Notice of Foreclosure Sale

Date:	November 5, 2015
Type of Security Instrument:	Deed of Trust
Date of Instrument:	October 3, 2014
Grantor(s):	William J. Mullahy and Alice J. Stack-Mullahy
Trustee:	J. Michael Ferguson
Beneficiary:	Alvord 287 Joint Venture
County of Property:	Wise
Recording Information:	Deed of Trust is recorded in Index No.201410610 of the Real Property Records of Wise County, Texas.
Property Description:	See Exhibit "A" *(More Commonly Known as 751 PR 4732, Rhome, TX 76078)*
Note:	
Date of Note:	October 3, 2014
Amount:	$24,500.00
Debtor(s):	William J. Mullahy and Alice J. Stack-Mullahy
Holder:	Alvord 287 Joint Venture
Date of Sale of Property:	December 1, 2015
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 9:45 o'clock A M

NOV 16 2015

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

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, Official Records, Wise County, Texas and being more particularly described as follows:

BEGINNING at an iron rod set in the south line of a sixty foot road from which the southwest corner of said Joint

Venture tract bears South 00°18'41" East 935.25 feet and South 89°41'19" West 2670.83 feet;

THENCE North 89°41'19" East with the South line of said road 188.53 feet to an iron rod set for corner;

THENCE South 00°18'41" East 372.80 feet to an iron rod set for corner;

THENCE North 74°45'54" West 195.69 feet to an iron rod set for corner;

THENCE North 00°18'41" West 320.35 feet to the POINT OF BEGINNING.

(AKA Lot 68 of Diamond Ridge Estates, an unrecorded subdivision)

Notice of Foreclosure Sale

Date:	November 5, 2015
Type of Security Instrument:	Deed of Trust
Date of Instrument:	June 5, 2015
Grantor(s):	Manuel Martinez, a married man claiming other property as his homestead
Trustee:	J. Michael Ferguson
Beneficiary:	The Alvord 287 Joint Venture
County of Property:	Wise
Recording Information:	Deed of Trust is recorded in Index No.201507000 of the Real Property Records of Wise County, Texas.
Property Description:	See "Exhibit A" *(More Commonly Known as 939 Private Rd., 4732, Rhome, Texas)*
Note:	
Date of Note:	June 5, 2015
Amount:	$30,500.00
Debtor(s):	Manuel Martinez, a married man claiming other property as his homestead
Holder:	The Alvord 287 Joint Venture
Date of Sale of Property:	December 1, 2015
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.

POSTED
AT 9:45 o'clock A M

NOV 16 2015

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

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

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 from which the southwest corner of said Joint Venture tract bears South 00°18'41" East 614.90 feet and South 89°41'19" West 837.78 feet;

THENCE North 00°18'41" West 320.35 feet to an iron rod set in the south line of a sixty foot road;

THENCE North 89°41'19" East with the south line of said road 203.96 feet to an iron rod set for corner;

THENCE South 00°18'41" East 320.35 feet to an iron rod set for corner;

THENCE South 89°41'19" West 203.96 feet to the POINT OF BEGINNING.

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

There are no visible easements or encroachments except as shown.

Notice of Foreclosure Sale

Date:	November 5, 2015
Type of Security Instrument:	Deed of Trust
Date of Instrument:	March 1, 2013
Grantor(s):	Robert L Henderson and Shelly Hall
Trustee:	J. Michael Ferguson
Beneficiary:	Alvord 287 Joint Venture
County of Property:	Wise
Recording Information:	Deed of Trust is recorded in Index No.201321624 of the Real Property Records of Wise County, Texas.
Property Description:	See Exhibit "A" *(More Commonly Known as D R lot 41, Rhome, Texas 76078)*
Note:	
Date of Note:	March 1, 2013
Amount:	$28,500.00
Debtor(s):	Robert L Henderson and Shelly Hall
Holder:	Alvord 287 Joint Venture
Date of Sale of Property:	December 1, 2015
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.

POSTED
AT 9:45 o'clock A M

NOV 16 2015

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

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

Lot 41

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 north line of said Joint Venture tract from which the northwest corner of said tract bears South 89° 36' 57" West 2287.65 feet;

THENCE South 00° 18' 41" East 322.66 feet to an iron rod set in the north line of a sixty foot road;

THENCE North 89° 41' 19" East with the north line of said road 202.42 feet to an iron rod set for corner;

THENCE North 00° 18' 41" West 322.92 feet to an iron rod set in the north line of said Joint Venture tract;

THENCE South 89° 36' 57" West 202.42 feet to the POINT OF BEGINNING.

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Notice is hereby given that a public sale at auction of the Property (as that term is defined and described below) will be held at the date, time and place specified in this notice.

DATE OF SALE: Tuesday, the 1st day of December, 2015 (which is the first Tuesday of that month).

TIME OF SALE: The earliest time at which the sale shall occur is 10:00 a.m. The sale shall begin at that time or not later than three hours after that time.

PLACE OF SALE: At the area at the Wise County Courthouse, 101 North Trinity Street, Decatur, Texas, designated by the Commissioner's Court of Wise County, Texas, where foreclosure sales are to take place, such designation is currently the Southeast Porch of the Wise County Courthouse.

INFORMATION REGARDING THE DEED OF TRUST LIEN THAT IS THE SUBJECT OF THIS SALE:

NAME OF DOCUMENT: Deed of Trust (With Security Agreement and Assignment of Rents) (together with all modifications, extensions and renewals, the "Deed of Trust")

DATE: June 24, 2011

GRANTOR: 51 Development Group, Inc.

BENEFICIARY: Regions Bank

TRUSTEE: Ryan Colburn

RECORDING INFORMATION: Document No. 2011-7845, Real Property Records, Wise County, Texas

PROPERTY DESCRIPTION: The real property located in Wise County, Texas, being more particularly described on **Exhibit "A"** attached hereto and made a part hereof for all purposes, together with the improvements, fixtures, and other real and personal property described in the Deed of Trust (collectively, the "Property").

INDEBTEDNESS SECURED:

NAME OF DOCUMENT: Promissory Note (together with all modifications, extensions and renewals, the "Note")

DATE: June 24, 2011

FACE AMOUNT: $3,000,000.00

MAKER: 51 Development Group, Inc.

POSTED
AT 4:21 o'clock P M

NOV 10 2015

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

PAYEE: Regions Bank

SUBSTITUTION OF TRUSTEE:

NAME OF DOCUMENT: Removal and Appointment of Substitute Trustee

DATE: November 9, 2015

NAME OF SUBSTITUTE TRUSTEE: Elaine Flores

ADDRESS OF SUBSTITUTE TRUSTEE: 901 Main Street, Suite 4400, Dallas, Texas 75202

NAME OF SUBSTITUTE TRUSTEE: Alison Cross

ADDRESS OF SUBSTITUTE TRUSTEE: 901 Main Street, Suite 4400, Dallas, Texas 75202

NAME OF SUBSTITUTE TRUSTEE: Dana Knollenberg

ADDRESS OF SUBSTITUTE TRUSTEE: 2801 Network Blvd., Suite 600, Frisco, Texas 75034

Default has occurred in the payment of the Note secured by the Deed of Trust. The indebtedness evidenced by the Note is now wholly due and payable. The owner and holder of the indebtedness has requested that the undersigned, as Substitute Trustee under the Deed of Trust, sell the Property, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust.

The owner and holder of the indebtedness has further requested that the undersigned, as Substitute Trustee under the Deed of Trust, sell all of the components of the Property that are personal property in accordance with the terms of the Deed of Trust and Article 9 of the Texas Uniform Commercial Code. The sale of the personalty will be held at the same time and place as the above-described real property sale; however, to the extent permitted by Article 9 of the Texas Uniform Commercial Code, the undersigned has been instructed to proceed as to both the real and personal property in accordance with the rights and remedies of the owner and holder of the indebtedness in respect of the real property, i.e., in accordance with the Deed of Trust.

Therefore, at the date, time and place set forth above, the undersigned, as Substitute Trustee, will sell the Property to the highest bidder for cash, pursuant to the terms of the Deed of Trust.

IN WITNESS WHEREOF this Notice of Substitute Trustee's Sale has been executed on this the 10th day of November, 2015.

Elaine Flores

Elaine Flores, Substitute Trustee

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was ACKNOWLEDGED before me on November 10, 2015, by Elaine Flores, Substitute Trustee, who acknowledged to me that she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

MARY A MEDRANO
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 01/21/2019

Mary A. Medrano

Notary Public in and for the
State of Texas

My Commission Expires

Printed Name

EXHIBIT A

Property Description

Being Lot 1, Block B, Decatur Community Hospital Addition, an Addition to the City of Decatur, Wise County, Texas, according to the plat recorded in Cabinet C, Slide 426, Plat Records, Wise County, Texas.

502 A & B VALLEYRIDGE COURT
DECATUR, TX 76234

00000005555073

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: December 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.

