

POSTED
AT 1:53 o'clock P M

OCT 15 2019

308N Buffalo Street, Chico, TX 76431

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

19-021662

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: 11/05/2019

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 February 10, 2017 and recorded in the real property records of Wise County, TX and is recorded under Clerk's Instrument No. 201701529 with Curtis D. Smith Sr. and Tammy Smith (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Southwest Funding, LP. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Curtis D. Smith Sr. and Tammy Smith, securing the payment of the indebtedness in the original amount of \$113,898.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Amerihome Mortgage Company, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. BEING 2.68 ACRES IN BLOCKS 1 AND 2 OF REED'S ADDITION TO THE CITY OF CHICO, IN THE WILLIAM HERSEE SURVEY, ABSTRACT NO. 410, WISE COUNTY, TEXAS, AND BEING PART OF LOT 7, AND ALL OF LOTS 8, 9, 10 AND 11 OF BLOCK 1, AND ALL OF LOTS 1, 2, 3, 14, 15 AND 16, BLOCK 2, OF REED'S ADDITION TO THE CITY OF CHICO, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 25, PAGE 484, DEED RECORDS, WISE COUNTY, TEXAS, SAID 2.68 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON STAKE SET FOR CORNER ON THE WEST LINE OF NORTH BUFFALO STREET AND EAST LINE OF SAID BLOCK 1 AT THE SOUTHEAST CORNER OF SAID LOT 11, AND THE NORTHEAST CORNER OF LOT 12, OF SAID BLOCK 1;

THENCE LEAVING SAID BUFFALO STREET, NORTH 89 DEGREES 08 MINUTES 54 SECONDS WEST, 183.15 FEET TO A 3" IRON POST FOR CORNER AT A FENCE CORNER;

THENCE WITH A FENCE, NORTH 01 DEGREES 30 MINUTES 32 SECONDS EAST, 69.11 FEET TO A 3" IRON POST FOR CORNER AT A FENCE CORNER;



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THENCE WITH A FENCE, NORTH 89 DEGREES 12 MINUTES 50 SECONDS WEST, 170.68 FEET TO A 3" IRON POST FOR CORNER AT A FENCE CORNER ON THE WEST LINE OF LOT 7 OF SAID BLOCK 1 AND THE EAST LINE OF HOVEY STREET;

THENCE WITH THE EAST LINE SAID HOVEY STREET AND A FENCE, NORTH 01 DEGREES 37 MINUTES 40 SECONDS EAST, 298.42 FEET TO A 1/2" IRON STAKE SET FOR CORNER AT THE NORTHWEST CORNER OF SAID LOT 3 OF BLOCK 2, AND THE SOUTHWEST CORNER OF LOT 4 OF SAID BLOCK 2;

THENCE LEAVING SAID HOVEY STREET, SOUTH 89 DEGREES 35 MINUTES 28 SECONDS EAST, 343.51 FEET TO A 1/2" IRON STAKE SET FOR CORNER AT THE NORTHEAST CORNER OF SAID LOT 14 OF SAID BLOCK 2 AND THE SOUTHEAST CORNER OF SAID LOT 13 OF SAID BLOCK 2, ON THE WEST LINE OF SAID NORTH BUFFALO STREET;

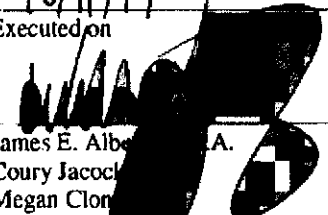
THENCE WITH THE WEST LINE OF SAID BUFFALO STREET, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 370.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.68 ACRES OF LAND, MORE OR LESS.


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. Cenlar FSB, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Amerihome Mortgage Company, LLC
Attn: Fc 425 Phillips Blvd
Ewing, NJ 08618

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint David Stockman, Denise Boerner, Brenda Wiggs, Donna Stockman, Guy Wiggs, Tim Lewis, Michelle Schwartz, Kathy Arrington whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Irene Lindsay, Patrick Zwiers, Dana Kamin, Lisa Bruno, Ronda Tyler, Angie Uselton, Kristopher Holub, Guy Wiggs, Denise Boerner, Brenda Wiggs, Donna Stockman, David Stockman, Tim Lewis whose address is 1 Mauchly, Irvine, CA 92618, Substitute Trustee to act under and by virtue of said Deed of Trust.

