

# Notice of Foreclosure Sale

**Date:** October 19, 2016

**Type of Security Instrument:** Deed of Trust

**Date of Instrument:** March 1, 2013

**Grantor(s):** Robert L Henderson and Sherry Hall

**Trustee:** Alvin Miller

**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, 750 PR 4732, Rhome, Texas 76078)

**Note:**

**Date of Note:** March 1, 2013

**Amount:** 28,500.00

**Debtor(s):** Robert L Henderson and Sherry Hall

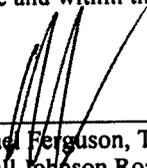
**Holder:** Alvord 287 Joint Venture

**Date of Sale of Property:** December 6, 2016

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

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

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

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

**POSTED**  
AT 12:30 o'clock P M  
NOV 15 2016  
SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS  
By  DEPUTY  
TONI GRIGSBY

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 TRUSTEE'S SALE

WHEREAS, on April 9, 2014, DONALD R. O'NEAL and BRANDY Y. O'NEAL executed a Deed of Trust conveying to James M. Cooksey, as Trustees, the Real Estate hereinafter described, to secure James M. Cooksey in the payment of a debt therein described, said Deed of Trust being recorded in Instrument 201403593 in the Official Public Records of Wise County, Texas; and

WHEREAS, the undersigned has been appointed Substitute Trustee in place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; 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 the undersigned to sell said property to satisfy said indebtedness;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, December 6, 2016, between ten o'clock a.m. and four o'clock p.m. and beginning not earlier than 10:00 AM or 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 designated by the Commissioners' Court, of said county, pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice was posted.

Said Real Estate is described as follows:

SEE EXHIBIT "A"

WITNESS MY HAND this 14 day of November, 2016.

Substitute Trustee

LF Number: BAS160070  
Obligor(s): DONALD R. O'NEAL and BRANDY Y. O'NEAL

Attorney: BARRY & SEWART, P.L.L.C.  
4151 Southwest Freeway, Suite 680  
Houston, Texas 77027  
(713) 722-0281 Phone  
(713) 722-9786 Fax

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOUR 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.

POSTED  
AT 11:24 o'clock A M

NOV 15 2016

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

**EXHIBIT "A"**  
Legal Description

Being a 4.00 acre tract in the J. Lindsey Survey, Abstract No. 502, Wise County, Texas, also being part of a certain called 34.012 acre tract described in instrument recorded in Volume 463, Page 269, Real Records, Wise County, Texas, and this part being described by metes and bounds as follows;

COMMENCING at a nail found for the Northeast corner of said 34.012 acre tract, said point also being by previous description in the occupied North line of said survey, and being 1400 feet West and 785.30 feet North 89 Degrees 33' West of the Northeast corner of said survey;

THENCE South 00 Degrees 03'00" West with the East line of said 34.012 acre tract a distance of 1856.56 feet to a 1/2" iron rod with a yellow plastic cap stamped Steadham RPLS 4281, set in the North right of way of County Road 4576 for the Southeast corner of said 34.012 acre tract;

THENCE North 89 Degrees 29'22" West with the South line of said 34.012 acre tract and with said right of way, a distance of 359.57 feet to a 1/2" iron rod with a yellow plastic cap stamped Steadham RPLS set at the Point of Beginning of the tract herein described;

THENCE North 89 Degrees 29'22" West with said right of way and with the South line of said 34.012 acre tract a distance of 427.97 feet to a 1/2" iron rod found in said right of way for the Southwest corner of said 34.012 acre tract;

THENCE North 00 Degrees 18'00" West with the West line of said 34.012 acre tract a distance of 449.90 feet to a 1/2" iron rod with a yellow plastic cap stamped Steadham RPLS 4281 set in the West line of said 34.012 acre tract for a corner;

THENCE South 89 Degrees 30'06" East a distance of 398.68 feet to a 1/2" iron rod with a yellow plastic cap stamped Steadham RPLS 4281 set for a corner;

THENCE South 04 Degrees 09'40" West a distance of 365.67 feet to a 2" steel fence post found for a corner;

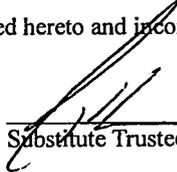
THENCE South 34 Degrees 13'22" East a distance of 103.44 East to the POINT OF BEGINNING and containing 4.00 acres of land, more or less.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

AFFIDAVIT OF POSTING

THE STATE OF TEXAS §  
  §  
COUNTY OF DALLAS §

Pursuant to the applicable provisions of Texas law, I, on the 14<sup>th</sup> day of November, 2016, on behalf of and at the specific instruction and request of the Estate of James M. Cooksey did file a Notice of Trustees Sale with the County Clerk of Wise County, Texas and did post a like Notice at the designated location at the Courthouse of Wise County, Texas. The land described in the Notice of Trustee's Sale is located in Wise County, Texas and is described in Exhibit "A" set out below/attached hereto and incorporated herein by reference for all purposes.

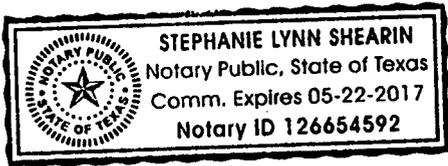
  
\_\_\_\_\_  
Substitute Trustee

SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned authority, on this day personally appeared who, if not a substitute trustee, is acting as their agent and is known to me personally or through state-issued identification and acknowledged to me that he or she posted and filed this notice in accordance with the requirements of the Texas Property Code and the applicable security instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the 14<sup>th</sup> day of November, 2016.

  
\_\_\_\_\_  
Notary Public in and for the State of Texas

My commission expires: 5-22-17



**POSTED**

AT 9:12 o'clock A M

**NOTICE OF FORECLOSURE SALE**

NOV 15 2016

State of Texas           §  
                                  §  
County of Wise         §

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

Sarah Enochs

Notice is hereby given of a public non-judicial foreclosure sale.

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

SEE ATTACHED EXHIBIT "A"

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

Date: **December 6, 2016**

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

Place: **Wise County Courthouse in Decatur, Texas**, at the following location: the area designated by the Commissioners Court of **Decatur, Wise County, Texas**, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

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

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.

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

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

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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.

4. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by Tracy Groom.
5. Obligations Secured. The Deed of Trust is dated February 13, 2002, and is recorded in the office of the County Clerk of Wise County, Texas, in/under Document No 304412, Book Vol 1137, Page 826, Official Public Records of Wise County, Texas. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the promissory note in the original principal amount of \$84,000.00, executed by Tracy Groom, and payable to the order of ABN Amro Mortgage Group.

**Original Mortgagee: ABN Amro Mortgage Group.**

**Current Mortgagee of Record: Nationstar Mortgage, LLC whose address is 8950 Cypress Waters Blvd., Coppell, TX 75019.**

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

Sent by: Jeffrey B. Lewis  
Robertson Anschutz Vettors  
1500 CityWest Blvd., Suite 700  
Houston, TX 77042

DATED November 14, 2016.



Aurora Campos, Jonathan Harrison, Markcos Plineda,  
Ramiro Cuevas, Dann Porter, Doug Woodard, Kristie  
Alvarez, Julian Perrine, Matt Hansen, Chris Demarest,  
Patrick Zwiers, Kristopher Holub, Frederick Britton,  
Joyce McGrady, Kelly Goddard, Darian Goddard, Gene  
Alyea, Substitute Trustee  
c/o Robertson Anschutz Vettors  
1500 CityWest Blvd., Suite 700  
Houston, TX 77042  
Phone: 713-244-1360

**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.**

1003904-1

## EXHIBIT A

Doc	Bk	Vol	Pg	Cop
304412	OR	1137	835	

## TRACT #194, HILLS OF OLIVER CREEK

## PROPERTY DESCRIPTION

Being a 2.000 acre tract of land out of the M.E.P. & P.R.R.Co. Survey, Abstract #633, situated in Wise County, Texas, and being a portion of that certain 590.334 acre tract of land out of the M.E.P. & P.R.R.Co. Survey, Abstract #633, B.G. Brock Survey, Abstract #131, P.P. Harding Survey, Abstract #373, E.M. Thomasson Survey, Abstract #801, and the R.M. Thompson Survey, Abstract #1248, as conveyed to AP Land Investments Limited Partnership, Dee Ring, Inc., Sandra Sue Faust, the George and Jean Kaelber Trust, the Pepper Family Limited Partnership, and Jack Doege, in Volume 664, Page 238, Real Records, Wise County, Texas, and this tract being described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin set, in the east right-of-way line of a 60' private road, for the southwest corner of the herein described tract and being South 89°38'04" East, 476.12 feet and North 00°49'41" East, 2328.78 feet, from the southwest corner of said 590.334 acre tract;  
 THENCE North 00°49'41" East, along said east right-of-way line, a distance of 200.00 feet, to a 1/2" iron pin set for the northwest corner of the herein described tract;  
 THENCE South 89°10'19" East, a distance of 435.60 feet, to a 1/2" iron pin set for the northeast corner of the herein described tract;  
 THENCE South 00°49'41" West, a distance of 200.00 feet to a 1/2" iron pin set for the southeast corner of the herein described tract;  
 THENCE North 89°10'19" West, a distance of 435.60 feet to the POINT OF BEGINNING and containing 2.000 acres of land.

The bearings for this survey are based on the bearings as they appear in Volume 664, Page 238, Real Records, Wise County, Texas.

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEES**

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

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** NOVEMBER 15, 2016

**NOTE:** Promissory Note described as follows:

Date: April 19, 2007  
Maker: Kenneth Speck  
Payee: The American National Bank of Texas successor to Citizens National Bank  
Original Principal  
Amount: \$96,000.00

**DEED OF TRUST:** Deed of Trust described as follows:

Date: April 19, 2007  
Grantor: Kenneth Speck  
Trustee: Raymond G. Dickerson  
Beneficiary: The American National Bank of Texas successor to Citizens National Bank  
Recorded: Document No. 2007-5984, Real Property Records, Wise County, Texas

**LENDER:** The American National Bank of Texas successor to Citizens National Bank

**BORROWER:** Kenneth Speck

**POSTED**  
AT 9:12 o'clock A M

NOV 15 2016

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

**PROPERTY:** The property described as follows:

THE PROPERTY LOCATED IN WISE COUNTY, TEXAS, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

**SUBSTITUTE TRUSTEE:** JOYCE MCGRADY, KELLY GODDARD, DARIAN GODDARD, GENE ALYEA

Substitute Trustee's Mailing Address:

3333 Lee Parkway, 8th Floor  
Dallas, Texas 75219

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

DECEMBER 6, 2016, the first Tuesday of the month, to commence at 10:00 AM, or within three (3) hours after that time.

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

In WISE County, Texas, in the area designated by the Commissioners Court of such County, pursuant to Section 51.002 of the Texas Property Code (if no such place is designated, then the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

#### **RECITALS**

Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the

Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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.

#### APPOINTMENT OF SUBSTITUTE TRUSTEE

**DEED OF TRUST:** Deed of Trust described as follows:

Date: April 19, 2007  
Grantor: Kenneth Speck  
Trustee: Raymond G. Dickerson  
Beneficiary: The American National Bank of Texas successor to Citizens National Bank  
Recorded: Document No. 2007-5984, Real Property Records, Wise County, Texas

**PROPERTY:** The property described as follows:

THE PROPERTY LOCATED IN WISE COUNTY, TEXAS, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

**SUBSTITUTE TRUSTEE:** JOYCE MCGRADY, KELLY GODDARD, DARIAN GODDARD, GENE ALYEA

Substitute Trustee's Mailing Address:  
c/o 3333 Lee Parkway, 8th Floor  
Dallas, Texas 75219

Each Substitute Trustee is appointed **effective as of NOVEMBER 10, 2016**, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

**Appointment of Substitute Trustees:**

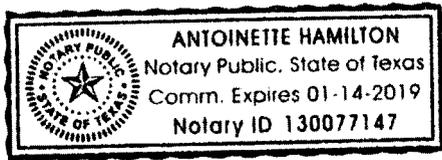
By: \_\_\_\_\_

Name: Michael P. Menton, Attorney for The American National Bank of Texas successor to Citizens National Bank

**THE STATE OF TEXAS** §  
  §  
**COUNTY OF DALLAS** §

BEFORE ME, the undersigned authority, on this day appeared Michael P. Menton, and after being by me duly sworn, stated that he executed the foregoing instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 10<sup>TH</sup> day of NOVEMBER, 2016.



*Antoinette Hamilton*  
\_\_\_\_\_  
Notary Public, State of Texas

Notice of Sale executed by:

*Kelly Goddard*  
\_\_\_\_\_

Name: *KELLY GODDARD*

Substitute Trustee

**EXHIBIT "A"**

A tract of land out of the M.E. P. & P. R.R. Co. Survey, Abstract No. 617,  
Wise County, Texas:

BEGINNING at an iron pin which lies 304.9 feet S 00 deg. 18 min. 51 sec. W and 164.45 feet West, and 714.24 feet N 88 deg. 45 min. 41 sec. W from the Northeast corner of a tract of land deeded to J.P. Hukill as shown in Volume 157, Page 544, and the Northwest corner of a tract deeded to J. P. Ledbetter, et ux as shown in Volume 321, Page 357, Deed Records, Wise County, Texas.

THENCE S 01 deg. 46 min. 14 sec. W, 792.05 feet to an iron pin in, the North line of Briar Road;

THENCE N 88 deg. 11 min. 58 sec. W, with the North line Briar Road, 226.91 feet to an iron pin;

THENCE N 0 deg. 43 min. 03 sec. E, 790.52 feet to an iron pin;

THENCE S 88 deg. 35 min. 41 sec. E, 241.43 feet to the POINT OF BEGINNING and containing 4.25 acres of land.

**POSTED**

AT 12:46 o'clock P M

**Notice of Substitute Trustee's Sale**

NOV 14 2016

SHERRY LEMON, COUNTY CLERK

WISE COUNTY, TEXAS

By Sarah Enoch DEPUTY

**Sarah Enoch**

Date: November 10, 2016

Substitute Trustee: Mike Lester

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

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

Note: \$28,000.00

Deed of Trust

Date: July 24, 2014

Grantor: Jason Downs and Ashley Nemece

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

Recording information: Document No. 201407749, Wise County, Texas

Property: Lot 94, Block 3, Chisholm Hills, Phase 3, an addition to the City of New Fairview, Wise County, Texas, according to the plat recorded in Cabinet B, Page 440 and 441, Plat Records, Wise County, Texas, including all personal property secured by the security agreement included in the Deed of Trust.

County: Wise

Date of Sale (first Tuesday of month): December 6, 2016

Time of Sale: 1:00 p.m.

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

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

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

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

  
\_\_\_\_\_  
Mike Lester

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 06, 2016

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 23, 2006 and recorded in Document VOLUME 1640, PAGE 695 real property records of WISE County, Texas, with KEITH W JOZWIAK AND CHELSEA D JOZWIAK, grantor(s) and CURTIS MORTGAGE INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by KEITH W JOZWIAK AND CHELSEA D JOZWIAK, securing the payment of the indebtednesses in the original principal amount of \$118,900.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. FEDERAL NATIONAL MORTGAGE ASSOCIATION, A/K/A FANNIE MAE 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. SETERUS, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SETERUS, INC.  
14523 SW MILLIKAN WAY SUITE 200  
BEAVERTON, OR 97005



DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, MICHELLE SCHWARTZ, OR TIM LEWIS

Substitute Trustee

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

Certificate of Posting

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

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

0000006360846

WISE



BEING LOT 5, BLOCK 3 OF PRAIRIE VIEW ESTATES - PHASE THREE B, AN ADDITION IN WISE COUNTY, TEXAS,  
ACCORDING TO THE PLAT THEREOF, RECORDED IN CABINET C, SLIDE 4, PLAT RECORDS, WISE COUNTY, TEXAS

NOV 14 2016

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

CHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS  
BY *[Signature]* DEPUTY  
Vicky Gaona

**DEED OF TRUST INFORMATION:**

**Date:** 11/29/2010  
**Grantor(s):** STEPHEN C. GILES AND WIFE, ANGIE D. GILES  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR AMERIPRO FUNDING, INC., ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$150,155.00  
**Recording Information:** Book 2203 Page 572 Instrument 2010-65043  
**Property County:** Wise  
**Property:** LOT FORTY-FIVE R (45R), BLOCK B, 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.  
**Reported Address:** 107 DODGE CITY TRAIL, NEWARK, TX 76071

**MORTGAGE SERVICING INFORMATION:**

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

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

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 6th day of December, 2016  
**Time of Sale:** 1:00PM or within three hours thereafter.  
**Place of Sale:** AT THE SOUTHEAST PORCH OF THE COURTHOUSE STEPS in Wise County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Wise County Commissioner's Court.  
**Substitute Trustee(s):** Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Dann Porter, Doug Woodard, Kristie Alvarez, Julian Perrine, Matt Hansen, Chris Demarest, Patrick Zwiars, Kristopher Holub, Frederick Britton, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act  
**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Dann Porter, Doug Woodard, Kristie Alvarez, Julian Perrine, Matt Hansen, Chris Demarest, Patrick Zwiars, Kristopher Holub, Frederick Britton, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Dann Porter, Doug Woodard, Kristie Alvarez, Julian Perrine, Matt Hansen, Chris Demarest, Patrick Zwiars, Kristopher Holub, Frederick Britton, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been

