

**NOTICE OF SALE BY TRUSTEE AND SUBSTITUTE TRUSTEE**

THE STATE OF TEXAS

§  
§  
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WISE

THAT, WHEREAS, BFBRP, LLC, A TEXAS LIMITED LIABILITY COMPANY ("Borrower") became indebted to GREAT CENTRAL MORTGAGE ACCEPTANCE COMPANY, LTD. ("Lender"), as evidenced by that certain real estate lien note (the "Note"), dated January 15, 2019, in the original principal amount of ONE HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS (\$145,000.00), executed and delivered by Borrower to the order of GREAT CENTRAL MORTGAGE ACCEPTANCE COMPANY, LTD., as payee, bearing interest and being due and payable as therein provided; and

WHEREAS, the indebtedness evidenced by the Note (the "Indebtedness") is secured by, among other items, that certain Deed of Trust (the "Deed of Trust") dated of even date with the Note, executed by Borrower, to SARA E. DYSART, Trustee, for the benefit of Lender, said Deed of Trust being filed for record and recorded under Clerk's Document No. 201900518, of the Official Public Records of Wise County, Texas, covering the Real Property described as follows, to-wit:

**TRACT 1:**

THE SURFACE ESTATE ONLY, in and to all that certain lot, tract or parcel of land lying and being situated in the City of Bridgeport, Wise County, Texas and being a of the J.B. Floyd Survey, Abstract number 311 and also being all of that called 2.76 acre tract of land described in deed to BFBRP, LLC recorded in Instrument number 201501354, Official Public Records, Wise County, Texas and being more fully described by metes and bounds on Exhibit "A" attached hereto and made a part hereof.

**TRACT 2:**

All that certain tract of land lying and being situated in the City of Bridgeport, Wise County, Texas and being a of the J.B. Floyd Survey, Abstract number 311 and also being a part of that tract of land described in deed to Justin Paul Halter recorded in Volume 2441, Page 558, Official Public Records, Wise County, Texas and being more fully described by metes and bounds on Exhibit "A" attached hereto and made a part hereof.

**POSTED**

AT 2:57 o'clock 8 M

FEB 10 2020

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

Sarah Enochs

along with any and all appurtenances, improvements, fixtures and personal property of any kind located thereon or pertaining thereto, including, without limitation, any and all rights to the present or future use of wastewater, wastewater capacity, drainage, water or other facilities to the extent same pertain to or benefit all or any portion of the Property, including, without limitation, all reservations of or commitments or letters covering any such use in the future, whether now owned or hereafter acquired, and any leases and rents relating thereto, which are described therein (all of which is hereinafter referred to as the "Premises")

WHEREAS, to the full extent the Deed of Trust or any other security agreement held by Lender covers both real and personal property, including, without limitation, any and all rights to the present or future use of wastewater, wastewater capacity, drainage, water or other utility facilities to the extent same pertain to or benefit all or any portion of the Property, including, without limitation, all reservations of or commitments or letters covering any such use in the future, any of said personal property which is part of the Premises or which is otherwise covered by a lien or security interest in favor of Lender will be hereinafter included in the definition of Premises as used herein and sold at public sale, hereinafter described, pursuant to Section 9.501(d) of the Texas Uniform Commercial Code;

WHEREAS, **GREAT CENTRAL MORTGAGE ACCEPTANCE COMPANY, LTD.** ("Beneficiary") is the current holder and owner of the Deed of Trust and the note secured thereby;

WHEREAS, there may be certain leases, rental agreements, easements and/or other matters (collectively, the "Other Matters") covering and/or affecting the Premises currently in existence;

WHEREAS, the liens securing the payment of the Indebtedness may be senior and superior to one or more of the Other Matters and junior and inferior to one or more of the Other Matters;

WHEREAS, with respect to the liens securing the payment of the Indebtedness, which are senior to the Other Matters and may not so subordinate liens to one or more of the Other Matters;

WHEREAS, in the event Lender/Beneficiary chooses to subordinate its liens securing the Indebtedness of any Other Matters, such decision will be announced at the foreclosure sale;

WHEREAS, default has been made in the payment of the Note and the Indebtedness, and the Note is now unpaid, delinquent and in default;

WHEREAS, Lender/Beneficiary has given all required notices to Borrower and any and all other necessary parties with regard to the defaulted Indebtedness or such notices to such other necessary parties have been waived;

WHEREAS, pursuant to the authority granted in the Deed of Trust, Lender/Beneficiary has appointed **KELLY GODDARD, DAVID GARVIN AND MICHELLE SCHWARTZ**, to act jointly or separately as **Substitute Trustee along with SARA E. DYSART**, Trustee, under the Deed of Trust pursuant to a duly authorized and executed appointment document;

WHEREAS, Lender/Beneficiary has requested the undersigned to enforce the liens of the Deed of Trust by sale of the Premises in the manner set forth under the terms of the Deed of Trust and pursuant to the laws of the State of Texas and has instructed the undersigned to offer the Property for sale toward the satisfaction of the Note; and

WHEREAS, the undersigned Trustee and/or Substitute Trustee, acting upon the request of said Lender/Beneficiary, by these presents is hereby posting, filing, and giving notice of foreclosure of the Deed of Trust and the lien thereto in accordance with applicable Texas law and the terms and provisions of the Deed of Trust.

