

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: March 23, 2020
Trustee: Byron R. Berry
Lender: FIRST STATE BANK
Note: Dated November 30, 2017 executed by Bryan Scott Jones and Christina Jones in the amount of \$480,000.00 payable to First State Bank.
Loan Modification: Dated December 28, 2018 executed by Bryan Scott Jones and Christina Jones in the amount of \$480,000.00 payable to First State Bank.

Deed of Trust

Date: November 30, 2017
Grantor: Bryan Scott Jones and Christina Jones
Lender: First State Bank

Recording information: Filed December 4, 2017 under County Clerk's Instrument Number 201713585 in the Records of Wise County, Texas.

Loan Modification: Filed January 7, 2019 under County Clerk's Instrument Number 201900135 in the Records of Wise County, Texas.

County: Wise County, Texas

Date of Sale (first Tuesday of month): May 5, 2020

Time of Sale: 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 AM and not later than 1:00 PM.

Place of Sale: At the southeast door, first floor of the Wise County Courthouse, Decatur, Texas 76234, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court pursuant to Section 51.002 of the Texas Property Code.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property

202003670
NOTTS
03/25/2020 10:04:01 AM Total Pages: 3 Fee: 30.00
Sherry Lemon, County Clerk - Wise County, Texas

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

POSTED

AT 10:04 o'clock AM

PAGE 1

MAR 25 2020

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS

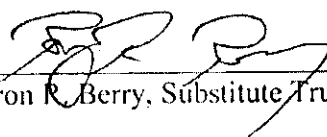
By Vicky Gadhia DEPUTY
Vicky Gadhia

will be sold to the highest bidder for cash, except that The First State Bank's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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 CUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

First State Bank has appointed Byron R. Berry as Trustee under the Deed of Trust. First State Bank has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

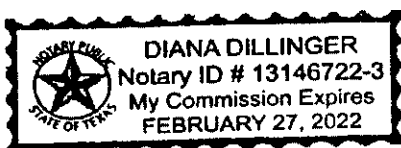
Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

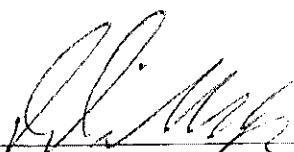

Byron R. Berry, Substitute Trustee

THE STATE OF TEXAS §
 §
COUNTY OF DENTON §

This instrument was acknowledged before me on March 23, 2020 by Byron R. Berry, Substitute Trustee, known to me to be the person whose name is subscribed hereto, for the purposes and consideration herein expressed and in the capacity herein stated.

Given under my hand and seal of office.




Notary Public, State of Texas

FILED AND RECORDED

Instrument Number: 202003670

Filing and Recording Date: 03/25/2020 10:04:01 AM Pages: 3 Recording Fee: \$30.00

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



Sherry Lemon

Sherry Lemon, County Clerk
Wise County, Texas

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

Deputy: Vicky Gaona

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
11/10/2014

Grantor(s)/Mortgagor(s):
JULIE PEREZ AND NICOLAS PEREZ, WIFE
AND HUSBAND

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

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

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 201411623

Property County:
WISE

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

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

Legal Description: SEE EXHIBIT "A"

Date of Sale: 5/5/2020

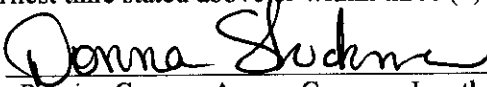
Earliest Time Sale Will Begin: 1:00PM

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-19-71146-POS
Loan Type: Farm Loan

POSTED
AT 10:06 o'clock A M

MAR 17 2020

SHERRY LEMON, COUNTY CLERK
WISE COUNTY TEXAS
By  DEPUTY

Sarah Enochs

TX-19-71146-POS

EXHIBIT "A"

Being a 0.1959 acres of land, more or less, and being Lot 8, Block 4, Helm Acres, an addition to the City of Decatur, Wise County, Texas, as shown by plat of record in Cabinet B, Slide 5, Plat Records of Wise County, Texas, and which said tract was conveyed to Larry James Wallace and wife, Patsy Nadine Wallace, by deed of record in Volume 278, Page 668, the Real Records of Wise County, Texas, said tract of land is more particularly described by metes and bounds as follows:

BEGINNING at a found iron rod at the northeast corner of said Lot 8;

THENCE South 00 degrees 21 minutes 00 seconds East a distance of 81.25 feet to a set iron rod for corner;

THENCE South 89 degrees 39 minutes 00 seconds West a distance of 105.00 feet to a set iron rod for corner at the southwest corner of said Lot 8;

THENCE North 00 degrees 21 minutes 00 seconds West a distance of 81.25 feet to a set iron rod for corner;

THENCE North 89 degrees 39 minutes 00 seconds east a distance of 105.00 feet to the **POINT OF BEGINNING** and containing 8,531 square feet or 0.1959 acres of land more or less.