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

Executed on 10/11/19

James E. Albert, Esq.
Cory Jacobson
Megan Cloninger
Tim Wells
2201 W. Ross Avenue, Suite 155
Irving, TX 75038

Executed on OCT 15 2019

SUBSTITUTE TRUSTEE
Agency Sales & Posting
David Stockman, Denise Boerner, Brenda Wiggs,
Donna Stockman, Guy Wiggs, Tim Lewis, Michelle
Schwartz, Kathy Arrington 1320 Greenway Drive,
Suite 300 Irving, TX 75038. OR Ramiro Cuevas,
Aurora Campos, Jonathan Harrison, Irene Lindsay,
Patrick Zwiers, Dana Kamin, Lisa Bruno, Ronda Tyler,
Angie Uselton, Kristopher Holub, Guy Wiggs, Denise
Boerner, Brenda Wiggs, Donna Stockman, David
Stockman, Tim Lewis whose address is 1 Mauchly,
Irvine, CA 92618

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: _____

POSTED

AT 1:30 o'clock P M

THE MONEY SOURCE INC. (MYS)
AQUILONE, IDA
214 POND VIEW DRIVE, DECATUR, TX 76234

FHA 513-1379145-703
Firm File Number: 19-034224

OCT 14 2019

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

NOTICE OF TRUSTEE'S SALE

WHEREAS, on August 31, 2018, IDA NANCY AQUILONE, UNMARRIED WOMAN, as Grantor(s), executed a Deed of Trust conveying to ROBERT F EUSTIS, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR EUSTIS MORTGAGE CORP., DBA VERITY MORTGAGE in payment of a debt therein described. The Deed of Trust was filed in the real property records of WISE COUNTY, TX and is recorded under Clerk's File/Instrument Number 201810762, to which reference is herein made for all purposes.

Sarah Enochs

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 contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, November 5, 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, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of **Wise** 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 of Trustee's Sale was posted.

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

BEING LOT 20, BLOCK 2 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, WISE COUNTY, TEXAS.

Property Address: 214 POND VIEW DRIVE
DECATUR, TX 76234
Mortgage Servicer: THE MONEY SOURCE INC.
Mortgagee: THE MONEY SOURCE, INC.
500 SOUTH BROAD STREET
SUITE #100A
MERIDEN, CT 06450

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 property securing the above-referenced loan.



SUBSTITUTE TRUSTEE
Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Irene Lindsay, Patrick Zwiers, Dana Kamin, Lisa Bruno, Ronda Tyler, Angie Uselton, Kristopher Holub, Guy Wiggs, Denise Boerner, Brenda Wiggs, Donna Stockman, David Stockman, Tim Lewis, Kathy Arrington or Michelle Schwartz
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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

A

Cacharel Companies Inc.

NOTICE OF TRUSTEE'S SALE

Date: October 8, 2019.

DEED OF TRUST

Date: November 18, 2016

Grantor: Eloy Rivera & Amber Maes
Grantor's Address:

125 Ridge Trail
Rhome, Texas 76078

Beneficiary: American National Credit Corp.

Trustee: Ron G. Crabtree

Substitute Trustee: Jessica Copeland

Recording Information: Deed Records of Wise County, Texas

Property: Being a tract of land situated in Wise County, Texas, more particularly described as Lot 43, Coyote Ridge Addition, an addition in Wise County, Texas, according to the plat recorded in Plat Records, Wise County

NOTE

Date: November 18, 2016

Amount: Twenty Six Thousand Dollars and 00/100
(\$36,000.00)

Debtor: Eloy Rivera & Amber Maes

Holder: American National Credit Corp.

Date of Sale of Property (first Tuesday of month): **November 5, 2019**

Earliest time of Sale of Property: **10:00 AM**

POSTED
AT 12:22 o'clock P M

OCT 14 2019

SHERRY LEMON, COUNTY CLERK

WISE COUNTY, TEXAS

By Sarah Enochs DEPUTY

Sarah Enochs

Place of Sale of Property: #101 ½ Trinity Street, Decatur, Texas 76234

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

Jessica Copeland

Jessica Copeland, Trustee
112 NW 24th Street Suite 407, Ft. Worth, TX 76164
817-625-9975

Certified # 7014 0150 0001 2777 2855

ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF TARRANT

This instrument was acknowledged before me on the 9 day of October 2019., by Jessica Copeland, Substitute Trustee.

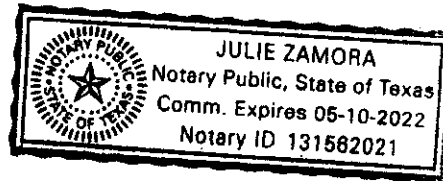
Julie Zamora

Notary Public, State of Texas

Notary's name (printed)

Notary's commission expires:

5.10.2022



RETURN TO:

The Real Estate Group, Inc.
112 NW 24th Street Suite 407.
Ft. Worth, Texas 76164

POSTED
AT 12:52 o'clock P M

OCT 03 2019

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

**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.**

Wise County Texas Home Equity Security Instrument

Date of Security Instrument: April 27, 2006
Amount: \$25,521.35
Grantor(s): REBECCA MCDANIEL, A SINGLE PERSON
Original Mortgagee: CITIFINANCIAL, INC.
Current Mortgagee: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A
Original Trustee: JO ANN HERNANDEZ
Mortgage Servicer and Address: CARRINGTON MORTGAGE SERVICES, LLC
1600 South Douglass Road, Suite 200-A
Anaheim, California 92806
Recording Information: Recorded on 5/4/2006, as Instrument No. 386910 in Book 1677
Page 577 Wise County, Texas
Legal Description: SURFACE ESTATE ONLY IN AND TO 0.692 ACRE TRACT OF LAND AND MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"
Date of Sale: 11/5/2019
Earliest Time Sale Will Begin: 1:00 PM