NOV 14 2016

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

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

Vicky Gaona

**DEED OF TRUST INFORMATION:**

**Date:** 09/26/2005  
**Grantor(s):** GLENDA J. KELLUM, A SINGLE WOMAN  
**Original Mortgagee:** WELLS FARGO BANK, N.A.  
**Original Principal:** \$258,948.00  
**Recording Information:** Book 1604 Page 724 Instrument 376702 ; re-recorded under Book 1717 Page 798 Instrument 392711  
**Property County:** Wise  
**Property:**

BEING 1.00 ACRES OUT OF THAT CERTAIN 15.00 ACRE TRACT OF LAND CONVEYED TO KIRK A. WOLLESEN AND WIFE, SUSAN J.G. WOLLESEN, RECORDED IN VOLUME 806, PAGE 548, OFFICIAL RECORDS, WISE COUNTY, TEXAS, OUT OF THE JOHN M. POWERS SURVEY, ABSTRACT NO. 673 IN WISE COUNTY, TEXAS, AND BEING A PART OF AN 85.59 ACRE TRACT DESCRIBED IN DEED FROM J.M. INMAN TO W.E. DEROSSETT, RECORDED IN VOLUME 169, PAGE 79, DEED RECORDS, WISE COUNTY, TEXAS, AND LYING WEST OF A 10 ACRE TRACT OUT OF SAID 85.59 ACRE TRACT, CONVEYED TO W.R. ARRINGTON, JANUARY 31, 1962, BY MRS. W.E. DEROSSETT BY DEED RECORDED IN VOLUME 244, PAGE 355, DEED RECORDS, WISE COUNTY, TEXAS, SAID 1.00 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1 INCH PIPE IN THE SOUTH RIGHT OF WAY LINE OF F.M. 2048, SAID POINT BEING IN A FENCE LINE, SAID POINT BEING IN THE NORTHWEST CORNER OF THE ABOVE REFERENCED 15 ACRE TRACT;  
THENCE NORTH 55 DEGREES 54 MINUTES 00 SECONDS EAST (BASIS OF BEARINGS) ALONG THE SOUTH RIGHT OF WAY LINE OF F.M. 2048, A DISTANCE OF 23.81 FEET TO A SET 1/2 INCH IRON ROD FOR CORNER; THENCE SOUTH 01 DEGREES 15 MINUTES 00 SECONDS EAST, LEAVING SAID SOUTH LINE OF F.M. 2048, A DISTANCE OF 245.69 FEET TO A SET 1/2 INCH IRON ROD FOR CORNER; THENCE NORTH 82 DEGREES 00 MINUTES 15 SECONDS EAST A DISTANCE OF 194.78 FEET TO A SET 1/2 INCH IRON ROD;  
THENCE SOUTH 16 DEGREES 10 MINUTES 51 SECONDS EAST, A DISTANCE OF 165.40 FEET TO A SET 1/2 INCH IRON ROD;  
THENCE SOUTH 82 DEGREES 00 MINUTES 15 SECONDS WEST, 257.83 FEET TO A SET 1/2 INCH IRON ROD;  
THENCE NORTH 01 DEGREES 15 MINUTES 00 SECONDS WEST, 400.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 43507.07 SQUARE FEET OR 1.00 ACRES OF LAND, MORE OR LESS.

**Reported Address:** 303 FM 2048, BOYD, TX 76023

**MORTGAGE SERVICING INFORMATION:**

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

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

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 6th day of December, 2016  
**Time of Sale:** 1:00PM or within three hours thereafter.  
**Place of Sale:** AT THE SOUTHEAST PORCH OF THE COURTHOUSE STEPS in Wise County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Wise County Commissioner's Court.

**Substitute Trustee(s):** Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Lori McCarty, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

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

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Donna

of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.

A handwritten signature in black ink, appearing to read "Donna Soder". The signature is written in a cursive style with a large initial "D" and a long, sweeping underline.



RECORDED IN VOLUME 244, PAGE 355, DEED RECORDS, WISE COUNTY, TEXAS, SAID 1.00 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1 INCH PIPE IN THE SOUTH RIGHT OF WAY LINE OF F.M. 2048, SAID POINT BEING IN A FENCE LINE, SAID POINT BEING IN THE NORTHWEST CORNER OF THE ABOVE REFERENCED 15 ACRE TRACT;

THENCE NORTH 55 DEGREES 54 MINUTES 00 SECONDS EAST (BASIS OF BEARINGS) ALONG THE SOUTH RIGHT OF WAY LINE OF F.M. 2048, A DISTANCE OF 23.81 FEET TO A SET ½ INCH IRON ROD FOR CORNER;

THENCE SOUTH 01 DEGREES 15 MINUTES 00 SECONDS EAST, LEAVING SAID SOUTH LINE OF F.M. 2048, A DISTANCE OF 245.69 FEET TO A SET 1/2 INCH IRON ROD FOR CORNER;

THENCE NORTH 82 DEGREES 00 MINUTES 15 SECONDS EAST A DISTANCE OF 194.78 FEET TO A SET 1/2 INCH IRON ROD;

THENCE SOUTH 16 DEGREES 10 MINUTES 51 SECONDS EAST, A DISTANCE OF 165.40 FEET TO A SET 1/2 INCH IRON ROD;

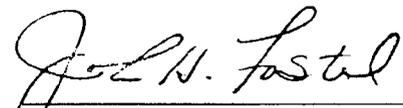
THENCE SOUTH 82 DEGREES 00 MINUTES 15 SECONDS WEST, 257.83 FEET TO A SET 1/2 INCH IRON ROD;

THENCE NORTH 01 DEGREES 15 MINUTES 00 SECONDS WEST, 400.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 43507.07 SQUARE FEET OR 1.00 ACRES OF LAND, MORE OR LESS.

4. The lien to be foreclosed is indexed or recorded at Volume: 1717, Page: 797, Instrument Number: 392711 and recorded in the real property records of Wise County, Texas.
5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 et seq.

7. Therefore, the Court grants Petitioner's order under Texas Rules of Civil Procedure 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract, or lien sought to be foreclosed.
8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 2nd day of Nov., 2016.

  
\_\_\_\_\_  
JUDGE PRESIDING

Fax: (972) 643-6699

Donald Montgomery and Valerie Montgomery  
103 Lynch Drive  
Alvord, Texas 76225  
Our file #0316-124F

**ATTENTION SERVICE MEMBERS:**

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving 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, or if you have recently been discharged from active military duty, please send written notice of the active duty military service to the sender of this notice immediately.

**NOTICE OF TRUSTEE'S SALE**

**WHEREAS**, on February 10, 2011, Donald Montgomery and Valerie Montgomery executed a Deed of Trust conveying to First Fidelity Title, a Trustee, the Real Estate hereinafter described, to secure Royal United Mortgage LLC in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 2011-1764, Volume 2224, Page 210 in the Real Property Records of Wise County, Texas; and

**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 Deed of Trust, the street address for the substitute trustees is 1126 W. Gray, Houston, Texas 77019; and

**WHEREAS**, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN** that on Tuesday, December 6, 2016, the foreclosure sale will be conducted in Wise County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1:00 PM and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

Said Real Estate is described as Follows: In the County of Wise, State of Texas:

**PLEASE SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN.**

Nationstar Mortgage LLC is the mortgage servicer for the mortgagee of the Deed of Trust. Nationstar Mortgage LLC and the mortgagee have entered into an agreement granting Nationstar Mortgage LLC authority to service the mortgage. Nationstar Mortgage LLC, as mortgage servicer, is representing the Mortgagee under a servicing agreement with the Mortgagee (the "Servicing Agreement"). The name of the Mortgagee is Citibank, N.A., not in its individual capacity, but solely as trustee of NRZ Pass-Through Trust VI. Pursuant to the Servicing Agreement, Nationstar Mortgage LLC is granted authority to collect and service the debt associated with the Deed of Trust. Under Section 51.0025 of the Texas Property Code, Nationstar Mortgage LLC, as mortgage servicer, is authorized to administer any resulting foreclosure of the property covered by the Deed of Trust on behalf of the Mortgagee. The Mortgagee's address is c/o the mortgage servicer, Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019.

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.

**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.**

Substitute and Successor Substitute Trustees are identified below.

**POSTED**

AT 12:04 o'clock P M

NOV 14 2016

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

Vicky Gaona

HARVEY LAW GROUP

Jerry W. Mason

Kelly J. Harvey, Texas State Bar No. 09180150  
Jerry W. Mason, Texas State Bar No. 24081794  
Attorneys for Mortgagee and Mortgage Servicer  
Date: 11/11/2016

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**Denise Boerner, Substitute Trustee, or  
Donna Stockman, Successor Substitute Trustee, or  
Brenda Wiggs, Successor Substitute Trustee, or  
David Stockman, Successor Substitute Trustee, or  
Guy Wiggs, Successor Substitute Trustee, or  
Tim Lewis, Successor Substitute Trustee, or  
Lori McCarty, Successor Substitute Trustee, or  
Donna Stockman, Successor Substitute Trustee, or  
Brenda Wiggs, Successor Substitute Trustee, or  
Denise Boerner, Successor Substitute Trustee, or  
David Stockman, Successor Substitute Trustee, or  
Tim Lewis, Successor Substitute Trustee, or  
Guy Wiggs, Successor Substitute Trustee, or  
Michelle Schwartz, Successor Substitute Trustee**

Notice sent by:  
**HARVEY LAW GROUP**  
P.O. Box 131407  
Houston, Texas 77219  
Tel.: (832) 922-4000  
Fax: (832) 922-6262

EXHIBIT "A"

Being part of Lot 8, Block 2-R, LYNCH ADDITION to the City of Alvord, Wise County, Texas, according to the plat recorded in Plat Cabinet B, Section 95, Plat Records, Wise County, Texas, and this part being described by notes and bounds as follows:

COMMENCING at a 2 inch steel fence post found in the West right of way of U.S. Highway No. 81 And No. 287 for the Northeast corner of said Lot 8;

THENCE South  $00^{\circ}41'58''$  East with the East line of said Lot 8 a distance of 148.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped Steadham RPLS #4281 set for a corner in said West right of way at the Point of Beginning of the tract herein described;

THENCE South  $00^{\circ}41'58''$  East with the East line of said Lot 8 and with said West right of way a distance of 139.84 feet to a 1/2 inch iron rod found for the Southeast corner of said Lot 8 and for the Northeast corner of Lot 7, Block 2-R;

THENCE South  $89^{\circ}00'34''$  West with the South line of said Lot 8 and with the North line of said Lot 7 a distance of 263.63 feet to a 1/2 inch iron rod found in the East right of way of Lynch Drive for the Southwest corner of said Lot 8 and the Northwest corner of said Lot 7;

THENCE North  $01^{\circ}46'16''$  East with the West line of said Lot 8 and with said Lynch Drive right of way a distance of 140.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped Steadham RPLS #4281 set for a corner;

THENCE North  $89^{\circ}00'34''$  East a distance of 257.50 feet to the POINT OF BEGINNING and containing 0.84 acres of land.

RECEIVED  
9/20/16

CAUSE NO. CV16-07-590

IN RE ORDER FOR FORECLOSURE  
CONCERNING

103 LYNCH DRIVE,  
ALVORD, TEXAS 76225

UNDER TEX. R. CIV. PROC. 736

§  
§  
§  
§  
§  
§

IN THE DISTRICT COURT OF

WISE COUNTY, TEXAS

271st JUDICIAL DISTRICT

**ORDER TO PROCEED WITH NOTICE OF FORECLOSURE SALE  
AND FORECLOSURE**

Came on for consideration the Motion for Entry of Default Order Allowing Foreclosure filed by Citibank, N.A., not in its individual capacity, but solely as trustee of NRZ Pass-Through Trust VI ("Applicant"), for Order for Foreclosure pursuant to Rule 736 of the Texas Rules of Civil Procedure. The Court is of the opinion that said application should be GRANTED.

The Court finds that no response has been filed and that the return of service has been on file for at least 10 days.

Pursuan: to Rule 736.8(b), the Court further finds that the Petitioner has established the basis for the foreclosure and that:

(1) the material facts establishing the basis for foreclosure are as follows:

- a monetary default of the subject Note exists;
- on April 29, 2016, the Applicant gave the Respondent(s) proper Notice of Default;
- the default was not cured and the Note was accelerated on June 8, 2016; and
- the loan is due for the July 1, 2014 payment and all subsequent payments.

(2) The property to be foreclosed is commonly known as 103 Lynch Drive, Alvord, Texas 76225 (the "Property") which has the following legal description:

PLEASE SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN.

(3) The name and last known address of each respondent subject to this Order is/are: \_\_\_\_\_ PM

**FILED**

11:51  
OCT 04 2016

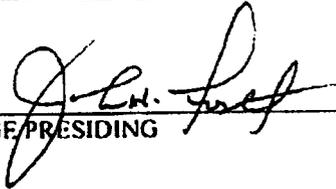
BRENDA ROWE  
DISTRICT CLERK-WISE COUNTY, TX  
BY JK DEPUTY

- Donald Montgomery, 2212 Fort Worth Dr Trlr 49, Denton Texas 76205
- Valerie Montgomery, 2212 Fort Worth Dr Trlr 49, Denton Texas 76205

(4) The Security Instrument to be foreclosed is recorded or indexed under Instrument Number 2011-1764, Volume 2224, Page 210 of the real property records of Wise County, Texas.

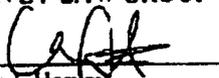
IT IS THEREFORE ORDERED that the Applicant may proceed with foreclosure of the Property pursuant to TEX. PROP. CODE § 51.002 and the subject Security Instrument.

SIGNED this 3 day of Oct, 2016.

  
\_\_\_\_\_  
JUDGE PRESIDING

Approved As To Form And Entry Requested:

HARVEY LAW GROUP

By: 

Kelly J. Harley

SBN: 09180150

Kelly@kellyharvey.com

✓ Mia D. Searles

SBN: 24068544

Mia@kellyharvey.com

Jerry W. Mason

SBN: 24081794

Jerry@kellyharvey.com

P.O. Box 131407

Houston, Texas 77219

Tel. (832) 922-4000

Fax. (832) 922-6262

ATTORNEYS FOR APPLICANT

EXHIBIT "A"

Being part of Lot 8, Block 2-B, LYNCH ADDITION to the City of Alford, Wise County, Texas, according to the plat recorded in Plat Cabinet B, Section 55, Plat Records, Wise County, Texas, and this part being described by metes and bounds as follows:

COMMENCE at a 2 inch steel fence post found in the West right of way of U.S. Highway No. 81 and No. 287 for the Northeast corner of said Lot 8;

THENCE South  $00^{\circ}41'58''$  East with the East line of said Lot 8 a distance of 148.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped Steadham RPLS #4281 set for a corner in said West right of way at the Point of Beginning of the tract herein described;

THENCE South  $00^{\circ}41'58''$  East with the East line of said Lot 8 and with said West right of way a distance of 139.84 feet to a 1/2 inch iron rod found for the Southeast corner of said Lot 8 and for the Northeast corner of Lot 7, Block 2-B;

THENCE South  $89^{\circ}00'34''$  West with the South line of said Lot 8 and with the North line of said Lot 7 a distance of 263.63 feet to a 1/2 inch iron rod found in the East right of way of Lynch Drive for the Southwest corner of said Lot 8 and the Northwest corner of said Lot 7;

THENCE North  $01^{\circ}46'16''$  East with the West line of said Lot 8 and with said Lynch Drive right of way a distance of 140.80 feet to a 1/2 inch iron rod with a yellow plastic cap stamped Steadham RPLS #4281 set for a corner;

THENCE North  $89^{\circ}00'34''$  East a distance of 257.60 feet to the POINT OF BEGINNING and containing 0.84 acre of land.

EXHIBIT "A"

NOTICE OF TRUSTEE'S SALE

KNOW ALL MEN BY THESE PRESENTS

STATE OF TEXAS

COUNTY OF WISE

WHEREAS, by Deed of Trust dated August 18, 2003, recorded in Volume 01375, Page 613, in Wise County Deed of Trust Records, Wise County, Texas, executed by YoVonna Cowan and Mary Marshall to Alvin Miller, securing SHADOW WOOD-MKB JOINT VENTURE with the property being situated in the County of Wise, Texas, to wit:

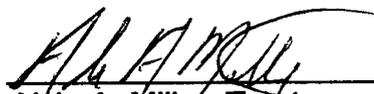
Exhibit "A"

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on Tuesday, the 6th day of December, 2016, between the hours of 1:00 o'clock p.m. and 4:00 o'clock p.m. I will sell said real estate at the area of the County Courthouse in Wise County for such sales, to the highest bidder for cash. Said sale will begin at 1:00 o'clock p.m. or not later than three (3) hours thereafter.