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 24, 2010 and recorded in Document CLERK'S FILE NO. 2010-54650 real property records of WISE County, Texas, with EUGENE P. WESTLAKE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by EUGENE P. WESTLAKE, securing the payment of the indebtednesses in the original principal amount of $159,137.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

6. **Mortgage Servicer Information**. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP
7105 CORPORATE DRIVE
PLANO, TX 75024

Donna Stockman

DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, DAVID STOCKMAN, TIM LEWIS, GUY WIGGS, LORI MCCARTY, AURORA CAMPOS, RAMIRO CUEVAS, MARKCOS PINEDA, KELLEY BURNS, AARTI PATEL, MATTHEW WOLFSON, OR DANIEL WILLSIE
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is Donna Stockman, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 11-9-15 I filed at the office of the WISE County Clerk and caused to be posted at the WISE County courthouse this notice of sale.

Donna Stockman

Declarants Name: Donna Stockman
Date: 11-9-15

NOS00000005555073

FCTX_NSTS_Sigs.rpt - (07/27/2015) - Ver-43

POSTED
AT 3:32 o'clock P M
NOV 09 2015
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Kim Griffith DEPUTY
Kim Griffith

EXHIBIT "A"

LOT 18, BLOCK 2 OF NORTHRIDGE, AN ADDITION TO THE CITY OF DECATUR, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SECTION 363, PLAT RECORDS, WISE COUNTY, TEXAS.

12105 SHINE AVENUE
RHOME, TX 76078

00000005584412

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: December 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.

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

3. ***Instrument to be Foreclosed.*** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 04, 2014 and recorded in Document CLERK'S FILE NO. 201409348 real property records of WISE County, Texas, with TICCARA N CASSELL, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by TICCARA N CASSELL, securing the payment of the indebtednesses in the original principal amount of $110,854.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. AMERICAN FINANCIAL NETWORK, INC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o PROVIDENT FUNDING ASSOCIATES
1235 N. DUTTON, SUITE E
SANTA ROSA, CA 95401

Donna Stock

DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, LORI MCCARTY, OR TIM LEWIS
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is Donna Stockman, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 11-9-15 I filed at the office of the WISE County Clerk and caused to be posted at the WISE County courthouse this notice of sale.

Donna Stock

Declarants Name: Donna Stockman
Date: 11-9-15

NOS00000005584412

FCTX_NSTS_Sigs.rpt - (07/27/2015) - Ver-43

POSTED
AT 3:31 o'clock P M
NOV 09 2015
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By: Kim Griffith DEPUTY
Kim Griffith

EXHIBIT "A"

LOT 21, IN BLOCK 13, OF SHALE CREEK, AN ADDITION TO WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 336 AND 337, PLAT RECORDS, WISE COUNTY, TEXAS.

202 BUFFALO RIDGE DRIVE
NEWARK, TX 76071

20130010100896

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: December 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.

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

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

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CANDESS D WATSON, securing the payment of the indebtednesses in the original principal amount of $136,683.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

Donna Sh

DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, LORI MCCARTY, OR TIM LEWIS
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is Donna Stockman, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 11-9-15 I filed at the office of the WISE County Clerk and caused to be posted at the WISE County courthouse this notice of sale.

Donna Sh

Declarants Name: Donna Stockman
Date: 11-9-15

NOS2013001010089 6

FCTX_NSTS_Sign.rpt - (07/27/2015) - Ver-43

POSTED
AT 3:31 o'clock P M
NOV 09 2015
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
BY Kim Griffith DEPUTY

EXHIBIT "A"

LOT ELEVEN R (11R), BLOCK C, OF CHISHOLM SPRINGS SUBDIVISION (CHISHOLM SPRINGS SUBDIVISION), LOCATED IN WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, SLIDE(S) 177-179, (REFILED IN CABINET C, SLIDE(S) 184-186), MAP RECORDS OF WISE COUNTY, TEXAS

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

TS No TX08000125-15-1 APN Z000000535 / R2100.0026.01 / R000033075 TO No TX08000125-15-1

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Donna Stockman, Brenda Wiggs, Denise Boerner,
Angela Lewis, Lupe Tabita, Amy Lemus
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

POSTED
AT 3:31 o'clock P M

NOV 09 2015

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
BY _____ DEPUTY
Sarah Enochs

TS No TX08000125-15-1 APN Z000000535 / R2100.0026.01 / R000033075 TO No TX08000125-15-1

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on December 18, 2006, JEFF W. CLARK, JOINED HEREIN PRO FORMA BY HIS SPOUSE, CINDY CLARK. as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of ROB V. BUDHWA as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for FIELDSTONE MORTGAGE COMPANY., its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of $57,600.00, payable to the order of U.S. Bank National Association as Trustee, Successor in Interest to Bank of America, N.A. as Trustee SBM to LaSalle Bank, N.A. as Trustee for Bear Stearns Asset-Backed Securities I Trust 2007-HE3, Asset-Backed Certificates, Series 2007-HE3 as current Beneficiary, which Deed of Trust recorded on December 21, 2006 as Document No. 2006-399386 in Book 1763, on Page 600 in Wise County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN Z000000535 / R2100.0026.01 / R000033075

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Donna Stockman, Brenda Wiggs, Denise Boerner, Angela Lewis, Lupe Tabita, Amy Lemus or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and U.S. Bank National Association as Trustee, Successor in Interest to Bank of America, N.A. as Trustee SBM to LaSalle Bank, N.A. as Trustee for Bear Stearns Asset-Backed Securities I Trust 2007-HE3, Asset-Backed Certificates, Series 2007-HE3, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, December 1, 2015 at 01:00 PM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Wise County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **On the southeast porch of the Wise County Courthouse steps, or if the preceding area is no longer the designated area, at**

the area most recently designated by the County Commissioner's Court.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and U.S. Bank National Association as Trustee, Successor in Interest to Bank of America, N.A. as Trustee SBM to LaSalle Bank, N.A. as Trustee for Bear Stearns Asset-Backed Securities I Trust 2007-HE3, Asset-Backed Certificates, Series 2007-HE3's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and U.S. Bank National Association as Trustee, Successor in Interest to Bank of America, N.A. as Trustee SBM to LaSalle Bank, N.A. as Trustee for Bear Stearns Asset-Backed Securities I Trust 2007-HE3, Asset-Backed Certificates, Series 2007-HE3's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

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

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

WITNESS, my hand this 26th day of October 2015

By: Donna Stockman, Brenda Wiggs, Denise Boerner, Angela Lewis, Lupe Tabita, Amy Lemus
Substitute Trustee(s)

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

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

EXHIBIT "A"

TRACT 26-A, OAK COUNTRY II DESCRIPTION FOR A TRACT OF LAND SITUATED IN THE W.E. LANE SURVEY, ABSTRACT NUMBER 1231, WISE COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND DESCRIBED IN A DEED TO DEUTSCHE BANK NATIONAL TRUST COMPANY, RECORDED IN VOLUME 1893, PAGE 286, OFFICIAL RECORDS, WISE COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 1/2 INCH CAPPED "4277" REBAR ROD SET (CONTROL MONUMENT) IN THE WEST LINE OF COUNTY ROAD 3695, A 50' RIGHT OF WAY, SAME BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO DATE MILBERN WRINKLE AND THERESIA WRINKLE, RECORDED IN VOLUME 1505, PAGE 379, OFFICIAL RECORDS, WISE COUNTY, TEXAS; THENCE S02°27'03"E (BASE BEARING), 110.07 FEET ALONG THE WEST LINE OF COUNTY ROAD 3695 TO A 1/2" REBAR ROD FOUND, SAME BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO MICHAEL MEDFORD, RECORDED IN VOLUME 438, PAGE 307, DEED RECORDS, WISE COUNTY, TEXAS; THENCE S89°19'37"W, 422.58 FEET ALONG THE COMMON LINE OF SAID DEUTSCHE TRACT AND SAID MEDFORD TRACT TO A 1/2" REBAR ROD FOUND IN THE EAST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO ROBERT A. BURNETT AND LINDA F. BURNETT, RECORDED IN VOLUME 434, PAGE 283, DEED RECORDS, WISE COUNTY, TEXAS; THENCE N00°00'42"E, 112.70 FEET ALONG THE COMMON LINE OF SAID DEUTSCHE TRACT AND SAID BURNETT TRACT TO A 1/2" REBAR ROD FOUND, SAME BEING THE SOUTHWEST CORNER OF SAID WRINKLE TRACT; THENCE N89°41'35"E, 417.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.07 ACRES OF LAND MORE OR LESS.

Our File Number: 390.100307
Name: GREG C. PANNELL AND KARA A. PANNELL, HUSBAND AND WIFE

NOTICE OF TRUSTEE'S SALE

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.

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.

WHEREAS, on July, 31 2007, GREG C. PANNELL AND KARA A. PANNELL, HUSBAND AND WIFE, executed a Texas Deed Of Trust conveying to NANCY J. SCHRIEDEL as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR WORLDWIDE MORTGAGE COMPANY, in the payment of a debt therein described, said TEXAS DEED OF TRUST being recorded under County Clerk Number 2007-11894, in the DEED OF TRUST OR REAL PROPERTY records of **WISE** COUNTY, TX; and

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **December 1, 2015** between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in **WISE** COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse; specifically, the Southeast porch of the Courthouse steps or any other area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, of said county, pursuant to Section §51.002 of the Texas Property Code as amended.

