

Notice of Foreclosure Sale

Date: March 10, 2020

Type of Security Instrument: Deed of Trust

Date of Instrument: 07/02/2015

Grantor(s): Hector Medellin and wife, Leticia Medellin

Trustee: J. Michael Ferguson

Beneficiary: The Alvord 287 Joint Venture

County of Property: Wise

Recording Information: Deed of Trust is recorded in Instrument No 201507131, Deed Records, Wise County, Texas.

Property Description: See Exhibit "A"

Note:

Date of Note: 07/02/2015

Amount: \$28,500.00

Debtor(s): Hector Medellin and wife, Leticia Medellin

Holder: The Alvord 287 Joint Venture

Loan Servicer: AFI Loan Servicing, LLC
62 Main Street, Suite 300
Colleyville, TX 76034

Date of Sale of Property: April 7, 2020

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


Place of Sale of Property: East Steps of Courthouse or place designated by the County Commissioners Court

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

POSTED

AT 3:40 o'clock P M

MAR 17 2020

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By  DEPUTY
Kathy Gyger



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

Exhibit "A"

0530-0443

Tract 84

Field Notes For:

A 1.14 acre tract of land in the G. B. Buchanan Survey A-31, Wise County, Texas and being part of a tract of land described in deed to The Alvord 287 Joint Venture recorded in Volume 796, Page 674 Deed Records, Wise County, Texas and being more particular;Ly described as follows:

BEGINNING at an iron rod set in the north line of a sixty foot road from which the southwest corner of said Joint Venture tract bears South $00^{\circ}18'41''$ East 337.45 feet and South $89^{\circ}41'19''$ West 2470.86 feet;

THENCE North $00^{\circ}18'41''$ West 277.45 feet to an iron rod set for corner;

THENCE North $89^{\circ}41'19''$ East 179.02 feet to an iron rod set for corner;

THENCE South $00^{\circ}18'41''$ East 282.81 feet to an iron rod set in the north line of said road said point being in a 630 foot radius curve, the center of circle of said curve bears South $7^{\circ}10'09''$ West;

THENCE Westerly along said curve through a central angle of $7^{\circ}28'50''$ for an arc length of 82.25 feet to an iron rod set for corner;

THENCE South $89^{\circ}41'19''$ West 97.00 feet to the POINT OF BEGINNING.

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
5/31/2017

Grantor(s)/Mortgagor(s):
KENNETH WATKINS AND JANICE WATKINS,
HUSBAND AND WIFE

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

Current Beneficiary/Mortgagee:
AmeriHome Mortgage Company, LLC

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 201706017

Property County:
WISE

Mortgage Servicer:
Cenlar FSB is representing the Current
Beneficiary/Mortgagee under a servicing agreement with
the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
425 Phillips Blvd ,
Ewing, NJ 08618

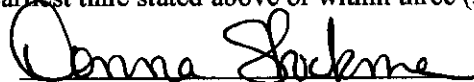
Legal Description: BEING LOT 9 OF VALLEY VIEW ACRES, AN ADDITION TO THE CITY OF
DECATUR, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A,
SLIDE 576, PLAT RECORDS OF WISE COUNTY, TEXAS.

Date of Sale: 4/7/2020 **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



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

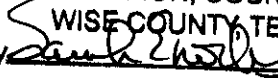
service to the sender of this notice immediately.

A

MH File Number: TX-19-72622-POS
Loan Type: FHA

POSTED
AT 10:06 o'clock A M

MAR 17 2020

SHERRY LEMON, COUNTY CLERK
WISE COUNTY TEXAS
By  DEPUTY

Sarah Enochs

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF 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. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated June 27, 2018 and recorded under Clerk's File No. 201809102, in the real property records of WISE County Texas, with Trent Strickland, a single man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Eustis Mortgage Corp., dba Verity Mortgage, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Trent Strickland, a single man securing payment of the indebtedness in the original principal amount of \$171,830.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Trent Strickland. Lakeview Loan Servicing, LLC. is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. LoanCare, LLC is acting as the Mortgage Servicer for the Mortgagee. LoanCare, LLC, is representing the Mortgagee, whose address is: 3637 Sentara Way, Virginia Beach, VA 23452.

Legal Description:

LOT 20, BLOCK 2, CROWN POINT ADDITION - PHASE ONE, AN ADDITION TO THE CITY OF RHOME, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDE 467, PLAT RECORDS OF WISE COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 04/07/2020

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale: The place of the sale shall be: WISE County Courthouse, Texas at the following location: On the southeast porch of the Wise County Courthouse steps, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.