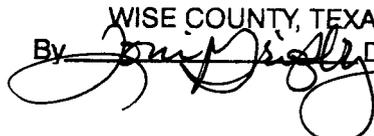
WITNESS MY HAND THIS 1st day of November, 2016

  
Alvin A. Miller, Trustee

POSTED  
AT 11:04 o'clock A M

NOV 14 2016

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS

By  DEPUTY

## Field Notes For:

A 5.17 acre tract of land in the F. Rozales Survey A-708, Wise County, Texas and being a part of a tract of land described as four tracts in deed to Marvin Porter recorded in Volume 533, Page 404, Real Records, Wise County, Texas and being more particularly described as follows:

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

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

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

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

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

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

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

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

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

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

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

There are no visible easements or encroachments except as shown.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
COUNTY OF WISE §
KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by that one certain Deed of Trust dated November 3, 2012, and recorded as Instrument No. 2012-14801, Real Property Records, Wise County, Texas (the "Deed of Trust"), Bettye Jean Dickenson Rigdon, as Grantor ("Grantor"), conveyed to Jamie Cook, Trustee ("Trustee"), for the benefit of First State Bank ("Beneficiary"), the real property situated in Wise County, Texas, as more particularly described on Exhibit "A" attached hereto and incorporated herein for all purposes (the "Property"), to secure the payment of that one certain Real Estate Lien Note dated November 3, 2012, in the original principal amount of \$199,423.90, executed by Grantor and made payable to the order of Beneficiary and all renewals and extensions thereof (the "Note"); and

WHEREAS, the Note and Deed of Trust were modified and extended pursuant to the terms of that certain Modification and Extension Agreement dated March 20, 2013, recorded as Instrument No. 2013-18738, Real Property Records, Wise County, Texas, and that one certain Modification and Extension Agreement dated March 25, 2013 recorded as Instrument No. 2013-19689, Real Property Records, Wise County, Texas, and that one certain Modification and Extension Agreement dated June 17, 2016 but effective as of March 25, 2016, recorded as Instrument No. 2016-07342, Real Property Records, Wise County, Texas (collectively, the "Modifications"); and

WHEREAS, the Deed of Trust also secures all other indebtedness, of whatever kind or character, owing or which may become owing by Grantor to Beneficiary, whether absolute or contingent, do or not, whether otherwise secured or not, whether existing at the time of the execution of the Deed of Trust or arising thereafter, payable to or other acquired by Beneficiary, evidenced by a promissory note or otherwise, including, but not limited to, all indebtedness due and owing by Grantor to Beneficiary under the terms of that one certain Real Estate Lien Note dated February 25, 2012 in the original principal amount of \$134,962.11 executed by Grantor and made payable to the order of Beneficiary, and that one certain Real Estate Lien Note dated November 21, 2012, in the original principal amount of \$297,187.75 executed by Grantor and made payable to the order of Beneficiary, and all renewals and extensions thereof, and that one certain Guaranty dated April 19, 2010, executed by Grantor, as Guarantor, in favor of Beneficiary, as Lender, wherein Grantor guaranteed the payment and performance of all indebtedness due and owing by Carousel Properties, LLC to Grantor (collectively, the "Obligations") (the Note, the Modifications and the Obligations are hereinafter collectively referred to as the "Obligations" and the indebtedness due and owing under the Obligations is hereinafter collectively referred to as the "Indebtedness"); and

WHEREAS, default occurred under the terms of the Obligations and the Deed of Trust; and

WHEREAS, demand for payment of all amounts owed under the Obligations and the Deed of Trust was made, and all required notices have been given, all in accordance with the Obligations, the Deed of Trust and applicable law; and

WHEREAS, the Indebtedness evidenced by the Obligations, and secured by the Deed of

Trust, is now wholly due and payable; and

**WHEREAS**, the outstanding balance due under the Obligations and the Deed of Trust has not been paid; and

**WHEREAS**, Jamie Cook, Trustee in the aforesaid Deed of Trust, have been removed as Trustee and the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Ethel A. Steele has been appointed as Substitute Trustee in the place and stead of the said Jamie Cook, said removal and appointment being in the manner authorized by the Deed of Trust; and

**WHEREAS**, Beneficiary, the current owner and holder of said Indebtedness and the current beneficiary under the Deed of Trust, has requested the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Ethel A. Steele, as Substitute Trustee, to sell the Property to satisfy the Indebtedness.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN** that on Tuesday, the 6<sup>th</sup> day of December, 2016, between the hours of 10:00 A.M. and 4:00 P.M., the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Ethel A. Steele will sell the Property at public auction at the southeast corner of the Wise County Courthouse, 101 N. Trinity Street, Decatur, Texas 76234, or in the area designated for such sales by the Wise County Commissioners Court, if different, to the highest bidder for cash, subject to the right of Beneficiary to have its bid credited to the Obligations up to the amount of the unpaid Indebtedness secured by the Deed of Trust at the time of sale. Said sale will begin no earlier than 1:00 P.M. and no later than three hours after that time.

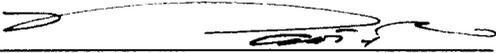
**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES, IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE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

The Sender of this notice and his contact information is as follows:

Matthew T. Taplett  
500 W. 7<sup>th</sup> Street, Suite 600  
Fort Worth, Texas 76102  
817/332-3245

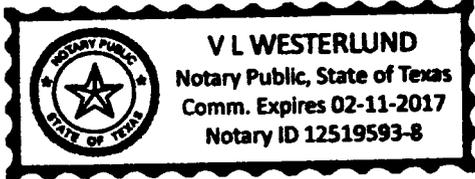
WITNESS MY HAND this 10<sup>th</sup> day of November, 2016.

SUBSTITUTE TRUSTEE:

  
Matthew T. Taplett

STATE OF TEXAS       §  
                                  §  
COUNTY OF TARRANT §

This instrument was acknowledged before me on the 10<sup>th</sup> day of November, 2016, by Matthew T. Taplett, Substitute Trustee, who acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.



V. L. Westerlund  
Notary Public for the State of Texas

**NAME, ADDRESS AND TELEPHONE  
NO. OF MORTGAGEE:**

First State Bank  
c/o Kyle Thompson  
1709 9<sup>th</sup> Street  
P.O. Box 338  
Bridgeport, TX 76426  
(940) 683-6300

**NAME, ADDRESS AND TELEPHONE  
NO. OF SUBSTITUTE TRUSTEE:**

Matthew T. Taplett  
Lee F. Christie  
Jeremy Lee Harmon  
Michael L. Atchley  
Ethel A. Steele  
Pope, Hardwicke, Christie, Schell,  
Kelly & Taplett, L.L.P.  
500 W. 7<sup>th</sup> Street, Suite 600  
Fort Worth, TX 76102  
(817) 332-3245

P:\First State Bank of Chico\Rigdon, Bettye\Foreclosure Docs\Notice of Sub Trustee's Sale 12-2016-B. Rigdon.docx

**POSTED**  
**AT 3:34 o'clock P M**

**NOV 10 2016**

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

TRACT 1:

Being 105.92 acres of land situated in the John Mulholland Survey, A-595, in Wise County, Texas, and described as follows:

BEGINNING 2059.4 feet South 5 deg. West from the Northeast corner of the John Mulholland Survey, Abstract No. 686 in Wise County, Texas;  
 THENCE South 89 deg. 85' West 1400.4 feet to a fence corner;  
 THENCE North 23.0 feet to a fence corner;  
 THENCE South 88 deg. 11' West 1215.3 feet along a wire fence to a fence corner in an abandoned road;  
 THENCE South 0 deg. 58' West 574.5 feet;  
 THENCE South 0 deg. 32' East 800.0 feet;  
 THENCE South 440.7 feet;  
 THENCE along a wire fence as follows: North 89 deg. 51' East 338.0 feet, North 88 deg. 13' East 415.0 feet and North 88 deg. 58' East 1786.4 feet to the Southeast corner of a 289.16 acre tract;  
 THENCE North 5 deg. East 1816.0 feet to the place of beginning.

TRACT 2:

Being the J.H. Campbell Survey of 90 acres about 7 1/2 miles North 73 West of Decatur, on the waters of Sandy Creek;  
 BEGINNING at a pile of stone 1518 varas East of an inward corner of the John Coughlin Survey;  
 THENCE East 1229 varas a corner on the S B L. of said John Coughlin Survey and the WBL of the John Mulholland Survey;  
 THENCE South 412 varas the Southwest corner of said Mulholland Survey;  
 THENCE West passing the Northwest corner of the J.L. Dillingham Survey, at 1229 varas the most northern Northwest corner of Wm. Sweeney Survey;  
 THENCE North 412 varas to the place of beginning, containing 98 acres of land, more or less;  
 SAVE AND EXCEPT the right of way heretofore deeded to the State of Texas for highway purposes.

AND FURTHER SAVE AND EXCEPT

Being all that certain tract or parcel of land out of the J.H. CAMPBELL SURVEY, ABSTRACT No. 1118, Wise County, Texas, being part of a 98 acre tract as deeded to T.L. Dickenson in Volume 200, Page 317, Deed Records, Wise County, Texas, described to wit: Beginning at a point for corner at the intersection of two county roads in the north line of the J.H. Campbell Survey, Abstract No. 1118, said point being in the south line of the John Coughlin Survey, Abstract No. 157, and being the northeast corner of a 8.3 acre tract as deeded to J.W. D. Reed in Volume 219, Page 558, Deed Records, Wise County, Texas. Thence with the north line of the Campbell Survey and the south line of the Coughlin Survey and with a county road, North 89 deg. 44' 16" East 81.42 feet to a point for corner in the southwest right of way of F.M. Highway No. 1855; Thence with the southwest right of way of F.M. Highway No. 1855, South 24 deg. 30' East, at 22 feet passing a post in the south line of said county road, at 1248.29 feet passing a post in the north line of another county road, in all, 1255.49 feet to a point for corner in the south line of the Campbell Survey and the north line of Wm. Sweeney Survey, Abstract No. 753; Thence with the south line of the Campbell Survey and the north line of the Sweeney Survey and the with the county road, North 88 deg. 48' 35" West 610.05 feet to a point for corner, being in the east line of said Reed tract and being another county road; Thence with the east line of said Reed tract and with said county road, North 00 deg. 11' 15" East 1138.68 feet to the Point of Beginning, containing 9.05 acres of land, more or less.

TRACT 3:

A part of the John Mulholland Survey, Abstract No. 595, Wise County, Texas, described as follows:  
 BEGINNING at the Southwest corner of said John Mulholland survey, No. A-595;

THENCE East with the South boundary line of same 289 varas to a corner;  
 THENCE North 412 varas to a corner;  
 THENCE West with South boundary line of the J. Coughlin Survey, 289 varas to the Northeast corner of the J.H. Campbell Survey;  
 THENCE South 412 varas to the place of beginning, containing 21 acres of land, more or less.

EXHIBIT A

TRACT 4:

Being 13.12 acres of land in the William Sweeney Survey, A-783, in Wise County, Texas, and described as follows:

BEGINNING at the occupied Northeast corner of the William Sweeney Survey, Wise County, Texas;  
THENCE South 0 deg. 48' West 1741.4 feet;  
THENCE West 0.7 feet to the East Right of Way line of Highway No. 1855;  
THENCE along the east Right of Way line of Hwy. 1855 as follows: North 11 deg. 44' West 100.0 feet, North 13 deg. 42' West 100.0 feet, North 15 deg. 40' West 100.8 feet, North 17 deg. 38' West 100.0 feet, North 18 deg. 35' West 100.0 feet, North 21 deg. 34' West 100.0 feet, North 23 deg. 15' West 77.7 feet, and North 24 deg. 05' West 1212.1 feet to the south line of the J.H. Campbell Survey;  
THENCE South 89 deg. 08' West 748.4 feet to the place of beginning.

SAVE AND EXCEPT:

Being 3.00 acres in the William Sweeney Survey, Abstract No. 753, Wise County, Texas, and being part of a 13.12 acre tract described in deed recorded in Volume 278, Page 51, Deed Records, Wise County, Texas, said 3.00 acres being more particularly described as follows: Beginning at a 2" iron pipe found for corner at a fence corner on the east line of said 13.12 acre tract and said Sweeney Survey and the west line of a 189 acre tract (re: 221/618 D.R.W.C.T.) and the John Dillingham survey, Abstract No. 241, said point being the northeast corner of a 3.08 acre tract (re: 308/43 D.R.W.C.T.), and being called South 00 degrees 40 minutes West 822.8 feet from the occupied northeast corner of said Sweeney Survey and said 13.12 acre tract: Thence with a fence west 335.43 feet to a 1/2" iron stake set for corner near a fence corner at the northwest corner of said 3.08 acre tract on the west line of said 13.12 acre tract and the east right-of-way line of F.M. Highway No. 1855 (re: 211/449 D.F.W.C.T.); Thence with said right-of-way line and near a fence, North 24 degrees 06 minutes 00 seconds West 348.47 feet to a 1/2" iron stake set for corner; Thence leaving said right-of-way line, East 482.75 feet to a 1/2" iron stake set for corner on the east line of said 13.12 acre tract and said Sweeney Survey and the west line of said 189 acre tract and said Dillingham survey; Thence with said line and a fence, South 00 degrees 40 minutes 00 seconds West 319.07 feet to the Point of Beginning, and containing 3.00 acres of land.

TRACT 5:

Being all that certain tract or parcel of land out of the JOHN MULHOLLAND SURVEY, Abstract No. 595 in Wise County, Texas, more particularly described as follows:

BEGINNING at an iron stake for corner in the approximate center of an oil field road in the John Mulholland Survey, Abstract No. 595, said point being located 1023.42 feet South 05 deg. 00' West from the Northeast corner of said Mulholland Survey;  
THENCE with the approximate center of said oil field road, South 05 deg. 00' West 1035.98 feet to an iron stake for corner,  
THENCE South 89 deg. 10' 45" West 1400.40 feet to an iron stake for corner;  
THENCE North 21 deg. 41 feet to an iron stake for corner in a fence line;  
~~THENCE with a fence line, South 88 deg. 22' 55" West 1210.39 feet to a post for corner in the West line of the Mulholland Survey and the East line of the John Coughlin Survey, Abstract No. 151.~~

THENCE with a fence line on the West line of the Mulholland Survey and the East line of the Coughlin Survey, North 00 deg. 03' 35" East 1083.98 feet to an iron stake for corner;  
THENCE South 89 deg. 35' 40" East 2699.40 feet to the point of beginning, and containing 64.23 acres of land, more or less.

**Current Borrower:**  
**MH File Number:**  
**VA/FHA/PMI Number:**  
**Loan Type:**  
**Property Address:**

LUIS BENITEZ RODRIGUEZ, A SINGLE MAN, SOLE OWNER  
TX-14-24076-FC  
Farm Loan  
12605 FOREST LAWN ROAD, RHOME, TX 76078

## NOTICE OF SUBSTITUTE TRUSTEE SALE

**Deed of Trust Date:**  
5/2/2014

**Grantor(s)/Mortgagor(s):**  
LUIS BENITEZ RODRIGUEZ, A SINGLE MAN,  
SOLE OWNER

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. ("MERS") SOLELY AS A  
NOMINEE FOR GUILD MORTGAGE  
COMPANY, A CALIFORNIA CORPORATION.,  
ITS SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
JPMorgan Chase Bank, National Association

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 201404502

**Property County:**  
WISE

**Mortgage Servicer:**  
JPMorgan Chase Bank, National Association is  
representing the Current Beneficiary/Mortgagee  
under a servicing agreement with the Current  
Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
1111 Polaris Parkway, Columbus, OH 43240

**Legal Description:** LOT TWO (2), IN BLOCK THREE (3), SHALE CREEK, PHASE 2B, CORRECTED  
PLAT, AN ADDITION TO WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN  
CABINET C, SLIDE 555 OF THE PLAT RECORDS OF WISE COUNTY, TEXAS.

**Date of Sale:** 12/6/2016

**Earliest Time Sale Will Begin:** 1:00PM

**Place of Sale of Property:** THE SOUTEAST PORCH AT THE COURTHOUSE 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(f):**  
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, David Stockman, Guy Wiggs,  
Brenda Wiggs, Denise Boerner, Tim Lewis 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 3:34 o'clock P M

NOV 10 2016

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

Vicky Gaona

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on the 8<sup>th</sup> day of November, 2010, DUSTIN WOMACK, executed a Deed of Trust conveying to JAMES D. VanDEVENTER, Trustee, the Real Estate hereinafter described, to secure SOUTHSIDE BANK in the payment of a debt therein described, said Deed of Trust being recorded in County Clerk's File No. 2010-64293 in the Official Public Records of Wise County, Texas; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same are now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 6<sup>th</sup> day of December, 2016, between 10:00 o'clock a.m. and 1:00 o'clock p.m., I will sell said Real Estate at the door of the first floor in the southeast corner of the Wise County Courthouse, to the highest bidder for cash.

Said Real Estate is described as follows: In the County of Wise, State of Texas:

Lot 42, Block 1 of El Lago Estates, according to the plat thereof recorded in Plat Cabinet A, Slide 516, Plat Records of Wise County, Texas.

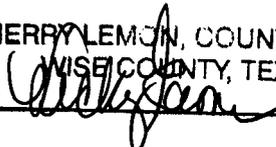
WITNESS MY HAND this 14<sup>th</sup> day of October, 2016.