Said Real Estate is described as follows:

TRACT I: BEING A PORTION OF LOT 1, HEITHECKER ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C, SECTION 430, PLAT RECORDS, WISE COUNTY, TEXAS, SAID PORTION BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.
TRACT II: CENTERLINE OF 10' INGRESS & EGRESS EASEMENT: BEING A PORTION OF LOT 1, HEITHECKER ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C, SECTION 430, PLAT RECORDS, WISE COUNTY, TEXAS, SAID PORTION BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.
INCLUDES THE MANUFACTURED HOUSING UNIT AS PART OF THE REAL PROPERTY DESCRIBED AS: MAKE: OAK CREEK HOME, MODEL: 5577, YEAR: 2007, SERIAL NUMBER(S): 0C010717749 A/B, LABEL NUMBER(S): PFS0980725/6 WIDTH AND LENGTH: 16X56

Property Address:	710 CR 4270 DECATUR, TX 76234
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 the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.
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.

WITNESS MY HAND this day, November 9, 2015.

POSTED
AT 3:31 o'clock P M

NOV 09 2015

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

Donna Stockman, Brenda Wiggs, Denise Boerner, Angela Lewis, David Stockman, Guy Wiggs, Lori McCarty, Tim Lewis, Chance Oliver or Bret Allen, Substitute Trustee
c/o Angel Reyes & Associates, P.C.
5950 Berkshire Lane, Suite 410
Dallas, TX 75225 469-425-3140

CONFIDENTIAL

EXHIBIT "A"

TRACT I

BEING a portion of Lot 1, Heithecker Estates, according to the plat thereof recorded in Cabinet C, Section 430, Plat Records, Wise County, Texas, said portion being more particularly described by metes and bounds as follows:

BEGINNING at an ell corner on the east line of said Lot 1;
THENCE South 10 degrees 41 minutes 00 seconds East a distance of 83.74 feet;
THENCE South 88 degrees 36 minutes 06 seconds West a distance of 237.66 feet;
THENCE North 1 degree 12 minutes 04 seconds West a distance of 432.25 feet;
THENCE North 88 degrees 36 minutes 06 seconds East a distance of 165.51 feet to a point on the aforementioned east line of said Lot 1;
THENCE South 10 degrees 41 minutes 00 seconds East, along said line, a distance of 354.24 feet to the POINT OF BEGINNING and containing 2.0 acres of land.

TRACT II- CENTERLINE OF 10' INGRESS & EGRESS EASEMENT

BEING a portion of Lot 1, Heithecker Estates, according to the plat thereof recorded in Cabinet C, Section 430, Plat Records, Wise County, Texas, said portion being more particularly described by metes and bounds as follows:

BEGINNING at a point on the east line of said Lot 1 being South 1 degree 57 minutes 00 seconds East 85.33 feet from an angle point on the east line of said Lot 1;
THENCE South 88 degrees 19 minutes 41 seconds West a distance of 83.03 feet;
THENCE North 8 degrees 38 minutes 27 seconds West a distance of 42.22 feet;
THENCE North 8 degrees 22 minutes 36 seconds East a distance of 40.65 feet;
THENCE North 10 degrees 19 minutes 18 seconds West a distance of 32.75 feet;
THENCE North 60 degrees 29 minutes 14 seconds West a distance of 63.64 feet;
THENCE South 89 degrees 26 minutes 31 seconds West 208.84 feet and being the center-line of a 10 feet ingress and egress easement.

POSTED
AT 3:29 o'clock P M

NOV 09 2015

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

Sarah Enochs

[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

TS#: 15-14522

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 9/13/2007, JENNER G JONES and wife, SHIRLEY J JONES, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Troy A. Fore, Jr, as Trustee, Mortgage Electronic Registration Systems, Inc., solely as nominee for Intrust
Mortgage, Inc, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of $79,579.00, payable to the order of Mortgage Electronic Registration Systems, Inc., solely as nominee for Intrust
Mortgage, Inc, which Deed of Trust is Recorded on 9/19/2007 as Volume 2007-13631, Book **1860**, Page 442, in Wise County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

See attached exhibit "A" attached hereto and made a part hereof

Commonly known as: **182 DORFLINGER CT, BOYD, TX 76023**

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

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on TUESDAY, **12/1/2015** at **1:00 PM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **Wise** County,

4549858

Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **The Southeast porch of the Courthouse steps**

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

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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

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.

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.

WITNESS, my hand this 11/5/2015

Donna Stock

By: Substitute Trustee(s)
Donna Stockman or Brenda Wiggs or Denise Boerner or David Stockman or Tim Lewis or Guy Wiggs , Lori 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 OBTAINED WILL BE USED FOR THAT PURPOSE.

EXHIBIT A

1.00 acre situated in and being a portion of the M.E.P.&P. RR. CO. SURVEY, Section No. 19, Abstract No. 625, Wise County, Texas, said tract also being known as Lot 19, Brighton Oaks Addition, an unrecorded subdivision in Wise County, Texas and being that same tract of land conveyed to Daniel G. Miller in deed recorded in Volume 1547 Page 211, Official Records, Wise County, Texas.

BEGINNING at a ½" iron found, said iron being called by deed to be S.04°38'36"E., 452.63 feet from the Northeasterly corner of Volume 660, Page 497, Real Records, Wise County, Texas, said iron also being in the centerline of a 100 foot wide Brazos Electric Power Cooperative Easement recorded in Volume 125, Page 825, Deed Records, Wise County, Texas;

THENCE S.04°36'14"E., with the centerline of said Brazos Electric Co-op Easement, 189.49 feet to a ½" iron found;
THENCE S.89°56'27"W., 230.86 feet to a ½" iron found in the East line of Dorflinger Court;
THENCE N.04°33'14"W., with the East line of said Dorflinger Court, 189.72 feet to a ½" iron found;
THENCE East, 230.71 feet to the POINT OF BEGINNING and containing 1.00 acre of land.

POSTED
AT 1:42 o'clock P M
NOV 06 2015
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By [illegible] DEPUTY
Vicky Gaona

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.

THE STATE OF TEXAS)

COUNTY OF WISE)

Notice is hereby given that whereas, on July 13, 2011, Teresia M. Blaylock, executed a deed of trust to the State Director for Rural Development for the State of Texas and his successors in office as State Director or Acting State Director, Trustee, for the benefit of the United States of America, Beneficiary, as more fully shown by instrument recorded in Book 2268, Page 288, Official Records, Wise County, Texas, reference to which is hereby made for a more complete description of the property covered thereby and the terms and effects of such instrument; and

WHEREAS, said deed of trust specifically authorized the appointment of a substitute trustee by the Beneficiary of said deed of trust; and

WHEREAS, by authority of the said deed of trust, the United States of America, Beneficiary thereunder, acting by and through the duly authorized representative of the Secretary of Agriculture, pursuant to the delegations of authority contained in the Federal Register, the contents of which publication are to be judicially

noticed pursuant to Section 1507, Title 44, United States Code, did on October 6, 2015, appoint the undersigned as Substitute Trustee; and

WHEREAS, default has occurred in the payment of the promissory note described in said deed of trust and in the covenants contained in said deed of trust; and

WHEREAS, the Beneficiary, the United States of America, acting by and through the duly authorized representative of the Secretary of Agriculture, as aforesaid, has requested me to enforce this deed of trust;

NOW, THEREFORE, I hereby give notice that after the due publication of this notice as required by said deed of trust and the law, I will sell at public vendue to the highest bidder or bidders, for cash, at the southeast porch at the courthouse in Decatur, Wise County, Texas, in which county such property is situated, at 10:00 a.m., or within three hours thereafter, on the first Tuesday of December, being the 1st day of December 2015, the following land located in said county and more particularly described as follows:

Lot 26, Block 3, Runaway Bay, a subdivision in Wise County, Texas, according to the plat recorded in Plat Cabinet A, Section 444, Plat Records, Wise County, Texas.

SUBJECT, HOWEVER TO THE FOLLOWING:

1. Restrictive covenants recorded in Volume 302, Page 207, Volume 320, Page 19, Volume 317, Page 563, and Volume 326, Page 377, Deed Records, Wise County, Texas.

2. Shortages in area.

3. Reservation and/or conveyance of all oil gas and other minerals by predecessors in title.

4. Pipeline easement from J.D. Craft et ux to Lone Star Gas Co., in instrument dated March 29, 1956, recorded in Volume 206, Page 296, Deed Records, Wise County, Texas.

5. Pipeline easement from J.D. Craft et ux to Lone Star Gas Co., in instrument dated May 29, 1956, recorded in Volume 206, Page 483, Deed Records, Wise County, Texas.

6. Pipeline easement from J.D. Craft et ux to Lone Star Gas Co., in instrument dated November 7, 1956, recorded in Volume 209, Page 291, Deed Records, Wise County, Texas.

7. Pipeline easement from J.D. Craft et ux to Lone Star Gas Co., in instrument dated September 4, 1958, recorded in Volume 221, Page 208, Deed Records, Wise County, Texas.

8. Pipeline easement from J.D. Craft et ux to Lone Star Gas Co., in instrument dated March 9, 1956, recorded in Volume 226, Page 223, Deed Records, Wise County, Texas.