44-20-0110
WISE



4721946

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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.

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 Denise Boerner, Brenda Wiggs, Donna Stockman, Guy Wiggs, David Stockman, Tim Lewis, Michelle Schwartz, Aurora Campos, Ramiro Cuevas, Jonathan Harrison, Patrick Zwierns, Kristopher Holub, Irene Lindsay, Kathy Arrington, Ericka Zepeda, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on 03/09/2020.

/s/ Lisa Collins SBOT No. 24115338, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200



Posted and filed by: _____

Printed Name: _____

C&M No. 44-20-0110

POSTED
AT 9:21 o'clock A M

MAR 16 2020

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

Sarah Enochs

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
3/25/2009

Grantor(s)/Mortgagor(s):
JENNIFER LEIGH HORTON

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE
FOR COUNTRYWIDE BANK, FSB, ITS
SUCCESSORS AND ASSIGNS

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

Recorded in:
Volume: 2038
Page: 568
Instrument No: 2009-40028

Property County:
WISE

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

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

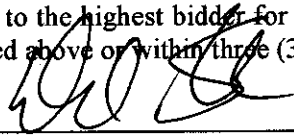
Legal Description: LOT 8, BLOCK 9-R, HINES & EMBRY ADDITION TO THE CITY OF BRIDGEPORT,
WISE COUNTY, TEXAS, ACCORDING TO THE REPLAT RECORDED IN CABINET B, SECTION 88, PLAT
RECORDS, WISE COUNTY, TEXAS.

Date of Sale: 4/7/2020

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

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 9:21 o'clock A M

MAR 16 2020

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

MH File Number: TX-19-74269-HE
Loan Type: Conventional Residential

Sarah Enochs

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: 04/07/2020

Time: Between 1:00 PM and beginning not earlier than 1:00 PM or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Wise County, pursuant to §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

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

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

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

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

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

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

Sarah Enochs AT 8:34 o'clock A M

MAR 12 2020



4721284

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

POSTED

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

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

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

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

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

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Specialized Loan Servicing, LLC, as Mortgage Servicer, is representing the current Mortgagee whose address is:

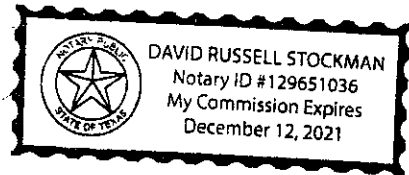
Specialized Loan Servicing LLC
8742 Lucent Blvd Suite 300
Highlands Ranch, CO 80129

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

STATE OF Texas
COUNTY OF Parker

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 12 day of March, 2020.



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

CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on _____ I filed at the office of the Wise County Clerk and caused to be posted at the Wise County courthouse this notice of sale.

Declarants Name: _____
Date: _____

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

STATE OF TEXAS
COUNTY OF Wise

COPY

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, on **March 5, 1999, Hollis L. Waddle, Sr. and Wilma Waddle**, 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 21, Coyote Ridge, more specifically described in Exhibit A attached hereto and made a part hereof for all intents and purposes**, to secure payment of one certain Real Estate Note in the amount of, **\$26,500.00** (the note), the Deed of Trust being recorded in Deed Records, **Wise County, Texas**, in **Volume 859, Page 114**. 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

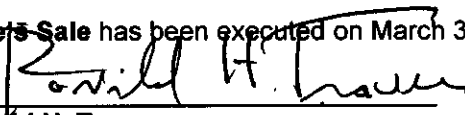
WHEREAS, the undersigned **Substitute Trustee**, acting upon the request of **JCEF Limited, A Limited Liability Company**, by these presents is hereby posting, filing and giving notice of the foreclosure of the Deed of Trust and lien thereof in accordance with §51.002 of the Texas Property Code and the 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 April, 2020 at the **Wise County Courthouse, Decatur, Texas**. The same being **April 7, 2020, At the southeast door of the Wise County Courthouse, Decatur, Texas**.

Substitute Trustee does give testimony under oath that to his knowledge, all of the debtors to whom notice was given were living on the date notice of sale was posted.

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.

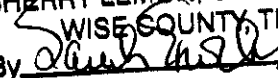
In Witness Whereof, this notice of **Substitute Trustee's Sale** has been executed on March 3, 2020.