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

WHEREAS, an Default Order was entered on 7/22/2019, under Cause No. CV19-04-322, in the 271th Judicial District Judicial District Court of Wise County, Texas:

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE DAVID STOCKMAN, DENISE BOERNER, BRENDA WIGGS, DONNA STOCKMAN, GUY WIGGS, TIM LEWIS, MICHELLE SCHWARTZ, KATHY ARRINGTON, PAUL A. HOEFKER, ROBERT L. NEGRIN or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 701 N. Post Oak Road, Suite 205, Houston, TX 77024. (713) 293-3618.




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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 state above or within three (3) hours after that time.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Texas Home Equity Security Instrument, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

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

EXECUTED in multiple originals on 10/1/2019.

By: 
Paul A. Hoefker, Attorney
Robert L. Negrin, Attorney
Aldridge Pite, LLP
701 N. Post Oak Road, Suite 205
Houston, TX 77024

Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036

COMPLAINTS REGARDING THE SERVICING OF YOUR MORTGAGE SHOULD BE SENT TO THE DEPARTMENT OF SAVINGS AND MORTGAGE LENDING, 2601 NORTH LAMAR, SUITE 201, AUSTIN, TX 78705. A TOLL-FREE CONSUMER HOTLINE IS AVAILABLE AT 877-276-5550

TS Number: 078638-TX

SURFACE ESTATE ONLY IN AND TO 0.692 ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN SECTION NO. 15 OF THE M.E.P. AND P.R.R. CO. SURVEY ABSTRACT NO. 617 IN WISE COUNTY, TEXAS, BEING A PART OF THE SAME LAND DESCRIBED IN DEED MADE BY C.D. HEFFINGTON TO DOROTHY HEFFINGTON, DATED JUNE 18, 1940, RECORDED IN VOL. 143, PAGE 196, DEED RECORDS OF WISE COUNTY, TEXAS; SAID 0.692 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT A 2 IN. CORNER POST SET IN THE W LINE OF SAID SECTION 15, A DISTANCE OF 1122.6 FEET N OF A FOUND 3/8 IN. IR AT ITS SW CORNER, FOR THE SW AND BEGINNING CORNER OF THIS TRACT; THENCE N 219.47 FT. WITH THE W LINE OF SAID SECTION 15, AND ALONG FENCE SET 3/8 IN. IR FOR THE NW CORNER OF THIS TRACT; THENCE E 105.7 FEET SET 3/8 IN. IR IN THE W RIGHT OF WAY LINE OF F.M. HIGHWAY NO. 730 FOR THE NE CORNER OF THIS TRACT; THENCE S 19 DEG. 37 MIN. E 27.2 FEET WITH THE W LINE OF SAID HIGHWAY TO A POINT AT P.C. OF CURVE; THENCE SOUTHEASTERLY AROUND ARC OF A 03 DEG. CURVE TO THE RIGHT, WITH A RADIUS OF 1859.56 FEET, A CHORD OF S 19 DEG. 06 MIN. 31 SEC. E 184.99 FEET, A DISTANCE OF 185.06 FEET WITH THE W LINE OF SAID HIGHWAY SET 3/8 IN. IR FOR THE SE CORNER OF THIS TRACT; THENCE S 83 DEG. 48 MIN. W 176.42 FEET ALONG FENCE TO THE PLACE OF BEGINNING.
SEE AGREED RATE REDUCTION RIDER . TAX ID# A06170006020000

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

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF Wise

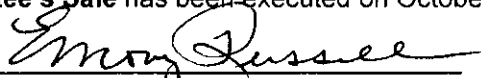
WHEREAS, on **April 29, 2010, Garry Reagan**, as grantor(s) executed a Deed of Trust, conveying to Kristi K. Frazier Special Needs Trust, transferred by Assignment of Lien to **KKF Supplemental Trust**, filed in **Deed Records, Wise County, Texas**, certain real property located in the County of **Wise**, State of Texas, and being more particularly described as **Lots 26 & 27, Cottondale Estates, 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, **\$60,000.00** (the note), the Deed of Trust being recorded in Deed Records, **Wise County, Texas**, in **Document Number 2010-57156, Volume 2151, Page 784**. 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 **KKF Supplemental 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 November, 2019 at the **Wise County Courthouse, Decatur, Texas**. The same being **November 5, 2019, At the southeast entrance of the 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 October 1, 2019.