9. Right of ingress and egress for the purpose of exploring for oil, gas and other minerals, for mining and transporting of same, as granted by Oil & Gas Lease from J.D. Craft and wife, Helen Louise Craft to C.L. Gage, dated September 20, 1952, recorded in Volume 71, Page 524, Lease Records, Wise County, Texas, as amended by Amended Oil and Gas Lease executed by J.D. Craft and wife, and Lone Star Producing Co., dated February 8, 1957, recorded in Volume 97, Page 373, Lease Records, Wise County, Texas, as granted by Oil and Gas Lease from Tarrant County Water Control & Improvement District No. 1 to C.L. Gage dated November 20, 1952, recorded in Volume 72, Page 80, Lease Records, Wise County, Texas. Both leases amended by agreement dated April 16, 1971, between Lone Star Producing Co. and Lone Star Gas Co. as lease owners and Lake Bridgeport Properties and Lake Bridgeport Building Corp. recorded in Volume 310, Page 455, Deed Records of Wise County, Texas.

10. All anchor easements, drainage easements, and utility easements, aerial easements, pipeline or gas line easements, and all other easements including streets or roadways as shown on the recorded plat of said Subdivision or Runaway Bay.

11. Pipeline easement from J.D. Craft to Service Pipeline Co., dated June 23, 1958, recorded in Volume 219, Page 222, Deed Records, Wise County, Texas.

12. Powerline easement from Lake Bridgeport Properties to Texas Power and Light Co., dated August 10, 1966, recorded in Volume 275, Page 307, Deed Records of Wise County, Texas.

13. Powerline easement from Lake Bridgeport Properties to Texas Power and Light Co., et al, dated October 20, 1966, recorded in Volume 277, Page 336, Deed Records of Wise County, Texas.

14. Easement from Western Fun Corporation to United Telephone Co. of Texas, dated November 10, 1986, Recorded in Volume 215, Page 298, Real Records of Wise County, Texas.

15. 25' front building setback line, 15' rear building setback line, 7.5' side building setback lines, shown on survey dated June 28, 2011, revised July 5, 2011, prepared by Michael B.H. Davis, RPLS # 5094.

16. 5' Utility easement along the rear property line, shown on survey dated June 28, 2011, revised July 5, 2011, prepared by Michael B.H. Davis, RPLS # 5094.

17. Anchor easement, shown on survey dated June 28, 2011, revised July 5, 2011, prepared by Michael B.H. Davis, RPLS # 5094.

18. Overhead utility line and power pole, on the herein described property, as shown on survey dated June 28, 2011, revised July 5, 2011, prepared by Michael B.H. Davis, RPLS # 5094.

19. Any part or portion of the herein described property lying within the bounds of any private or public street or road or being used for road purposes.

20. Unpaid ad valorem taxes.

EXECUTED this 5 day of November, 2015.

Cecil C. Chandler, Jr.
Substitute Trustee
1604 West Business 380, Suite 100
Decatur, Texas 76234
(940) 627-3531 ext. 4

ACKNOWLEDGMENT

THE STATE OF TEXAS)

COUNTY OF WISE)

This instrument was acknowledged before me on November 5, 2015, by Cecil C. Chandler, Jr., as Substitute Trustee.

(SEAL)

MELODYE MASSEY
Notary Public
STATE OF TEXAS
My Comm. Exp. October 21, 2019

Notary Public, State of Texas

POSTED
AT 1:42 o'clock P M
NOV 06 2015
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By [illegible] DEPUTY
Vicky Gibona

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.

THE STATE OF TEXAS)

COUNTY OF WISE)

Notice is hereby given that whereas, on November 23, 2010, Daphnie D. Baker and husband, Dwayne A. Baker, executed a deed of trust to the State Director for Rural Development for the State of Texas and his successors in office as State Director or Acting State Director, Trustee, for the benefit of the United States of America, Beneficiary, as more fully shown by instrument recorded in Volume 2203, Page 438, Official Records, Wise County, Texas, reference to which is hereby made for a more complete description of the property covered thereby and the terms and effects of such instrument; and

WHEREAS, said deed of trust specifically authorized the appointment of a substitute trustee by the Beneficiary of said deed of trust; and

WHEREAS, by authority of the said deed of trust, the United States of America, Beneficiary thereunder, acting by and through the duly authorized representative of the Secretary of Agriculture, pursuant to the delegations of authority contained in the Federal Register, the contents of which publication are to be judicially

noticed pursuant to Section 1507, Title 44, United States Code, did on October 6, 2015, appoint the undersigned as Substitute Trustee; and

WHEREAS, default has occurred in the payment of the promissory note described in said deed of trust and in the covenants contained in said deed of trust; and

WHEREAS, the Beneficiary, the United States of America, acting by and through the duly authorized representative of the Secretary of Agriculture, as aforesaid, has requested me to enforce this deed of trust;

NOW, THEREFORE, I hereby give notice that after the due publication of this notice as required by said deed of trust and the law, I will sell at public vendue to the highest bidder or bidders, for cash, at the southeast porch at the courthouse in Decatur, Wise County, Texas, in which county such property is situated, at 10:00 a.m., or within three hours thereafter, on the first Tuesday of December, being the 1st day of December 2015, the following land located in said county and more particularly described as follows:

Lot 40, Block 6, Unit Number 1, of Runaway Bay, a subdivision in Wise County, Texas, according to the plat recorded in Plat Cabinet A, Slide 121, Plat Records of Wise County, Texas.

SUBJECT, HOWEVER TO THE FOLLOWING:

1. Restrictive covenants recorded in Volume 274, Page 581, Deed Records, Wise County, Texas,

2. Shortages in area.

3. Reservation and/or conveyance of all oil gas and other minerals by predecessors in title.

4. Right of ingress and egress reserved by LONE STAR GAS COMPANY in a Partial Release of Easement dated October 28, 1966, to LAKE BRIDGEPORT PROPERTIES, recorded in Volume 12, Page 363, Release Records, Wise County, Texas, reference to which instrument is hereby made for all purposes.

5. Easement for flood and water purposes affecting all of the subject property lying below 851 feet above mean sea level, as retained by the grantor in the deed from TARRANT COUNTY WATER CONTROL & IMPROVEMENT DISTRICT No. 1 to J.D. CRAFT, dated July 1, 1952, recorded in Volume 187, Page 480, Deed Records, Wise County, Texas, as amended by Partial Release of Easements from TARRANT COUNTY WATER CONTROL & IMPROVEMENT DISTRICT No. 1 to W. ROY HASTINGS ET AL, dated December 31, 1955, recorded in Volume 271, Page 593, Deed Records, Wise County, Texas; amended by Correction Deeed from LAKE BRIDGEPORT PROPERTIES to TARRANT COUNTY WATER CONTROL & IMPROVEMENT DISTRICT No. 1, dated December 8, 1967, recorded in Volume 285, Page 169, Deed Records, Wise County, Texas; and as amended by Warranty Deed Correction by LAKE BRIDGEPORT PROPERTIES and TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT No. 1, dated March 11, 1968, recorded in Volume 286, Page 580, Deed Records, Wise County, Texas.

6. 20' building setback lines and utility easement as shown on plat recorded in Plat Cabinet "A", Section 121, Wise County Plat Records, and further shown on survey dated November 17, 2010, prepared by Micheal E.H. Davis, RPLS# 5094.

7. Water meter as as shown on survey dated November 17, 2010, prepared by Micheal E.H. Davis, RPLS# 5094.

8. Easement as reserved by COLONIAL FINANCIAL SERVICES, INC. in deed to ZELLA BOHNN as recorded in Volume 414, Page 393, Deed Records, Wise County, Texas.

9. Any part or portion of the herein described property lying within the bounds of any private or public street or road or being used for road purposes.

10. Any and all liens arising by reason of unpaid bills or claims for work performed or materials furnished in connection with improvements placed, or to be placed, upon the subject land.

11. Unpaid ad valorem taxes.

EXECUTED this 5 day of November, 2015.

Cecil C. Chandler, Jr.
Substitute Trustee
1604 West Business 380, Suite 100
Decatur, Texas 76234
(940) 627-3531 ext. 4

ACKNOWLEDGMENT

THE STATE OF TEXAS)

COUNTY OF WISE)

This instrument was acknowledged before me on November 5, 2015, by Cecil C. Chandler, Jr., as Substitute Trustee.

MELODYE MASSEY
Notary Public
STATE OF TEXAS
My Comm. Exp. October 21, 2019

(SEAL)

Melodye Massey
Notary Public, State of Texas

POSTED
AT 10:25 o'clock A M

NOV 06 2015

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: November 10, 2015

Obligation: Joint interest billings in the aggregate amount of $29,506.09 as of October 15, 2015, owed by Multiple Debtors ("Debtors"), more particularly described on Exhibit "B" hereto, pursuant to the "Operating Agreements" (herein so called) described below.

Operating Agreements:

1. Operating Agreement dated May 27, 2001 and recorded October 12, 2015 in Document 201510062, official public records of Wise County, Texas

Lienholder, Original Trustee and Property:

Lienholder and Lienholder's Address: Rife Energy Operating, Inc., 3880 Hulen Street, Suite 510, Fort Worth, Texas 76107.

Original Trustee: M.O. Rife, III

Property: *See* Exhibit A attached hereto and incorporated herein by reference.

Substitute Trustee: David Archer has been appointed as substitute trustee ("Substitute Trustee") empowered to act independently, in the place of the Original Trustee, M.O. Rife, III, upon the contingency and in the manner authorized by the Operating Agreements.

Substitute Trustee's Address: 3880 Hulen Street, Suite 510, Fort Worth, Texas 76107.

