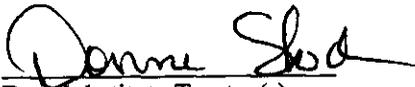
NOTICE IS FURTHER GIVEN that , except to the extent that the Substitute Trustee may l obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, convey Property shall be made without any representations or warranties whatsoever, express or impl

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusi shall be the return of monies paid to the Trustee, and the successful bidder shall have no furth

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

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

WITNESS, my hand this 8/6/2015



By: Substitute Trustee(s)

Donna Stockman, Brenda Wiggs, Denise Boerner, David Stockman, Tim Lewis, Guy Wiggs, McCarty,
C/O Carrington Foreclosure Services, LLC
1610 E. Saint Andrew Place, Suite 150F
Santa Ana, CA 92705

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAIN E USED FOR THAT PURPOSE.



1. 1. 1.

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1. 1. 1.

1. 1. 1.

Our File Number: 390.100378

Name: TIM L. DUPREE AND PATRICIA A. DUPREE, HUSBAND AND WIFE

NOTICE OF TRUSTEE'S SALE

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

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

WHEREAS, on December, 12 2007, TIM L. DUPREE AND PATRICIA A. DUPREE, HUSBAN executed a Deed Of Trust conveying to FIDELITY NATIONAL TITLE as Trustee, the Real Estate hereir MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ACTING SOLELY AS NOMINEE FC STAGE FUNDING, LLC., DBA CASCADE FINANCIAL SERVICES, in the payment of a debt therein (DEED OF TRUST being recorded under County Clerk Number 2007-18174, in the DEED OF TRUST C PROPERTY records of WISE COUNTY, TX; and

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

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original contingency and in the manner authorized by said DEED OF TRUST;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, September 1, 2015 b AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter, Real Estate at the County Courthouse in WISE COUNTY, TEXAS to the highest bidder for cash. The sa conducted in the area of the Courthouse; specifically, the Southeast porch of the Courthouse steps, of said to Section §51.002 of the Texas Property Code as amended.

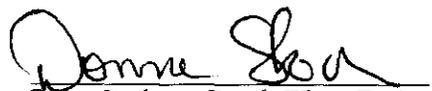
Said Real Estate is described as follows:

LOT 115, BLOCK 3, CHISHOLM HILLS, PHASE 3, AN ADDITION TO THE CITY OF FAIRVIEW, WISE COUNTY, TEXAS, ACCORDING TO PLAN RECORDED IN CABINET B, PAGE 440 AND 441, PLAT RECORDS, WISE COUNTY, TEXAS.

Property Address: 134 LAYFIELD LANE
RHOME, TX 76078
Mortgage Servicer: Carrington Mortgage Services, LLC
Noteholder: Carrington Mortgage Services, LLC
1600 South Douglass Road, Suite 200-A
Anaheim, CA 92806

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authori debt and to administer any resulting foreclosure of the property securing the above referenced loan. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the func Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorne

WITNESS MY HAND this day, August 10, 2015.


Donna Stockman, Brenda Wiggs, Denise Lewis, David Stockman, Guy Wiggs, Lor Lewis, Carolyn Smith, Rebecca Humphri Bret Allen, Substitute Trustee
c/o Angel Reyes & Associates, P.C.
5950 Berkshire Lane, Suite 410
Dallas, TX 75225 214-526-7900

POSTED

AT 9:11 o'clock A M

AUG 10 2015

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS



BUFFALO RIDGE DRIVE
WISDOM, TX 76071

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

ert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is 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, you must send written notice of the active duty military service to the sender of this notice immediately.

Date, Time, and Place of Sale.

Date: September 01, 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.

Terms of Sale. Cash.

Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien and recorded in Document CLERK'S FILE NO. 2011-7786 real property records of WISDOM, TEXAS, CANDESS D WATSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEM, mortgagee.

Obligations Secured. Deed of Trust or Contract Lien executed by CANDESS D WATSON, secured by the original principal amount of \$136,683.00, and obligations therein described in the promissory note and all modifications, renewals and extensions of the promissory note. CANDESS D WATSON is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee pursuant to the Servicing Agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure proceedings on the property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the Mortgagee. Its address is:

WELLS FARGO BANK, N.A.
3800 STATEVIEW BLVD.
FARMERSVILLE, SC 29715



DAVID STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, LORI MCCARTHY, and LORI MCCARTHY, Substitute Trustee
BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

Certificate of Posting

I, David Stockman, my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001, am under penalty of perjury that on 8-10-15 I filed at the office of the WISE County Clerk and caused to be posted in the County courthouse this notice of sale.