Emory Russell
Substitute Trustee

After Filing Return To:
KKF Supplemental Trust
8659 White Settlement Rd.
Fort Worth, Texas 76108

POSTED
AT 11:17 o'clock ~ M

OCT 01 2019

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS

By  DEPUTY

Vicky Gaona

Tract 26, Cottondale

Property Description

Being a 5.048 acre tract of land out of Block 73, Lower Matagorda County School Land Survey, Abstract 534, situated in Wise County, Texas, and being a portion of that certain 156.267 acre tract of land in said survey, as conveyed to Audra Frazier, Trustee, in Volume 566, Page 08, Real Records, Wise County, Texas, and being described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin set, for the southeast corner of the herein described tract, and being South 00°35'08" West, 1570.04 feet and North 89°42'18" West, 296.73 feet, from the northeast corner of said Frazier tract;

THENCE North 89°42'18" West, a distance of 279.99 feet, to a 1/2" iron pin set for the southwest corner of the herein described tract;

THENCE North 00°35'08" East, a distance of 785.36 feet, to a 1/2" iron pin set in the south right-of-way line of a proposed 60 foot private road, for the northwest corner of the herein described tract;

THENCE South 89°42'18" East, along the said south right-of-way line, a distance of 279.99 feet, to a 1/2" iron pin set for the northeast corner of the herein described tract;

THENCE South 00°35'08" West, a distance of 785.36 feet, to the POINT OF BEGINNING and containing 5.048 acres of land.

The bearings for this survey are based on the bearings as they appear in Volume 566, Page 08, Real Records, Wise County, Texas.

Tract 27, Cottondale

Property Description

Being a 5.007 acre tract of land out of Block 73, Lower Matagorda County School Land Survey, Abstract 534, situated in Wise County, Texas, and being a portion of that certain 156.267 acre tract of land in said survey, as conveyed to Audra Frazier, Trustee, in Volume 566, Page 08, Real Records, Wise County, Texas, and being described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin set, for the southeast corner of the herein described tract, and being South 00°35'08" West, 1570.04 feet and North 89°42'18" West, 376.73 feet, from the northeast corner of said Frazier tract;

THENCE North 89°42'18" West, a distance of 191.05 feet, to a 1/2" iron pin set, in the east right-of-way line of a proposed 60 foot private road, for the southwest corner of the herein described tract;

THENCE along said east right-of-way line, North 07°24'40" West, a distance of 8.12 feet, to a 1/2" iron pin set for the beginning of a curve to the left, having a radius of 569.02 feet, along said curve to the left, an arc distance of 208.75 feet, to a 1/2" iron pin set for end of said curve and the beginning of a curve to the right, having a radius of 363.23 feet, along said curve to the right, an arc distance of 183.32 feet, to a 1/2" iron pin set for end of said curve and then North 00°35'08" East, a distance of 403.81 feet, to a 1/2" iron pin set in the south right-of-way line of a proposed 60 foot private road, for the northwest corner of the herein described tract;

THENCE South 89°42'18" East, along said south right-of-way line, a distance of 303.56 feet, to a 1/2" iron pin set for the northeast corner of the herein described tract;

THENCE South 00°35'08" West, a distance of 785.36 feet, to the POINT OF BEGINNING and containing 5.007 acres of land.

The bearings for this survey are based on the bearings as they appear in Volume 566, Page 08, Real Records, Wise County, Texas.

Notice of Foreclosure Sale

September 27, 2019

POSTED
AT 10:28 o'clock A M

Deed of Trust ("Deed of Trust"):

Dated: February 13, 2009
Grantor: Bobby Cross and Kimberly Lynn Cross
Trustee: Brock Smith
Lender: Benny Simmons and Trisha Simmons
Recorded in: Volume 2027, Page 675 of the real property records of Wise County, Texas
Legal Description: SEE EXHIBIT "A"
Secures: Promissory Note ("Note") in the original principal amount of \$54,500.00, executed by Bobby Cross and Kimberly Lynn Cross ("Borrower") and payable to the order of Lender

SEP 27 2019

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

Foreclosure Sale:

Date: Tuesday, November 5, 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: East steps of the Wise County Courthouse or other place designated by the Wise County Commissioners Court
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 Benny Simmons and Trisha Simmons's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.
Substitute Trustee: Charles R. Tibbels

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, Benny Simmons and Trisha Simmons, 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 Benny Simmons and Trisha Simmons's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Benny Simmons and Trisha Simmons'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 Benny Simmons and Trisha Simmons 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.

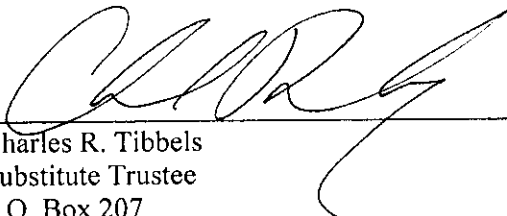
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 Benny Simmons and Trisha Simmons. 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.