Date, Time and Place of Sale.

Date: Tuesday, December 1, 2015.

Time: The sale will begin no earlier than 1:00 P. M. and no later than three hours thereafter. The sale shall be completed by no later than 4:00 P. M.

Place: Wise County Courthouse Decatur, Texas, at the following location: The door of the first floor in the Southeast Corner of the Wise County Courthouse, Decatur, Texas, or the place as designated by the County Commissioners of Wise County, Texas, twenty-one (21) days prior to the posting of this notice.

The sale will be conducted as a public auction to the highest bidder for cash. Lienholder has instructed Substitute Trustee to offer Debtor's interest in the Property for sale toward the satisfaction of the Obligation. Conveyance of the Property shall be made "AS IS," "WHERE IS" without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

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 Operating Agreements. The sale shall not cover any part of the Property that has been released of public record from the lien of the Operating Agreements. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the amount paid. The purchaser shall have no further recourse against the Substitute Trustee, Lienholder or any Lienholder agent.

David Archer, 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 MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD LOCATED IN 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.

EXHIBIT A

Any reference in this Exhibit to wells or units is for administrative convenience and identification and shall not limit or restrict the right, title, interest and properties covered by the Operating Agreements. All right, title and interest of Debtor in the Property described herein shall be subject to the Operating Agreements, regardless of the presence of any units or wells not described herein.

Unless otherwise expressly provided, all recording references in this Exhibit are references to the official public records of real property in Wise County, Texas in which the Property is located and in which record documents relating to the Property are recorded, whether Conveyance Records, Deed Records, Mortgage Records, Oil and Gas Records, Oil and Gas Lease Records, or other records.

THE LEASES

CRAIG MUNCASTER CONTRACT AREA LEASES

1. Oil and Gas Lease dated October 24, 2000, from Bill Muncaster and wife, Susan Muncaster, Lessor, to Frisco Oil Corporation, Lessee, recorded at Volume 1124, Page 588, Official Public Records Cooke County, Texas.
2. Oil and Gas Lease dated effective as of August 12, 2003, from Bank of America, N.A., Trustee of the Kathryn H. Craig, Stephen Dudley Heard and Lillie D. Heard Memorial Trust U/W/O Kathryn H. Craig, Lessor, to KEW Drilling, Lessee, a memorandum of such lease being recorded at Volume 1327, Page 310, Official Records Wise County, Texas.
3. Oil and Gas Lease dated August 12, 2003, from Bank of America, N.A., Trustee of the Kathryn H. Craig, Stephen Dudley Heard and Lillie D. Heard Memorial Trust U/W/O Thomas E. Craig, Lessor, to KEW Drilling, Lessee, a memorandum giving notice of such lease being recorded at Volume 1327, Page 307 Official Public Records, Wise County, Texas.

FLETCHER CONTRACT AREA LEASES

1. Oil and Gas Lease dated May 24, 2000, from Kyle C. Fletcher and wife, Mayme Lou Fletcher, Lessor, to Ed Harris, Lessee, recorded at Volume 971, Page 876, Official Public Records, Wise County, Texas.
2. Oil and Gas Lease dated May 30, 2000, from Vicki Grimes, Lessor, to Ed Harris, Lessee, recorded at Volume 971, Page 870, Official Public Records, Wise County, Texas.
3. Oil and Gas Lease dated May 30, 2000, from Karen Johnston Roth, Lessor, to Ed Harris, Lessee, recorded at Volume 971, Page 873, Official Public Records, Wise County, Texas.

NOBLES CONTRACT AREA LEASES

1. Oil and Gas Lease dated May 3, 2004 from Nobles Family Partners, Ltd., Lessor, to Rife Oil Properties, Inc., Lessee, recorded at Volume 1422, Page 742, Official Public Records, Wise County, Texas.
2. Oil and Gas Lease dated September 8, 2000 from Anne Miller Jameson, et al, Lessor, to Mitchell Energy Corporation, Lessee, recorded at Volume 994, Page 276, Official Public Records, Wise County, Texas.

[*Remainder of page intentionally left blank.*]

EXHIBIT B

OWNER CODE	NAME	ADDRESS	CITY	STATE	ZIP	AMOUNT
100	ZUMAQUE ENERGY GROUP USA, LLC	16625 PARK TEN PLACE, STE 500	HOUSTON	TX	77084	$ 8336.39
200	BARNETT COMBO ACQUISITION, LLC	4407 BEE CAVES ROAD, STE 421	AUSTIN	TX	78746	$ 222.00
953	JOHN HOLTON	1108 8TH ST	WELLINGTON	TX	79095	$ 1972.57
965	PHONG VAN TRAN	507 BRISTLECONE DR	ARLINGTON	TX	76018-1452	$ 1686.09
1158	INDEX INVESTMENTS	201 ST CHARLES AVENUE #114-361	NEW ORLEANS	LA	70170	$ 7071.03
1186	CLAY ENERGY DEVELOPMENT CO	3007 CAMBRIDGE DR	ARLINGTON	TX	76013	$ 6886.99
1241	BRIAN HILL	11618 CIMAREC STREET	DALLAS	TX	75218	$ 1102.18
1243	ASHRAF R. MIHANNI, MD	316 PASEO DE VIDA	ALTUS	OK	73521	$ 562.25
1718	CONTINENTAL EXPLORATION, LLC	275 WEST CAMPBELL ROAD, STE 440	RICHARDSON	TX	75082	$ 1666.59

[*Remainder of page intentionally left blank.*]

POSTED
AT 3:13 o'clock P M

NOV 05 2015

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

Notice of Foreclosure Sale
November 5, 2015

Deed of Trust, Security Agreement, Financing Statement ("Deed of Trust"):

Dated:	March 7, 2011
Grantor:	Paul M. Givens, Sr. and Rosemary Givens
Trustee:	Jamie Cook and/or Embry Hines
Lender:	First State Bank
Recorded in:	Volume 2228, Page 850 of the real property records of Wise County, Texas
Secures:	Note ("Note") in the original principal amount of $99,450.00, executed by Paul Givens and Rosemary Givens ("Borrower") and payable to the order of Lender
Property:	The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described in the attached Exhibit A, and all rights and appurtenances thereto
Substitute Trustee:	Berry White
Substitute Trustee's Address:	104 Hackberry Ct., Runaway Bay, TX, 76426
Foreclosure Sale:	
Date:	Tuesday, December 1, 2015
Time:	The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00am.
Place:	The Southeast porch of the courthouse steps of the Wise County Court House.
Terms of Sale:	The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that First State Bank's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

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

Code.

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

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

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by First State Bank. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

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

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) DENTIFIED 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.

Berry White
104 Hackberry Ct.
Runaway Bay, TX 76426
Telephone 940.268.5294
Telecopier 888.396.6271

EXHIBIT "A"

Surface estate only and subject to all rights, privileges and immunities relating to interest not constituting part of the surface to the following described property:

Tract 3 of RAY'S ADDITION, a subdivision of a 74.746 acre tract of land in Blocks 3 and 20 of the VAN ZANDT COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 1182, Wise County, Texas, said Ray's Addition plat being recorded in Volume A, Page 341, Plat Records, Wise County, Texas, and Tract 3 of said addition being more fully described by metes and bounds as follows:

COMMENCING at the Northeast corner of Block 20 of the Van Zandt County School land Survey;

THENCE South 1399.00 feet to a point, North 88°36'00" West, 1703.58 feet to a point and North 00°54'00" East, 529.61 feet to an iron pin at the Southwest corner and POINT OF BEGINNING of Tract 3;

THENCE North 00°54'00" East, 312.00 feet to an iron pin in the South right of way line of Belle Road;

THENCE North 87°45'00" East with said right of way line, 210.66 feet to an iron pin at the beginning of a curve to the left, (radius=120.40 feet);

THENCE with said curve, 174.45 feet to an iron pin at the end of said curve;

THENCE North 04°44'00" East, 164.77 feet to an iron pin at the beginning of a curve to the right, (radius=41.51 feet);

THENCE with said curve, 42.34 feet to an iron pin at the end of said curve;

THENCE North 63°10'20" East, 26.50 feet to an iron pin at the beginning of a curve to the right, (radius=345.84 feet);

THENCE with said curve, 73.34 feet to an iron pin at the end of the curve;

THENCE North 75°19'20" East, 59.00 feet to an iron pin at the beginning of a curve to the right, (radius=42.67 feet);

THENCE with said curve, 65.43 feet to an iron pin at the end of the curve;

THENCE South 16°49'20" East, 368.10 feet to an iron pin at a corner of this tract;

THENCE South 30°56'23" West leaving the road right of way, 618.35 feet to an iron pin at an interior corner of this tract;

THENCE North 57°05'26" West, 424.32 feet to the POINT OF BEGINNING and containing 7.855 acres of land, more or less.