Print Name: David Stockman
8-10-15

POSTED
AT 2:11 o'clock

AUG 10 2015

SHERRY LEMON,
CLERK
WISE COUNTY
By Sherry Lemon



27

11/11/11



ELEVEN R (11R), BLOCK C, OF CHISHOLM SPRINGS SUBDIVISION (CHISHOLM SPRINGS WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED 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 C, 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) 271-272 AS TO PORTIONS OF BLOCK F) IN THE MAP RECORDS OF WISE COUNTY,





NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

**rt and protect your rights as a member of the armed forces of the United States. If you are or your s
ng on active military duty, including active military duty as a member of the Texas National Guard
onal Guard of another state or as a member of a reserve component of the armed forces of the United
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COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as desi
county commissioners.

Terms of Sale. Cash.

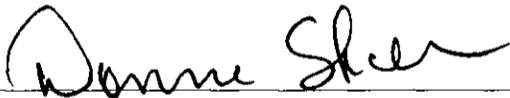
Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contr
and recorded in Document VOLUME 1029, PAGE 123 real property records of WISE Cour
CAVES AND LINDA L CAVES, grantor(s) and MORTGAGE ELECTRONIC REGISTR
ERS"), AS NOMINEE, mortgagee.

Obligations Secured. Deed of Trust or Contract Lien executed by CHARLES L CAVES
ing the payment of the indebtednesses in the original principal amount of \$84,804.00, and c
ding but not limited to the promissory note and all modifications, renewals and extensio
ORGAN CHASE BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the
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gage Servicer is authorized to collect the debt and to administer any resulting foreclosure
erty referenced above. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, a
senting the current mortgagee, whose address is:

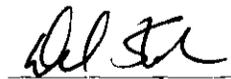
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
VISION DRIVE
COLUMBUS, OH 43219

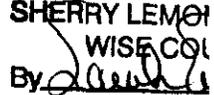


DAVID STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, LORI MCCAI
LEWIS
Substitute Trustee
BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
5000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

e Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive /Florence, SC
433/scra.military.orders@chase.com

me is David Stockman Certificate of Posting, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addis
re under penalty of perjury that on 8-10-15 I filed at the office of the WISE County Clerk and caused to be
County courthouse this notice of sale.


Grant Name: David Stockman
8-10-15

PO
AT 9:11 o'
AUG
SHERRY LEMON
WISE CO
By 



ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE SMITH S TRACT NO. 744, WISE COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 2.5 ACRE TRACTS AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD AT THE NORTHEAST CORNER OF SAID CAVES TRACT, CENTER OF A TRACT AS DESCRIBED IN DEED TO LYNDEL VANSCICK, AND SAID IRON ROD BEING ON THE CENTERLINE OF BROCK LANE;

THENCE SOUTH 01 DEGREES 11 MINUTES 18 SECONDS EAST, DEPARTING THE CENTER OF SAID BROCK LANE AND RUNNING ALONG THE WEST LINE OF SAID VANSCICK TRACT, A DISTANCE OF 374.97 FEET TO A SET 1/2" IRON ROD;

THENCE SOUTH 89 DEGREES 24 MINUTES 10 SECONDS WEST, DEPARTING THE WEST LINE SAID VANSCICK TRACT, A DISTANCE OF 116.17 FEET TO A SET 1/2" IRON ROD;

THENCE NORTH 01 DEGREES 11 MINUTES 18 SECONDS WEST, A DISTANCE OF 374.97 FEET TO A SET 1/2" IRON ROD ON THE NORTH LINE OF SAID CAVES TRACT AND IN THE CENTER OF SAID BROCK LANE;

THENCE NORTH 89 DEGREES 24 MINUTES 10 SECONDS EAST, ALONG THE NORTH LINE OF SAID CAVES TRACT AND IN THE CENTER LINE OF SAID BROCK LANE, A DISTANCE OF 116.17 FEET TO THE POINT BEGINNING 43,558 SQUARE FEET OR 1.000 ACRE OF LAND, MORE OR LESS.