**NOW, THEREFORE, I, the undersigned, SARA E. DYSART and/or KELLY GODDARD, DAVID GARVIN AND MICHELLE SCHWARTZ, acting jointly or separately as Trustee or Substitute Trustee**, do hereby give notice that after due publication of this notice as required by law and the Deed of Trust, I will sell the Premises at public venue, to the highest bidder or bidders, for cash, which sale will begin no earlier than 10:00a.m. and not later than 1:00 p.m. on the first Tuesday in March next, the same being March 3, 2020 at the County Courthouse in Wise County, Texas, in the area where foreclosure sales are to take place as designated by the Commissioner's Court of said county, said designation having been recorded in the Official Public records of said county.

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.

THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

THE ADDRESS OF SARA E. DYSART, TRUSTEE AND KELLY GODDARD, DAVID GARVIN AND MICHELLE SCHWARTZ, SUBSTITUTE TRUSTEE, IS 206 PRIMERA DRIVE, SAN ANTONIO, TEXAS 78212. ALL INQUIRIES SHOULD BE SENT TO THIS ADDRESS.

EXECUTED on this the 10 day of February 2020.



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Substitute Trustee: Kelly Goddard  
David Garvin  
Michelle Schwartz

AFTER FILING RETURN TO:

SARA E. DYSART  
Attorney at Law  
206 Primera Drive  
San Antonio, Texas 78212

Exhibit "A"

TRACT 1:

THE SURFACE ESTATE ONLY, in and to all that certain lot, tract or parcel of land lying and being situated in the City of Bridgeport, Wise County, Texas and being a of the J.B. Floyd Survey, Abstract number 311 and also being all of that called 2.76 acre tract of land described in deed to BFBRP, LLC recorded in Instrument number 201501354, Official Public Records, Wise County, Texas and being more fully described by metes and bounds as follows;

BEGINNING at a capped iron rod found in the North line of U.S. Highway 380 and also being the Southeast corner of a called 2.16 acre tract of land (Tract Two) described in deed to New A Mallk, Inc recorded in Instrument number 201402410, Official Public Records, Wise County, Texas;

THENCE along the common line of said 2.16 acre tract and this tract, North 12 degrees 22 minutes 46 seconds West, passing the Northeast corner of said 2.16 acre tract at 378.21 feet, continuing in all a total

distance of 420.40 feet to a capped iron rod set stamped "KAZ";

THENCE North 89 degrees 07 minutes 34 seconds East, 343.20 feet to a capped iron rod found;

THENCE South 00 degrees 25 minutes 35 West, 399.97 feet to a capped iron rod found in the North line of said U.S. Highway 380;

THENCE along said North line and along a curve to the left whose long chord bears, South 86 degrees 21 minutes 39 seconds West, 250.56 feet and whose radius is 5840.00 feet and an arc length of 250.58 feet to the PLACE OF BEGINNING and containing 2.77 acres of land more or less;

TRACT 2:

All that certain tract of land lying and being situated in the City of Bridgeport, Wise County, Texas and being a of the J.B. Floyd Survey, Abstract number 311 and also being a part of that tract of land described

in deed to Justin Paul Halter recorded in Volume 2441, Page 558, Official Public Records, Wise County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a capped iron rod found in the Northeast corner of called 2.76 acre tract of land described

in deed to BFBRP, LLC recorded in Instrument number 201501354, Official Public Records, Wise County, Texas and being the Northwest corner of said Halter tract;

THENCE South 88 degrees 17 minutes 06 seconds East, 150.07 feet to a capped iron rod found;

THENCE South 00 degrees 26 minutes 27 seconds West, 188.12 feet to a 1/2 inch iron rod found;

THENCE North 89 degrees 36 minutes 33 seconds West, 149.99 feet to a capped iron rod set stamped "KAZ";

THENCE North 00 degrees 25 minutes 35 seconds East, 191.59 feet to the PLACE OF BEGINNING and containing 0.65 of an acre of land more or less.