Charles R. Tibbels
Substitute Trustee
P.O. Box 207
Decatur, TX 76234
Telephone (940) 627-0006
Fax (940) 627-0016
charlie@cartib.com

EXHIBIT "A"

METES & BOUNDS
1.000 ACRES
141 PRIVATE ROAD NUMBER 4521

FIELD NOTES to all that certain lot, tract or parcel of land in the ~~MARGARET SWINBURNE~~ ~~ABSTRACT NUMBER 740~~ Wise County, Texas, and being part of that certain called 74.4 acre tract of land described in the deed recorded in Volume 375, Page 497, of the Deed Records Wise County, Texas, the subject tract being more particularly described as follows;

BEGINNING at a 3/8-inch iron rod found in a fence line, for the Northeast corner of the herein described tract of land, from which a 1-inch pipe found for reference to the Northwest corner of said 74.4 acre tract of land bears North 15 Degrees 20 Minutes 37 Seconds West a distance of 658.76 feet;

THENCE South 01 Degrees 21 Minutes 28 Seconds East passing at a distance of 217.45 feet a 3/8-inch iron rod found, continuing on said course a total distance of 237.14 feet to a point for corner, same being the Southeast corner of the herein described tract of land;

THENCE South 88 Degrees 13 Minutes 42 Seconds West a distance of 190.38 feet to a point for corner in a fence line for the Southwest corner of the herein described tract of land, from which a 3/8-inch iron rod found bears North 24 Degrees 15 Minutes 24 Seconds West a distance of 20.04 feet;

THENCE North 01 Degrees 49 Minutes 45 Seconds East along or near a fence a distance of 237.61 feet to a 4-inch wood fence post for corner, same being the Northwest corner of the herein described tract of land, from which a 3/8-inch iron rod found bears North 89 Degrees 12 Minutes 00 Second West a distance of 11.17 feet;

THENCE North 88 Degrees 13 Minutes 48 Seconds East along or near a fence a distance of 177.17 feet to the **POINT OF BEGINNING** and enclosing 1.000 acres of land more or less, together with the following described centerline of an Ingress and Egress Easement;

BEGINNING at a point for corner in or near the centerline of an asphalt road under apparent public use posted as County Road Number 4522, from which the Northeast corner of said 74.4 acre tract of land bears North 86 Degrees 38 Minutes 30 Seconds West a distance of 8.09 feet, and a 1-inch pipe found for reference to the Northwest corner of said 74.4 acre tract of land bears North 89 Degrees 36 Minutes 21 Seconds West a distance of 448.35 feet;

THENCE South 02 Degrees 59 Minutes 51 Seconds East along or near the centerline of an asphalt drive a distance of 397.75 feet to a point for corner in said asphalt drive;

THENCE South 11 Degrees 29 Minutes 02 Seconds West along or near the centerline of said asphalt drive a distance of 231.16 feet to a point for corner in said asphalt drive;

THENCE South 80 Degrees 43 Minutes 48 Seconds West a distance of 243.19 feet to the point of terminus in the East line of the above described 1.000 acre tract of land.

POSTED

AT 8:44 o'clock a M

SEP 12 2019

19-316291

Notice of Substitute Trustee's Sale

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

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

Deed of Trust Date: March 25, 2009	Original Mortgagor/Grantor: DORTHY WALDEN
Original Beneficiary / Mortgagee: WAF WORLD ALLIANCE FINANCIAL CORP.	Current Beneficiary / Mortgagee: REVERSE MORTGAGE SOLUTIONS, INC.
Recorded in: Volume: 2036 Page: 85 Instrument No: N/A	Property County: WISE
Mortgage Servicer: Reverse Mortgage Solutions, Inc	Mortgage Servicer's Address: 14405 Walters Rd. Suite 200, Houston, TX 77014

* 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 property securing the above referenced loan.

Secures: Note in the original principal amount of \$255,000.00, executed by DOROTHY WALDEN and payable to the order of Lender.

Property Address/Mailing Address: 313 SOUTH OAK STREET, BOYD, TX 76023

Legal Description of Property to be Sold: BEING ALL THAT CERTAIN LOT, TRACT OF PARCEL OF LAND SITUATED IN THE S.W. NICHOLS SURVEY, ABSTRACT NUMBER 660, AND BEING PORTIONS OF OUT LOT 3 AND OUT LOT 19, TOWN OF BOYD, WISE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 3/8TH INCH IRON ROD IN THE SOUTH LINE OF OUT LOT 3, IN THE NORTH LINE OF KNOX AVENUE, AND SAID IRON ROD BEING WEST, 132 1/2 FEET FROM THE SOUTHEAST CORNER OF SAID OUT LOT 3;

THENCE WEST, ALONG THE SOUTH LINE OF SAID OUT LOT 3, AND THE NORTH LINE OF KNOX AVENUE, A DISTANCE OF 170.00 FEET TO A FOUND 3 INCH METAL FENCE POST FOR CORNER AT THE INTERSECTION OF THE NORTH LINE OF KNOX AVENUE WITH THE EAST LINE OF SOUTH OAK STREET;