  
\_\_\_\_\_  
JAMES D. VanDEVENTER, Trustee  
909 ESE Loop 323, Suite 400  
Tyler, TX 75701

**POSTED**  
AT 2:46 o'clock P M

NOV 03 2016

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS

By  DEPUTY

Vicky Gaona

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
COUNTY OF WISE §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by that one certain Deed of Trust dated June 17, 2016, but effective as of March 25, 2016, and recorded as Instrument No. 201607344, Real Property Records, Wise County, Texas (the "Deed of Trust"), Carousel Properties, LLC, as Grantor ("Grantor"), conveyed to Jamie Cook, Trustee ("Trustee"), for the benefit of First State Bank ("Beneficiary"), the real property situated in Wise County, Texas, as more particularly described on Exhibit "A" attached hereto and incorporated herein for all purposes (the "Property"), to secure the payment of that one certain Real Estate Lien Note dated June 17, 2016, but effective as of March 25, 2016, in the original principal amount of \$283,166.62, executed by Grantor and made payable to the order of Beneficiary and all renewals and extensions thereof (the "Note"); and

WHEREAS, the Note and Deed of Trust renewed and extended that certain Real Estate Lien Note dated February 22, 2011, in the original principal sum of \$301,802.74, executed by Grantor and made payable to the order of Beneficiary, and the liens evidenced by that one certain Deed of Trust Security Agreement-Financing Statement dated February 22, 2011, recorded as Instrument No. 2011-2013, Real Property Records, Wise County, Texas, and that one certain Modification, Renewal and Extension Agreement dated June 1, 2011, recorded as Instrument No. 2011-6732, Real Property Records, Wise County, Texas, and that one certain Modification and Extension Agreement dated March 20, 2013, recorded as Instrument No. 2013-18743, Real Property Records, Wise County, Texas; and

WHEREAS, default occurred under the terms of the Note and the Deed of Trust; and

WHEREAS, demand for payment of all amounts owed under the Note and the Deed of Trust was made, and all required notices have been given, all in accordance with the Note, the Deed of Trust and applicable law; and

WHEREAS, the indebtedness evidenced by the Note, and secured by the Deed of Trust, is now wholly due and payable; and

WHEREAS, the outstanding balance due under the Note and the Deed of Trust has not been paid; and

WHEREAS, Jamie Cook, Trustee in the aforesaid Deed of Trust, has been removed as Trustee and the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Ethel A. Steele has been appointed as Substitute Trustee in the place and stead of the said Jamie Cook, said removal and appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, Beneficiary, the current owner and holder of said indebtedness and the current beneficiary under the Deed of Trust, has requested the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Ethel A. Steele, as Substitute Trustee, to sell the property to satisfy the indebtedness.

POSTED
AT 4:06 o'clock P M

NOV 02 2016

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

Sarah Enochs

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 6<sup>th</sup> day of December, 2016, between the hours of 10:00 A.M. and 4:00 P.M., the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Ethel A. Steele will sell the Property at public auction at the southeast corner of the Wise County Courthouse, 101 N. Trinity Street, Decatur, Texas 76234, or in the area designated for such sales by the Wise County Commissioners Court, if different, to the highest bidder for cash, subject to the right of Beneficiary to have its bid credited to the Note up to the amount of the unpaid indebtedness secured by the Deed of Trust at the time of sale. Said sale will begin no earlier than 1:00 P.M. and no later than three hours after that time.

**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 Sender of this notice and his contact information is as follows:

Matthew T. Taplett  
Pope, Hardwicke, Christie, Schell, Kelly & Taplett, LLP  
500 W. 7<sup>th</sup> Street, Suite 600  
Fort Worth, Texas 76102  
817/332-3245

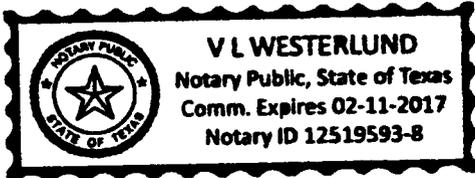
WITNESS MY HAND this 1<sup>st</sup> day of November, 2016.

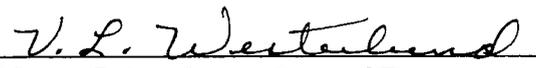
SUBSTITUTE TRUSTEE:

  
\_\_\_\_\_  
Matthew T. Taplett

STATE OF TEXAS           §  
  §  
COUNTY OF TARRANT   §

This instrument was acknowledged before me on the 1<sup>st</sup> day of November, 2016, by Matthew T. Taplett, Substitute Trustee, who acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.



  
\_\_\_\_\_  
Notary Public for the State of Texas

**NAME, ADDRESS AND TELEPHONE  
NO. OF MORTGAGEE:**

First State Bank  
c/o Kyle Thompson  
1709 9<sup>th</sup> Street  
P.O. Box 338  
Bridgeport, TX 76426  
(940) 683-6300

**NAME, ADDRESS AND TELEPHONE  
NO. OF SUBSTITUTE TRUSTEE:**

Matthew T. Taplett  
Lee F. Christie  
Jeremy Lee Harmon  
Michael L. Atchley  
Ethel A. Steele  
Pope, Hardwicke, Christie, Schell,  
Kelly & Taplett, L.L.P.  
500 W. 7<sup>th</sup> Street, Suite 600  
Fort Worth, TX 76102  
(817) 332-3245

**LOT 1, BLOCK 1, CUBA CABINS, a Subdivision in WISE COUNTY,  
TEXAS, according to the Plat of same recorded in Plat Cabinet C, Slide 580,  
Plat Records, Wise County, Texas.**

**EXHIBIT A**



or Jeremy L. Harmon or Michael L. Atchley or Ethel A. Steele will sell the Property at public auction at the southeast corner of the Wise County Courthouse, 101 N. Trinity Street, Decatur, Texas 76234, or in the area designated for such sales by the Wise County Commissioners Court, if different, to the highest bidder for cash, subject to the right of Beneficiary to have its bid credited to the Notes up to the amount of the unpaid Indebtedness secured by the Deed of Trust at the time of sale. Said sale will begin no earlier than 1:00 P.M. and no later than three hours after that time.

**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 Sender of this notice and his contact information is as follows:

Matthew T. Taplett  
Pope, Hardwicke, Christie, Schell, Kelly & Taplett, LLP  
500 W. 7<sup>th</sup> Street, Suite 600  
Fort Worth, Texas 76102  
817/332-3245

WITNESS MY HAND this 1<sup>st</sup> day of November, 2016.

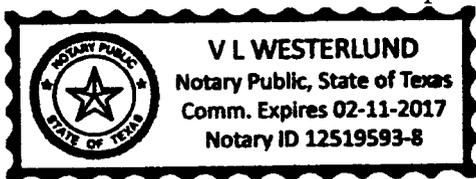
SUBSTITUTE TRUSTEE:



Matthew T. Taplett

STATE OF TEXAS       §  
                                  §  
COUNTY OF TARRANT §

This instrument was acknowledged before me on the 1<sup>st</sup> day of November, 2016, by Matthew T. Taplett, Substitute Trustee, who acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.



  
Notary Public for the State of Texas

**NAME, ADDRESS AND TELEPHONE  
NO. OF MORTGAGEE:**

First State Bank  
c/o Kyle Thompson  
1709 9<sup>th</sup> Street  
P.O. Box 338  
Bridgeport, TX 76426  
(940) 683-6300

**NAME, ADDRESS AND TELEPHONE  
NO. OF SUBSTITUTE TRUSTEE:**

Matthew T. Taplett  
Lee F. Christie  
Jeremy Lee Harmon  
Michael L. Atchley  
Ethel A. Steele  
Pope, Hardwicke, Christie, Schell,  
Kelly & Taplett, L.L.P.  
500 W. 7<sup>th</sup> Street, Suite 600  
Fort Worth, TX 76102  
(817) 332-3245

EXHIBIT "A"

**TRACT 1:**

Being a 270.35 acre tract in the H.P. Brewster Survey, Abstract Number 99, J. Mulholland Survey, Abstract Number 595 and the C.B. Bourden Survey, Abstract Number 1115, Wise County, Texas, being a certain called 260.16 acre tract (Tract One) and a certain called 10.037 acre tract (Tract Three) described in Deed of Trust recorded in Volume 1435, Page 17, Official Public Records, Wise County, Texas, and said Tract One also being described in instrument recorded in Volume 278, Page 44, Deed Records, Wise County, Texas and said Tract Three also being described in Executor's Deed recorded in Volume 2062, Page 629, Official Public Records, Wise County, Texas and Volume 2082, Page 578, Official Public Records, Wise County, Texas and being described by metes and bounds as follows:

BEGINNING at a 4" steel fence post found in the South line of said Bourden Survey for the Northwest corner of said Brewster Survey and said Tract One and the Northeast corner of said Mulholland Survey; THENCE South 89°51'44" East with the North line of said Brewster Survey and the South line of said Bourden Survey and with the fence a distance of 979.09 feet to a 4" steel fence post for a corner of said Tract One;

THENCE South 89°46'58" East with the North line of said Brewster Survey and the South line of said Bourden Survey and with the fence a distance of 1655.30 feet to a 3" wood fence post found for the Northeast corner of said Tract One and the Northwest corner of said Tract Three;

THENCE North 87°26'44" East with the North line of said Brewster Survey and the South line of said Bourden Survey and with the fence a distance of 367.51 feet to a cut-off wood post found for an ell corner of said Tract Three;

THENCE North 00°26'31" East a distance of 214.19 feet to a 60D nail found in the South right-of-way of F.M. Number 1810 and the most Northerly West line of said Tract Three for the Southeast corner of a certain called 0.0143 acre tract described in instrument recorded in Volume 1422, Page 771, Official Public Records, Wise County, Texas;

THENCE South 82°34'15" East with said right-of-way a distance of 40.42 feet to a 60D nail found in the East line of said Tract Three for the Southeast corner of said 0.0143 acre tract;

THENCE South 00°25'20" West a distance of 206.68 feet to a ½" iron rod found for a corner of said Tract Three;

THENCE South 05°58'06" West with the fence a distance of 1218.67 feet to a ½" iron rod found for the South corner of said Tract Three and a corner of said Tract One;

THENCE South 00°29'41" East with the fence a distance of 1634.41 feet to a cut-off post found for an ell corner of said Tract One;

THENCE South 86°58'03" East with the fence a distance of 201.14 feet to a 3" wood fence post found for a corner of said Tract One and the most Northerly Northwest corner of a certain called 597.565 acre tract described in instrument recorded in Volume 2210, Page 45, Official Public Records, Wise County, Texas;

*BN*

THENCE South  $16^{\circ}23'07''$  West with the fence a distance of 74.20 feet to a 4" steel fence post found for a corner of said Tract One;

THENCE South  $05^{\circ}32'19''$  West with the fence a distance of 303.27 feet to a 10" wood post found for a corner of said Tract One and said 597.565 acre tract;

THENCE South  $82^{\circ}45'19''$  West with the fence a distance of 474.09 feet to a 4" steel fence post for a corner of said Tract One and said 597.565 acre tract;

THENCE South  $45^{\circ}29'03''$  West with the fence a distance of 363.78 feet to a 4" steel fence post for a corner of said Tract One and said 597.565 acre tract;

THENCE South  $85^{\circ}24'08''$  West with the fence a distance of 457.17 feet to a 4" steel fence post for a corner of said Tract One and said 597.565 acre tract;

THENCE South  $77^{\circ}20'25''$  West with the fence a distance of 322.48 feet to a 4" steel fence post for a corner of said Tract One and said 597.565 acre tract;

THENCE South  $83^{\circ}03'58''$  West with the fence a distance of 218.53 feet to a 4" steel fence post for a corner of said Tract One and said 597.565 acre tract;

THENCE South  $87^{\circ}28'42''$  West with the fence a distance of 275.68 feet to a 4" steel fence post for a corner of said Tract One, the Northwest corner of said 597.565 acre tract and the Northeast corner of a certain called 129 acre tract described in instrument recorded in Volume 2418, Page 414, Official Public Records, Wise County, Texas;

THENCE North  $89^{\circ}06'27''$  West with the fence a distance of 957.18 feet to a 4" steel fence post for a corner of said Tract One;

THENCE South  $89^{\circ}05'36''$  West with the fence a distance of 404.50 feet to a 3" steel fence post found for the Southwest corner of said Tract One;

THENCE North  $04^{\circ}53'20''$  East a distance of 3878.20 feet to the POINT OF BEGINNING and containing 270.35 acres of land. \*\*

**TRACT 2:**

Being a 143.875 acre tract in the O.F. Leverett Survey, Abstract Number 492, Wise County, Texas, being a certain called 63.875 acre tract (Tract Four) described in Deed of Trust recorded in Volume 1435, Page 17, Official Public Records, Wise County, Texas, and an additional 80 acres being part of a certain called 159 acre tract described in instrument recorded in Volume 286, Page 355, Deed Records, Wise County, Texas and being described by metes and bounds as follows:

BEGINNING at a 10" wood fence post found in the South line of a certain called 120 acre tract described in Executer's Deed recorded in Volume 2062, Page 599, Official Public Records, Wise County, Texas and Volume 2082, Page 548, Official Public Records, Wise County, Texas for the occupied Northeast corner of said 159 acre tract and the Northwest corner of a certain called 78 acre tract described in instrument recorded in Volume 404, Page 422, Real Records, Wise County, Texas;

PAGE 2 OF 3

**\*\* Save and except a 0.0143 acre tract from the 0.037 acre tract described above conveyed by Gary Dickenson to the State of Texas by Deed recorded as Document No. 348949, Official Public Records, Wise County, Texas.**

THENCE South 00°56'05" East with the fence, passing a 4" steel fence post found at a distance of 1185.54 feet, in all a distance of 1191.89 feet to a point in Big Sandy Creek for a corner of said 159 acre tract and said 78 acre tract;

THENCE South 89°03'55" West a distance of 130.22 feet to a point in said Big Sandy Creek for a corner of said 159 acre tract and said 78 acre tract;

THENCE South 00°36'55" West passing a 12" wood fence post found at a distance of 41.74 feet, continuing with the fence a total distance of 684.49 feet to a 4" steel fence post found for a corner of said 159 acre tract and said 78 acre tract;

THENCE South 01°01'46" East with the fence and the West line of said 78 acre tract a distance of 1697.48 feet to a ½" iron rod found in the North right-of-way of F.M. Number 1810 for the Southeast corner of the tract herein described and the Northeast corner of a certain called 6.36 acre tract described in instrument recorded in Volume 245, Page 199, Deed Records, Wise County, Texas;

THENCE North 82°40'43" West with said right-of-way a distance of 424.42 feet to a ½" iron rod set for a corner of the tract herein described and a corner of said 6.36 acre tract, said point also being in a curve having a radius of 2804.79 feet;

THENCE with said right-of-way and said curve to the right an arc distance of 1272.77 feet (Long Chord North 69°40'43" West 1261.88 feet) to a ½" iron rod set for a corner of the tract herein described and a corner of said 6.36 acre tract;

THENCE North 56°35'58" West with said right-of-way a distance of 607.59 feet to a 4" steel fence post found for the Southwest corner of the tract herein described;

THENCE North 02°47'55" East a distance of 759.69 feet to a 4" steel fence post found for a corner of the tract herein described;

THENCE North 16°12'43" West a distance of 858.21 feet to a ½" iron rod set in the most Westerly North line of said 159 acre tract and the most Westerly South line of said 120 acre tract for a corner of the tract herein described;

THENCE North 89°38'49" East a distance of 883.84 feet to a ½" iron rod set for an ell corner of said 159 acre tract and said 120 acre tract;

THENCE North 00°54'43" West a distance of 1136.11 feet to a ½" iron rod set for the Northwest corner of said 159 acre tract and an ell corner of said 120 acre tract;

THENCE North 89°05'17" East a distance of 1536.11 feet to the POINT OF BEGINNING and containing 143.875 acres of land.

NOV 02 2016

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

STATE OF TEXAS §  
  §  
COUNTY OF WISE §

KNOW ALL MEN BY THESE PRESENTS: Sarah Enochs

WHEREAS, by that one certain Deed of Trust dated June 17, 2016, but effective as of March 25, 2016, and recorded as Instrument No. 201607343, Real Property Records, Wise County, Texas (the "Deed of Trust"), Carousel Properties, LLC, as Grantor ("Grantor"), conveyed to Jamie Cook, Trustee ("Trustee"), for the benefit of First State Bank ("Beneficiary"), the real property situated in Wise County, Texas, as more particularly described on Exhibit "A" attached hereto and incorporated herein for all purposes (the "Property"), to secure the payment of that one certain Real Estate Lien Note dated June 17, 2016, but effective as of March 25, 2016, in the original principal amount of \$1,937,832.57, executed by Grantor and made payable to the order of Beneficiary and all renewals and extensions thereof (the "Note"); and

WHEREAS, the Note and Deed of Trust were in renewal, extension and consolidation of the Notes, Deeds of Trust and other instruments described on Exhibit "B" attached hereto; and

WHEREAS, default occurred under the terms of the Note and the Deed of Trust; and

WHEREAS, demand for payment of all amounts owed under the Note and the Deed of Trust was made, and all required notices have been given, all in accordance with the Note, the Deed of Trust and applicable law; and

WHEREAS, the indebtedness evidenced by the Note, and secured by the Deed of Trust, is now wholly due and payable; and

WHEREAS, the outstanding balance due under the Note and the Deed of Trust has not been paid; and

WHEREAS, Jamie Cook, Trustee in the aforesaid Deed of Trust, has been removed as Trustee and the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Ethel A. Steele has been appointed as Substitute Trustee in the place and stead of the said Jamie Cook, said removal and appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, Beneficiary, the current owner and holder of said indebtedness and the current beneficiary under the Deed of Trust, has requested the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Ethel A. Steele, as Substitute Trustee, to sell the Property to satisfy the indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 6<sup>th</sup> day of December, 2016, between the hours of 10:00 A.M. and 4:00 P.M., the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Ethel A. Steele will sell the Property at public auction at the southeast corner of the Wise County Courthouse, 101 N. Trinity Street, Decatur, Texas 76234, or in the area designated for such sales by the Wise County Commissioners Court, if different, to the highest bidder for cash, subject to the right of Beneficiary to have its bid credited to

the Note up to the amount of the unpaid indebtedness secured by the Deed of Trust at the time of sale. Said sale will begin no earlier than 1:00 P.M. and no later than three hours after that time.

**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 Sender of this notice and his contact information is as follows:

Matthew T. Taplett  
Pope, Hardwicke, Christie, Schell, Kelly & Taplett, LLP  
500 W. 7<sup>th</sup> Street, Suite 600  
Fort Worth, Texas 76102  
817/332-3245

WITNESS MY HAND this 1<sup>st</sup> day of November, 2016.