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

POSTED  
AT 8:43 o'clock a M

FEB 10 2020

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS  
BY *Vicky Gaona* DEPUTY  
Vicky Gaona

**Notice of Foreclosure Sale**

February 5, 2020

Deed of Trust ("Deed of Trust"):

Dated: March 28, 2002

Grantor: Gerardo A. Amador and Alfredo P. Monroy

Trustee: Jim Vancini

Original Lender: Oakwood Acceptance Corporation, LLC

Current Holder: The Bank of New York Mellon

Recorded in: Document No. 306196 of the real property records of Wise County, Texas

Legal Description: See Exhibit A

In addition to all improvements now or hereafter erected on the property.

Secures: Promissory Note ("Note") in the original principal amount of \$116,285.00, executed by Gerardo A. Amador and Alfredo P. Monroy ("Borrower") and payable to the order of Lender

Substitute Trustee: Craig C. Lesok

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

Foreclosure Sale:

Date: Tuesday, March 3, 2020

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, or if the preceding area is no longer the designated area, at the area most

recently designated by the County Commissioner's 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 The Bank of New York Mellon'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, The Bank of New York Mellon, 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 The Bank of New York Mellon's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with The Bank of New York Mellon'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 The Bank of New York Mellon 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.

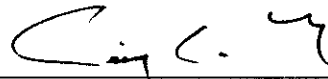
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain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

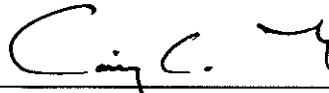
**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the 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.**



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Craig C. Lesok  
Attorney for Mortgagee  
SBOT No. 24027446



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Craig C. Lesok  
226 Bailey Ave, Ste 101  
Fort Worth, TX 76107  
Telephone (817) 882-9991  
Telecopier (817) 882-9993  
E-mail: [craig@lesoklaw.com](mailto:craig@lesoklaw.com)



# EXHIBIT A

COMMENCING from a 5/8" iron rod found at a fence corner by deed call 15.0 feet from the Southeast corner of the W. G. Lawrence Survey, Abstract No. 1130 and the Southwest corner of the J. T. McAlister Survey, Abstract No. 1447, said point also being the Southwest corner of Block 1 of Saddle Ridge Ranch, Section One, a subdivision to Wise County, Texas, according to the plat recorded in Cabinet A, Page 365, Deed Records, Wise County, Texas, thence N.00°24'08"W., 1811.63 feet, thence N.00°49'28"E., 2530.36 feet, thence N.01°17'31"W., 879.77 feet, thence N.02°11'15"W., 118.69 feet, thence S.69°34'01"W., 235.20 feet, thence S.74°37'55"W., 471.04 feet, thence S.68°54'33"W., 500.55 feet, thence S.67°53'37"W., 614.69 feet, thence S.65°27'08"W., 803.60 feet, thence S.64°02'40"W., 187.94 feet, thence S.17°53'52"W., 198.96 feet, thence S.72°43'16"W., 182.62 feet, thence S.58°23'45"W., 235.18 feet, thence S.17°44'32"W., 120.00 feet, thence S.58°55'55"W., 137.02 feet, thence S.20°20'46"W., 226.96 feet, thence S.05°03'44"W., 163.54 feet, thence S.50°02'08"W., 736.15 feet, thence S.20°26'58"W., 359.32 feet, thence S.29°10'57"W., 353.83 feet, thence S.22°43'41"W., 397.72 feet, thence S.51°07'39"W., 705.78 feet, thence S.05°16'30"W., 350.19 feet, thence S.34°46'15"W., 90.53 feet, thence S.89°19'01"W., 272.55 feet, thence N.74°13'36"W., 309.26 feet, thence N. 62°40'18"W., 175.98 feet to a 1/2" iron set for the POINT OF BEGINNING.

THENCE S 13°20'04" W, 411.47 feet to a 1/2" iron set;

THENCE N 82°13'26" W, 71.19 feet to a 1/2" iron set;

THENCE N 66°33'50" W, 184.05 feet to a 1/2" iron set in a cul-de-sac at the end of Salt Creek Court;

THENCE with said cul-de-sac whose radius is 60.00 and whose central angle is 79°34'25" and whose chord bears N.35°49'19"W., 76.79 feet being an arc length of 83.33 feet to a 1/2" iron set;

THENCE N 13°48'25" E, 371.73 feet to a 1/2" iron set;

THENCE S 80°28'01" E, 129.13 feet to a 1/2" iron set;

THENCE S 62°40'18" E, 183.69 feet to the POINT OF BEGINNING and containing 3.01 acres of land.