Current Borrower: DOUGLAS KING, A MARRIED MAN JOINED HEREIN BY CHERYL KING
MH File Number: TX-14-23819-FC
VA/FHA/PMI Number:
Loan Type: Conventional Residential
Property Address: 12424 STEELWOOD LN, RHOME, TX 76078

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
7/29/2005

Grantor(s)/Mortgagor(s):
DOUGLAS KING, A MARRIED MAN JOINED HEREIN BY CHERYL KING

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

Current Beneficiary/Mortgagee:
U.S. Bank National Association, as trustee, on behalf of the holders of the Home Equity Asset Trust 2005-7 Home Equity Pass-Through Certificates, Series 2005-7

Recorded in:
Volume:
Page:
Instrument No: 98920

Property County:
DENTON

Mortgage Servicer:
Select Portfolio Servicing, Inc. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
3815 South West Temple, Salt Lake City, UT 84115

Legal Description: LOT 17, BLOCK 6, SHALE CREEK, AN ADDITION TO DENTON AND WISE COUNTIES, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET V, PAGE 374, MAP/PLAT RECORDS, DENTON COUNTY, TEXAS, AND CABINET B, SLIDE 336, MAP/PLAT RECORDS, WISE COUNTY, TEXAS.

Date of Sale: 12/1/2015 **Earliest Time Sale Will Begin:** 1:00PM

Place of Sale of Property: THE COURTYARD AREA OF THE SOUTHWEST CORNER OF THE DENTON COUNTY COURTS BUILDING OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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

Notice Pursuant to Tex. Prop. Code § 51.002(i): **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.**

Shelley Ortolani

Shelley Ortolani, Robert Ortolani, Mary Mancuso or
Michele Hreha
or Cole D. Patton
or Catherine Allen-Rea
MCCARTHY HOLTHUS - TEXAS, LLP
ATTN: SALES
1255 West 15th Street, Suite 1060
Plano, TX 75075

POSTED
AT 2:17 o'clock P M

NOV 05 2015
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY

Vicky Gaona

POSTED
AT 1:32 o'clock P M

NOV 04 2015

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

Notice of Trustee's Sale

Date: November 4, 2015

Trustee: Donna Tackett

Mortgagee: Milford Investments, Inc.

Note

Date: June 18, 2013

Principal Amount: $20,508.83

Borrower: Jose A. Martinez and Maria E. Martinez

Mortgagee: Milford Investments, Inc.

Deed of Trust

Date: June 24, 2014

Grantor: Jose A. & Maria E. Martinez

Mortgagee: Milford Investments, Inc.

Recording Information: Record Number 201406331 DT, 8 pages of the Real Property Records of Wise County, Texas.

Property: Lot 38, Strawberry Estates Subdivision, Wise County Texas

County: Wise

Trustee's Name: Donna Tackett

Trustee's Address: 6850 Manhattan Blvd., Suite 108, Fort Worth, Tarrant County, Texas 76120

Date of Sale (first Tuesday of the Month): December 1, 2015

Time of Sale: 1:00 p.m.

Place of Sale: County Courthouse, Wise County, Texas in the area at the Courthouse where the Commissioners Court has designated the sales are to take place.

Donna Tackett is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

Donna Tackett

Donna Tackett, Trustee

STATE OF TEXAS

COUNTY OF TARRANT

This instrument was acknowledged before me on the 4th day of November , 2015 by Donna Tackett, Trustee.

Brenda E. McMillan

Notary Public Signature

BRENDA E MCMILLAN
My Commission Expires
January 22, 2017

Brenda E. McMillan

Notary Public Printed or Typed Name

My Commission Expires: January 22, 2017

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

STATE OF TEXAS

ORIGINAL

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF Wise

WHEREAS, on **June 25, 1999, Joye Green,** as grantor(s) executed a Deed of Trust, conveying to **JCEF Limited, A Limited Liability Company**, **Deed Records, Wise County, Texas,** certain real property located in the County of **Wise,** State of Texas, and being more particularly described as **Lot 61A, Coyote Ridge, more specifically described in Exhibit A attached hereto and made a part hereof for all intents and purposes,** to secure payment of one certain Real Estate Note in the amount of, **$22,400.00** (the note), the Deed of Trust being recorded in Deed Records, **Wise County**, Texas, in **Volume 879, Page 331.** WHEREAS, (I) default has occurred in the payment of the Note secured by the Deed of Trust and/or in the performance of the covenants, agreements, and conditions set forth in the Deed of Trust, and (ii) the sums due and payable under the Note and the Deed of Trust are now wholly due and payable, and (iii) owner and holder of the Note, pursuant to the Deed of Trust has requested the undersigned to sell the property and satisfy the note, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust; and

WHEREAS, the undersigned **Substitute Trustee**, acting upon the request of **JCEF Limited, A Limited Liability Company**, by these presents is hereby posting, filing and giving notice of the foreclosure of the Deed of Trust and lien thereof in accordance with §51.002 of the Texas Property Code and the terms and provisions of the Deed of Trust.

NOW, THEREFORE, the undersigned, the **Substitute Trustee** as aforesaid, does hereby give notice that after due publication of this notice as required by law and the Deed of Trust, will sell the Property at Public Venue to the highest bidder, or bidders, for cash, at a time no earlier than **10:00 a.m.** and not later than **1:00 p.m.** on the first Tuesday in December, 2015 at the **Wise County Courthouse, Decatur, Texas.** The same being **December 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 SERVIING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

In Witness Whereof, this notice of **Substitute Trustee's Sale** has been executed on November 3, 2015.

Emory Russell

Emory Russell
Substitute Trustee

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

ROBIN WALLACE
Notary Public, State of Texas
My Commission Expires
March 18, 2018

POSTED
AT 12:56 o'clock P M

NOV 03 2015

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

Sarah Enochs

EXHIBIT "A"

Being a 1.160 acre tract of land out of the M.E.P. & P.R.R.Co. Survey, Abstract #633, situated in Wise County, Texas, and being a portion of that certain 350.066 acre tract in the A. J. Walker Survey, Abstract #861and the M.E.P. & P.R.R.Co. Survey, Abstract #633, as conveyed to JCEF LIMITED, in Volume 538, Page 738, Real Records, Wise County, Texas, and being described by metes and bounds as follows:

BEGINNING at a ½" iron pin in the south right-of-way line of Happy Trail, a 60' private road for the northeast corner of the herein described tract and being North 89° 20' 15" West 1178.00 feet, North 00° 49' 41" East, 604.48 feet and North 89° 10' 19" West, 766.34 feet, from the most easterly southeast corner of said 350.066 acre tract;

THENCE North 89° 10' 19" West, along the said south right-of-way line a distance of 161.59 feet, to a ½" iron pin set for the corner of the herein described tract;

THENCE South 00° 49' 41" West, a distance of 312.74 feet, to a ½" iron pin set for the southwest corner of the herein described tract;

THENCE South 89° 10' 19" East, a distance of 161.59 feet, to a ½" iron pin set for the southeast corner of the herein described tract;

THENCE North 00° 49' 41" east, a distance of 312.74 feet to the POINT OF BEGINNING and containing 1.160 acres of land.

SAID 1.160 ACRE TRACT ALSO BEING KNOWN AS TRACT 61A, COYOTE RIDGE, PHASE II-A, AN UNRECORDED SUBDIVISION IN WISE COUNTY, TEXAS.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

STATE OF TEXAS

COPY

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF Wise

WHEREAS, on **November 13, 1995, John Corder and Bertha Corder,** as grantor(s) executed a Deed of Trust, conveying to **JCEF Limited, A Limited Liability Company**, **Deed Records, Wise County, Texas,** certain real property located in the County of **Wise,** State of Texas, and being more particularly described as **Lot 15, Coyote Ridge, more specifically described in Exhibit A attached hereto and made a part hereof for all intents and purposes,** to secure payment of one certain Real Estate Note in the amount of, **$25,000.00** (the note), the Deed of Trust being recorded in Deed Records, **Wise County**, Texas, in **Volume 693, Page 344.** WHEREAS, (I) default has occurred in the payment of the Note secured by the Deed of Trust and/or in the performance of the covenants, agreements, and conditions set forth in the Deed of Trust, and (ii) the sums due and payable under the Note and the Deed of Trust are now wholly due and payable, and (iii) owner and holder of the Note, pursuant to the Deed of Trust has requested the undersigned to sell the property and satisfy the note, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust; and

WHEREAS, the undersigned **Substitute Trustee**, acting upon the request of **JCEF Limited, A Limited Liability Company**, by these presents is hereby posting, filing and giving notice of the foreclosure of the Deed of Trust and lien thereof in accordance with §51.002 of the Texas Property Code and the terms and provisions of the Deed of Trust.

NOW, THEREFORE, the undersigned, the **Substitute Trustee** as aforesaid, does hereby give notice that after due publication of this notice as required by law and the Deed of Trust, will sell the Property at Public Venue to the highest bidder, or bidders, for cash, at a time no earlier than **10:00 a.m.** and not later than **1:00 p.m.** on the first Tuesday in December, 2015 at the **Wise County Courthouse, Decatur, Texas.** The same being **December 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 SERVIING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

In Witness Whereof, this notice of **Substitute Trustee's Sale** has been executed on November 3, 2015.