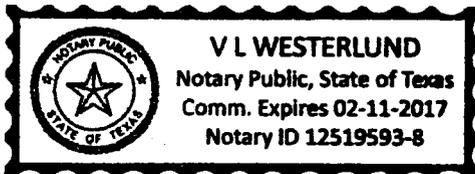
SUBSTITUTE TRUSTEE:



Matthew T. Taplett

STATE OF TEXAS           §  
  §  
COUNTY OF TARRANT   §

This instrument was acknowledged before me on the 1<sup>st</sup> day of November, 2016, by Matthew T. Taplett, Substitute Trustee, who acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.



  
Notary Public for the State of Texas

**NAME, ADDRESS AND TELEPHONE  
NO. OF MORTGAGEE:**

First State Bank  
c/o Kyle Thompson  
1709 9<sup>th</sup> Street  
P.O. Box 338  
Bridgeport, TX 76426  
(940) 683-6300

**NAME, ADDRESS AND TELEPHONE  
NO. OF SUBSTITUTE TRUSTEE:**

Matthew T. Taplett  
Lee F. Christie  
Jeremy Lee Harmon  
Michael L. Atchley  
Ethel A. Steele  
Pope, Hardwicke, Christie, Schell,  
Kelly & Taplett, L.L.P.  
500 W. 7<sup>th</sup> Street, Suite 600  
Fort Worth, TX 76102  
(817) 332-3245

Properties (including any improvements):

**Tract 1:**

**LOT 26 in BLOCK 2, of UNIT 7A of RUNAWAY BAY, a Subdivision in WISE COUNTY, TEXAS, according to the map or plat thereof recorded in Cabinet A, Slide 445, of the Plat Records of Wise County, Texas.**

**Tract 2:**

**LOT 25 in BLOCK 2, of UNIT 7A of RUNAWAY BAY, a Subdivision in WISE COUNTY, TEXAS, according to the map or plat thereof recorded in Cabinet A, Slide 445, of the Plat Records of Wise County, Texas.**

**Tract 3:**

**LOT 27 in BLOCK 2, of UNIT 7A of RUNAWAY BAY, a Subdivision in WISE COUNTY, TEXAS, according to the map or plat thereof recorded in Cabinet A, Slide 445, of the Plat Records of Wise County, Texas.**

**Tract 4:**

**LOT 24 in BLOCK 2, of UNIT 7A of RUNAWAY BAY, a Subdivision in WISE COUNTY, TEXAS, according to the map or plat thereof recorded in Cabinet A, Slide 445, of the Plat Records of Wise County, Texas.**

**Tract 5:**

**LOT 36 in BLOCK 3, of UNIT 7A of RUNAWAY BAY, a Subdivision in WISE COUNTY, TEXAS, according to the map or plat thereof recorded in Cabinet A, Slide 445, of the Plat Records of Wise County, Texas.**

**Tract 6:**

**LOT 34 in BLOCK 3, of UNIT 7A of RUNAWAY BAY, a Subdivision in WISE COUNTY, TEXAS, according to the map or plat thereof recorded in Cabinet A, Slide 445, of the Plat Records of Wise County, Texas.**

**Tract 7:**

**LOT 32 in BLOCK 3, of UNIT 7A of RUNAWAY BAY, a Subdivision in WISE COUNTY, TEXAS, according to the map or plat thereof recorded in Cabinet A, Slide 445, of the Plat Records of Wise County, Texas.**

**Tract 8:**

**LOT 32 in BLOCK 2, of UNIT 7A of RUNAWAY BAY, a Subdivision in WISE COUNTY, TEXAS, according to the map or plat thereof recorded in Cabinet A, Slide 445, of the Plat Records of Wise County, Texas.**

**Tract 9:**

**LOT 31 in BLOCK 2, of UNIT 7A of RUNAWAY BAY, a Subdivision in WISE COUNTY, TEXAS, according to the map or plat thereof recorded in Cabinet A, Slide 445, of the Plat Records of Wise County, Texas.**

**Tract 10:**

**LOT 33 in BLOCK 3, of UNIT 7A of RUNAWAY BAY, a Subdivision in WISE COUNTY, TEXAS, according to the map or plat thereof recorded in Cabinet A, Slide 445, of the Plat Records of Wise County, Texas.**

**Tract 11:**

**LOT 49 in BLOCK 4, of UNIT 7A of RUNAWAY BAY, a Subdivision in WISE COUNTY, TEXAS, according to the map or plat thereof recorded in Cabinet A, Slide 445, of the Plat Records of Wise County, Texas.**

**Tract 12:**

**LOT 39 in BLOCK 2, of UNIT 7A of RUNAWAY BAY, a Subdivision in WISE COUNTY, TEXAS, according to the map or plat thereof recorded in Cabinet A, Slide 445, of the Plat Records of Wise County, Texas.**

**Tract 13:**

**LOT 5 in BLOCK 1, of UNIT 7A of RUNAWAY BAY, a Subdivision in WISE COUNTY, TEXAS, according to the map or plat thereof recorded in Cabinet A, Slide 445, of the Plat Records of Wise County, Texas.**

**Tract 14:**

**LOT 37 in BLOCK 2, of UNIT 7A of RUNAWAY BAY, a Subdivision in WISE COUNTY, TEXAS, according to the map or plat thereof recorded in Cabinet A, Slide 445, of the Plat Records of Wise County Texas.**

**Tract 15:**

**Lot 34, Block 2, of Unit 7A, Runaway Bay, a Subdivision in WISE COUNTY, TEXAS, according to the map or plat thereof recorded in Cabinet A, Slide 445, of the Plat Records of Wise County, Texas.**

**Tract 16:**

**Lot 1, Block 2, of Unit 7A, Runaway Bay, a Subdivision in WISE COUNTY, TEXAS, according to the map or plat thereof recorded in Cabinet A, Slide 445, of the Plat Records of Wise County, Texas.**

**Tract 17:**

**Lot 36, Block 2, of Unit 7A, Runaway Bay, a Subdivision in WISE COUNTY, TEXAS, according to the map or plat thereof recorded in Cabinet A, Slide 445, of the Plat Records of Wise County, Texas.**

**Tract 18:**

**Lot 35, Block 2, of Unit 7A, Runaway Bay, a Subdivision in WISE COUNTY, TEXAS, according to the map or plat thereof recorded in Cabinet A, Slide 445, of the Plat Records of Wise County, Texas.**

**Tract 19:**

**Lot 28, Block 2, of Unit 7A, Runaway Bay, a Subdivision in WISE COUNTY, TEXAS, according to the map or plat thereof recorded in Cabinet A, Slide 445, of the Plat Records of Wise County, Texas.**

**Tract 20:**

**Lot 30, Block 2, of Unit 7A, Runaway Bay, a Subdivision in WISE COUNTY, TEXAS, according to the map or plat thereof recorded in Cabinet A, Slide 445, of the Plat Records of Wise County, Texas.**

**Tract 21:**

**Lot 29, Block 2, of Unit 7A, Runaway Bay, a Subdivision in WISE COUNTY, TEXAS, according to the map or plat thereof recorded in Cabinet A, Slide 445, of the Plat Records of Wise County, Texas.**

Tract 1:

The Note RENEWS AND EXTENDS the balance of \$91,919.42 that Grantor owes on that Note in the original principal sum of \$100,000.00 which is dated November 24, 2008, executed by RANDAL P. MANUS, payable to the order of FIRST STATE BANK. The prior note is secured by two instruments, both of which create liens against the Property: A Deed retaining a vendor's lien, which is dated January 29, 2008, is from F & R ADAMS LUXURY HOMES, LLC, a Limited Liability Company to RANDAL P. MANUS and is recorded in Volume 1902, Page 859, Official Records of Wise County, Texas as Document Number 2008-19558; and a Deed of Trust from RANDAL P. MANUS to GREG REASONER, TRUSTEE, dated November 24, 2008, recorded in Volume 2004, Page 796, Official Records of Wise County, Texas as Document Number 2008-34775. Said Note and Liens were assumed by CAROUSEL PROPERTIES, LLC in Warranty Deed with Assumption dated April 19, 2010, recorded in Volume 2144, Page 359, Official Records of Wise County, Texas as Document Number 2010-55992. Said Note and Liens were modified by Modification and Extension Agreement dated April 19, 2010, recorded in Volume 2144, Page 362 Official Records of Wise County, Texas as Document Number 2010-55993, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Holder of Note and Liens (showing Extended Maturity Date of Note: April 19, 2016). Said Note and Liens were modified by Modification, Renewal and Extension Agreement dated May 31, 2011, recorded in Volume 2257, Page 69 Official Records of Wise County, Texas as Document Number 2011-6733, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Note Holder, (showing Extended Maturity Date of Note: June 19, 2016). Said Note and Liens were modified by Modification and Extension Agreement dated March 20, 2013, recorded in Volume 2443, Page 688 Official Records of Wise County, Texas as Document Number 2013-18748, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Holder of Note and Liens (showing Extended Maturity Date of Note: March 25, 2016). Grantor acknowledges that the liens securing the prior Note are valid, that they subsist against the Property, and that by this instrument they are RENEWED AND EXTENDED in full force until the note is paid.

Tract 2:

The Note RENEWS AND EXTENDS the balance of \$91,920.36 that Grantor owes on that Note in the original principal sum of \$100,000.00 which is dated November 24, 2008, executed by RANDAL P. MANUS, payable to the order of FIRST STATE BANK. The prior note is secured by two instruments, both of which create liens against the Property: A Deed retaining a vendor's lien, which is dated January 29, 2008, is from F & R ADAMS LUXURY HOMES, LLC, a Limited Liability Company to RANDAL P. MANUS and is recorded in Volume 1902, Page 859, Official Records of Wise County, Texas as Document Number 2008-19558; and a Deed of Trust from RANDAL P. MANUS to GREG REASONER, TRUSTEE, dated November 24, 2008, recorded in Volume 2004, Page 789, Official Records of Wise County, Texas as Document Number 2008-34774. Said Note and Liens were assumed by CAROUSEL PROPERTIES, LLC in Warranty Deed with Assumption dated April 19, 2010, recorded in Volume 2144, Page 345, Official Records of Wise County, Texas as Document Number 2010-55988. Said Note and Liens were modified by Modification and Extension Agreement dated April 19, 2010, recorded in Volume 2144, Page 348 Official Records of Wise County, Texas as Document Number 2010-55989, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Holder of Note and Liens (showing Extended Maturity Date of Note: April 19, 2016). Said Note and Liens were modified by Modification, Renewal and Extension Agreement dated May 31, 2011, recorded in Volume 2257, Page 72 Official Records of Wise County, Texas as Document Number 2011-6734, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Note Holder, (showing Extended Maturity Date of Note: June 19, 2016). Said Note and Liens were modified by Modification and Extension Agreement dated March 20, 2013, recorded in Volume 2443, Page 640 Official Records of Wise County, Texas as Document Number 2013-18742, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Holder of Note and Liens (showing Extended Maturity Date of Note: March 25, 2016). Grantor acknowledges that the liens securing the prior Note are valid, that they subsist against the Property, and that by this instrument they are RENEWED AND EXTENDED in full force until the note is paid.

Tract 3:

The Note RENEWS AND EXTENDS the balance of \$91,920.43 that Grantor owes on that Note in the original principal sum of \$100,000.00 which is dated November 24, 2008, executed by RANDAL P. MANUS, payable to the order of FIRST STATE BANK. The prior note is secured by two instruments, both of which create liens against the Property: A Deed retaining a vendor's lien, which is dated January 29, 2008, is from F & R ADAMS LUXURY HOMES, LLC, a Limited Liability Company to RANDAL P. MANUS and is recorded in Volume 1902, Page 859, Official Records of Wise County, Texas as Document Number 2008-19558; and a Deed of Trust from RANDAL P. MANUS to GREG REASONER, TRUSTEE, dated November 24, 2008, recorded in Volume 2004, Page 803, Official Records of Wise County, Texas as Document Number 2008-34776. Said Note and Liens were assumed by CAROUSEL PROPERTIES, LLC in Warranty Deed with Assumption dated April 19, 2010, recorded in Volume 2144, Page 352, Official Records of Wise County, Texas as Document Number 2010-55990. Said Note and Liens were modified by Modification and Extension Agreement dated April 19, 2010, recorded in Volume 2144, Page 355 Official Records of Wise County, Texas as Document Number 2010-

55991, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Holder of Note and Liens (showing Extended Maturity Date of Note: April 19, 2016). Said Note and Liens were modified by Modification, Renewal and Extension Agreement dated May 31, 2011, recorded in Volume 2257, Page 75 Official Records of Wise County, Texas as Document Number 2011-6735, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Note Holder, (showing Extended Maturity Date of Note: June 19, 2016). Said Note and Liens were modified by Modification and Extension Agreement dated March 20, 2013, recorded in Volume 2443, Page 696 Official Records of Wise County, Texas as Document Number 2013-18749, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Holder of Note and Liens (showing Extended Maturity Date of Note: March 25, 2016). Grantor acknowledges that the liens securing the prior Note are valid, that they subsist against the Property, and that by this instrument they are RENEWED AND EXTENDED in full force until the note is paid.

**Tract 4:**

The Note RENEWS AND EXTENDS the balance of \$91,921.20 that Grantor owes on that Note in the original principal sum of \$100,000.00 which is dated November 24, 2008, executed by RANDAL P. MANUS, payable to the order of FIRST STATE BANK. The prior note is secured by two instruments, both of which create liens against the Property: A Deed retaining a vendor's lien, which is dated January 29, 2008, is from F & R ADAMS LUXURY HOMES, LLC, a Limited Liability Company to RANDAL P. MANUS and is recorded in Volume 1902, Page 859, Official Records of Wise County, Texas as Document Number 2008-19558; and a Deed of Trust from RANDAL P. MANUS to GREG REASONER, TRUSTEE, dated November 24, 2008, recorded in Volume 2004, Page 782, Official Records of Wise County, Texas as Document Number 2008-34773. Said Note and Liens were assumed by CAROUSEL PROPERTIES, LLC in Warranty Deed with Assumption dated April 19, 2010, recorded in Volume 2144, Page 338, Official Records of Wise County, Texas as Document Number 2010-55986. Said Note and Liens were modified by Modification and Extension Agreement dated April 19, 2010, recorded in Volume 2144, Page 341 Official Records of Wise County, Texas as Document Number 2010-55987, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Holder of Note and Liens (showing Extended Maturity Date of Note: April 19, 2016). Said Note and Liens were modified by Modification, Renewal and Extension Agreement dated May 31, 2011, recorded in Volume 2257, Page 78 Official Records of Wise County, Texas as Document Number 2011-6736, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Note Holder, (showing Extended Maturity Date of Note: June 19, 2016). Said Note and Liens were modified by Modification and Extension Agreement dated March 20, 2013, recorded in Volume 2443, Page 704 Official Records of Wise County, Texas as Document Number 2013-18750, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Holder of Note and Liens (showing Extended Maturity Date of Note: March 25, 2016). Grantor acknowledges that the liens securing the prior Note are valid, that they subsist against the Property, and that by this instrument they are RENEWED AND EXTENDED in full force until the note is paid.

Tract 5:

The Note RENEWS AND EXTENDS the balance of \$91,922.13 that Grantor owes on that Note in the original principal sum of \$102,000.00 which is dated March 9, 2009, executed by DAVID DUBIEL, payable to the order of FIRST STATE BANK. The prior note is secured by two instruments, both of which create liens against the Property: A Deed retaining a vendor's lien, which is dated March 9, 2009, is from RHINO GROUP, LP to DAVID DUBIEL, a single person, and BRAZOS VALLEY MANAGEMENT, LLC and is recorded in Volume 2030, Page 879, Official Records of Wise County, Texas as Document Number 2009-38918; and a Deed of Trust from DAVID DUBIEL and BRAZOS VALLEY MANAGEMENT, LLC to GREG REASONER, TRUSTEE, dated March 9, 2009, recorded in Volume 2030, Page 882, Official Records of Wise County, Texas as Document Number 2009-38919. Said Note and Liens were assumed by CAROUSEL PROPERTIES, LLC in Warranty Deed with Assumption dated April 19, 2010, recorded in Volume 2144, Page 366, Official Records of Wise County, Texas as Document Number 2010-55994. Said Note and Liens were modified by Modification and Extension Agreement dated April 19, 2010, recorded in Volume 2144, Page 370 Official Records of Wise County, Texas as Document Number 2010-55995, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Holder of Note and Liens (showing Extended Maturity Date of Note: April 19, 2016). Said Note and Liens were modified by Modification, Renewal and Extension Agreement dated May 31, 2011, recorded in Volume 2257, Page 81 Official Records of Wise County, Texas as Document Number 2011-6737, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Note Holder, (showing Extended Maturity Date of Note: June 19, 2016). Said Note and Liens were modified by Modification and Extension Agreement dated March 20, 2013, recorded in Volume 2443, Page 656 Official Records of Wise County, Texas as Document Number 2013-18744, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Holder of Note and Liens (showing Extended Maturity Date of Note: March 25, 2016). Grantor acknowledges that the liens securing the prior Note are valid, that they subsist against the Property, and that by this instrument they are RENEWED AND EXTENDED in full force until the note is paid.