COPY

POSTED  
AT 1:40 o'clock P M

FEB 07 2020

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

STATE OF TEXAS §  
  §  
COUNTY OF WISE §

KNOW ALL MEN BY THESE PRESENTS:

Sarah Enochs

WHEREAS, by that one certain Deed of Trust dated August 29, 2014, and recorded as Instrument No. 201409068, Real Property Records, Wise County, Texas (the "Deed of Trust"), RWRC, Incorporated ("Grantor") conveyed to Embry Hines and/or Jamie Cook, Trustee ("Trustee"), for the benefit of First State Bank ("Beneficiary"), the real property situated in Wise County, Texas, as more particularly described on Exhibit "A" attached hereto and incorporated herein for all purposes (the "Property"), to secure the payment of a Real Estate Lien Note (Adjustable Rate Mortgage) dated August 29, 2014, in the original principal amount of \$248,000.00, executed by Grantor and made payable to the order of Beneficiary (the "Note"); and

WHEREAS, the Note and Deed of Trust were modified pursuant to the terms of that one certain Modification and Extension Agreement dated December 15, 2017, and recorded as Instrument No. 201714360, Real Property Records, Wise County, Texas (the "Extension") (the Extension and the Note are hereinafter collectively referred to as the "Note"); and

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

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

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

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

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 3<sup>rd</sup> day of March, 2020, between the hours of 10:00 A.M. and 4:00 P.M., the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Ethel A. Steele or Justin S. Light will sell the Property at

public auction on the southeast corner of the Wise County Courthouse, 101 N. Trinity Street, Decatur, Texas 76234, or in the area designated by the Wise County Commissioners Court, if different, to the highest bidder for cash, subject to the right of Beneficiary to have its bid credited to the Note up to the amount of the debt that is secured by the Deed of Trust at the time of sale. Said sale will begin no earlier than 1:00 P.M. and no later than three hours after that time.


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

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

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

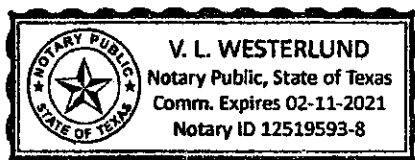
WITNESS MY HAND this 7<sup>th</sup> day of February, 2020.

SUBSTITUTE TRUSTEE:

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

STATE OF TEXAS       §  
                                  §  
COUNTY OF WISE     §

This instrument was acknowledged before me on the 7<sup>th</sup> day of February, 2020, by Matthew T. Taplett, Substitute Trustee, who acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.



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

**NAME, ADDRESS AND TELEPHONE  
NUMBER OF MORTGAGEE:**

First State Bank  
c/o Patrick Johnson  
201 S. Weatherford Street  
Chico, TX 76431  
(940) 644-8010

**NAME, ADDRESS AND PHONE  
NUMBER OF SUBSTITUTE  
TRUSTEE:**

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

EXHIBIT A

**PROPERTY (including any improvements):**

Being a 7.08 acre tract in the M. Nusbaumer Survey, Abstract Number 949, Wise County, Texas, also being a certain called 7.096 acre tract described in instrument recorded in Volume 1061, Page 44, Official Public Records, Wise County, Texas and being described by metes and bounds as follows:

BEGINNING at a 2" steel fence post in the North line of Cundiff Crafton Road for the Southwest corner of said 7.096 acre tract and the Southeast corner of a certain 19.73 acre tract described in instrument recorded in Volume 1291, Page 299, Official Public Records, Wise County, Texas;

THENCE North 00 degrees 00' 00" East with the East line of said 19.73 acre tract a distance of 879.56 feet to a 3/8" iron rod found for the Northwest corner of said 7.096 acre tract and the Southwest corner of a certain called 21.63 acre tract (Tract Two) described in instrument recorded in Volume 736, Page 716, Real Records, Wise County, Texas;

THENCE North 89 degrees 58'55" East with the South line of said 21.63 acre tract a distance of 499.46 feet to a 3/8" iron rod found for the Northeast corner of said 7.096 acre tract and the Northwest corner of a certain called 7.01 acre tract (Tract One) described in instrument recorded in Volume 736, Page 716, Real Records, Wise County, Texas;

THENCE South 00 degrees 02'10" West a distance of 460.47 feet to a 1/2" iron rod found for the most Northerly Southeast corner of said 7.096 acre tract and the Northeast corner of a certain called 3.00 acre tract described in instrument recorded in Volume 2399, Page 550, Official Public Records, Wise County, Texas;

THENCE South 89 degrees 41'18" West a distance of 312.96 feet to a 1/2" iron rod found for an ell corner of said 7.096 acre tract and the Northwest corner of said 3.00 acre tract;

THENCE South 00 degrees 00'37" West a distance of 417.30 feet to a 1/2" iron rod found in the North line of said Cundiff Crafton Road for the most Southerly Southeast corner of said 7.096 acre tract and the Southwest corner of said 3.00 acre tract;

THENCE South 89 degrees 55' 26" West with the North line of said road a distance of 186.14 feet to the POINT OF BEGINNING and containing 7.08 acres of land.

# NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

STATE OF TEXAS

COUNTY OF Wise

KNOW ALL MEN BY THESE PRESENTS

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

WHEREAS, the undersigned **Substitute Trustee**, acting upon the request of **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 March, 2020 at the **Wise County Courthouse, Decatur, Texas**. The same being **March 3, 2020, At the southeast entrance of the Wise County Courthouse, 101 N. Trinity, in the City of Decatur, Texas.**

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

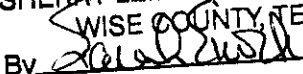
In Witness Whereof, this notice of ~~Substitute Trustee's Sale~~ has been executed on February 4, 2020.

  
Ronald H. Traver  
Substitute Trustee

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

POSTED  
AT 8:28 o'clock A M

FEB 04 2020

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS  
By  DEPUTY

Sarah Enochs

EXHIBIT "A"

BEING a 5.000 acre tract of land out of Block 73, LOWER MATAGORDA SCHOOL LAND SURVEY, ABSTRACT NO. 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 8, Real Records, Wise County, Texas, and this tract being described by metes and bounds as follows:

BEGINNING at a  $\frac{1}{4}$ " iron pin set in the occupied East right of way line of a North-South county road for the Northwest corner of the herein described tract, and said iron pin being South  $89^{\circ}42'18''$  East, 30.00 feet and South  $00^{\circ}35'08''$  West, 897.16 feet from the Northwest corner of said Frazier tract;

THENCE South  $89^{\circ}42'18''$  East a distance of 971.07 feet to a  $\frac{1}{4}$ " iron pin set for the Northeast corner of the herein described tract;

THENCE South  $00^{\circ}35'08''$  West a distance of 224.29 feet to a  $\frac{1}{4}$ " iron pin set for the Southeast corner of the herein described tract;

THENCE North  $89^{\circ}42'18''$  West a distance of 971.07 feet to a  $\frac{1}{4}$ " iron pin set in the East right of way line of said county road for the Southwest corner of the herein described tract;

THENCE North  $00^{\circ}35'08''$  East along the East right of way line of said county road, a distance of 224.29 feet to the POINT OF BEGINNING, and containing 5.000 acres of land.

(AKA LOT 14, COTTONDALE ESTATES, an unrecorded subdivision situated in Wise County, Texas.)

# NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF Wise

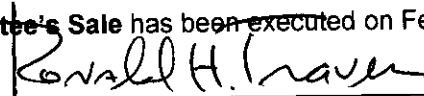
WHEREAS, on **December 2, 1996**, **Rosalinda Naranjo**, as grantor(s) executed a Deed of Trust, conveying to **JCEF Limited, A Limited Liability Company**, filed in **Deed Records, Wise County, Texas**, certain real property located in the County of **Wise**, State of Texas, and being more particularly described as **Lot 20, Coyote Ridge, Phase I, more specifically described in Exhibit A attached hereto and made a part hereof for all intents and purposes**, to secure payment of one certain Real Estate Note in the amount of, **\$25,000.00** (the note), the Deed of Trust being recorded in Deed Records, **Wise County, Texas**, in **Volume 693, Page 695**. WHEREAS, (i) default has occurred in the payment of the Note secured by the Deed of Trust and/or in the performance of the covenants, agreements, and conditions set forth in the Deed of Trust, and (ii) the sums due and payable under the Note and the Deed of Trust are now wholly due and payable, and (iii) owner and holder of the Note, pursuant to the Deed of Trust has requested the undersigned to sell the property and satisfy the note, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust; and

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

NOW, THEREFORE, the undersigned, the **Substitute Trustee** as aforesaid, does hereby give notice that after due publication of this notice as required by law and the Deed of Trust, will sell the Property at Public Venue to the highest bidder, or bidders, for cash, at a time no earlier than **10:00 a.m.** and not later than **1:00 p.m.** on the first Tuesday in March, 2020 at the **Wise County Courthouse, Decatur, Texas**. The same being **March 3, 2020**, **At the southeast door of the Wise County Courthouse, Decatur, Texas**.

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

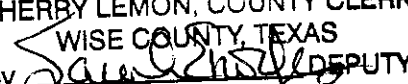
In Witness Whereof, this notice of **Substitute Trustee's Sale** has been executed on February 4, 2020.