NOTICE OF TRUSTEE'S SALE

KNOW ALL MEN BY THESE PRESENTS

STATE OF TEXAS

COUNTY OF WISE

WHEREAS, by Deed of Trust dated August 18, 2003, recorded in Page 613, in Wise County Deed of Trust Records, Wise County, Texas, executed by YoVonna Cowan and Mary Marshall to Alvin Miller, securing SHADOW WOOD MKB JOINT VENTURE with the property being situated in the County of Wise,

Exhibit "A"

(herein the "Property") to secure that certain Promissory Note therein describing an original principal amount of \$26,700.00, executed by YoVonna Cowan and Mary Marshall made payable to the order of SHADOW WOOD-MKB JOINT VENTURE

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

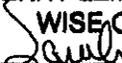
NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on Tuesday, September 1, 2015, between the hours of 1:00 o'clock p.m. and 4:00 o'clock p.m., I will sell said real estate at the area of the County Courthouse in Wise County, Texas, to the highest bidder for cash. Said sale will begin at 1:00 o'clock p.m. or later than three (3) hours thereafter.

WITNESS MY HAND THIS 3rd day of August,



Alvin Miller, Trustee

P
AT 9:57

AU
SHERRY LEM
WISE C
By 

Field Notes For:

A 5.17 acre tract of land in the F. Rozales Survey A-70 County, Texas and being a part of a tract of land described in deed to Marvin Porter recorded in Volume 533, Page Real Records, Wise County, Texas and being more particularly described as follows:

BEGINNING at an iron rod found at the west corner of said first tract and the in the northeast line of a tract described in deed to the Veterans Land Board recorded in 731, Page 832, Real Records, Wise County, Texas;

THENCE North $44^{\circ}22'31''$ East with the northwest line of said first tract 290.89 feet to an iron rod set for corner;

THENCE South $45^{\circ}18'44''$ East 802.06 feet to an iron rod set northwest line of a sixty foot road;

THENCE South $44^{\circ}41'16''$ West with said road 89.34 feet to rod set for the beginning of a 80.00 foot radius curve, the of circle of said curve bears South $22^{\circ}39'48''$ West;

THENCE Westerly along said curve through a central arc $157^{\circ}58'32''$ for an arc length of 220.58 feet to an iron rod corner;

THENCE South $44^{\circ}41'16''$ West 36.33 feet to an iron rod set southwest line of said Porter fourth tract;

THENCE North $46^{\circ}46'13''$ West 188.01 feet to an iron rod for the west corner of said Porter fourth tract and the south corner of said Porter third tract;

THENCE North $45^{\circ}49'19''$ West 218.10 feet to an iron rod for the west corner of said Porter third tract and the south corner of said Porter second tract;

THENCE North $45^{\circ}49'00''$ West 215.45 feet to an iron rod for the west corner of said Porter second tract and the south corner of said Porter first tract;

THENCE North $45^{\circ}58'32''$ West 209.01 feet to the POINT OF BEGINNING

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

There are no visible easements or encroachments except as



Notice of Foreclosure Sale

August 5, 2015

Modified, Renewed and Extended Deed of Trust (the "Deed of Trust"):

Dated: June 28, 2010

Grantor: LaVonna Gates

Trustee: Lia E Rardin

Lender: Lia E Rardin

Recorded in: Wise County, Texas real property records as Document Number 58574 on June 30, 2010; Transfer of Lien filed 8/15/2014 as Document Number 2014-08268; being in renewal and extension of prior trust recorded as Instrument number 274958, as Document Number 333568, as Document Number 391291, and as Document Number 50502

Secures: Balloon Note in the original principal amount of \$64,000, evidenced by a Deed of Trust between LaVonna Gates and Francesca Dean Buck and payable to the order of Northwest Bank, now modified by Modified Renewed and Extended Note (the "Note") by LaVonna Gates ("Borrower") and payable to McCuiston Profit Sharing Plan, now payable to Lia E Rardin ("Lender")

Property: Being a 14.28 acre tract in the Lee C. Smith Survey, Abstract Number 10000, Section 34, T12N, R10E, Wise County, Texas, also being part of a certain called 30.00 acre tract described by instrument recorded in Volume 821, page 423, Official Records, Wise County, Texas;

together with a 30 foot ingress and egress easement contained within the 30.00 acre tract;

both the 14.28 acre tract and the 1.00 acre easement tract being described particularly by metes and bounds in Exhibit A attached hereto and herein by reference for all purposes.