Emory Russell

Emory Russell
Substitute Trustee

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

POSTED
AT 12:56 o'clock P M

NOV 03 2015

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

Sarah Enochs

EXHIBIT A

FIELD NOTES
2.787 ACRES

BEING all that certain lot, tract or parcel of land situated in the A. Walker Survey Abstract Number 861 and in the M. E. P. and P. R. R. Co. Survey Abstract Number 633, in Wise County, Texas, being a part of that certain (called) 62.591 acre "Tract I" conveyed by deed from Doug Bryan to JCEF, Limited, recorded in Volume 538, Page 738, Real Records, Wise County, Texas, and being a part of that certain (called) 350.066 acre "Tract III" conveyed by deed from Doug Bryan to JCEF, Limited, recorded in Volume 538, Page 738, Real Records, Denton County, Texas, and being more particularly described as follows:

COMMENCING at an iron rod found for the southwest corner of said 350.066 acre tract, said point being the southeast corner of that certain tract of land conveyed by deed from Clarence R. Kidd, et al to KMBS Joint Venture, recorded in Volume 182, Page 749, Real Records, Wise County, Texas and in the west line of said Walker Survey;

THENCE North, 489.58 feet with said west line of said Walker Survey and with Blewett Road, a county road to an iron rod found for corner at a bend in said Road;

THENCE N 79° 25' 38" E, 2331.29 feet with said Road to the **POINT OF BEGINNING**;

THENCE N 79° 25' 38" E, 20.00 feet with said Road to a point for corner;

THENCE S 10° 34' 22" E, 800.00 feet to an iron rod set for corner;

THENCE N 79° 25' 38" E, 282.86 feet to an iron rod found for corner;

THENCE S 76° 16' 09" E, 389.07 feet to an iron rod set for corner;

THENCE S 52° 37' 52" W, 523.58 feet to an iron rod set for corner;

THENCE N 10° 34' 22" W, 376.17 feet to an iron rod set for corner;

THENCE S 79° 25' 38" W, 190.10 feet to an iron rod set for corner;

THENCE N 10° 34' 22" W, 820.00 feet to the **POINT OF BEGINNING** and containing 2.500 acres of land.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WISE County
Deed of Trust Dated: April 9, 2009
Amount: $124,208.00
Grantor(s): DEBBIE L GREEN and GARY GREEN

Original Mortgagee: SWBC MORTGAGE CORPORATION
Current Mortgagee: CITIMORTGAGE, INC.

Mortgagee Address: CITIMORTGAGE, INC., 1000 Technology Drive, O'Fallon, MO 63368

Recording Information: Document No. 2009-40198

Legal Description: SEE EXHIBIT A

Date of Sale: December 1, 2015 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

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

DONNA STOCKMAN OR BRENDA WIGGS, DENISE BOERNER, DAVID STOCKMAN, TIM LEWIS, GUY WIGGS, LORI MCCARTY, AURORA CAMPOS, RAMIRO CUEVAS, MARKCOS PINEDA, KELLEY BURNS, AARTI PATEL, MATTHEW WOLFSON, DANIEL WILLSIE OR ANGELA LEWIS have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said 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. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.), and state law, including Section 51.015 Texas Property Code. **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.**

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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

SARAH ROBBINS, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
333 Clay, Suite 2900
Houston, Texas 77002
Reference: 2015-007458

DONNA STOCKMAN OR BRENDA WIGGS, DENISE BOERNER, DAVID STOCKMAN, TIM LEWIS, GUY WIGGS, LORI MCCARTY, AURORA CAMPOS, RAMIRO CUEVAS, MARKCOS PINEDA, KELLEY BURNS, AARTI PATEL, MATTHEW WOLFSON, DANIEL WILLSIE OR ANGELA LEWIS
c/o AUCTION.COM, LLC
1 Mauchly
Irvine, California 92618

POSTED
AT 10:53 o'clock A M

OCT 29 2015

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

EXHIBIT "A"- GF# 09-33578-DRB

Being 0.74 acre of land, more or less, in the G. M. VIGIL SURVEY, Abstract No. 857, City of Decatur, Wise County, Texas, being the same tract of land as described in deed to James R. Davie, recorded in Volume 838, page 159, Official Records, Wise County, Texas; said 0.74 acre tract of land being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a capped iron stake found for the northeast corner of the tract described herein, same being the northeast corner of a tract of land as described in deed to James R Davie, recorded in Volume 838, page 159, Official Records, Wise County, Texas, and the northernmost southeast corner of a tract of land as described in deed to Barry Russell, recorded in Volume 445, page 148, Real Records, Wise County, Texas; said stake being in the southwest right of way line of North Business US Highway No. 81/287 in a curve to the right with a radius of 11,409.16 feet;

THENCE with the northeast line of said Davie tract, same being the southwest right of way line of North Business US Highway No. 81/287, and with said curve to the right having a radius of 11,409.16 feet, an arc length of 207.15 feet (Chord: South 30° 14' 34" East-207.15 feet) to an iron stake found in the southeast corner of said Davie tract, said stake being in the intersection of the southwest right of way line of North Business US Highway No. 81/287 and the north right of way line of Old Chico Road;

THENCE with the north right of way line of Old Chico Road, same being the south line of said Davie tract and the south line of the tract described herein, North 90° 00' 00" West, passing a fence and continuing with said line, intersecting again with a fence, and continuing with said fence a total distance of 246.57 feet to a post in the corner of a fence for the southwest corner of said Davie tract, same being the southwest corner of the tract described herein;

THENCE with a fence and the west line of said Davie tract, same being the west line of the tract described herein, North 13° 44' 05" West 113.24 feet to an iron stake found for the northwest corner of said Davie tract, same being the northwest corner of the tract described herein, and a southwest corner of said Russell tract;

THENCE with the a southeast line of said Russell tract, same being the northwest line of said Davie tract and the northwest line of the tract described herein, North 67° 49' 10" East 182.64 feet to the POINT OF BEGINNING, containing 0.74 acre of land, more or less.

116 SMOKEHOUSE COURT
NEWARK, TX 76071

00000005583109

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: December 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.

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

3. ***Instrument to be Foreclosed.*** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 11, 2007 and recorded in Document CLERK'S FILE NO. 2007-9931, AS AFFECTED BY CLERK'S FILE NO. 201400481 real property records of WISE County, Texas, with JEFFREY ROSADO AND JULIA SNEED, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by JEFFREY ROSADO AND JULIA SNEED, securing the payment of the indebtednesses in the original principal amount of $178,741.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note JPMORGAN CHASE BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

Donna Stockman

DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, DAVID STOCKMAN, TIM LEWIS, GUY WIGGS, LORI MCCARTY, AURORA CAMPOS, RAMIRO CUEVAS, MARKCOS PINEDA, KELLEY BURNS, AARTI PATEL, MATTHEW WOLFSON, OR DANIEL WILLSIE
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

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

Certificate of Posting

My name is David Stockman, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 10-26-15 I filed at the office of the WISE County Clerk and caused to be posted at the WISE County courthouse this notice of sale.

Declarants Name: DAVID STOCKMAN
Date: 10/26/15

POSTED
AT 10:15 o'clock A M

OCT 26 2015

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By DEPUTY

NOS00000005583109

EXHIBIT "A"

LOT 21R, BLOCK "H" OF CHISHOLM SPRINGS, AN ADDITION IN WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT CABINET C, SLIDE 184, PLAT RECORDS OF WISE COUNTY, TEXAS.

107 CATTLEMANS CREEK ROAD
NEWARK, TX 76071

00000005329297

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: December 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.

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

3. ***Instrument to be Foreclosed.*** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 13, 2012 and recorded in Document CLERK'S FILE NO. 2012-684 real property records of WISE County, Texas, with DAVID C EDWARDS AND TAMMY EDWARDS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DAVID C EDWARDS AND TAMMY EDWARDS. securing the payment of the indebtednesses in the original principal amount of $167,151.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

Donna Stockman

DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, LORI MCCARTY, OR TIM LEWIS
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is David Stockman, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 10.26.15 I filed at the office of the WISE County Clerk and caused to be posted at the WISE County courthouse this notice of sale.

David Stockman

Declarants Name: David Stockman
Date: 10/26/15

POSTED
AT 10:5 o'clock A M

OCT 26 2015

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

NOS00000005329297

FCTX_NSTS_Sigs.rpt - (07/27/2015) - Ver-43

EXHIBIT "A"

LOT SIXTEEN R (16R), BLOCK A, CHISHOLM SPRINGS SUBDIVISION (CHISHOLM SPRINGS SUBDIVISION'), IN WISE COUNTY, TEXAS. ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, SLIDE(S) 177-179, (REFILED IN CABINET C, SLIDE(S) 184-186), MAP RECORDS OF WISE COUNTY, TEXAS. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOT 1R, BLOCK A, CHISHOLM SPRINGS SUBDIVISION ('CHISHOLM SPRINGS SUBDIVISION'), LOCATED IN WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, SLIDE(S) 177-179 (REFILED IN CABINET C, SLIDE(S) 184-186 (RE-PLATTED IN CABINET C, SLIDE(S) 272-272 AS TO PORTIONS OF BLOCK F) IN THE MAP RECORDS OF WISE COUNTY, TEXAS

212 DODGE CITY TRAIL
NEWARK, TX 76071

00000004953493

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: December 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.

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 31, 2011 and recorded in Document CLERK'S FILE NO. 2011-13100 real property records of WISE County, Texas, with BRANDON L BUTCHER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by BRANDON L BUTCHER, securing the payment of the indebtednesses in the original principal amount of $143,775.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

Donna Stockman

DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, LORI MCCARTY, OR TIM LEWIS
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is David Stockman, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 10-26-15 I filed at the office of the WISE County Clerk and caused to be posted at the WISE County courthouse this notice of sale.