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 9:02 o'clock A M

MAR 05 2020

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By  DEPUTY

Sarah Enochs

EXHIBIT "A"
Tract 21 Coyote Ridge

BEING all that certain lot, tract or parcel of land situated in the A. Walker Survey Abstract Number 861, 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) 350.066 acre "Tract III" conveyed by deed from Doug Bryan to JCEF Limited, recorded in Volume 538, Page 738, Real Records, Wise County, Texas, and 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 McCurdy 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 NORTH, 79 degrees, 25 minutes and 38 seconds East, 1229.29 feet with said Road to an iron rod set for the POINT OF BEGINNING;

THENCE NORTH, 79 degrees, 25 minutes and 38 seconds East, 15.00 feet with said Road to an iron rod found for corner;

THENCE SOUTH, 10 degrees, 34 minutes and 22 seconds East, 915.00 feet to an iron rod set for corner;

THENCE SOUTH, 79 degrees, 25 minutes and 38 seconds West, 345.50 feet to an iron rod set for corner;

THENCE SOUTH, 10 degrees, 34 minutes and 22 seconds East, 715.57 feet to an iron rod set for corner;

THENCE SOUTH, 56 degrees, 32 minutes and 32 seconds West, 256.86 feet to an iron rod set for corner;

THENCE NORTH, 00 degrees, 00 minutes and 36 seconds East, 844.83 feet to an iron rod set for corner in the south line of said 62.591 acre tract and in the north line of said 350.066 acre tract;

THENCE NORTH, 79 degrees, 25 minutes and 38 seconds East, 411.98 feet with said south line of said 62.591 acre tract and said north line of said 350.066 acre tract to an iron rod set for corner;

THENCE NORTH, 10 degrees, 34 minutes and 22 seconds West, 900.00 feet to the PLACE OF BEGINNING and containing 3.190 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

COPY

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, on **January 30, 1997**, **Jim Grisham and Janie Grisham**, 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 55, Hills of Oliver Creek, 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 702, Page 368**. 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 April, 2020 at the **Wise County Courthouse, Decatur, Texas**. The same being **April 7, 2020, At the southeast door of the Wise County Courthouse, Decatur, Texas**.

Substitute Trustee does give testimony under oath that to his knowledge, all of the debtors to whom notice was given were living on the date notice of sale was posted.

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 ~~March 3~~, 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 9:02 o'clock A M

MAR 05 2020

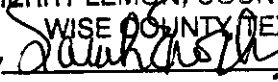
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By  DEPUTY
Sarah Enochs

EXHIBIT A

Tract 55, Hills of Oliver Creek

Legal description of land:

Being a 2.022 acre tract of land out of the P.P. Harding Survey, Abstract #373, situated in Wise County, Texas, and being a portion of that certain 590.334 acre tract of land out of the M.E.P. & P.R.R. Co. Survey, Abstract #638, B.G. Brock Survey, Abstract #131 P.P. Harding Survey, Abstract #373, E.M. Thomasson, Abstract #801, and the R.M. Thompson Survey, Abstract #1248, as conveyed to AP Land Investments Limited Partnership, Dee Ring, Inc., Sandra Sue Faust, The George and Jean Kaelber Trust, the Pepper Family Limited Partnership and Jack Doege, in Volume 664, Page 238, Deed Records, Wise County, Texas, and this tract being described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin found in the West right-of-way line of F.M. Hwy. #2264 and the West line of a 2.19 acre tract as conveyed to the State of Texas for right-of-way in Volume 264, Page 340, Deed Records, Wise County, Texas, and also being in the East line of said 590.334 acre tract, and being South 00° 58' 00" West, 478.30 feet, South 00° 22' 30" East, 270.67 feet (Long Chord), and South 01° 43' 00" East, 697.40 feet from the most Easterly Northeast corner of said 590.334 acre tract and being the beginning of a curve to the right having a radius of 5679.58 feet;

THENCE along the West line of said F.M. Hwy. and 2.19 acre tract of land, and the East line of said 590.334 acre tract, along said curve to the right an arc distance of 165.13 feet, to a 1/2" iron pin found for the end of said curve and then South 00° 03' 00" East, a distance of 69.92 feet, to a 1/2" iron pin set for the Southeast corner of the herein described tract;

THENCE South 88° 17' 00" West, a distance of 372.02 feet, to a 1/2" iron pin set for the Southwest corner of the herein described tract;

THENCE North 01° 43' 00" West, a distance of 235.00 feet, to a 1/2" iron pin set for the Northeast corner of the herein described tract;

THENCE North 88° 17' 00" East, a distance of 376.45 feet, to the POINT OF BEGINNING and containing 2.022 acres of land.