Tract 6:

The Note RENEWS AND EXTENDS the balance of \$91,269.48 that Grantor owes on that Note in the original principal sum of \$102,000.00 which is dated September 17, 2008, executed by ANGELA JOBLIN, payable to the order of FIRST STATE BANK. The prior note is secured by two instruments, both of which create liens against the Property: A Deed retaining a vendor's lien, which is dated September 17, 2008, is from RHINO GROUP, LP to ANGELA JOBLIN, a single person, and BRAZOS VALLEY MANAGED INVESTMENTS, LLC and is recorded in Volume 1986, Page 727, Official Records of Wise County, Texas as Document Number 2008-31868, said Deed retaining a vendor's lien was corrected by a General Warranty Deed with Vendor's Lien dated September 17, 2008, recorded in Volume 2005, Page 386, Official Records of Wise County, Texas as Document Number 2008-34870; and a Deed of Trust from ANGELA JOBLIN and BRAZOS VALLEY MANAGEMENT, LLC to GREG REASONER, TRUSTEE, dated September 17, 2008, recorded in Volume 1986, Page 730, Official Records of Wise County, Texas as Document Number 2008-31869 and said Deed of Trust was corrected by a

Deed of Trust from ANGELA JOBLIN and BRAZOS VALLEY MANAGEMENT, LLC to GREG REASONER, TRUSTEE, dated September 17, 2008, recorded in Volume 2003 Page 554, Official Records of Wise County, Texas as Document Number 2008-34575. Said Note and Liens were assumed by CAROUSEL PROPERTIES, LLC in Warranty Deed with Assumption dated April 19, 2010, recorded in Volume 2144, Page 446, Official Records of Wise County, Texas as Document Number 2010-56014. Said Warranty Deed with Assumption was corrected by a Correction Warranty Deed with Assumption dated July 10, 2013 but effective as of April 19, 2010, recorded as Document Number 2013-24626. Said Note and Liens were modified by Modification and Extension Agreement dated April 19, 2010, recorded in Volume 2144, Page 450 Official Records of Wise County, Texas as Document Number 2010-56015, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Holder of Note and Liens (showing Extended Maturity Date of Note: April 19, 2016). Said Note and Liens were modified by Modification, Renewal and Extension Agreement dated May 31, 2011, recorded in Volume 2257, Page 84 Official Records of Wise County, Texas as Document Number 2011-6738, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Note Holder, (showing Extended Maturity Date of Note: June 19, 2016). Said Note and Liens were modified by Modification and Extension Agreement dated March 20, 2013, recorded in Volume 2443, Page 720 Official Records of Wise County, Texas as Document Number 2013-18752, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Holder of Note and Liens (showing Extended Maturity Date of Note: March 25, 2016). Grantor acknowledges that the liens securing the prior Note are valid, that they subsist against the Property, and that by this instrument they are RENEWED AND EXTENDED in full force until the note is paid.

Tract 7:

The Note RENEWS AND EXTENDS the balance of \$91,921.56 that Grantor owes on that Note in the original principal sum of \$102,000.00 which is dated September 16, 2008, executed by CAROLYN MCKINNEY, payable to the order of FIRST STATE BANK. The prior note is secured by two instruments, both of which create liens against the Property: A Deed retaining a vendor's lien, which is dated September 16, 2008, is from RHINO GROUP, LP to CAROLYN MCKINNEY, a single person, and BRAZOS VALLEY MANAGEMENT, LLC and is recorded in Volume 1987, Page 834, Official Records of Wise County, Texas as Document Number 2008-32053; and a Deed of Trust from CAROLYN MCKINNEY AND BRAZOS VALLEY MANAGEMENT, LLC to GREG REASONER, TRUSTEE, dated September 16, 2008, recorded in Volume 1987, Page 837, Official Records of Wise County, Texas as Document Number 2008-32054. Said Note and Liens were assumed by CAROUSEL PROPERTIES, LLC in Warranty Deed with Assumption dated April 19, 2010, recorded in Volume 2144, Page 414, Official Records of Wise County, Texas as Document Number 2010-56006. Said Note and Liens were modified by Modification and Extension Agreement dated April 14, 2010, recorded in Volume 2144, Page 418 Official Records of Wise County, Texas as Document Number 2010-56007, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Holder of Note and Liens (showing Extended Maturity Date of Note: April 19, 2016). Said Note and Liens were modified by Modification, Renewal and Extension Agreement dated May 31, 2011, recorded in Volume 2257, Page 87 Official Records of Wise County, Texas as Document Number 2011-6739, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST

STATE BANK, as Note Holder, (showing Extended Maturity Date of Note: June 19, 2016). Said Note and Liens were modified by Modification and Extension Agreement dated March 20, 2013, recorded in Volume 2443, Page 728 Official Records of Wise County, Texas as Document Number 2013-18753, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Holder of Note and Liens (showing Extended Maturity Date of Note: March 25, 2016). Grantor acknowledges that the liens securing the prior Note are valid, that they subsist against the Property, and that by this instrument they are RENEWED AND EXTENDED in full force until the note is paid.

Tract 8:

The Note RENEWS AND EXTENDS the balance of \$92,229.02 that Grantor owes on that Note in the original principal sum of \$101,600.00 which is dated June 25, 2009, executed by SARA A. KROGER, payable to the order of FIRST STATE BANK. The prior note is secured by two instruments, both of which create liens against the Property: A Deed retaining a vendor's lien, which is dated June 25, 2009, is from RHINO GROUP, LP to SARA A. KROGER, a single person, and BRAZOS VALLEY MANAGEMENT, LLC and is recorded in Volume 2060, Page 419, Official Records of Wise County, Texas as Document Number 2009-43317; and a Deed of Trust from SARA A. KROGER and BRAZOS VALLEY MANAGEMENT, LLC to GREG REASONER, TRUSTEE, dated June 25, 2009, recorded in Volume 2060, Page 422, Official Records of Wise County, Texas as Document Number 2009-43318. Said Note and Liens were assumed by CAROUSEL PROPERTIES, LLC in Warranty Deed with Assumption dated April 19, 2010, recorded in Volume 2144, Page 430, Official Records of Wise County, Texas as Document Number 2010-56010. Said Note and Liens were modified by Modification and Extension Agreement dated April 19, 2010, recorded in Volume 2144, Page 434 Official Records of Wise County, Texas as Document Number 2010-56011, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Holder of Note and Liens (showing Extended Maturity Date of Note: April 19, 2016). Said Note and Liens were modified by Modification, Renewal and Extension Agreement dated May 31, 2011, recorded in Volume 2257, Page 90 Official Records of Wise County, Texas as Document Number 2011-6740, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Note Holder, (showing Extended Maturity Date of Note: June 19, 2016). Said Note and Liens were modified by Modification and Extension Agreement dated March 20, 2013, recorded in Volume 2443, Page 672 Official Records of Wise County, Texas as Document Number 2013-18746, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Holder of Note and Liens (showing Extended Maturity Date of Note: March 25, 2016). Grantor acknowledges that the liens securing the prior Note are valid, that they subsist against the Property, and that by this instrument they are RENEWED AND EXTENDED in full force until the note is paid.

Tract 9:

The Note RENEWS AND EXTENDS the balance of \$92,649.47 that Grantor owes on that Note in the original principal sum of \$101,616.00 which is dated June 25, 2009, executed by SARA A. KROGER, payable to the order of FIRST STATE BANK. The prior note is secured by two

instruments, both of which create liens against the Property: A Deed retaining a vendor's lien, which is dated June 25, 2009, is from RHINO GROUP, LP to SARA A. KROGER, a single person, and BRAZOS VALLEY MANAGEMENT, LLC and is recorded in Volume 2060, Page 406, Official Records of Wise County, Texas as Document Number 2009-43314; and a Deed of Trust from SARA A. KROGER and BRAZOS VALLEY MANAGEMENT, LLC to GREG REASONER, TRUSTEE, dated June 25, 2009, recorded in Volume 2060, Page 409, Official Records of Wise County, Texas as Document Number 2009-43315. Said Note and Liens were assumed by CAROUSEL PROPERTIES, LLC in Warranty Deed with Assumption dated April 19, 2010, recorded in Volume 2144, Page 422, Official Records of Wise County, Texas as Document Number 2010-56008. Said Note and Liens were modified by Modification and Extension Agreement dated April 19, 2010, recorded in Volume 2144, Page 426 Official Records of Wise County, Texas as Document Number 2010-56009, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Holder of Note and Liens (showing Extended Maturity Date of Note: April 19, 2016). Said Note and Liens were modified by Modification, Renewal and Extension Agreement dated May 31, 2011, recorded in Volume 2257, Page 93 Official Records of Wise County, Texas as Document Number 2011-6741, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Note Holder, (showing Extended Maturity Date of Note: June 19, 2016). Said Note and Liens were modified by Modification and Extension Agreement dated March 20, 2013, recorded in Volume 2443, Page 664 Official Records of Wise County, Texas as Document Number 2013-18745, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Holder of Note and Liens (showing Extended Maturity Date of Note: March 25, 2016). Grantor acknowledges that the liens securing the prior Note are valid, that they subsist against the Property, and that by this instrument they are RENEWED AND EXTENDED in full force until the note is paid.

Tract 10:

The Note RENEWS AND EXTENDS the balance of \$92,626.97 that Grantor owes on that Note in the original principal sum of \$102,000.00 which is dated September 23, 2008, executed by MARGARET RICKETT, payable to the order of FIRST STATE BANK. The prior note is secured by two instruments, both of which create liens against the Property: A Deed retaining a vendor's lien, which is dated September 23, 2008, is from RHINO GROUP, LP to MARGARET RICKETT, a married person not joined herein by my spouse as this property constitutes no part of my business or residential property and BRAZOS VALLEY MANAGED INVESTMENTS, LLC and is recorded in Volume 1987, Page 847 Official Records of Wise County, Texas, as Document Number 2008-32056; and a Deed of Trust from MARGARET RICKETT and BRAZOS VALLEY MANAGED INVESTMENTS, LLC to GREG REASONER, TRUSTEE, dated September 23, 2008, recorded in Volume 1987, Page 850, Official Records of Wise County, Texas as Document Number 2008-32057. Said Note and Liens were assumed by CAROUSEL PROPERTIES, LLC in Warranty Deed with Assumption dated April 19, 2010, recorded in Volume 2144, Page 438, Official Records of Wise County, Texas as Document Number 2010-56012 and said Warranty Deed with Assumption was corrected by a Correction Warranty Deed with Assumption dated July 10, 2013 but effective as of April 19, 2010, recorded the Official Records of Wise County, Texas as Document Number 2013-24623. Said Note and Liens were modified by Modification and Extension Agreement dated April 19, 2010, recorded

in Volume 2144, Page 442 Official Records of Wise County, Texas as Document Number 2010-56013, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Holder of Note and Liens (showing Extended Maturity Date of Note: April 19, 2016). Said Note and Liens were modified by Modification, Renewal and Extension Agreement dated May 31, 2011, recorded in Volume 2257, Page 96 Official Records of Wise County, Texas as Document Number 2011-6742, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Note Holder, (showing Extended Maturity Date of Note: June 19, 2016). Said Note and Liens were modified by Modification and Extension Agreement dated March 20, 2013, recorded in Volume 2443, Page 752 Official Records of Wise County, Texas as Document Number 2013-18756, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Holder of Note and Liens (showing Extended Maturity Date of Note: March 25, 2016). Grantor acknowledges that the liens securing the prior Note are valid, that they subsist against the Property, and that by this instrument they are RENEWED AND EXTENDED in full force until the note is paid.

Tract 11:

The Note RENEWS AND EXTENDS the balance of \$92,652.68 that Grantor owes on that Note in the original principal sum of \$102,000.00 which is dated July 15, 2008, executed by BRENDA SMITH, payable to the order of FIRST STATE BANK. The prior note is secured by two instruments, both of which create liens against the Property: A Deed retaining a vendor's lien, which is dated July 15, 2008, is from RHINO GROUP, LP to BRENDA SMITH, a married person not joined herein by my spouse as this property constitutes no part of my business or residential property and BRAZOS VALLEY MANAGED INVESTMENTS, LLC and is recorded in Volume 1965, Page 43 Official Records of Wise County, Texas, as Document Number 2008-28799; and a Deed of Trust from BRENDA SMITH and BRAZOS VALLEY MANAGED INVESTMENTS, LLC to GREG REASONER, TRUSTEE, dated July 15, 2008, recorded in Volume 1965, Page 46, Official Records of Wise County, Texas as Document Number 2008-28800. Said Note and Liens were assumed by CAROUSEL PROPERTIES, LLC in Warranty Deed with Assumption dated April 19, 2010, recorded in Volume 2149, Page 144, Official Records of Wise County, Texas as Document Number 2010-56725 and said Warranty Deed with Assumption was corrected by a Correction Warranty Deed with Assumption dated July 10, 2013 but effective as of April 19, 2010, recorded in the Official Records of Wise County, Texas as Document Number 2013-24624. Said Note and Liens were modified by Modification and Extension Agreement dated April 19, 2010, recorded in Volume 2149, Page 140 Official Records of Wise County, Texas as Document Number 2010-56724, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Holder of Note and Liens (showing Extended Maturity Date of Note: April 19, 2016). Said Note and Liens were modified by Modification, Renewal and Extension Agreement dated May 31, 2011, recorded in Volume 2257, Page 33 Official Records of Wise County, Texas as Document Number 2011-6721, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Note Holder, (showing Extended Maturity Date of Note: June 19, 2016). Said Note and Liens were modified by Modification and Extension Agreement dated March 20, 2013, recorded in Volume 2443, Page 744 Official Records of Wise County, Texas as Document Number 2013-18755, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Holder of Note and Liens (showing Extended Maturity Date of Note: March 25, 2016). Grantor

acknowledges that the liens securing the prior Note are valid, that they subsist against the Property, and that by this instrument they are RENEWED AND EXTENDED in full force until the note is paid.

Tract 12:

The Note RENEWS AND EXTENDS the balance of \$92,652.73 that Grantor owes on that Note in the original principal sum of \$102,000.00 which is dated May 14, 2008, executed by BRENDA W. SMITH, payable to the order of FIRST STATE BANK. The prior note is secured by two instruments, both of which create liens against the Property: A Deed retaining a vendor's lien, which is dated May 14, 2008, is from RHINO GROUP, LP to BRENDA W. SMITH, a married person not joined herein by my spouse as this property constitutes no part of my business or residential homestead and is recorded in Volume 1944, Page 71 Official Records of Wise County, Texas, as Document Number 2008-25748; and a Deed of Trust from BRENDA W. SMITH to GREG REASONER, TRUSTEE, dated May 14, 2008, recorded in Volume 1944, Page 74, Official Records of Wise County, Texas as Document Number 2008-25749. Said Note and Liens were assumed by CAROUSEL PROPERTIES, LLC in Warranty Deed with Assumption dated April 19, 2010, recorded in Volume 2149, Page 136, Official Records of Wise County, Texas as Document Number 2010-56723. Said Note and Liens were modified by Modification and Extension Agreement dated April 19, 2010, recorded in Volume 2149, Page 148 Official Records of Wise County, Texas as Document Number 2010-56726, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Holder of Note and Liens (showing Extended Maturity Date of Note: April 19, 2016). Said Note and Liens were modified by Modification, Renewal and Extension Agreement dated May 31, 2011, recorded in Volume 2257, Page 36 Official Records of Wise County, Texas as Document Number 2011-6722, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Note Holder, (showing Extended Maturity Date of Note: June 19, 2016). Said Note and Liens were modified by Modification and Extension Agreement dated March 20, 2013, recorded in Volume 2443, Page 760 Official Records of Wise County, Texas as Document Number 2013-18757, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Holder of Note and Liens (showing Extended Maturity Date of Note: March 25, 2016). Grantor acknowledges that the liens securing the prior Note are valid, that they subsist against the Property, and that by this instrument they are RENEWED AND EXTENDED in full force until the note is paid.

Tract 13:

The Note RENEWS AND EXTENDS the balance of \$92,652.84 that Grantor owes on that Note in the original principal sum of \$102,000.00 which is dated May 14, 2008, executed by BRENDA W. SMITH, payable to the order of FIRST STATE BANK. The prior note is secured by two instruments, both of which create liens against the Property: A Deed retaining a vendor's lien, which is dated May 14, 2008, is from RHINO GROUP, LP to BRENDA W. SMITH, a married person not joined herein by my spouse as this property constitutes no part of my business or residential homestead and is recorded in Volume 1944, Page 45 Official Records of Wise County, Texas, as Document Number 2008-25742; and a Deed of Trust from BRENDA W. SMITH to GREG REASONER, TRUSTEE, dated May 14, 2008, recorded in Volume 1944,

Page 48, Official Records of Wise County, Texas as Document Number 2008-25743. Said Note and Liens were assumed by CAROUSEL PROPERTIES, LLC in Warranty Deed with Assumption dated April 19, 2010, recorded in Volume 2149, Page 128, Official Records of Wise County, Texas as Document Number 2010-56721. Said Note and Liens were modified by Modification and Extension Agreement dated April 19, 2010, recorded in Volume 2149, Page 132 Official Records of Wise County, Texas as Document Number 2010-56722, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Holder of Note and Liens (showing Extended Maturity Date of Note: April 19, 2016). Said Note and Liens were modified by Modification, Renewal and Extension Agreement dated May 31, 2011, recorded in Volume 2257, Page 39 Official Records of Wise County, Texas as Document Number 2011-6723, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Note Holder, (showing Extended Maturity Date of Note: June 19, 2016). Said Note and Liens were modified by Modification and Extension Agreement dated March 20, 2013, recorded in Volume 2443, Page 632 Official Records of Wise County, Texas as Document Number 2013-18741, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Holder of Note and Liens (showing Extended Maturity Date of Note: March 25, 2016). Grantor acknowledges that the liens securing the prior Note are valid, that they subsist against the Property, and that by this instrument they are RENEWED AND EXTENDED in full force until the note is paid.