David Stockman

Declarants Name: DAVID STOCKMAN
Date: 10/26/15

POSTED
AT 10:15 o'clock A M

OCT 26 2015

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

NOS00000004953493

FCTX_NSTS_Sigs.rpt - (07/27/2015) - Ver-43

EXHIBIT "A"

LOT 36R1, BLOCK F, CHISHOLM SPRINGS SUBDIVISION, LOCATED IN WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET C, SLIDE 177-179, (REFILLED IN CABINET C, SLIDE 184-186) MAP RECORDS OF WISE COUNTY, TEXAS.

Corrected Notice of Foreclosure Sale

October 20, 2015

Deed of Trust - Security Agreement, Financing Statement ("Deed of Trust"):

Dated:	May 24, 2013
Grantor:	Levi Louis Hall
Trustee:	Michael H. Patterson
Lender:	First State Bank
Recorded in:	Instrument Number 201321463 of the real property records of Wise County, Texas
Secures:	Note ("Note") in the original principal amount of $25,500.00, executed by Levi Louis Hall ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender
Property:	The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property all rights and appurtenances thereto described as follows:

POSTED
AT 1:22 o'clock P M
OCT 20 2015
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Sarah Enochs DEPUTY

Lot 9, Park Springs Addition, an Addition to wise county, Texas as shown on Plat recorded in cabinet A, slide 344, plat records, wise county, Texas together with the Manufactured Home described as follows: Make: Lifestyle Homes; Model: Comet; Year: 1983; Serial Number: HI0448A; Width: 52 x Length:14; which has an address of 4533 N. Highway 101, Sunset, Texas 76270-5121

Substitute Trustee:	Berry White
Substitute Trustee's Address:	104 Hackberry Ct., Runaway Bay, TX, 76426
Foreclosure Sale: Date:	Tuesday, December 1, 2015
Time:	The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 am.
Place:	The Southeast porch of the courthouse steps of the Wise County Court House.
Terms of Sale:	The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that First State Bank's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the

MORTGAGE SERVICER.

Berry White
104 Hackberry Ct.
Runaway Bay, TX 76426

POSTED
at 2:12 o'clock P M

OCT 19 2015

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

Notice of Foreclosure Sale
October 19, 2015

Deed of Trust - Security Agreement, Financing Statement ("Deed of Trust"):

Dated:	May 24, 2013
Grantor:	Levi Louis Hall
Trustee:	Michael H. Patterson
Lender:	First State Bank
Recorded in:	Instrument Number 201321463 of the real property records of Wise County, Texas
Secures:	Note ("Note") in the original principal amount of $25,500.00, executed by Levi Louis Hall ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender
Property:	The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described in the attached Exhibit A, and all rights and appurtenances thereto
Substitute Trustee:	Berry White
Substitute Trustee's Address:	104 Hackberry Ct., Runaway Bay, TX, 76426
Foreclosure Sale: Date:	Tuesday, December 1, 2015
Time:	The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 am.
Place:	The Southeast porch of the courthouse steps of the Wise County Court House.
Terms of Sale:	The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that First State Bank's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of First State Bank's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with First State Bank's rights

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

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

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

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by First State Bank. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

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

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) DENTIFIED 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

and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

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

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

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by First State Bank. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

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

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) DENTIFIED 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.

Berry White
104 Hackberry Ct.
Runaway Bay, TX 76426

Current Borrower: MARCU[illegible]LEE JR, JOINED HEREIN PRO FORMA BY HIS S[illegible]USE, LANISHA MAHAN
MH File Number: TX-15-26020-FC
VA/FHA/PMI Number:
Loan Type: FHA
Property Address: 12405 WORTHINGTON LN, RHOME, TX 76078

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
7/29/2010

Grantor(s)/Mortgagor(s):
MARCUS H LEE JR, JOINED HEREIN PRO FORMA BY HIS SPOUSE, LANISHA MAHAN

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR UNIVERSAL AMERICAN MORTGAGE COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
Lakeview Loan Servicing, LLC

Recorded in:
Volume: 2171
Page: 603
Instrument No: 2010-60142

Property County:
WISE

Mortgage Servicer:
M&T Bank is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Fountain Plaza, Buffalo, NY 14203

Legal Description: LOT 13, BLOCK 9, SHALE CREEK, PHASE 2B, AN ADDITION TO WISE COUNTY, TEXAS, ACCORDING TO THE RE-PLAT RECORDED IN CABINET C, SLIDE 555, MAP/PLAT RECORDS, WISE COUNTY, TEXAS.

Date of Sale: 12/1/2015 **Earliest Time Sale Will Begin:** 1:00 PM

Place of Sale of Property: The Southeast porch of the courthouse steps OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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

Notice Pursuant to Tex. Prop. Code § 51.002(i): **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.**

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

POSTED
AT 3:18 o'clock P M

OCT 15 2015

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

4546957

[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

POSTED
AT 4:37 o'clock P M

OCT 12 2015

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

TS#: 14-14021

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 6/26/2008, Royce G. Hitchcock and Dawn M. Hitchcock, husband and wife, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of W. R. Starkey, Jr, as Trustee, Mortgage Electronic Registration Systems, Inc., solely as nominee for WR Starkey Mortgage L.L.P, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of $100,150.00, payable to the order of Mortgage Electronic Registration Systems, Inc., solely as nominee for WR Starkey Mortgage L.L.P, which Deed of Trust is Recorded on 7/2/2008 as Volume 2008-28024, Book , Page , Under Loan Modification agreement recorded in Volume 2295, Page 436 and Instrument No. 2011-12563 on 10/20/2011 in Wise County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

See attached exhibit "A" attached hereto and made a part hereof

Commonly known as: **160 PRIVATE ROAD 4437, RHOME, TX 76078**

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

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

4546410

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on TUESDAY, **12/1/2015** at **1:00 PM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **Wise** County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **The Southeast porch of the courthouse steps OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

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

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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

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.

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.

WITNESS, my hand this 10/7/2015

By: Substitute Trustee(s)
Donna Stockman or Brenda Wiggs or Denise Boerner or David Stockman or Tim Lewis or Guy Wiggs or Angela Lewis

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 OBTAINED WILL BE USED FOR THAT PURPOSE.

EXHIBIT "A"

Being a 2.60 acre tract in the Eli Thomasson Survey, Abstract Number 801, Wise County, Texas, being described in instrument recorded in Volume 1448, Page 454, Official Public Records Wise County, Texas, also being known as Lot 17, Hills of Oliver Creek, being described by metes and bounds as follows:

BEGINNING at a ½" iron rod found for the Northeast corner of Lot 17 & a certain called 83.226 acre tract (Parent Tract); THENCE South 18°56'46" East a distance of 327.18 feet to a 5/8" iron rod found for the Southeast corner of Lot 17;

Thence South 79°12'45" West a distance of 525.10 feet to a ½" iron rod found for the Southwest corner of Lot 17, said point also being in a curve having a radius of 230.00 feet.

THENCE with said curve to the left and the Easterly right-of-way of PR# 4437 an arc distance of 100.69 feet (Long Chord North 23°19'04" West 99.88 feet) to a ½" iron rod found for the Northwest corner of Lot 17;

THENCE North 54°09'16" East a distance of 541.31 feet to a ½" iron rod found for the most Northerly Northwest corner of Lot 17;

THENCE South 84°36'07" East a distance of 10.39 feet to the POINT OF BEGINNING and containing 2.60 acres of land.

NOTICE OF FORECLOSURE SALE

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

LOT 1R-1, OF HERITAGE CREEK ESTATES, SECTION ONE, BEING A SUBDIVISION IN WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT CABINET C, SECTION 194, PLAT RECORDS, WISE COUNTY, TEXAS; TOGETHER WITH AN UNDIVIDED INTEREST IN THE PARK AS CONVEYED BY DEED, DATED JUNE 9, 2003 FROM D.D.F.W. TRIANGLE PROPERTIES, INC. TO OWNERS, AS RECORDED IN VOLUME 1294, PAGE 657, REAL PROPERTY RECORDS, WISE COUNTY, TEXAS.

2. ***Instrument to be Foreclosed.*** The instrument to be foreclosed is the Deed of Trust dated 10/25/2013 and recorded in Document 201328153 real property records of Wise County, Texas.

3. ***Date, Time, and Place of Sale.***

Date: 12/01/2015

Time: The sale will begin no earlier than 01:00 PM or no later than three hours thereafter.

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

4. ***Terms of Sale.*** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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

Prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

5. ***Obligations Secured.*** The Deed of Trust executed by ALMA JEAN HARMON, provides that it secures the payment of the indebtedness in the original principal amount of $309,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. URBAN FINANCIAL OF AMERICA, LLC is the current mortgagee of the note and deed of trust and URBAN FINANCIAL OF AMERICA is mortgage servicer. A servicing agreement between the mortgagee, whose address is URBAN FINANCIAL OF AMERICA, LLC c/o URBAN FINANCIAL OF AMERICA, 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. ***Default and Request to Act.*** Default has occurred under the deed of trust, and the mortgagee has requested a Substitute Trustee conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

Donna Stockman

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

15-000125-220
106 HERITAGE CREEK DRIVE
RHOME, TX 76078

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POSTED
AT 4:27 o'clock p M
OCT 12 2015
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Joni Wiggly DEPUTY