Notice of [Substitute] Trustee 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: 04/07/2020

Time: The sale will begin at 01:00 PM or not later than three hours after that time

Place: **THE SOUTHEAST PORCH AT THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 200 SUMMITT STREET, ALVORD, TX 76225

2. 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. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 04/23/2004 and recorded 04/26/2004 in Book OR 1415 Page 499 Document 347736 , real property records of Wise County, Texas, with **Robert N Ponder and Latecia Kay Ponder, husband and wife** grantor(s) and NEW CENTURY MORTGAGE CORPORATION as Lender, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDER OF ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST 2004-HE5 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-HE5 as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, IRENE LINDSAY, DANA KAMIN, LISA BRUNO, RONDA TYLER, KRISTOPHER HOLUB, ANGIE USELTON, DAVID STOCKMAN, DENISE BOERNER, DONNA STOCKMAN, BRENDA WIGGS, GUY WIGGS, TIM LEWIS, MICHELLE SCHWARTZ, KATHY ARRINGTON OR MICHAEL W. ZIENTZ
, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Robert N Ponder and Latecia Kay Ponder, husband and wife**, securing the payment of the indebtedness in the original principal amount of \$89,100.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDER OF ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST 2004-HE5 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-HE5** is the current mortgagee of the note and deed of trust or contract lien.

POSTED

AT 1:34 o'clock P M

FEB 06 2020

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

Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

BEING LOT ONE (1), BLOCK ONE (1), TRIO ADDITION, TO THE CITY OF ALVORD, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET "A", SECTION 48, MAP RECORDS, WISE COUNTY, TEXAS.

8. 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. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O PHH Mortgage Corporation

**1 Mortgage Way
Mt. Laurel, NJ 08054**

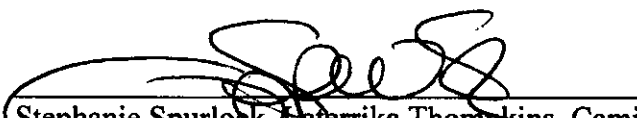
Phone: 877-744-2506

Notice of [Substitute] Trustee Sale


9. 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 the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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

Date: February 5, 2020


Stephanie Spurlock, ~~Paterrika Thompkins~~, Camisha Scott, Iman Walcott, Tanesha Humphrey,
Claire Buxton - Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298


RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS,
IRENE LINDSAY, DANA KAMIN, LISA BRUNO, RONDA TYLER, KRISTOPHER HOLUB,
ANGIE USELTON, DAVID STOCKMAN, DENISE BOERNER, DONNA STOCKMAN,
BRENDA WIGGS, GUY WIGGS, TIM LEWIS, MICHELLE SCHWARTZ, KATHY
ARRINGTON OR MICHAEL W. ZIENTZ
- Substitute Trustee(s)

C/O AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

Certificate of Posting
I am _____ whose address is c/o AVT Title Services, LLC, AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. 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.

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: April 07, 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 July 29, 2002 and recorded in Document VOLUME 1188, PAGE 96; AS AFFECTED BY VOLUME 1323, PAGE 793 AND LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 201706399 real property records of WISE County, Texas, with EARLE RECKLEIN AND CARRIE RECKLEIN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by EARLE RECKLEIN AND CARRIE RECKLEIN, securing the payment of the indebtednesses in the original principal amount of \$102,609.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK 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. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD
STE 110
OKLAHOMA CITY, OK 73118-6077

POSTED

AT 10:21 o'clock A M

JAN 16 2020

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

Sarah Enochs

IA



NTSS00000007552375

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

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



Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the WISE County Clerk and caused to be posted at the WISE County courthouse this notice of sale.

Declarants Name: _____

Date: _____

526 HILLTOP TRAIL
FAIRVIEW, TX 76078

00000007552375

00000007552375

WISE



LOT 30, BLOCK 2, CHISHOLM HILLS, PHASE III, AN ADDITION TO THE CITY OF FAIRVIEW, WISE COUNTY, TEXAS,
ACCORDING TO THE PLAT RECORDED IN CABINET B, PAGE 440 AND 441, PLAT RECORDS, WISE COUNTY, TEXAS.