

Notice of Foreclosure Sale

Date: August 13, 2019
Type of Security Instrument: Deed of Trust
Date of Instrument: 05/16/2016
Grantor(s): Jose Guadalupe Vargas-Gonzalez and Brandi Nikole Vargas, Husband and Wife
Trustee: J. Michael Ferguson
Beneficiary: The Alvord 287 Joint Venture

County of Property: Wise

Recording Information: Deed of Trust is recorded in Instrument No., 201605020, of the Real Property Records of Wise County, Texas.

Property Description: Lot 81, Diamond Ridge Addition, an unrecorded subdivision of Wise County, Texas. See Exhibit "A" (a.k.a. "449 PR 4732, Rhome, TX 76078")

Note:

Date of Note: 05/16/2016
Amount: \$30,000.00
Debtor(s): Jose Guadalupe Vargas-Gonzalez and Brandi Nikole Vargas, Husband and Wife
Holder: The Alvord 287 Joint Venture

Date of Sale of Property: September 3, 2019

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: East Steps 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.



Aaron Vrana, Substitute Trustee
62 Main St., Suite 310
Colleyville, Texas 76034
(817) 756-5910 Phone
(817) 485-1117 Fax
Email: aaron@vranalegal.com

POSTED
AT 4:08 o'clock P M

AUG 13 2019

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

[Signature]

September 20, 1998

0530-0443

Tract 81

Field Notes For:

A 1.14 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 a sixty foot road from which the southeast corner of said Joint Venture tract bears North $89^{\circ}41'19''$ East 824.25 feet and South $37^{\circ}52'01''$ East 475.92 feet;

THENCE South $89^{\circ}41'19''$ West with the the north line of a sixty foot road 94.93 feet to an iron rod set for the beginning of a 570.00 foot radius curve, the center of circle of said curve bears North $0^{\circ}18'41''$ West;

THENCE Westerly along said curve through a central angle of $8^{\circ}15'09''$ for an arc length of 82.10 feet;

THENCE North $00^{\circ}18'41''$ West 294.31 feet to an iron rod set for corner;

THENCE South $74^{\circ}45'54''$ East 84.92 feet to an iron rod set for corner;

THENCE North $89^{\circ}41'19''$ East 94.93 feet to an iron rod set for corner;

THENCE South $00^{\circ}18'41''$ East 277.45 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.

Surveyed _____ plat dated 5-16-1998.

See

Registered Professional Land Surveyor

COPY

Notice of Foreclosure Sale

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

Lot 32, Brantly Acres, an addition to Wise County, Texas, all inclusive, as shown of record in Cabinet A, Section 379-382, Map Records of Wise County, Texas.

SAVE AND EXCEPT: 5.0 acres out of 9.030 acres, Lot PT32, Brantly Acres Subdivision, Wise County, Texas.
2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust recorded in Volume 681, Page 293, of the Real Records of Wise County, Texas.
3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: September 3, 2019

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

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

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

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

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

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


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

NOTICE OF FORECLOSURE SALE

POSTED
AT 1:19 o'clock P M

AUG 13 2019

Page 1

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

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.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by James E. Reynolds and wife, Melissa A. Reynolds.

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


6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note executed by James E. Reynolds and wife, Melissa A. Reynolds. Sabra Faye Torok, Executrix of the Estate of Sidney B. Brantly Sr. and Wanda Faye Brantly, is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Sabra Faye Torok, Executrix of the Estate of Sidney B. Brantly Sr. and Wanda Faye Brantly, at PO Box 98, Bridgeport, Texas 76426.

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

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

Dated: August 13, 2019


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

COPY

POSTED
AT 3:57 o'clock p M

AUG 06 2019

WKC/kp/communitybanknorthcentraltexas Holdings and Investments/noticeofsale

Notice of Foreclosure Sale

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Michelle Ferrell DEPUTY

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

Being a portion of Tract A of Block 3, C.A. Jackson Ranch Subdivision, as recorded in Cabinet A, Slide 191, Plat Records, Wise County, Texas, and being all of Tract 1 and Tract 2 as recorded in Volume 1711, Page 730, Official Public Records, Wise County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found at the southeast corner of the herein described tract and the northwest corner of Lot 48, Block 3 of said C. A. Jackson Ranch Subdivision and being in the east line of a platted 60 foot wide County Road at the beginning of a curve to the left having a radius of 256.34 feet;

THENCE with the east line of said County Road and along said curve and arc length of 70.07 feet (Chord bearing North 10 degrees 49 minutes 08 seconds West at 69.86 feet) to a point for corner;