  
\_\_\_\_\_  
Ronald H. Traver  
Substitute Trustee

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

**POSTED**  
AT 8:36 o'clock A M

FEB 04 2020

SHERBY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS  
By  DEPUTY

Sarah Enochs



C 220

Exhibit A

FIELD NOTES  
3.190 ACRES

**BEING** all that certain lot, tract or parcel of land situated in the A. Walker Survey Abstract Number 881, in the County of Wise, Texas, being a part of that certain (called) 62.591 acre "Tract I" conveyed by deed from Doug Bryan to JCEF Limited, recorded in Volume 538, Page 738, Real Records, Wise County, Texas, and being a part of that certain (called) 350.068 acre "Tract III" conveyed by deed from Doug Bryan to JCEF Limited, recorded in Volume 538, Page 738, Real Records, Wise County, Texas, being more particularly described as follows:

**COMMENCING** at an Iron rod found for corner in the west line of said Walker Survey and in the east line of the Jessie B. Atkinson Survey Abstract Number 2, said point being the most southerly southeast corner of that certain tract of land conveyed by deed from Allen McMurdy to Floyd T. McCurdy, recorded in Volume 237, Page 591, Deed Records, Wise County, Texas;

**THENCE NORTH**, 489.58 feet with the common line between said Walker Survey and said Atkinson Survey and with Blewett Road, a public roadway, to an iron rod set at a bend in said Road;

**THENCE N 79° 25' 38" E**, 1244.29 feet with said Road to an iron rod set for the **POINT OF BEGINNING**;

**THENCE N 79° 25' 38" E**, 15.00 feet with said Road to an iron rod set for corner;

**THENCE S 10° 34' 22" E**, 930.00 feet to an iron rod set for corner;

**THENCE S 79° 25' 38" W**, 179.63 feet to an iron rod set for corner;

**THENCE S 10° 34' 22" E**, 624.23 feet to an iron rod set for corner;

**THENCE S 56° 32' 32" W**, 196.32 feet to an iron rod set for corner;

**THENCE N 10° 34' 22" W**, 715.57 feet to an iron rod set for corner;

**THENCE N 79° 25' 38" E**, 345.50 feet to an iron rod set for corner;

**THENCE N 10° 34' 22" W**, 915.00 feet to the **PLACE OF BEGINNING** and containing 3.190 acres of land.

# NOTICE OF SUBSTITUTE TRUSTEE SALE

**Deed of Trust Date:**  
11/25/2003

**Grantor(s)/Mortgagor(s):**  
TROY BOYD AND WIFE, SUSAN BOYD

**Original Beneficiary/Mortgagee:**  
NTFN, INC., DBA PREMIER NATIONWIDE  
LENDING

**Current Beneficiary/Mortgagee:**  
Specialized Loan Servicing LLC

**Recorded in:**  
**Volume:** 1364  
**Page:** 192  
**Instrument No:** 339740

**Property County:**  
WISE

**Mortgage Servicer:**  
Specialized Loan Servicing, LLC is representing the  
Current Beneficiary/Mortgagee under a servicing  
agreement with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
8742 Lucent Blvd Suite 300,  
Highlands Ranch, CO 80129-2302

**Legal Description:** SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

**Date of Sale:** 3/3/2020

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

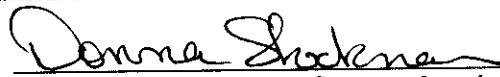
**Place of Sale of Property:** Wise County Courthouse, 101 N. Trinity Street, Decatur, TX 76234 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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

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 2:49 o'clock P M

JAN 23 2020

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

A  
MH File Number: TX-19-70941-POS  
Loan Type: Conventional Residential

**EXHIBIT "A"**

**All of Lot Number Twelve (12) in Block Number Two (2) of Morrison Addition No. 2 to the City of Bridgeport, Wise County, Texas, SAVE AND EXCEPT a portion thereof heretofore conveyed by W. N. Morrison to the City of Bridgeport, Texas, said tract so excepted being particularly described as follows:**

**BEGINNING at a point in the West line of said Lot No. 12, 27.6 feet South of the Northwest corner of said Lot No. 12, said point being also 99.6 feet West and 27.6 feet South of the Northwest corner of Lot No. 11 in said Addition;**