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: May 05, 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 December 28, 2018 and recorded in Document CLERK'S FILE NO. 201900070 real property records of WISE County, Texas, with BRANDON FULLERTON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by BRANDON FULLERTON, securing the payment of the indebtednesses in the original principal amount of \$147,537.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. FIRST GUARANTY MORTGAGE CORPORATION 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. RUSHMORE LOAN MANAGEMENT SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o RUSHMORE LOAN MANAGEMENT SERVICES, LLC
15480 LAGUNA CANYON RD.
SUITE 100
IRVINE, CA 92618

POSTED
AT 9:21 o'clock A M

MAR 16 2020

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

Sarah Enochs



NTSS0000008876211

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, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOEITCHER, IRENE LINDSAY, DANA KAMIN, ANGIE USELTON, TONYA WASHINGTON, MONICA HENDERSON, 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: _____

224 BILLY JO LANE
DECATUR, TX 76234

0000008876211

0000008876211

WISE



LOTS 30, 31, 62 AND 63, BLOCK 15, UNIT 3, SATELLITE CITY, AN ADDITION TO WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 559, PLAT RECORDS OF WISE COUNTY, TEXAS.

NOTICE OF FORECLOSURE 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 OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. Property to Be Sold. The property to be sold is described as follows: DESCRIPTION FOR A 2.32 ACRE TRACT OF LAND, SAID TRACT BEING A PORTION OF LOT 12, HOLLY RIDGE ESTATES, AN ADDITION TO WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT CABINET A, SLIDE 367, PLAT RECORDS, WISE COUNTY, TEXAS, SAID TRACT BEING THE SAME TRACT OF LAND DESCRIBED IN DEED TO JUSTIN L. HAFER, RECORDED IN VOLUME 2170, PAGE 680, OFFICIAL PUBLIC RECORDS, WISE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A FENCE POST IN THE SOUTH LINE OF WEST RIDGE STREET, SAID POST BEING FOR THE NORTHEAST CORNER OF SAID LOT 12 AND THE NORTHWEST CORNER OF LOT 11;
THENCE SOUTH 01 DEGREES 00 MINUTES 11 SECONDS EAST, 756.36 FEET TO A 1/2 INCHES IRON FOUND;
THENCE SOUTH 88 DEGREES 59 MINUTES 49 SECONDS WEST, 138.00 FEET TO A 1/2 INCHES IRON SET;
THENCE NORTH 01 DEGREES 00 MINUTES 24 SECONDS WEST, 708.95 FEET TO A 1/2 INCHES IRON FOUND IN THE SOUTH LINE OF SAID WEST RIDGE STREET;
THENCE NORTH 70 DEGREES 02 MINUTES 44 SECONDS EAST, WITH THE SOUTH LINE OF SAID WEST RIDGE STREET, 145.96 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.32 ACRES OF LAND.
THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF LAND DESCRIBED HEREIN. THEREFORE, THE COMPANY DOES NOT REPRESENT THAT THE ACREAGE OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT. REFERENCES TO QUANTITY ARE FOR INFORMATIONAL PURPOSES ONLY.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 01/27/2016 and recorded in Document 201600816 real property records of Wise County, Texas.

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

Date: 05/05/2020

Time: 01:00 PM

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

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

5. Obligations Secured. The Deed of Trust executed by CHRISTOPHER GREENE AND LISA GREENE, provides that it secures the payment of the indebtedness in the original principal amount of \$309,294.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. First Guaranty Mortgage Corporation is the current mortgagee of the note and deed of trust and RUSHMORE LOAN MANAGEMENT SERVICES, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is First Guaranty Mortgage Corporation c/o RUSHMORE LOAN MANAGEMENT SERVICES, LLC, 15480 Laguna Cyn Road, Suite 100, IRVINE, CA 92618 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

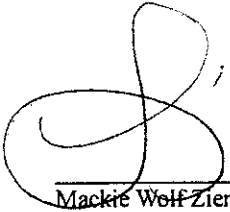
6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, IRENE LINDSAY, 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.

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 10:40 o'clock a M

MAR 05 2020

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



Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254

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

c/o AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 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 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: 05/05/2020

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: 215 CR 1303, BRIDGEPORT, TX 76426

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 09/27/2008 and recorded 12/15/2008 in Book OR VL 2008 Page 520 Document 2008-35374 , real property records of Wise County, Texas, with **Eddy Welker and Tonnette Sue Welker F/K/A Tonnette Sue Brown, husband and wife as community property grantor(s)** and **ALACRITY LENDING COMPANY as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. 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 **Eddy Welker and Tonnette Sue Welker F/K/A Tonnette Sue Brown, husband and wife as community property**, securing the payment of the indebtedness in the original principal amount of **\$119,647.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **PHH MORTGAGE CORPORATION** is the current mortgagee of the note and deed of trust or contract lien.

POSTED
AT 10:40 o'clock A M

MAR 05 2020

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

Vicky Gaona

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:

LOT 11, PLEASANT VIEW MANOR, A SUBDIVISION OUT OF THE MARGARET SWIFT SURVEY, WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET A, PAGE 548, OF THE PLAT RECORDS OF 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**

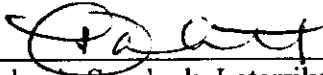
Phone: 877-744-2506

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: March 4, 2020



Stephanie Spurlock, Laterrika 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.