THENCE NORTH, DEPARTING THE NORTH LINE OF SAID KNOX AVENUE AND ALONG THE EAST LINE OF SAID SOUTH OAK STREET, AND PASSING AT 70.00 FEET THE COMMON LINE OF OUT LOTS 3 AND 19 AND CONTINUING FOR A TOTAL DISTANCE OF 140.00 FEET TO A 3 INCH METAL FENCE POST FOR CORNER;

THENCE EAST, DEPARTING THE EAST LINE OF SOUTH OAK STREET, A DISTANCE OF 170.00 FEET TO A RAILROAD THE FENCE POST FOR CORNER IN THE COMMON LINE OF OUT LOTS 19 AND 3;

THENCE SOUTH, ALONG THE COMMON LINE OF SAID OUT LOTS 19 AND 3, AND PASSING AT 70.00 FEET THE SOUTHEAST CORNER OF SAID OUT LOT 19, AND CONTINUING FOR A TOTAL DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 23,800.00 SQUARE FEET OF 0.5460 ACRE OF LAND, MORE OR LESS.



Date of Sale: November 05, 2019

Earliest time Sale will begin: 1:00 PM

Place of sale of Property: THE SOUTHEAST PORCH AT THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

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.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *REVERSE MORTGAGE SOLUTIONS, INC.*, the owner and holder of the Note, has requested Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington, Michelle Schwartz, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

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 *REVERSE MORTGAGE SOLUTIONS, INC.* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington, Michelle Schwartz, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, 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 Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington, Michelle Schwartz, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: 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 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.

/s/Cheyenne Zokaic

Cheyenne Zokaic

Attorney for Reverse Mortgage Solutions, Inc

State Bar No.: 24092003

czokaic@rascrane.com

RAS CRANE, LLC / Attorney for Mortgagee
1900 Enchanted Way, Suite 125
Grapevine, TX 76051
Telephone: 817-873-3080
Facsimile: (817)796-6079

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
10/6/2005

Grantor(s)/Mortgagor(s):
JAMES DUGAN, A SINGLE PERSON AND ROSA MALDONADO, A SINGLE PERSON

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR JUDITH O. SMITH MORTGAGE GROUP, INC., ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
Wells Fargo Bank, N.A.

Recorded in:
Volume: 1606
Page: 494
Instrument No: 376934

Property County:
WISE

Mortgage Servicer:
Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Home Campus, MAC 2301-04C,
West Des Moines, IA 50328

Legal Description: LOT 11, BLOCK 5, OF LOTS 1-9, BLOCK 1; LOTS 1-5, BLOCK 2; LOT 1-23 & 74-106, BLOCK 4; LOTS 1-34, BLOCK 5 AND LOTS 1-16, BLOCK 6, CROWN POINT ADDITION-PHASE TWO, AN ADDITION TO THE CITY OF RHOMB, WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET B, SLIDE 482, OF THE PLAT RECORDS OF WISE COUNTY, TEXAS.

Date of Sale: 11/5/2019

Earliest Time Sale Will Begin: 1:00PM

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(f):
Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.



Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Irene Lindsay, Patrick Zwiers, Dana Kamin, Lisa Bruno, Ronda Tyler, Angie Uselton, Kristopher Holub, Guy Wiggs, Denise Boerner, Brenda Wiggs, Donna Stockman, David Stockman, Tim Lewis, Kathy Arrington or Michelle Schwartz or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

POSTED

AT 10:48 o'clock A M

SEP 05 2019

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS

By  DEPUTY
Sarah Enochs

A

MH File Number: TX-19-73823-POS
Loan Type: FHA

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
2/27/2003

Grantor(s)/Mortgagor(s):
WILLIAM L. PARKER AND WIFE, SHEINA D. PARKER AND SHERRY PARKER, A SINGLE PERSON

Original Beneficiary/Mortgagee:
ALLIED HOME MORTGAGE CAPITAL CORP.

Current Beneficiary/Mortgagee:
Wells Fargo Bank, N.A.

Recorded in:
Volume: 1257
Page: 876
Instrument No: 323294

Property County:
WISE

Mortgage Servicer:
Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Home Campus, MAC 2301-04C,
West Des Moines, IA 50328

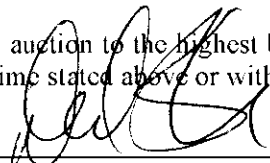
Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Date of Sale: 11/5/2019 **Earliest Time Sale Will Begin:** 1:00PM

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 member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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

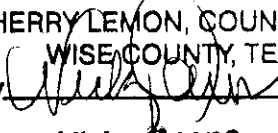


Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Irene Lindsay, Patrick Zwiers, Dana Kamin, Lisa Bruno, Ronda Tyler, Angie Uselton, Kristopher Holub, Guy Wiggs, Denise Boerner, Brenda Wiggs, Donna Stockman, David Stockman, Tim Lewis, Kathy Arrington or Michelle Schwartz or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

service to the sender of this notice immediately.