**THENCE South 47.4 feet to the Southwest corner of said Lot No. 12;**

**THENCE South 63° 12 minutes East 20.78 feet with the South line of said Lot No. 12;**

**THENCE North 18° 08 minutes West 59.69 feet to the PLACE OF BEGINNING.**

15L 688104

19-04300

9865 HIGHWAY 199 WEST, POOLVILLE, TX 76487

**NOTICE OF FORECLOSURE SALE**

**PROPERTY LIES IN PARKER AND WISE COUNTIES; SALE WILL BE HELD IN PARKER COUNTY**

- Property: The Property to be sold is described as follows:  
See Exhibit A
- Security Instrument: Deed of Trust dated November 17, 2017 and recorded on November 21, 2017 at Instrument Number 201728978 in the real property records of PARKER County, Texas, which contains a power of sale. Deed of Trust dated November 17, 2017 and recorded on January 9, 2020 at Instrument Number 202000293 in the real property records of WISE County, Texas, which contains a power of sale.
- Sale Information: March 3, 2020, at 1:00 PM, or not later than three hours thereafter, at the area immediately outside the south door and main entrance of the Parker District Court Building at 117 Fort Worth Street in the City of Weatherford, in Parker County, Texas, being the porch and steps for said entrance, 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 STEVEN EWELL AND DEANNA BOTT secures the repayment of a Note dated November 17, 2017 in the amount of \$237,373.00. 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 mortgagee. 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 3:41 o'clock P M

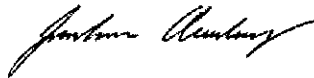
JAN 22 2020

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS

By Vicky Gaona DEPUTY

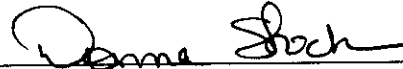
Vicky Gaona

**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.**



1-22-20

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, Logan Thomas, Guy Wiggs, Donna Stockman, Vanessa McHancy, Brenda Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington, Terry Browder, Laura Browder, Marsha Monroe  
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 PARKER County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

# **EXHIBIT A**

BEING A 10.024 ACRES SITUATED IN THE JOSÉ MARIA MORA SURVEY, ABSTRACT NO. 854, PARKER COUNTY, TEXAS AND THE JOSE MARIA MORA SURVEY, ABSTRACT NO. 582, WISE COUNTY, TEXAS AND BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND CONVEYED TO GARY V. CHRISTIAN AND WIFE, KATHLEEN CHRISTIAN BY DEED RECORDED IN VOLUME 1398, PAGE 1821, REAL RECORDS, PARKER COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT AN IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID GARY V. CHRISTIAN TRACT AND A REENTRANT CORNER OF A TRACT OF LAND CONVEYED TO DOYLE HIGHTOWER BY DEED RECORDED IN VOLUME 478, PAGE 288, DEED RECORDS OF PARKER COUNTY, TEXAS, SAID IRON BEING CALLED BY DEED TO BE SOUTH, 3820.42 FEET AND WEST, 3353.0 FEET FROM THE NORTHEAST CORNER OF SAID JOSE MARIA MORA SURVEY, ABSTRACT NO. 854; THENCE N 89 DEG 35 MINUTES 53 SECONDS W, WITH THE NORTH RIGHT OF WAY LINE OF SAID DOYLE HIGHTOWER TRACT, 380.95 FEET TO AN IRON ROD FOUND IN THE EAST LINE OF A TRACT OF LAND CONVEYED TO J.E. CONE BY DEED RECORDED IN VOLUME 1397, PAGE 1867, REAL RECORDS, PARKER COUNTY, TEXAS; THENCE N 00 DEG 30 MINUTES 47 SECONDS W, WITH THE EAST LINE OF SAID J.E. CONE TRACT, 1267.40 FEET TO AN IRON ROD FOUND IN THE

SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 199; THENCE S 57 DEG 42 MINUTES 48 SECONDS E, WITH THE SOUTH RIGHT OF WAY LINE OF SAID STATE HIGHWAY NO. 199, 451.95 FEET TO AN IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID DOYLE HIGHTOWER TRACT; THENCE S 00 DEG 34 MINUTES 07 SECONDS E, WITH THE WEST LINE OF SAID DOYLE HIGHTOWER TRACT, 1028.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.024 ACRES OF LAND.

POSTED

AT 1:16 o'clock P M

DEC 19 2019

SHERRY LEMON, COUNTY CLERK

By Sarah Enochs WISE COUNTY, TEXAS DEPUTY

Sarah Enochs 00000007266612

156 CR 2659  
DECATUR, TX 76234

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: March 03, 2020

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 March 30, 1999 and recorded in Document VOLUME 860, PAGE 848; AS AFFECTED BY CORRECTION INSTRUMENT NO. 201806752 real property records of WISE County, Texas, with LOREN RANDOL FREEMAN AND TINA MARIE FREEMAN, grantor(s) and AEGIS MORTGAGE CORPORATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LOREN RANDOL FREEMAN AND TINA MARIE FREEMAN, securing the payment of the indebtednesses in the original principal amount of \$115,133.00, 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. SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, N.A., FOR REPERFORMING LOAN REMIC TRUST CERTIFICATES, SERIES 2003-R2 is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