THENCE North 84 degrees 28 minutes 42 seconds East at 7.3.4 feet passing a 1/2 inch pipe found as reference, continuing for a total distance of 55.94 feet to a 1/2 inch iron rod found for corner;

THENCE North 68 degrees 07 minutes 51 seconds East 19.98 (20.00-deed) feet to a 1/2 inch rod found for corner;

THENCE South 79 degrees 23 minutes 44 seconds East 19.96 (20.00-deed) feet to a 1/2 inch iron rod found for corner,

THENCE North 84 degrees 17 minutes 01 seconds East 63.51 feet to a 1/2 inch iron pipe found for corner, said corner being in the east line of said Tract A, Block 3, C.A. Jackson Ranch Subdivision;

THENCE South 04 Degrees 38 minutes 32 seconds East (South 04 degrees 15 minutes East-plat) with the east line of said Tract A. 70.01 feet to a 1/2 inch iron rod found for corner at the northeast corner of aforementioned Lot 48, from which a 5/8 inch iron rod found bears North 69 degrees 26 minutes West and 2.74 feet;

THENCE South 84 degrees 32 minutes 00 seconds West (reference bearing) along the north line of said Lot 48 and the south line of said Tract A, 150.27 (150.2-plat) feet to the POINT OF BEGINNING and containing a 0.246 acre of land, more or less.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated February 11, 2011, recorded in Volume 2224, Page 109, Official Records, Wise County, Texas; said Deed of Trust was corrected by a Correction Deed of Trust dated February 25, 2011, recorded in Volume 2242, Page 52, Official Records, Wise County, Texas; said Deed of Trust being Modified by Modification Agreement dated February 11, 2014, and recorded in Document Number 201402989, in the Records of Wise County, Texas.

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

Date: September 3, 2019

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

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

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

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

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

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

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

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

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

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by North Central Texas Holdings and Investments, Inc.

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

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note executed by North Central Texas Holdings and Investments, Inc., and payable to the order of The Community Bank. The Community Bank is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

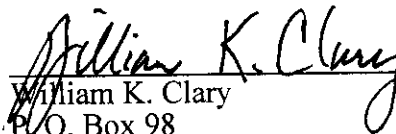
Questions concerning the sale may be directed to the undersigned or to the beneficiary, The

Community Bank at P.O. 1478, Bridgeport, Texas 76426.

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

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

Dated: August 6, 2019



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

NOTICE OF ACCELERATION AND NOTICE OF 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.

DEED OF TRUST INFORMATION:

Date: May 4, 2012
Grantor(s): Clifford D. Killough, Jr., Mildred K. Killough
Original Mortgagee: Rural Housing Service, United States Department of Agriculture
Original Principal: \$110,000.00
Recording Information: Instrument Number 2012-5736
Property County: Wise
Property: Lot 5, Block 1, OF Lots 1-9, Block 1; Lots 1-5, Block 2; Lots 1-23 & 74-106, Block 4; Lots 1-34, Block 5, and Lots 1-16, Block 6, of CROWN POINT ADDITION, PHASE TWO, an Addition to the City of Rhome, Wise County, Texas, according to the Plat thereof recorded in Cabinet B, Section 482, of the Plat Records, of Wise County, Texas.
Property Address: 417 Troxell Boulevard
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: USDA Rural Development
Mortgage Servicer: USDA Rural Development
Mortgage Servicer Address: 4300 Goodfellow Blvd
Bldg. 105F, FC 215
St. Louis, MO 63120

SALE INFORMATION:

Date of Sale: September 3, 2019
Time of Sale: 1:00 pm or within three hours thereafter.
Place of Sale: The southeast porch at the Courthouse or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.
Substitute Trustee: Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington, Michelle Schwartz or Alexander Wolfe, any to act
Substitute Trustee Address: 5501 East LBJ Frwy, Ste. 925
Trustee Address: Dallas, TX 75240

POSTED

AT 10:10 o'clock 6 M

AUG 12 2019

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

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 are declared immediately due and payable.