Substitute Trustee: Lia E Rardin, 7557 Rambler Road, Suite 820, Dallas, Texas

Notice of Foreclosure Sale

PC
AT/0:33
AUG
SHERRY LEM
WISE C
BY *[Signature]*

Foreclosure Sale:

Date: Tuesday, September 1, 2015

Time: The sale of the Property will be held between the hours of 10:00a.m. to 2:00 p.m. local time, the earliest time at which the Foreclosure Sale will be held.

Place: at the door of the first floor in the southeast corner of the Wise County Courthouse located at 101 ½ North Trinity, Decatur, Texas or any other place designated by the commissioners court of Wise County, Texas

Terms of Sale: The Foreclosure Sale will be conducted as a public auction. The Property will be sold to the highest bidder for cash, except that Lender's bid may be accepted in whole or in part 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 Deed of Trust. Because of the default, Lender, the current owner and holder of the Note has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Lender hereby gives notice of Lender's election to proceed against and sell both the real property and personal property described in the Deed of Trust in accordance with Lender's right 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 above, Substitute Trustee will sell the Property in accordance with the Terms described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduling of the 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, in so far as 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 of Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

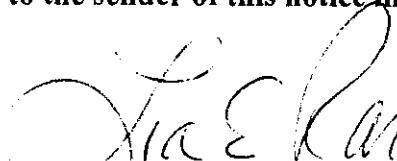
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any express or implied warranties, except as to the warranties (if any) stated in the Deed of Trust.



provided for under the Deed of Trust. Prospective bidders are advised to conduct independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Further conditions shall be announced before bidding is opened for the first sale of the Property by Substitute 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 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 in

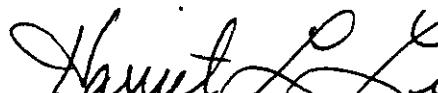

Lia-E Rardin, Substitute Trustee

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned notary public, on this day personally appeared _____ who is the person known to me whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration expressed.

Given under my hand and seal of office this 5th day of August, 2015.




Notary Public, State of 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 ANY 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

WHEREAS, on **February 10, 1998**, **Jay C. Martin**, as grantor(s) executed a Deed (Ann Mayner, filed in Deed Records, Wise County, Texas, certain real property located in State of Texas, and being more particularly described as **Lot 36, Brighton Oaks, more spec Exhibit A attached hereto and made a part hereof for all intents and purposes**, to secure certain Real Estate Note in the amount of, **\$22,900.00** (the note), the Deed of Trust being recorded in Deed Records, **Wise County, Texas, in Volume 771, Page 435**. WHEREAS, (i) default has occurred on the Note secured by the Deed of Trust and/or in the performance of the covenants, agreements set forth in the Deed of Trust, and (ii) the sums due and payable under the Note and the Deed of Trust are wholly due and payable, and (iii) owner and holder of the Note, pursuant to the Deed of Trust, has undersigned to sell the property and satisfy the note, the proceeds of such sale to be applied to the provisions of the Deed of Trust; and

WHEREAS, the undersigned **Substitute Trustee**, acting upon the request of **Ann Mayner** presents is hereby posting, filing and giving notice of the foreclosure of the Deed of Trust 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 after due publication of this notice as required by law and the Deed of Trust, will sell the Property to the highest bidder, or bidders, for cash, at a time no earlier than **10:00 a.m.** and not later than the first Tuesday in September, 2015 at the **Wise County Courthouse, Decatur, Texas** on **September 1, 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, 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 STATUS TO THE SENDER OF THIS NOTICE IMMEDIATELY.