NTSS00000007266612



0000007266612

WISE

**EXHIBIT "A"**

TRACT ONE:

BEING A 4.99 ACRE TRACT IN LEAGUE 2, BLOCK 20 OF THE HUNT COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 358, AND ALSO BEING A 5.0 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 387, PAGE 883, DEED RECORDS, WISE COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN COUNTY ROAD #2659 FOR THE WEST CORNER OF SAID 5.0 ACRE TRACT, SAID POINT BEING BY PREVIOUS DESCRIPTION 786.9 FEET NORTH 47 DEG 07' EAST FROM THE WEST CORNER OF SAID BLOCK 20;

THENCE NORTH 47 DEG 07' 00" EAST WITH THE NORTHWEST LINE OF SAID 5.0 ACRE TRACT AND WITH SAID COUNTY ROAD A DISTANCE OF 511.81 FEET TO A POINT FOR THE NORTH CORNER OF SAID 5.0 ACRE TRACT;

THENCE SOUTH 44 DEG 59' 00" EAST WITH THE NORTHEAST LINE OF SAID 5.0 ACRE TRACT A PASSING A 1/2" IRON ROD FOUND AT A DISTANCE OF 15.69 FEET IN ALL A DISTANCE OF 412.60 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED STEADHAM R.P.L.S. 4281 SET FOR THE EAST CORNER OF SAID 5.0 ACRE TRACT;

THENCE SOUTH 44 DEG 16' 00" WEST WITH THE SOUTHWEST LINE PASSING A 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED STEADHAM REERENCE SET AT A DISTANCE OF 419.05 FEET IN ALL A DISTANCE OF 438.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.99 ACRES OF LAND.

TRACT TWO:

BEING A 0.39 ACRE TRACT IN LEAGUE 2, BLOCK 20 OF THE HUNT COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 358, WISE COUNTY, TEXAS AND ALSO BEING PART OF A CERTAIN CALLED 41.63 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 387, PAGE 383, DEED RECORDS, WISE COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE SOUTH CORNER OF A CERTAIN CALLED 5.0 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 387, PAGE 380, DEED RECORDS, WISE COUNTY, TEXAS, SAID POINT ALSO BEING A ELL CORNER OF SAID 41.63 ACRE TRACT:

THENCE NORTH 44 DEG 16' 00" EAST WITH A NORTHWEST LINE OF SAID 41.63 ACRE TRACT A DISTANCE OF 511.51 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED STEADHAM R.P.L.S. 4281 SET FOR THE EAST CORNER OF SAID 5.0 ACRE TRACT AND THE NORTH CORNER OF SAID 41.63 ACRE TRACT;

THENCE SOUTH 44 DEG 59' 00" EAST WITH A NORTHEAST LINE OF SAID 41.63 ACRE TRACT A DISTANCE OF 19.9 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED STEADHAM R.P.L.S. 4281 SET FOR A CORNER;

THENCE SOUTH 41 DEG 16' 38" WEST A DISTANCE OF 512.56 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED STEADHAM R.P.L.S. 4281 SET FOR A CORNER;

THENCE NORTH 44 DEG 59' 00" WEST A DISTANCE OF 46.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.39 ACRES OF LAND.

**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 19, 2011**  
Grantor(s): **Glenda K. Johnston**  
Original Mortgagee: **United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture**  
Original Principal: **\$141,373.00**  
Recording Information: **Volume 2250, Page 811**  
Property County: **Wise**  
Property: **Lot 26, Block 2, of the Northridge Addition to the City of Decatur, Wise County, Texas according to the plat or same of record in Plat Cabinet "A" as Plat No. A-363, in the office of the County Clerk of Wise County, Texas.**  
Property Address: **711 Parkridge 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: **United States Department of Agriculture, Rural Housing Service**  
Mortgage Servicer: **USDA Rural Development**  
Mortgage Servicer Address: **4300 Goodfellow Blvd  
Bldg. 105F, FC 215  
St. Louis, MO 63120**

**POSTED**  
**AT 3:28 o'clock P<sup>M</sup>**

**FEB 10 2020**

**SHERRY LEMON, COUNTY CLERK**

**WISE COUNTY, TEXAS**  
By  **DEPUTY**

**Kim Griffith**

**SALE INFORMATION:**

Date of Sale: **March 3, 2020**  
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 or Michelle Schwartz, any to act**  
Substitute Trustee Address: **5501 East LBJ Frwy, Ste. 925  
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, 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, 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.

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