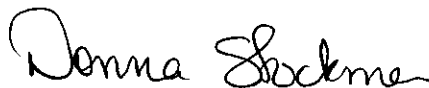
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington, Michelle Schwartz or Alexander Wolfe, any to act, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; 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 is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington, Michelle Schwartz or Alexander Wolfe, 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 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 imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the 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 sold "AS-IS", purchaser's 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 interest 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.
5. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

Padgett Law Group
6267 Old Water Oak Road
Suite 203
Tallahassee, FL 33213
(850) 422-2520



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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, JAMES MORGAN AND CHERYL MORGAN, HUSBAND AND WIFE delivered that one certain Deed of Trust dated JULY 21, 2017, which is recorded in INSTRUMENT NO. 201709656 of the real property records of WISE County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$57,350.00 payable to the order of JAMES B. NUTTER & COMPANY, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

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

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

WHEREAS, JAMES B. NUTTER & COMPANY, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.


NOTICE IS HEREBY GIVEN that on Tuesday, SEPTEMBER 3, 2019, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

LOT 30, BLOCK 2, PRAIRIE VIEW ESTATES - PHASE TWO, AN ADDITION TO WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT CABINET B, SECTION 161, PLAT RECORDS OF WISE COUNTY, TEXAS.

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

NOTICE IS FURTHER GIVEN that the address of JAMES B. NUTTER & COMPANY, the Mortgagee or Mortgage Servicer, is P.O. BOX 10346, KANSAS CITY, MISSOURI 64171. Pursuant to the Texas Property Code, the Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: AUGUST 12, 2019.



SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR DAVID STOCKMAN
OR DONNA STOCKMAN OR BRENDA WIGGS OR

POSTED
AT 11:31 o'clock a M

AUG 09 2019

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

Notice of Foreclosure Sale

August 9, 2019

Declaration of Condominium Regime Harbor Gardens Condominium (Phase II)
("Declaration"):

Dated: May 15, 1970

Grantor: MURIEL ANN MATNEY

Substitute Trustee: Berry White and/or Brad Mumaw, per the Appointment of Substitute Trustee recorded as Instrument Number 201813963 in the Records of Wise County, Texas

Lender: Harbor Gardens Condominium (Phase II) Association of Owners

Recorded in: Declaration of Condominium Regime Harbor Gardens Condominium (Phase II), dated May 15, 1970, executed by Lake Bridgeport Building Corporation and recorded in Volume 302, Page 300, of the Deed Records of Wise County, Texas

Legal Description: Being Family Unit 103 of Building A of the Harbor Gardens (Phase II) Condominium with an undivided 25% interest in the limited common elements of an undivided 7.508% interest in the general common elements designated as appurtenant to such Family Unit, as more fully described in Declaration of Condominium Regime, dated the 15th day of May, 1970, executed by Lake Bridgeport Building Corporation as Developer, and recorded in Volume 302, Page 300, Condominium Records, Wise County, Texas, hereinafter called the "Declaration", to which Declaration and all of its terms and provisions reference is here made for all purposes and which is incorporated herein as though it were set forth in full, and commonly known as 100 Harbor Drive, Unit 103, Runaway Bay Texas 76426

Foreclosure Sale:

Date: Tuesday, September 3, 2019

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.

Place: The Southeast porch of the courthouse steps of the Wise County Court House located at 101 ½ North Trinity, Decatur, Wise County, Texas 76234 or as designated by the County Commissioners.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Harbor Gardens Condominium (Phase II) Association of Owners's bid may be by credit against the indebtedness secured by the lien of the Declaration.

The Declaration and the Texas Uniform Condominium Act grant to Harbor Gardens Condominium (Phase II) Association of Owners (the "Association") an assessment lien against each unit in the Association to secure the payment of assessments and related charges (collectively, the "Assessments"), including attorney's fees and costs established by the Association pursuant to the Declaration.

MURIEL ANN MATNEY has defaulted in the payment of her Assessments owing to the Association and the same is now wholly due; the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owner to the Association. Because of that default, Harbor Gardens Condominium (Phase II) Association of Owners, the owner and holder of the amounts due under the Declaration, has requested Substitute Trustee to sell the Property.

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

This notice is posted at the Wise County Court House located at 101 ½ North Trinity, Decatur, Wise County, Texas 76234; City Hall of Runaway Bay located at 101 Runaway Bay Drive, Runaway Bay, Wise County, Texas; Wise County Appraisal District located at 400 E. Business 380, Decatur, Wise County, Texas 76234-3165.

If Harbor Gardens Condominium (Phase II) Association of Owners passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Declaration and the Texas Property Code.

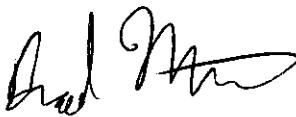
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Declaration, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in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

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

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

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

THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE ASSOCIATION.