Tract 14:

The Note RENEWS AND EXTENDS the balance of \$93,214.05 that Grantor owes on that Note in the original principal sum of \$102,000.00 which is dated May 14, 2008, executed by ALBERT SMITH, payable to the order of FIRST STATE BANK. The prior note is secured by two instruments, both of which create liens against the Property: A Deed retaining a vendor's lien, which is dated May 14, 2008, is from RHINO GROUP, LP to ALBERT SMITH, a married person not joined herein by my spouse as this property constitutes no part of my business or residential homestead and is recorded in Volume 1944, Page 84, Official Records of Wise County, Texas, as Document Number 2008-25751; and a Deed of Trust from ALBERT SMITH, a married person to GREG REASONER, TRUSTEE, dated May 14, 2008, recorded in Volume 1944, Page 87, Official Records of Wise County, Texas as Document Number 2008-25752. Said Note and Liens were assumed by CAROUSEL PROPERTIES, LLC in Warranty Deed with Assumption dated April 19, 2010, recorded in Volume 2149, Page 104, Official Records of Wise County, Texas as Document Number 2010-56715. Said Note and Liens were modified by Modification and Extension Agreement dated April 19, 2010, recorded in Volume 2149, Page 108 Official Records of Wise County, Texas as Document Number 2010-56716, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Holder of Note and Liens (showing Extended Maturity Date of Note: April 19, 2016). Said Note and Liens were modified by Modification, Renewal and Extension Agreement dated May 31, 2011, recorded in Volume 2257, Page 42 Official Records of Wise County, Texas as Document Number 2011-6724, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Note Holder, (showing Extended Maturity Date of Note: June 19, 2016). Said Note and Liens were modified by Modification and Extension Agreement dated March 20, 2013, recorded in Volume 2443, Page 768 Official Records of Wise County, Texas as Document Number 2013-18758, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK,

as Holder of Note and Liens (showing Extended Maturity Date of Note: March 25, 2016). Grantor acknowledges that the liens securing the prior Note are valid, that they subsist against the Property, and that by this instrument they are RENEWED AND EXTENDED in full force until the note is paid.

Tract 15:

The Note RENEWS AND EXTENDS the balance of \$93,214.72 that Grantor owes on that Note in the original principal sum of \$102,000.00 which is dated July 15, 2008, executed by ALBERT SMITH, payable to the order of FIRST STATE BANK. The prior note is secured by two instruments, both of which create liens against the Property: A Deed retaining a vendor's lien, which is dated July 15, 2008, is from RHINO GROUP, LP to ALBERT SMITH, a married person not joined herein by my spouse as this property constitutes no part of my business or residential property and BRAZOS VALLEY MANAGED INVESTMENTS, LLC and is recorded in Volume 1965, Page 56, Official Records of Wise County, Texas, as Document Number 2008-28802; and a Deed of Trust from ALBERT SMITH and BRAZOS VALLEY MANAGED INVESTMENTS, LLC to GREG REASONER, TRUSTEE, dated July 15, 2008, recorded in Volume 1965, Page 59, Official Records of Wise County, Texas as Document Number 2008-28803. Said Note and Liens were assumed by CAROUSEL PROPERTIES, LLC in Warranty Deed with Assumption dated April 19, 2010, recorded in Volume 2149, Page 112, Official Records of Wise County, Texas as Document Number 2010-56717 and said Warranty Deed with Assumption was corrected by a Correction Warranty Deed with Assumption dated July 10, 2013 but effective as of April 19, 2010, recorded the Official Records of Wise County, Texas as Document Number 2013-24625. Said Note and Liens were modified by Modification and Extension Agreement dated April 19, 2010, recorded in Volume 2149, Page 116 Official Records of Wise County, Texas as Document Number 2010-56718, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Holder of Note and Liens (showing Extended Maturity Date of Note: April 19, 2016). Said Note and Liens were modified by Modification, Renewal and Extension Agreement dated May 31, 2011, recorded in Volume 2257, Page 45 Official Records of Wise County, Texas as Document Number 2011-6725, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Note Holder, (showing Extended Maturity Date of Note: June 19, 2016). Said Note and Liens were modified by Modification and Extension Agreement dated March 20, 2013, recorded in Volume 2443, Page 624 Official Records of Wise County, Texas as Document Number 2013-18740, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Holder of Note and Liens (showing Extended Maturity Date of Note: March 25, 2016). Grantor acknowledges that the liens securing the prior Note are valid, that they subsist against the Property, and that by this instrument they are RENEWED AND EXTENDED in full force until the note is paid.

Tract 16:

The Note RENEWS AND EXTENDS the balance of \$92,586.61 that Grantor owes on that Note in the original principal sum of \$102,000.00 which is dated May 14, 2008, executed by ALBERT SMITH, payable to the order of FIRST STATE BANK. The prior note is secured by two instruments, both of which create liens against the Property: A Deed retaining a vendor's lien,

which is dated May 14, 2008, is from RHINO GROUP, LP to ALBERT SMITH, a married person not joined herein by my spouse as this property constitutes no part of my business or residential homestead and is recorded in Volume 1944, Page 58, Official Records of Wise County, Texas, as Document Number 2008-25745; and a Deed of Trust from ALBERT SMITH to GREG REASONER, TRUSTEE, dated May 14, 2008, recorded in Volume 1944, Page 61, Official Records of Wise County, Texas as Document Number 2008-25746. Said Note and Liens were assumed by CAROUSEL PROPERTIES, LLC in Warranty Deed with Assumption dated April 19, 2010, recorded in Volume 2149, Page 120, Official Records of Wise County, Texas as Document Number 2010-56719. Said Note and Liens were modified by Modification and Extension Agreement dated April 19, 2010, recorded in Volume 2149, Page 124 Official Records of Wise County, Texas as Document Number 2010-56720, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Holder of Note and Liens (showing Extended Maturity Date of Note: April 19, 2016). Said Note and Liens were modified by Modification, Renewal and Extension Agreement dated May 31, 2011, recorded in Volume 2257, Page 48 Official Records of Wise County, Texas as Document Number 2011-6726, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Note Holder, (showing Extended Maturity Date of Note: June 19, 2016). Said Note and Liens were modified by Modification and Extension Agreement dated March 20, 2013, recorded in Volume 2443, Page 680 Official Records of Wise County, Texas as Document Number 2013-18747, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Holder of Note and Liens (showing Extended Maturity Date of Note: March 25, 2016). Grantor acknowledges that the liens securing the prior Note are valid, that they subsist against the Property, and that by this instrument they are RENEWED AND EXTENDED in full force until the note is paid.

Tract 17:

The Note RENEWS AND EXTENDS the balance of \$93,214.76 that Grantor owes on that Note in the original principal sum of \$105,000.00 which is dated September 10, 2009, executed by DEANNA M. DIMMITT, an unmarried person, payable to the order of FIRST STATE BANK. The prior note is secured by two instruments, both of which create liens against the Property: A Deed retaining a vendor's lien, which is dated September 10, 2009, is from BRENDA SMITH, a married person not joined herein by my spouse as this property constitutes no part of our homestead or business property and BRAZOS VALLEY MANAGED INVESTMENTS, LLC to DEANNA M. DIMMITT, an unmarried person and is recorded in Volume 2086, Page 323, Official Records of Wise County, Texas, as Document Number 2009-47030; and a Deed of Trust from DEANNA M. DIMMITT, an unmarried person to GREG REASONER, TRUSTEE, dated September 10, 2009, recorded in Volume 2086, Page 326, Official Records of Wise County, Texas as Document Number 2009-47031. Said Note and Liens were assumed by CAROUSEL PROPERTIES, LLC in Warranty Deed with Assumption dated April 19, 2010, recorded in Volume 2144, Page 406, Official Records of Wise County, Texas as Document Number 2010-56004. Said Note and Liens were modified by Modification and Extension Agreement dated April 19, 2010, recorded in Volume 2144, Page 410 Official Records of Wise County, Texas as Document Number 2010-56005, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Holder of Note and Liens (showing Extended Maturity Date of Note: April 19, 2016). Said Note and Liens were modified by Modification, Renewal and Extension

Agreement dated May 31, 2011, recorded in Volume 2257, Page 51 Official Records of Wise County, Texas as Document Number 2011-6727, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Note Holder, (showing Extended Maturity Date of Note: June 19, 2016). Said Note and Liens were modified by Modification and Extension Agreement dated March 20, 2013, recorded in Volume 2443, Page 736 Official Records of Wise County, Texas as Document Number 2013-18754, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Holder of Note and Liens (showing Extended Maturity Date of Note: March 25, 2016). Grantor acknowledges that the liens securing the prior Note are valid, that they subsist against the Property, and that by this instrument they are RENEWED AND EXTENDED in full force until the note is paid.

Tract 18:

The Note RENEWS AND EXTENDS the balance of \$91,921.95 that Grantor owes on that Note in the original principal sum of \$105,000.00 which is dated September 10, 2009, executed by DEANNA M. DIMMITT, an unmarried person, payable to the order of FIRST STATE BANK. The prior note is secured by two instruments, both of which create liens against the Property: A Deed retaining a vendor's lien, which is dated September 10, 2009, is from ALBERT SMITH, a married person not joined herein by my spouse as this property constitutes no part of our homestead or business property and BRAZOS VALLEY MANAGED INVESTMENTS, LLC to DEANNA M. DIMMITT, an unmarried person and is recorded in Volume 2086, Page 310, Official Records of Wise County, Texas, as Document Number 2009-47027; and a Deed of Trust from DEANNA M. DIMMITT, an unmarried person to GREG REASONER, TRUSTEE, dated September 10, 2009, recorded in Volume 2086, Page 313, Official Records of Wise County, Texas as Document Number 2009-47028. Said Note and Liens were assumed by CAROUSEL PROPERTIES, LLC in Warranty Deed with Assumption dated April 19, 2010, recorded in Volume 2144, Page 398, Official Records of Wise County, Texas as Document Number 2010-56002. Said Note and Liens were modified by Modification and Extension Agreement dated April 19, 2010, recorded in Volume 2144, Page 402 Official Records of Wise County, Texas as Document Number 2010-56003, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Holder of Note and Liens (showing Extended Maturity Date of Note: April 19, 2016). Said Note and Liens were modified by Modification, Renewal and Extension Agreement dated May 31, 2011, recorded in Volume 2257, Page 54 Official Records of Wise County, Texas as Document Number 2011-6728, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Note Holder, (showing Extended Maturity Date of Note: June 19, 2016). Said Note and Liens were modified by Modification and Extension Agreement dated March 20, 2013, recorded in Volume 2443, Page 712 Official Records of Wise County, Texas as Document Number 2013-18751, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Holder of Note and Liens (showing Extended Maturity Date of Note: March 25, 2016). Grantor acknowledges that the liens securing the prior Note are valid, that they subsist against the Property, and that by this instrument they are RENEWED AND EXTENDED in full force until the note is paid.

Tract 19:

The Note RENEWS AND EXTENDS the balance of \$92,291.23 that Grantor owes on that Note in the original principal sum of \$104,000.00 which is dated July 31, 2008, executed by DAVID METTS, payable to the order of FIRST STATE BANK. The prior note is secured by two instruments, both of which create liens against the Property: A Deed retaining a vendor's lien, which is dated July 31, 2008, is from RANDAL P. MANUS to DAVID METTS, a married person not joined herein by my spouse as this property constitutes no part of my business or residential property and is recorded in Volume 1969, Page 891, Official Records of Wise County, Texas, as Document Number 2008-29471; and a Deed of Trust from DAVID METTS to GREG REASONER, TRUSTEE, dated July 31, 2008, recorded in Volume 1970, Page 1, Official Records of Wise County, Texas as Document Number 2008-29472. Said Note and Liens were modified by Extension of Real Estate Lien and Note dated January 31, 2010, recorded in Volume 2128, Page 737 Official Records of Wise County, Texas as Document Number 2010-53712. Said Note and Liens were assumed by CAROUSEL PROPERTIES, LLC in Warranty Deed with Assumption dated April 19, 2010, recorded in Volume 2144, Page 390, Official Records of Wise County, Texas as Document Number 2010-56000. Said Note and Liens were modified by Modification and Extension Agreement dated April 19, 2010, recorded in Volume 2144, Page 394 Official Records of Wise County, Texas as Document Number 2010-56001, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Holder of Note and Liens (showing Extended Maturity Date of Note: April 19, 2016). Said Note and Liens were modified by Modification, Renewal and Extension Agreement dated May 31, 2011, recorded in Volume 2257, Page 57 Official Records of Wise County, Texas as Document Number 2011-6729, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Note Holder, (showing Extended Maturity Date of Note: June 19, 2016). Said note is further secured by a Warranty Deed with Vendor's Lien which is dated October 12, 2011, but effective as of April 19, 2010, is from RHINO GROUP, L.P. to CAROUSEL PROPERTIES, LLC and is recorded in Volume 2301, Page 446, Official Records of Wise County, Texas, as Document Number 2011-13431. Said Note and Liens were modified by Modification and Extension Agreement dated March 20, 2013, recorded in Volume 2443, Page 776 Official Records of Wise County, Texas as Document Number 2013-18759, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Holder of Note and Liens (showing Extended Maturity Date of Note: March 25, 2016). Grantor acknowledges that the liens securing the prior Note are valid, that they subsist against the Property, and that by this instrument they are RENEWED AND EXTENDED in full force until the note is paid.

Tract 20:

The Note RENEWS AND EXTENDS the balance of \$91,922.34 that Grantor owes on that Note in the original principal sum of \$104,000.00 which is dated July 31, 2008, executed by DAVID METTS, payable to the order of FIRST STATE BANK. The prior note is secured by two instruments, both of which create liens against the Property: A Deed retaining a vendor's lien, which is dated July 31, 2008, is from RANDAL P. MANUS to DAVID METTS, a married person not joined herein by my spouse as this property constitutes no part of my business or residential property and is recorded in Volume 1970, Page 11 Official Records of Wise County, Texas, as Document Number 2008-29474; and a Deed of Trust from DAVID METTS to GREG

REASONER, TRUSTEE, dated July 31, 2008, recorded in Volume 1970, Page 14, Official Records of Wise County, Texas as Document Number 2008-29475. Said Note and Liens were modified by Extension of Real Estate Lien Note dated January 31, 2010, recorded in Volume 2128, Page 740 Official Records of Wise County, Texas as Document Number 2010-53713, executed by DAVID METTS, as Obligor, and FIRST STATE BANK, as Holder of Note and Liens (showing Extended Maturity Date of Note: February 3, 2016). Said Note and Liens were assumed by CAROUSEL PROPERTIES, LLC in Warranty Deed with Assumption dated April 19, 2010, recorded in Volume 2144, Page 382, Official Records of Wise County, Texas as Document Number 2010-55998. Said Note and Liens were modified by Modification and Extension Agreement dated April 19, 2010, recorded in Volume 2144, Page 386 Official Records of Wise County, Texas as Document Number 2010-55999, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Holder of Note and Liens (showing Extended Maturity Date of Note: April 19, 2016). Said Note and Liens were modified by Modification, Renewal and Extension Agreement dated May 31, 2011, recorded in Volume 2257, Page 60 Official Records of Wise County, Texas as Document Number 2011-6730, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Note Holder, (showing Extended Maturity Date of Note: June 19, 2016). Said note is further secured by a Warranty Deed with Vendor's Lien which is dated October 12, 2011, but effective as of April 19, 2010, is from RHINO GROUP, L.P. to CAROUSEL PROPERTIES, LLC and is recorded in Volume 2301, Page 451, Official Records of Wise County, Texas, as Document Number 2011-13432. Said Note and Liens were modified by Modification and Extension Agreement dated March 20, 2013, recorded in Volume 2443, Page 616 Official Records of Wise County, Texas as Document Number 2013-18739, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Holder of Note and Liens (showing Extended Maturity Date of Note: March 25, 2016). Grantor acknowledges that the liens securing the prior Note are valid, that they subsist against the Property, and that by this instrument they are RENEWED AND EXTENDED in full force until the note is paid.

Tract 21:

The Note RENEWS AND EXTENDS the balance of \$91,208.62 that Grantor owes on that Note in the original principal sum of \$104,000.00 which is dated July 31, 2008, executed by DAVID MEETS, payable to the order of FIRST STATE BANK. The prior note is secured by two instruments, both of which create liens against the Property: A Deed retaining a vendor's lien, which is dated July 31, 2008, is from RANDAL P. MANUS to DAVID METTS, a married person not joined herein by my spouse as this property constitutes no part of my business or residential property and is recorded in Volume 1969, Page 865 Official Records of Wise County, Texas, as Document Number 2008-29465; and a Deed of Trust from DAVID METTS to GREG REASONER, TRUSTEE, dated July 31, 2008, recorded in Volume 1969, Page 868, Official Records of Wise County, Texas as Document Number 2008-29466. Said Note and Liens were modified by Extension of Real Estate Lien Note dated January 31, 2010, recorded in Volume 2128, Page 734 Official Records of Wise County, Texas as Document Number 2010-53711, executed by DAVID METTS, as Obligor, and FIRST STATE BANK, as Holder of Note and Liens (showing Extended Maturity Date of Note: February 3, 2016). Said Note and Liens were assumed by CAROUSEL PROPERTIES, LLC in Warranty Deed with Assumption dated April 19, 2010, recorded in Volume 2144, Page 374, Official Records of Wise County, Texas as

Document Number 2010-55996. Said Note and Liens were modified by Modification and Extension Agreement dated April 19, 2010, recorded in Volume 2144, Page 378 Official Records of Wise County, Texas as Document Number 2010-55997, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Holder of Note and Liens (showing Extended Maturity Date of Note: April 19, 2016). Said Note and Liens were modified by Modification, Renewal and Extension Agreement dated May 31, 2011, recorded in Volume 2257, Page 63 Official Records of Wise County, Texas as Document Number 2011-6731, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Note Holder, (showing Extended Maturity Date of Note: June 19, 2016). Said note is further secured by a Warranty Deed with Vendor's Lien which is dated October 12, 2011, but effective as of April 1, 2010, is from RHINO GROUP, L.P. to CAROUSEL PROPERTIES, LLC and is recorded in Volume 2301, Page 441, Official Records of Wise County, Texas, as Document Number 2011-13430. Said Note and Liens were modified by Modification and Extension Agreement dated March 20, 2013, recorded in Volume 2443, Page 784 Official Records of Wise County, Texas as Document Number 2013-18760, executed by CAROUSEL PROPERTIES, LLC, as Obligor, and FIRST STATE BANK, as Holder of Note and Liens (showing Extended Maturity Date of Note: March 25, 2016). Grantor acknowledges that the liens securing the prior Note are valid, that they subsist against the Property, and that by this instrument they are RENEWED AND EXTENDED in full force until the note is paid.

# NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

STATE OF TEXAS

COUNTY OF Wise

COPY

KNOW ALL MEN BY THESE PRESENTS

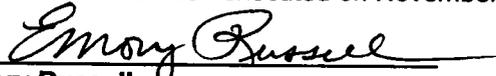
WHEREAS, on **December 8, 2009**, **Angela Bennet**, as grantor(s) executed a Deed of Trust, to **Kristi K. Frazier Special Needs Trust**, filed in **Deed Records, Wise County, Texas**, certain real property located in the County of **Wise**, State of Texas, and being more particularly described as **Lot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

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

NOW, THEREFORE, the undersigned, the **Substitute Trustee** as aforesaid, does hereby give notice that after due publication of this notice as required by law and the Deed of Trust, will sell the Property at Public Venue to the highest bidder, or bidders, for cash, at a time no earlier than **10:00 a.m.** and not later than **1:00 p.m.** on the first Tuesday in December, 2016 at the **Wise County Courthouse, Decatur, Texas**. The same being **December 6, 2016, At the southeast entrance of the Wise County Courthouse, 101 N. Trinity, in the City of Decatur, Texas.**

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

In Witness Whereof, this notice of **Substitute Trustee's Sale** has been executed on November 1, 2016.

  
Emory Russell  
Substitute Trustee

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

POSTED  
AT 12:43 o'clock P M

NOV 01 2016

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

Sarah Enochs

# 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 **October 27, 1997**, **Donald G. Chandler and Dana D. Chandler**, as grantor(s) executed a Deed of Trust, to **JCEF Limited, A Limited Liability Company**, filed in **Deed Records, Wise County, Texas**, certain real property located in the County of **Wise**, State of Texas, and being more particularly described as **Lot 8, Coyote Ridge, more specifically described in Exhibit A attached hereto and made a part hereof for all intents and purposes**, to secure payment of one certain Real Estate Note in the amount of, **\$30,000.00** (the note), the Deed of Trust being recorded in Deed Records, **Wise County, Texas**, in **Volume 759, Page 615**. WHEREAS, (i) default has occurred in the payment of the Note secured by the Deed of Trust and/or in the performance of the covenants, agreements, and conditions set forth in the Deed of Trust, and (ii) the sums due and payable under the Note and the Deed of Trust are now wholly due and payable, and (iii) owner and holder of the Note, pursuant to the Deed of Trust has requested the undersigned to sell the property and satisfy the note, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust; and

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

NOW, THEREFORE, the undersigned, the **Substitute Trustee** as aforesaid, does hereby give notice that after due publication of this notice as required by law and the Deed of Trust, will sell the Property at Public Venue to the highest bidder, or bidders, for cash, at a time no earlier than **10:00 a.m.** and not later than **1:00 p.m.** on the first Tuesday in December, 2016 at the **Wise County Courthouse, Decatur, Texas**. The same being **December 6, 2016, At the southeast door of the Wise County Courthouse, Decatur, Texas**.

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

In Witness Whereof, this notice of **Substitute Trustee's Sale** has been executed on November 1, 2016.

  
Emory Russell  
Substitute Trustee

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

POSTED

AT 12:49 o'clock P M

NOV 01 2016

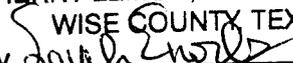
SHERRY LEMON, COUNTY CLERK  
WISE COUNTY TEXAS  
By  DEPUTY  
Sarah Enochs

EXHIBIT "A"

Property Description  
Lot 8 Coyote Ridge

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

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

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

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

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

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

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

**POSTED**  
AT 8:18 o'clock A M

OCT 25 2016

**Notice of Substitute Trustee's Sale**

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

**Date:** October 25, 2016

**Substitute Trustee:** Berry White or Brad Mumaw Sarah Enochs

**Substitute Trustee's Address:** 104 Hackberry Court, Runaway Bay, Texas  
76426

**Current Lender:** JEFF BAKKER

**Note:** Note dated June 17, 2011 in the amount of \$43,500.00

**Deed of Trust**

**Date:** June 17, 2011

**Grantor:** SHANE RANEY; and ASHLEY BARCLAY

**Original Lender:** LESTAT PROCTOR and MANDY JUROSEK

**Recording information:** Volume 2261, Page 288 of the Real Property Records of  
Wise County, Texas as Instrument Number 2011-7413

**Current Lender:** JEFF BAKKER

**Assignment Recorded in:** Assignment and Transfer of Lien recorded April 29, 2015  
as Instrument Number 201503885 of the Official Records  
of Wise County Texas

**Property:**

Being all of LOT NUMBER FOUR (4) in BLOCK FIFTY (50) in the town of  
ALVORD, WISE COUNTY, TEXAS, according to the map or plat of said town,  
and being the same land conveyed by Una Gregg and husband, H.Q. Gregg to  
W.P. Orrell, by deed dated June 22, 1949, recorded in Volume 170, page 363,  
Deed Records of Wise County Texas. The street address of said Property is 410  
North Proctor Street, Alvord, Texas 76225.

**County:** Wise

**Date of Sale (first Tuesday of month):** December 6, 2016

**Time of Sale:** 10:00 A.M.

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

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

Lender has appointed Berry White or Brad Mumaw as Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



---

Berry White or Brad Mumaw  
104 Hackberry Court,  
Runaway Bay, Texas 76426

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

**DEED OF TRUST INFORMATION:**

**Date:** 11/01/2002  
**Grantor(s):** GREGORY L. PIERSON  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR BSM FINANCIAL, L.P. DBA BANKSOURCE MORTGAGE, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$108,924.00  
**Recording Information:** Book 1223 Page 441 Instrument 317970  
**Property County:** Wise  
**Property:**

BEING A 2.000 ACRE TRACT OF LAND OUT OF THE M.E.P. AND P.R.R. CO. SURVEY, ABSTRACT #633, SITUATED IN WISE COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 590.334 ACRE TRACT OF LAND OUT OF THE M.E.P. AND P.R.R. CO. SURVEY, ABSTRACT #633, B.G. BROCK SURVEY, ABSTRACT #131, P.P. HARDING SURVEY, ABSTRACT #373, E.M. THOMASSON SURVEY, ABSTRACT #801, AND THE R.M. THOMPSON SURVEY ABSTRACT #1248, AS CONVEYED TO AP LAND INVESTMENTS LIMITED PARTNERSHIP, DEE RING, INC., SANDRA SUE FAUST, THE GEORGE AND JEAN Kaelber TRUST, THE PEPPER FAMILY LIMITED PARTNERSHIP, AND JACK DOEGE, IN VOLUME 664, PAGE 238; REAL RECORDS, WISE COUNTY, TEXAS, AND THIS TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN SET, IN THE WEST LINE OF SAID 590.334 ACRE TRACT AND THE EAST LINE OF A 30.119 ACRE TRACT, CALLED TRACT II, AS CONVEYED TO JCEF LIMITED, IN VOLUME 538, PAGE 744, REAL RECORDS, WISE COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING NORTH 00 DEGREES 49 MINUTES 41 SECONDS EAST, 3767.31 FEET FROM THE SOUTHWEST CORNER OF SAID 590.334 ACRE TRACT;

THENCE NORTH 00 DEGREES 49 MINUTES 41 SECONDS EAST, ALONG THE COMMON LINE OF SAID 590.334 AND 30.119 ACRE TRACTS, A DISTANCE OF 175.00 FEET TO A 1/2" IRON PIN SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 89 DEGREES 10 MINUTES 19 SECONDS EAST, A DISTANCE OF 497.85 FEET, TO A 1/2" IRON PIN SET IN THE WEST RIGHT-OF-WAY LINE OF A 60 FEET PRIVATE ROAD, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 00 DEGREES 49 MINUTES 41 SECONDS WEST, ALONG THE SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 175.00 FEET, TO A 1/2" IRON PIN SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 10 MINUTES 19 SECONDS WEST, A DISTANCE OF 497.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.000 ACRES OF LAND.

(ALSO KNOWN AS - LOT 166, HILLS OF OLIVER CREEK, PHASE TWO, AN UNRECORDED SUBDIVISION)

**Reported Address:** 120 PRIVATE ROAD 4439, RHOME, TX 76078

**MORTGAGE SERVICING INFORMATION:**

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

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

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 6th day of December, 2016  
**Time of Sale:** 1:00PM or within three hours thereafter.  
**Place of Sale:** AT THE SOUTHEAST PORCH OF THE COURTHOUSE STEPS in Wise County Texas, or

**POSTED**

AT 12:18 o'clock P M

OCT 24 2016

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS

By *Toni Grigsby* DEPUTY  
TONI GRIGSBY

Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Dann Porter, Doug Woodard, Kristie Alvarez, Julian Perrine, Matt Hansen, Chris Demarest, Patrick Zwiers, Kristopher Holub, Frederick Britton, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

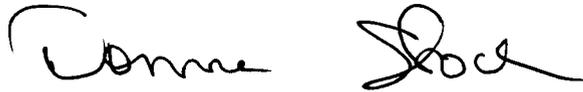
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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

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

Very truly yours,

Buckley Madole, P.C.



Current Borrower: EMEM O INYANG, MARRIED  
MH File Number: TX-16-27141-FC  
VA/FHA/PMI Number:  
Loan Type: Conventional Residential  
Property Address: LOT 235 NORTH STAR POINT, CHICO, TX 76431

## NOTICE OF SUBSTITUTE TRUSTEE SALE

**Deed of Trust Date:**  
4/28/2006

**Grantor(s)/Mortgagor(s):**  
EMEM O INYANG, MARRIED

**Original Beneficiary/Mortgagee:**  
BANK OF AMERICA, N.A.

**Current Beneficiary/Mortgagee:**  
BANK OF AMERICA, N.A.

**Recorded in:**  
**Volume:** 1682  
**Page:** 384  
**Instrument No:** 387570

**Property County:**  
WISE

**Mortgage Servicer:**  
BANK OF AMERICA, N.A. is representing the  
Current Beneficiary/Mortgagee under a servicing  
agreement with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
7105 Corporate Drive, Plano, TX 75024

**Legal Description:** LOT 235 OF NORTH STAR POINTE, SECTION 2, PHASE 1, AN ADDITION TO WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET C, SLEEVES 94 THROUGH 101, OF THE PLAT RECORDS OF WISE COUNTY, TEXAS.

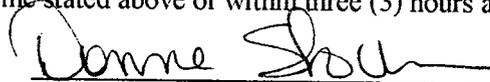
**Date of Sale:** 12/6/2016

**Earliest Time Sale Will Begin:** 1:00PM

**Place of Sale of Property:** THE SOUTEAST PORCH AT THE COURTHOUSE 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.



Donna Stockman, David Stockman, Guy Wiggs,  
Brenda Wiggs, Denisc Boerner, Tim Lewis 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 2:11 o'clock P M

OCT 20 2016  
SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS  
By  DEPUTY

Vicky Gaona

Current Borrower: KENNETH LEE BRANHAM, AN UNMARRIED MAN  
MH File Number: TX-16-28301-FC  
VA/FHA/PMI Number:  
Loan Type: FHA  
Property Address: 2438 CR 1370, ALVORD, TX 76225

## NOTICE OF SUBSTITUTE TRUSTEE SALE

**Deed of Trust Date:**  
7/12/2013

**Grantor(s)/Mortgagor(s):**  
KENNETH LEE BRANHAM, AN UNMARRIED  
MAN

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. ("MERS") SOLELY AS A  
NOMINEE FOR CALIBER FUNDING LLC, ITS  
SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
Caliber Home Loans, Inc.

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 201323584

**Property County:**  
WISE

**Mortgage Servicer:**  
Caliber Home Loans, Inc is representing the Current  
Beneficiary/Mortgagee under a servicing agreement  
with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
13801 Wireless Way, Oklahoma City, OK 73134-  
2500

**Legal Description:** LOT 7, BLOCK 1, THE SOUTH SIXTY ADDITION, AN ADDITION TO WISE  
COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN PLAT CABINET C, SECTION 274, PLAT  
RECORDS, WISE COUNTY, TEXAS.

**Date of Sale:** 12/6/2016

**Earliest Time Sale Will Begin:** 1PM

**Place of Sale of Property:** Wise County Courthouse, 101 N. Trinity Street, Decatur, TX 76234 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.



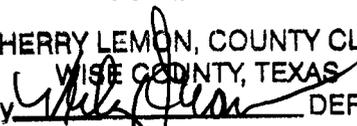
Aurora Campos, Jonathan Harrison, Markcos Pineda,  
Ramiro Cuevas, Dann Porter, Doug Woodard, Kristie  
Alvarez, Julian Perrine, Matt Hansen, Chris  
Demarest, Patrick Zwiers, Kristopher Holub,  
Frederick Britton, Donna Stockman, David  
Stockman, Guy Wiggs, Brenda Wiggs, Denise  
Boerner, Tim Lewis 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 2:11 o'clock P M

OCT 20 2016

SHERRY LEMON, COUNTY CLERK

WISE COUNTY, TEXAS

By  DEPUTY

Vicky Gaona

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Donna Stockman, Brenda Wiggs, Denise Boerner, Guy  
Wiggs, David Stockman, Tim Lewis, Michelle Schwartz  
c/o Malcolm Cisneros/Trustee Corps  
17100 Gillette Avenue  
Irvine, CA 92614  
(949) 252-8300

TS No TX08000061-16-1

APN R31876

TO No 160209217-TX-RWI

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on June 30, 2016, NORMAN MONFORT, A SINGLE MAN as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of STEVE HOLMES LAW FIRM, P.C. as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC as nominee for R.H. LENDING, INC., 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 \$108,007.00, payable to the order of First Guaranty Mortgage Corporation as current Beneficiary, which Deed of Trust recorded on July 1, 2014 as Document No. 201406629 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 R31876

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, Guy Wiggs, David Stockman, Tim Lewis, Michelle Schwartz 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 First Guaranty Mortgage Corporation, 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 6, 2016 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.**

**POSTED**  
AT 2:11 o'clock PM

OCT 20 2016

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

Vicky Gaona



4595647

TS No TX08000061-16-1

APN R31876

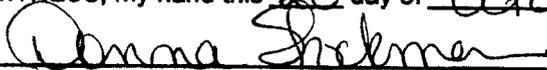
TO No 160209217-TX-RWI

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and First Guaranty Mortgage Corporation'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 First Guaranty Mortgage Corporation'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 20 day of October, 2016



By: Donna Stockman, Brenda Wiggs, Denise Boerner, Guy Wiggs, David Stockman, Tim Lewis, Michelle Schwartz

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.

TS No TX08000081-16-1

APN R31876

TO No 160209217-TX-RWI

**EXHIBIT "A"**

LOT 33, BLOCK 2, CHISHOLM HILLS, PHASE 3, AN ADDITION TO THE CITY OF FAIRVIEW, WISE COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN CABINET B, PAGE 440 AND 441, PLAT RECORDS, WISE COUNTY, TEXAS

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

**DEED OF TRUST INFORMATION:**

**Date:** 11/06/2006  
**Grantor(s):** AMY GIBBS, A SINGLE WOMAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR UNIVERSAL AMERICAN MORTGAGE COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$117,131.00  
**Recording Information:** Book 1752 Page 165 Instrument 397742  
**Property County:** Wise  
**Property:** LOT 5, BLOCK 14, SHALE CREEK, AN ADDITION IN WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 336 AND 337, PLAT RECORDS, WISE COUNTY, TEXAS.  
**Reported Address:** 12122 SHINE AVENUE, RHOME, TX 76078

**MORTGAGE SERVICING INFORMATION:**

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

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

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 6th day of December, 2016  
**Time of Sale:** 1:00PM or within three hours thereafter.  
**Place of Sale:** AT THE SOUTHEAST PORCH OF THE COURTHOUSE STEPS in Wise County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Wise County Commissioner's Court.  
**Substitute Trustee(s):** Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Dann Porter, Doug Woodard, Kristie Alvarez, Julian Perrine, Matt Hansen, Chris Demarest, Patrick Zwiars, Kristopher Holub, Frederick Britton, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act  
**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Dann Porter, Doug Woodard, Kristie Alvarez, Julian Perrine, Matt Hansen, Chris Demarest, Patrick Zwiars, Kristopher Holub, Frederick Britton, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Dann Porter, Doug Woodard, Kristie Alvarez, Julian Perrine, Matt Hansen, Chris Demarest, Patrick Zwiars, Kristopher Holub, Frederick Britton, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or