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


Emory Russell
Substitute Trustee

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

POSTED
AT 10:46 o'clock A

AUG 04 2015

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By  DEF



1903

EXHIBIT "A"
TRACT 36 BRIGHTON OAKS

Being a tract or parcel of land in Section 19, M.E. Survey, Abstract No. 625, situated in Wise County, Texas, a portion of that certain 25.653 acre tract described in the deed of the Cacharel Companies, Inc., recorded in Volume 660, Records, Wise County, Texas, and this tract being more fully described as follows:

BEGINNING at a 1/2" iron pin set in the West line of said 25.653 acre tract, 739.91 feet South 00°08'12" East from the corner;
THENCE East, a distance of 275.69 feet to a 1/2" iron pin set in the West line of Bolt Court, a 60 ft. wide right-of-way as set out in Volume 673, Page 142, Records, Wise County, Texas;
THENCE South 04°38'36" East, along said West line of said 25.653 acre tract, a distance of 155.10 feet to a 1/2" iron pin set for the corner;
THENCE West, a distance of 287.88 feet to a 1/2" iron pin set in the West line of said 25.653 acre tract;
THENCE North 00°08'12" West, along the West line of said 25.653 acre tract, a distance of 154.59 feet to the POINT OF BEGINNING, containing 1.000 acres of land.



NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 03/29/2012
Grantor(s): TERRY B CARTER AND SPOUSE, JODY CARTER
Original Mortgagee: WELLS FARGO BANK, NATIONAL ASSOCIATION
Original Principal: \$83,923.00
Recording Information: Instrument 2012-4422
Property County: Wise

Property:

BEING A 2.000 ACRE TRACT OF LAND SITUATED IN THE M.E.P SURVEY, ABSTRACT NO. 633, IN WISE COUNTY, TEXAS, AN CERTAIN TRACT OF LAND DESCRIBED BY DEED TO RAYMOND WIFE, LORRAINE G. REILLY, AS RECORDED IN VOLUME 869, PA DEED RECORDS OF WISE COUNTY, TEXAS (D.R.W.C.T.), SAME BEING KNOWN AS LOT 224 OF HILLS OF OLIVER CREEK, AN SUBDIVISION IN SAID WISE COUNTY, AND BEING MORE I DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE NORTHWEST C HEREIN DESCRIBED TRACT, SAME POINT BEING THE SOUTHWES TRACT OF LAND DESCRIBED BY DEED TO MARK W. TOLIVER TOLIVER, AS RECORDED IN VOLUME 1087, PAGE 631, D.R.W.C.T BEING IN THE EAST LINE PRIVATE ROAD NO. 4442;

THENCE NORTH 80 DEGREES 29 MINUTES 34 SECONDS EAST, ALC LINE OF SAID TOLIVER TRACT, A DISTANCE OF 435.60 FEET TO A ROD FOUND FOR CORNER, SAME POINT BEING IN THE WEST LI OF LAND DESCRIBED BY DEED TO SCOTT L. STORY AND AI RECORDED IN VOLUME 1664, PAGE 255, D.R.W.C.T.;

THENCE SOUTH 09 DEGREES 30 MINUTES 26 SECONDS EAST, ALI LINE OF SAID STORY TRACT, PASSING AT A DISTANCE OF 58.03 I IRON ROD FOUND FOR THE NORTHWEST CORNER OF A TR DESCRIBED BY DEED TO DAVID C. REEVES, AS RECORDED IN PAGE 810, D.R.C.W.T., CONTINUING ON SAID COURSE A TOTAL 237.69 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAM IN THE NORTH LINE OF PRIVATE ROAD NO. 4441;

THENCE NORTH 89 DEGREES 38 MINUTES 04 SECONDS WES NORTH LINE OF SAID PRIVATE ROAD NO. 4441, A DISTANCE OF A 1/2 INCH IRON ROD FOUND FOR CORNER, SAME POINT BEIN LINE OF SAID PRIVATE ROAD NO. 4442, SAME POINT BEING THE A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 330 FE CHORD BEARS NORTH 04 DEGREES 34 MINUTES 16 SECONDS WE OF 56.79 FEET;

THENCE ALONG THE EAST LINE OF SAID PRIVATE ROAD NO. 44 SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF MINUTES 20 SECONDS, AN ARC LENGTH OF 56.86 FEET TO A 1/2 I FOUND FOR CORNER;

THENCE NORTH 09 DEGREES 30 MINUTES 26 SECONDS WES ALONG THE EAST LINE OF SAID PRIVATE ROAD NO. 4442, A DIST FEET TO THE POINT OF BEGINNING AND CONTAINING A TOTAL OF LAND, MORE OR LESS.