By: 

Brad Mumaw
The Berry White Law Firm, PLLC
Texas Bar No. 24098152
brad@hbwhitelaw.com
1602 Halsell Street
Bridgeport, Texas 76426
Tel. (940) 647-0000
Fax (888) 396-6271
Attorney for Harbor Gardens Condominium
(Phase II) Association of Owners

Notice of Foreclosure Sale

July 25, 2019

Deed of Trust ("Deed of Trust"):

Dated: September 30, 2002
Grantor: Randall F. Smith and Melinda S. Smith
Trustee: Les Dorton
Lender: Oakwood Acceptance Corporation, LLC
Recorded in: Instrument No. 315684 of the real property records of Wise County, Texas
Legal Description: Lot 17, Block 2, THE HILLS OF BRIAR OAKS, PHASE FOUR, a Subdivision in Wise County, Texas, according to the Plat recorded in Plat Cabinet B, Section 500, Plat Records, Wise County, Texas

Together with all the improvements now or hereafter erected on the property, and all easements, appurtenances and fixtures now or hereafter a part of the property.

Secures: Promissory Note ("Note") in the original principal amount of \$111,270.00, executed by Randall F. Smith and Melinda S. Smith ("Borrower") and payable to the order of Lender

Assignment: The Note and the liens and security interests of the Deed of Trust were transferred and assigned to Vanderbilt Mortgage and Finance, Inc. ("Beneficiary") by an instrument dated August 21, 2003, recorded in Instrument No. 339041 of the real property records of Wise County, Texas

Substitute Trustee: Craig C. Lesok

Substitute Trustee's Address: 226 Bailey Ave, Ste 101, Fort Worth, TX, 76107

Foreclosure Sale:

Date: Tuesday, September 3, 2019

POSTED
AT 9:56 o'clock A M

AUG 09 2019

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS

By [Signature] DEPUTY

Vicky Gaona

- Time:** The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.
- Place:** On the southeast porch of the Wise County Courthouse steps, or if the preceding area is no longer the designated area, then the area most recently designated by the County Commissioner
- Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Vanderbilt Mortgage and Finance, Inc.'s bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Vanderbilt Mortgage and Finance, Inc., the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

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

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

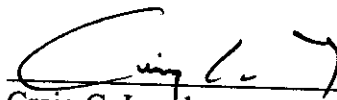
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain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

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

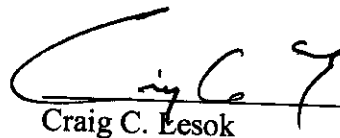
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) 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.



Craig C. Lesok
Attorney for Mortgagee



Craig C. Lesok
226 Bailey Ave, Ste 101
Fort Worth, TX 76107
Telephone (817) 882-9991
Telecopier (817) 882-9993

POSTED
AT 11:58 o'clock a M

311 County Rd 4372, Decatur, TX 76234

AUG 08 2019
19-018145
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By *Sherry Lemon* DEPUTY

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: 09/03/2019

Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Wise County, pursuant to §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 of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 04/05/2002 and recorded in the real property records of Wise County, TX and is recorded under Clerk's File/Instrument Number 307267, Volume 1156, Page 398, with Milton McConnell and Kimberly McConnell (grantor(s)) and ABN AMRO Mortgage Group, Inc. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Milton McConnell and Kimberly McConnell, securing the payment of the indebtedness in the original amount of \$65,550.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. BEING A 2.95 ACRE TRACT IN THE PHILLIP TURRIAN SURVEY ABSTRACT NO. 824. WISE COUNTY, TEXAS, AND BEING THE SAME TRACT AS DESCRIBED IN DEED RECORDED IN VOLUME 324, PAGE 168, REAL RECORDS, WISE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF THIS TRACT, SAID CORNER BEING BY DEED CALL 1525.00 FEET EAST, 2554.00 FEET SOUTH 89 DEGREES 47 MINUTES 00 SECONDS EAST 1224.10 FEET SOUTH 00 DEGREES 26 MINUTES 00 SECONDS EAST, 2512.60 FEET SOUTH 00 DEGREES 10 MINUTES 00 SECONDS WEST, 553.39 FEET NORTH 61 DEGREES 15 MINUTES 59 SECONDS WEST, 415.00 FEET SOUTH 00 DEGREES 38 MINUTES 59 SECONDS WEST, 322.91 FEET NORTH 56 DEGREES 54 MINUTES 10 SECONDS WEST AND 226.01 FEET SOUTH 00 DEGREES 38 MINUTES 59 SECONDS WEST FROM THE NORTHWEST CORNER OF THE PHILLIP TURRIAN SURVEY:

THENCE SOUTH 00 DEGREES 38 MINUTES 59 SECONDS WEST 226.02 FEET TO A 5/8 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF THIS TRACT;

THENCE WEST, PASSING A 1/2 INCH IRON ROD SET FOR REFERENCE AT 462.22 FEET, ON THE EAST LINE OF COUNTY ROAD 4372, A 60 FT. WIDE ROAD, AND CONTINUING A TOTAL DISTANCE 495.73 FEET TO A POINT IN SAID COUNTY ROAD;



4701467

THENCE NORTH 26 DEGREES 31 MINUTES 28 SECONDS EAST 12.85 FEET WITH SAID COUNTY ROAD TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT;

THENCE, WITH SAID CURVE (CH = NORTH 14 DEGREES 16 MINUTES 09 SECONDS EAST 195.69 FEET- RADIUS = 473.63 FEET), 197.10 FEET TO THE POINT OF TANGENCY OF SAID CURVE IN SAID COUNTY ROAD;

THENCE NORTH 02 DEGREES 40 MINUTES 50 SECONDS EAST 39.40 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT IN SAID COUNTY ROAD;

THENCE, WITH SAID CURVE (CH= NORTH 08 DEGREES 43 MINUTES 34 SECONDS EAST 97.43 FEET- RADIUS = 462.66 FEET), 97.61 FEET TO A POINT IN SAID COUNTY ROAD;

THENCE, LEAVING SAID COUNTY ROAD, SOUTH 75 DEGREES 28 MINUTES 31 SECONDS EAST, PASSING AN 1/2 INCH IRON ROD FOUND FOR REFERENCE IN THE EAST LINE OF SAID ROAD AT 30.01 FEET, AND CONTINUING A TOTAL DISTANCE OF 440.68 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.95 ACRES OF LAND, MORE OR LESS.

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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Bank, N.A., as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Home Mortgage
3476 Stateview Blvd.
Fort Mill, SC 29715

Donna Stockman

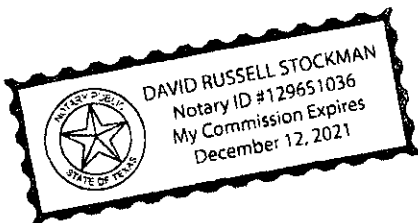
SUBSTITUTE TRUSTEE

David Stockman, Denise Boerner, Brenda Wiggs,
Donna Stockman, Guy Wiggs, Tim Lewis, Michelle
Schwartz, Kathy Arrington,
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF TEXAS
COUNTY OF Parker

Before me, the undersigned authority, on this day personally appeared Donna Stockman, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 8 day of Aug, 2019.



David Russell Stockman
NOTARY PUBLIC in and for
Parker COUNTY
My commission expires: 12-12-21
Print Name of Notary:
David Russell Stockman

CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. 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: _____

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: September 03, 2019

Time: The sale will begin at 1:00 PM 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 February 19, 2004 and recorded in Document VOLUME 1399, PAGE 503 AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 347211 real property records of WISE County, Texas, with JOEL BRICKER AND REBECCA L BRICKER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JOEL BRICKER AND REBECCA L BRICKER, securing the payment of the indebtednesses in the original principal amount of \$83,839.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o FLAGSTAR BANK, F.S.B.
5151 CORPORATE DRIVE
TROY, MI 48098

POSTED

AT 10:23 o'clock A M

JUL 25 2019

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

Sarah Enochs



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, IRENE LINDSAY, PATRICK ZWIERS, DANA KAMIN, LISA BRUNO, RONDA TYLER, ANGIE USELTON, KRISTOPHER HOLUB, DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, MICHELLE SCHWARTZ, OR TIM LEWIS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

 David Stockman by Jamie Duorsky

Shawnika Harris

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. 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: _____