POSTED
AT 10:25 o'clock a M

AUG 22 2019

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

A
MII File Number: TX-19-73819-POS
Loan Type: FHA

EXHIBIT "A"

Being a 0.86 acres tract in Block 24 of the Matagorda County School Land Survey, Abstract Number 535, Wise County, Texas, and also being all of a certain called 0.859 acre tract described in instrument recorded in Volume 781, Page 860, Official Public Records, Wise county, Texas, and being described by metes and bounds as follows:

BEGINNING at a ½" iron rod found in the West R.O.W. of 33 foot roadway easement recorded in Volume 172, Page 239, Real Records, Wise County, Texas, and for the Northeast corner of said 0.859 acre tract, said point being by previous description 889.21 feet North 89° 46' 45" East and 645.54 feet South 00° 46' 15" West from the Northwest corner of said Block 24; THENCE South 00° 46' 15" West with the East line of said 0.859 acre tract a distance of 197.68 feet to a ½" iron rod found for a corner;

THENCE South 86° 15' 43" West with the South line of said 0.859 acre tract a distance of 190.28 feet to a ½" iron rod found for a corner;

THENCE North 00° 55' 23" East with the West line of said 0.859 acre tract a distance of 197.02 feet to a ½" iron rod found for a corner;

THENCE North 86° 02' 53" East with the North line of said 0.859 acre tract a distance of 189.81 feet to the POINT OF BEGINNING and containing 0.86 acres of land.

15L 63695

19-02973

101 ASHLEY ST. ALVORD, TX 76225

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:
Lot 1, Block 1 of WHISPERING WINDS ESTATES, a subdivision situated in the City of Alvord, Wise County, Texas, according to the Plat thereof, recorded in Cabinet B, Slide 539, Plat Records of Wise County, Texas.

Security Instrument: Deed of Trust dated November 25, 2014 and recorded on December 1, 2014 at Instrument Number 201412220 in the real property records of WISE County, Texas, which contains a power of sale.

Sale Information: November 5, 2019, at 1:00 PM, or not later than three hours thereafter, at the southeast porch of the Wise County Courthouse steps, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by JENNIFER GRAHAM AND BRETT HOOKS secures the repayment of a Note dated November 25, 2014 in the amount of \$151,210.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 907 Pleasant Valley Avenue, Suite 3, Mt. Laurel, NJ 08054, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation is the current mortgage servicer for the mortgage. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

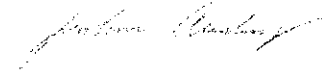
POSTED
AT 8:17 o'clock A M

AUG 29 2019

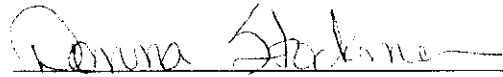
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Kim Griffith DEPUTY
Kim Griffith

A

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.



Miller, Watson & George, P.C.
Dustin C. George, Attorney at Law
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5550 Granite Parkway, Suite 245
Plano, Texas 75024



Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Ronda Tyler, Kristopher Holub, Meryl Olsen, Terry Waters, David Stockman, Denise Boerner, Brenda Wiggs, Donna Stockman, Guy Wiggs, Tim Lewis, Michelle Schwartz, Kathy Arrington, Vanessa Melaney
c/o Miller, Watson & George, P.C.
5550 Granite Parkway, Suite 245
Plano, Texas 75024

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of WISE County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

POSTED
AT 1:51 o'clock P M

SEP 26 2019

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

NOTICE OF FORECLOSURE SALE

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

1. **Property to Be Sold.** The property to be sold is described as follows: BEING A 10.49 ACRE TRACT IN BLOCK 8, GRAYSON COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 329, WISE COUNTY, TEXAS, BEING A CERTAIN CALLED 4.49 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 770, PAGE 419, REAL RECORDS, WISE COUNTY, TEXAS AND BEING PART OF A CERTAIN CALLED 260.46 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 376, PAGE 499, DEED RECORDS, WISE COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCHES IRON ROD FOUND IN THE EAST LINE OF COUNTY ROAD NUMBER 1270 AND THE NORTH LINE OF A 5.00 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 363, PAGE 127, DEED RECORDS, WISE COUNTY, TEXAS FOR THE SOUTHWEST CORNER OF SAID 4.49 ACRE TRACT AND FROM WHICH A 1/2 INCHES IRON ROD FOUND IN THE WEST LINE OF SAID 260.46 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 5.00 ACRE TRACT BEARS 57.58 FEET SOUTH 89 DEGREES 42 MINUTES 05 SECONDS WEST;

THENCE NORTH 02 DEGREES 13 MINUTES 32 SECONDS EAST WITH THE EAST LINE OF SAID COUNTY ROAD A DISTANCE OF 635.50 FEET TO A 4 INCHES STEEL FENCE POST FOUND FOR THE NORTHWEST CORNER OF SAID 4.49 ACRE TRACT;