Reported Address: 231 PRIVATE ROAD 4441, RHOME, TX 76078

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to the 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 1st day of September, 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, 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 Boerlind, Lori McCarty, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander 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 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

POSTED
5:17 o'clock P M
JUL 27 2015
LEMON, COUNTY CLERK
SE COUNTY TEXAS
[Signature] DEPUTY

Sarah Enochs



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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 Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Lori McCarty, Crist Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

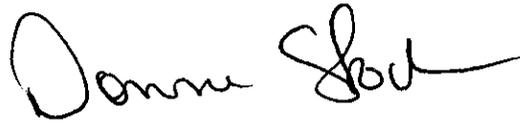
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Mortgage Servicer and Substitute Trustees;

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 immediately due and payable.
2. Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Lori McCarty, Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any one of them, Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than 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 referred to in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property 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 set forth in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property on their own risk and "at his peril", and no representation is made concerning the quality or nature of title to be conveyed. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.





NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 09/15/2003
Grantor(s): JOEL PHILLIP COPLEN AND SPOUSE, JOBETH S. COPLEN
Original Mortgagee: WELLS FARGO BANK TEXAS, N.A.
Original Principal: \$304,646.00
Recording Information: Book 1341 Page 494 Instrument 336182
Property County: Wise
Property:

BEING THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SI COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBE BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A P ALL PURPOSES.

A TRACT OF LAND OUT OF THE LEVI SWINFORD SURVEY, AI WISE COUNTY, TEXAS, AND BEING A PORTION OF THE TRAC FIRST TRACT AND SECOND TRACT IN A DEED OF RECORD IN V 165, DEED RECORDS, WISE COUNTY, TEXAS, OF WHICH MENTIO FOR FURTHER REFERENCE AND BEING MORE PARTICULARL METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON PIN IN A FENCE LINE, SAID POINT DEGREES 19 MINUTES WEST 427.1 FEET FROM THE SOUTHEAST ABOVE REFERENCED SECOND TRACT, SAID POINT BEING CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 89 DEGREES 47 MINUTES WEST 2000.7 FEET TO THE EASTERLY RIGHT FENCE OF A COUNTY ROAD;

THENCE NORTH 00 DEGREES 14 MINUTES WEST 435.5 FEET AL LINE TO AN IRON PIN AT FENCE CORNER FOR THE NORTHWEST HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 47 MINUTES EAST 2000.3 FEET TO FENCE CORNER FOR THE NORTHEAST CORNER OF THE HE TRACT;

THENCE SOUTH 00 DEGREES 19 MINUTES EAST 435.5 FEET FENCE LINE TO THE POINT OF BEGINNING AND CONTAINING 20.0 ACRES OF LAND, MORE OR LESS.

Reported Address: 1762 CR 4698, BOYD, TX 76023

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: The Bank of New York Mellon, f/k/a The Bank of New York, successor in interest to JPMorgan Chase Bank, N.A. as Trustee for Bear Stearns Asset Backed Securitization Trust 2005-SD2, Asset-Backed Certificates, Series 2005-SD2

Mortgage Servicer: Wells Fargo Bank, N. A.

Current Beneficiary: The Bank of New York Mellon, f/k/a The Bank of New York, successor in interest to JPMorgan Chase Bank, N.A. as Trustee for Bear Stearns Asset Backed Securitization Trust 2005-SD2, Asset-Backed Certificates, Series 2005-SD2

Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 1st day of September, 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, if the preceding area is no longer the designated area, at the area most recently designated on the plat of the property as shown on 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 pursuant to 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 the Mortgage Servicer; 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; 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 removed 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 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, have been removed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

POSTED
5:10 o'clock P M
JUL 27 2015

LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
DEPUTY

Sarah Enochs



- Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any 1 Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than 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 referred to in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property 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 set forth in the Deed of Trust. The property shall be offered "AS-IS", "with all faults", "as is, where is, with all its faults", "purchasers will buy the property on their own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be conveyed. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice before participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.

A handwritten signature in black ink, appearing to read "Donna E. Madole". The signature is written in a cursive style with a long, sweeping tail.