0000008486300

WISE



SITUATED IN WISE COUNTY, TEXAS, AND BEING A 1.14 ACRE TRACT, OUT OF THE CAIN T. BRUSH SURVEY, ABSTRACT NO. 29, SAID TRACT ALSO KNOWN AS LOT 8 OF JONES ACRES, AN UNRECORDED SUBDIVISION IN WISE COUNTY, TEXAS, AS SURVEYED IN 1970 BY V. K. VERMILLION, AND BEING THE SAME CERTAIN TRACT CONVEYED FROM WAYLON E. BRICKER AND MARY L. BRICKER TO JOEL E. BRICKER AND REBECCA L. BRICKER, BY QUITCLAIM DEED, DATED FEBRUARY 15, 2000, AS RECORDED IN VOLUME 1289, PAGE 761, OF THE REAL RECORDS OF WISE COUNTY, TEXAS (R.R.W.C.T.), SAID TRACT ALSO BEING A PORTION OF THAT SAME CERTAIN TRACT OF LAND CONVEYED TO DONALD R. CAMPBELL, AS EVIDENCED IN DEED OF TRUST RECORDED IN VOLUME 185, PAGE 283 AND WARRANTY DEED RECORDED IN VOLUME 205, PAGE 660, OF THE R.R.W.C.T., SAID 1.14 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE NORTHEASTERLY CORNER OF SAID LOT 8 AND THE NORTHWESTERLY CORNER OF LOT 16 OF SAID SUBDIVISION, SAID POINT BEING IN THE NORTH LINE OF SAID BRUSH SURVEY AND THE SOUTH LINE OF THE A. I. CHEAINS SURVEY, ABSTRACT NOL. 1291, AND FROM WHICH A 1 INCH IRON ROD FOUND AT THE SOUTHWESTERLY CORNER OF SAID CHEAINS SURVEY AND THE SOUTHEASTERLY CORNER OF THE W. W. O. STANFORD SURVEY, ABSTRACT NO. 783, BEARS NORTH 89 DEGREES 29 MINUTES 53 SECONDS WEST, A TOTAL DISTANCE OF 239.96 FEET (SAME POINT OF BEGINNING BEING LOCATED BY DEED CALL & POSSIBLY IN ERROR, NORTH 89 DEGREES 56 MINUTES 00 SECONDS WEST, A TOTAL DISTANCE OF 2146.8 FEET FROM THE SOUTHEAST CORNER OF THE W.O. STANFIELD SURVEY, (NO ABSTRACT NO. REFERENCED);

THENCE SOUTH 33 DEGREES 00 MINUTES 00 SECONDS EAST (DEED & PLAT BEARING & BASIS OF BEARINGS), ALONG THE NORTHEASTERLY LINE OF LOT 8 AND THE SOUTHWESTERLY LINE OF LOT 16. A TOTAL DISTANCE OF 63.50 FEET TO A 5/8 INCH IRON ROD SET AT THE SOUTHEASTERLY CORNER OF LOT 8 AND THE NORTHEASTERLY CORNER OF LOT 9 OF SAID SUBDIVISION;

THENCE SOUTH 57 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE SOUTHEASTERLY LINE OF LOT 8 AND THE NORTHWESTERLY LINE OF LOT 9, A TOTAL DISTANCE OF 234.17 FEET TO A 5/8 INCH IRON ROD SET AT THE MOST NORTHERLY NORTHWEST CORNER OF LOT 9, SAID POINT BEING IN THE NORTHEASTERLY LINE OF COUNTY ROAD NO. 4846 (ALSO KNOWN AS CAROLYN ROAD) AND BEING ON THE NORTHEASTERLY EDGE OF A 50 FOOT RADIUS CUL-DE-SAC, WHOSE CENTER BEARS SOUTH 33 DEGREES 25 MINUTES 20 SECONDS WEST, A DISTANCE OF 50.00 FEET;

THENCE IN A NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY DIRECTION ALONG SAID CUL-DE-SAC AND ALONG THE SOUTHEASTERLY LINE OF LOT 8 AND CURVING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 124 DEGREES 55 MINUTES 57 SECONDS, FOR AN ARC LENGTH OF 109.02 FEET TO A 5/8 INCH IRON ROD SET AT THE MOST NORTHERLY NORTHEAST CORNER OF LOT 7 OF SAID SUBDIVISION;

THENCE WEST, ALONG THE SOUTHERLY LINE OF LOT 8 AND THE NORTHERLY LINE OF LOT 7, A TOTAL DISTANCE OF 71.14 FEET TO A RAILROAD SPIKE FOUND IN THE WESTERLY LINE OF SAID JONES ACRES SUBDIVISION, SAID POINT BEING AT THE SOUTHWESTERLY CORNER OF LOT 8 AND THE NORTHWESTERLY CORNER OF LOT 7;