THENCE NORTH 89 DEGREES 39 MINUTES 57 SECONDS EAST A DISTANCE OF 276.76 FEET TO A 1/2 INCHES IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 4.49 ACRE TRACT;

THENCE NORTH 80 DEGREES 02 MINUTES 37 SECONDS EAST A DISTANCE OF 456.72 FEET TO A 1/2 INCHES IRON ROD SET FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE SOUTH 05 DEGREES 03 MINUTES 38 SECONDS WEST A DISTANCE OF 612.40 FEET TO A 1/2 INCHES IRON ROD SET FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE SOUTH 54 DEGREES 13 MINUTES 20 SECONDS WEST A DISTANCE OF 173.82 FEET TO A 1/2 INCHES IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 5.00 ACRE TRACT AND A CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE SOUTH 89 DEGREES 35 MINUTES 30 SECONDS WEST WITH THE NORTH LINE OF SAID 5.00 ACRE TRACT, PASSING A 1/2 INCHES IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 4.49 ACRE TRACT AT A DISTANCE OF 216.07 FEET, IN ALL A DISTANCE OF 556.24 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.49 ACRES OF LAND.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 01/11/2016 and recorded in Document 201600346 real property records of Wise County, Texas.

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

Date: 11/05/2019

Time: 01:00 PM

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

4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. **Obligations Secured.** The Deed of Trust executed by DAVID MANNING AND CALLIE MANNING provides that it secures the payment of the indebtedness in the original principal amount of \$196,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BOKF, N.A. is the current mortgagee of the note and deed of trust and BANK OF OKLAHOMA, N.A. is mortgage servicer. A servicing agreement between the mortgagee, whose address is BOKF, N.A. c/o BANK OF OKLAHOMA, N.A., 6242 East 41st Street, Tulsa, OK 74135 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, TIM LEWIS, MICHELLE

GF#15-41482

EXHIBIT "A"

Being a 10.49 acre tract in Block 8, Grayson County School Land Survey, Abstract Number 329, Wise County, Texas, being a certain called 4.49 acre tract described in instrument recorded in Volume 770, Page 419, Real Records, Wise County, Texas and being part of a certain called 260.46 acre tract described in instrument recorded in Volume 376, Page 499, Deed Records, Wise County, Texas and being described by metes and bounds as follows:

BEGINNING at a ½" iron rod found in the East line of County Road Number 1270 and the North line of a 5.00 acre tract described in instrument recorded in Volume 363, Page 127, Deed Records, Wise County, Texas for the Southwest corner of said 4.49 acre tract and from which a ½" iron rod found in the West line of said 260.46 acre tract and the Northeast corner of said 5.00 acre tract bears 57.58 feet South 89°42'05" West;

THENCE North 02°13'32" East with the East line of said County Road a distance of 635.50 feet to a 4" steel fence post found for the Northwest corner of said 4.49 acre tract;

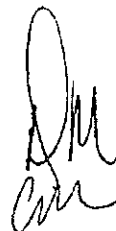
THENCE North 89°39'57" East a distance of 276.76 feet to a ½" iron rod found for the Northeast corner of said 4.49 acre tract;

THENCE North 80°02'37" East a distance of 456.72 feet to a ½" iron rod set for the Northeast corner of the tract herein described;

THENCE South 05°03'38" West a distance of 612.40 feet to a ½" iron rod set for the Southeast corner of the tract herein described;

THENCE South 54°13'20" West a distance of 173.82 feet to a ½" iron rod found for the Northeast corner of said 5.00 acre tract and a corner of the tract herein described;

THENCE South 89°35'30" West with the North line of said 5.00 acre tract, passing a ½" iron rod found for the Southeast corner of said 4.49 acre tract at a distance of 216.07 feet, in all a distance of 556.24 feet to the POINT OF BEGINNING and containing 10.49 acres of land.



SCHWARTZ, KATHY ARRINGTON OR MICHAEL W. ZIENTZ, Substitute Trustee to act under and by virtue of said Deed of Trust.

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

FILED AND RECORDED

Instrument Number: 201600346

Filing and Recording Date: 01/13/2016 04:07:31 PM Pages: 14 Recording Fee: \$74.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the RECORDS of Wise County, Texas.



Sherry Lemon

Sherry Lemon, County Clerk
Wise County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE. DO NOT DESTROY - This document is part of the Official Record.

Deputy: Toni Grigsby

[Handwritten signature]

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Donna Stockman

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BOERNER, GUY WIGGS, DAVID STOCKMAN, TIM LEWIS,
MICHELLE SCHWARTZ, KATHY ARRINGTON OR MICHAEL W.
ZIENTZ
c/o AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Wise County Clerk and caused it to be posted at the location directed by the Wise County Commissioners Court.