THENCE NORTH 05 DEGREES 10 MINUTES 09 SECONDS EAST (DEED & PLAT BEARING - NORTH 06 DEGREES 04 MINUTES 00 SECONDS EAST), ALONG THE WESTERLY LINE OF LOT 8 AND SAID SUBDIVISION, PASSING AT A DISTANCE OF 24.55 FEET, A 1/2 INCH IRON ROD FOUND, PASSING AT A TOTAL DISTANCE OF 137.85 FEET, A 1/2 INCH IRON ROD FOUND, AND CONTINUING IN ALL A TOTAL DISTANCE OF 223.44 FEET (DEED & PLAT DISTANCE - 233.7 FEET) TO A 1/2 INCH IRON FOUND AT THE NORTHWEST CORNER OF SAID SUBDIVISION AND LOT 8, SAID POINT ALSO BEING IN THE NORTHERLY LINE OF THE ABOVE-REFERENCED BRUSH SURVEY AND THE SOUTHERLY LINE OF THE ABOVE-REFERENCED STANFIELD SURVEY;

THENCE EAST (DEED & PLAT - SOUTH 89 DEGREES 56 MINUTES 00 SECONDS EAST), ALONG THE NORTHERLY LINE OF SAID SUBDIVISION AND LOT 8 AND ALONG SAID SURVEY LINES, PASSING AT A DISTANCE OF 50.37 FEET, THE APPROXIMATE SOUTHEAST CORNER OF SAID STANFIELD SURVEY AND THE APPROXIMATE SOUTHWEST CORNER OF SAID CHEAINS SURVEY, CONTINUING IN ALL, A TOTAL DISTANCE OF 290.32 FEET (DEED & PLAT - 289.6 FEET) TO THE POINT OF BEGINNING AND CONTAINING 1.14 ACRES (49,654 SQ. FT) OF LAND, MORE OR LESS.

NOTICE OF ACCELERATION AND NOTICE OF 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.

DEED OF TRUST INFORMATION:

Date: July 9, 2012
Grantor(s): Randall Whorton, Gayla Whorton
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., solely as nominee for Southwest Stage Funding, LLC dba Cascade Financial Services
Original Principal: \$101,432.00
Recording Information: Instrument Number 2012-9362
Property County: Wise
Property:

BEING A 1.00 ACRE TRACT OR PARCEL OF LAND OUT OF THE T&PRR CO. SURVEY NO. 37, ABSTRACT NO. 839, WISE COUNTY, TEXAS, AND BEING PART OF THAT CERTAIN CALLED 3.803 ACRE TRACT OF LAND RECORDED IN VOLUME 496, PAGE 570, OF THE DEED RECORDS OF WISE COUNTY, TEXAS AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID 3.803 ACRE TRACT OF LAND, THENCE NORTH 00 DEGREES 03 MINUTES 58 SECONDS EAST, WITH THE WEST LINE OF SAID 3.803 ACRE TRACT A DISTANCE OF 170.78 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE SOUTH 88 DEGREES 24 MINUTES 04 SECONDS EAST 271.59 FEET TO A 1/2" IRON ROD SET FOR CORNER IN THE EAST LINE OF SAID 3.803 ACRE TRACT AND BEING IN THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY NO. 51;

THENCE SOUTH 15 DEGREES 00 MINUTES 40 SECONDS WEST WITH THE EAST LINE OF SAID 3.803 ACRE TRACT AND THE WEST LINE OF SAID STATE HIGHWAY, A DISTANCE OF 185.13 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER OF SAID 3.803 ACRE TRACT;

THENCE NORTH 86 DEGREES 00 MINUTES 30 SECONDS WEST, WITH THE SOUTH LINE OF SAID 3.803 ACRE TRACT, BEARING USED FOR DIRECTIONAL CONTROL, A DISTANCE OF 224.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.00 ACRE OF LAND, MORE OR LESS.

Property Address: 8308 South FM 51
Boyd, TX 76023

POSTED

AT 8:38 o'clock a M

JUL 15 2019

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

Vicky Gaona

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: **Southwest Stage Funding, LLC dba Cascade Financial Services**
Mortgage Servicer: **Cascade Financial Services**
Mortgage Servicer: **2701 E Ryan Road**
Address: **Suite 150**
Chandler, AZ 85286

SALE INFORMATION:

Date of Sale: **September 3, 2019**
Time of Sale: **1:00 pm or within three hours thereafter.**
Place of Sale: **The Southeast porch at the Courthouse or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court**
Substitute Trustee: Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington, Michelle Schwartz or Alexander Wolfe, any to act
Substitute **5501 East LBJ Frwy, Ste. 925**
Trustee Address: **Dallas, TX 75240**

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 are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington or Michelle Schwartz or Alexander Wolfe, any to act, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

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

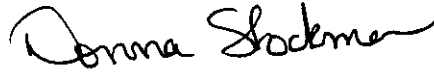
NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington or Michelle Schwartz or Alexander Wolfe, 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 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 imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the 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 sold "AS-IS", purchaser's 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 interest 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.

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

Padgett Law Group
6267 Old Water Oak Road
Suite 203
Tallahassee, FL 33213
(850) 422-2520



Our File Number: 19-02806

Name: STEPHEN J LEHOTSKY, A SINGLE MAN

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 27, 2018, STEPHEN J. LEHOTSKY, A SINGLE MAN, executed a Deed of Trust/Security Instrument conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR ACADEMY MORTGAGE CORPORATION, A UT CORPORATION, its successors and assigns, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 201809077, in the DEED OF TRUST OR REAL PROPERTY records of WISE COUNTY, TEXAS; and

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, SEPTEMBER 3, 2019**, between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in WISE COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse 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:

BEING LOT 11, BLOCK 1, OF PRAIRIE VIEW ESTATES -PHASE TWO, AN ADDITION TO WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 161, PLAT RECORDS OF WISE COUNTY, TEXAS.

Property Address: 139 LONE TREE LANE
DECATUR, TX 76234
Mortgage Servicer: LOANCARE, LLC
Noteholder: LAKEVIEW LOAN SERVICING, LLC
3637 SENTARA WAY, SUITE 303
VIRGINIA BEACH, VA 23452

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 11 day of July, 2019.




Donna Stockman, David Stockman, Brenda Wiggs, Denise Boerner, Tim Lewis, Jonathan Harrison, Aurora Campos, Patrick Zwiers, Guy Wiggs, Kristopher Holub, Ramiro Cuevas, Michelle Schwartz, Irene Lindsay, Kathy Arrington, Dana Kamin, Lisa Bruno, Ronda Tyler, Angie Uselton, Substitute Trustees

c/o Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

POSTED

AT 8:01 o'clock a M

JUL 11 2019

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

A

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE JUL 11 2019

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

DEED OF TRUST INFORMATION:

Date: 08/06/2007
Grantor(s): GEORGE STEELE, A MARRIED MAN AND NON-PURCHASING SPOUSE PARTNER
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR ALETHES, LLC, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$108,300.00
Recording Information: Instrument 2007-15122
Property County: Wise
Property:

TRACT I
BEING A PORTION OF LOT 18, BLOCK 1, OF QUAIL CHASE, PHASE TWO, AN ADDITION TO WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET B, SLIDE 452, OF THE PLAT RECORDS OF WISE COUNTY, TEXAS, SAID PORTION BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 5/8 INCH IRON ROD FOUND FOR CORNER ON THE NORTH LINE OF QUAIL CHASE DRIVE FOR THE SOUTHEAST CORNER OF SAID LOT 18;
THENCE NORTH 89 DEGREES 43 MINUTES 00 SECONDS WEST, ALONG SAID LINE AND BEING THE SOUTH LINE OF SAID LOT 18, A DISTANCE OF 160.28 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE BEGINNING OF A NON-CONCENTRIC CURVE TO THE LEFT HAVING A RADIUS OF 80.00 FEET;
THENCE IN A NORTHWESTERLY DIRECTION ALONG SAID CURVE AND CONTINUING ALONG SAID LINE OF QUAIL CHASE DRIVE AN ARC LENGTH OF 102.67 FEET;
THENCE NORTH 05 DEGREES 16 MINUTES 28 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 18, A DISTANCE OF 259.76 FEET;
THENCE SOUTH 89 DEGREES 57 MINUTES 08 SECONDS EAST A DISTANCE OF 265.84 FEET TO A POINT ON THE EAST LINE OF SAID LOT 18;
THENCE SOUTH 00 DEGREES 00 MINUTES 13 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 309.26 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.716 ACRES OF LAND.

Reported Address: 296 QUAIL CHASE DRIVE, DECATUR, TX 76234

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: PHH Mortgage Corporation
Mortgage Servicer: PHH Mortgage
Current Beneficiary: PHH Mortgage Corporation
Mortgage Servicer Address: 1 Mortgage Way, Mount Laurel, NJ 08054

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of September, 2019
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, Michelle Schwartz, Kathy Arrington, Michael Burns, or Suzanne Suarez, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and
WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Michelle Schwartz, Kathy Arrington, Michael Burns, or Suzanne Suarez, 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;

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,

Bonial & Associates, P.C.

A handwritten signature in black ink that reads "Donna J. Gudmund". The signature is written in a cursive style with a large, looped initial "D".