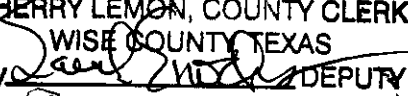


POSTED

AT 10:41 o'clock A M

JUL 13 2020

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

Notice of Substitute Trustee's Sale

 COPY

Date: July 8, 2020

Substitute Trustee: Mike Lester

Substitute Trustee's Address: 3045 Lackland Road, Fort Worth, TX 76116

Mortgagee: LTP Finance, LLC, a Texas limited liability company

Note: \$54,000.00

Deed of Trust

Date: September 27, 2005

Grantor: Jose J. Montoya and Jorge H. Montoya

Original Mortgagee: LongTide Properties, Ltd.

Recording information: Document No. 376741, Volume 1605, Page 98, Wise County, Texas

Property: Exhibit "A", including all personal property secured by the security agreement included in the Deed of Trust.

County: Wise

Date of Sale (first Tuesday of month): August 4, 2020

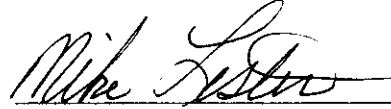
Time of Sale: 10:00 a.m.

Place of Sale: at the door in the southeast corner on the first floor of the Wise County Courthouse, 101 N. Trinity, Decatur, Texas 76234

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.

Mortgagee has appointed Mike Lester as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter.

A handwritten signature in cursive script, appearing to read "Mike Lester", written in black ink.

Mike Lester

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

Being a 1.50 acre tract of land in the GB Buchanan Survey, A-31, Wise County, Texas and being a part of a tract of land described in Deed to The Alvord 287 Joint Venture, recorded in Volume 796, Page 674, Official Records, Wise County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set in the North line of said Joint Venture tract from which the Northwest corner of said tract bears South 89 deg. 36' 57" West, 1069.71 feet;

THENCE South 00 deg. 18' 41" East, 321.11 feet to an iron rod set in the North line of a sixty-foot road;

THENCE North 89 deg. 41' 19" East with the North line of said, 203.40 feet to an iron rod set for corner;

THENCE North 00 deg. 18' 41" West, 321.37 feet to an iron rod set in the North line of said Joint Venture tract;

THENCE South 89 deg. 36' 57" West, 203.40 feet to the POINT OF BEGINNING.

POSTED
AT 9:11 o'clock A M

JUL 13 2020

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

SHERRY LEMON, COUNTY CLERK
WISE COUNTY TEXAS
By  DEPUTY

Deed of Trust:

Date: August 14, 2012
Grantor: Mobella Investments, LLC, a Texas limited liability company
Grantor Counties: Wise County
Beneficiary: WCII 1, LLC
Trustee: Geoffrey D. Greenwade, as Original Trustee, or her successors or substitutes

Sarah Enochs

Recording Information:

The Deed of Trust executed on August 14, 2012, and filed of record on August 21, 2012, as Instrument No. 2012-10121 in Volume 2385, Page 279, of the Official Public Records of Wise County, Texas, executed by Mobella Investments, LLC, for the benefit of Green Bank, N.A., and as subsequently assigned to WCII 1, LLC, a Delaware limited liability company, on July 20, 2016, and filed of record on July 25, 2016, as Instrument No. 201607345 in the Official Public Records of Wise County, Texas.

Commercial Promissory Note:

Date: August 14, 2012
Amount: \$10,000,000
Borrower: Mobella Investments, LLC, a Texas limited liability company
Payee/Holder: WCII 1, LLC

Obligations Secured:

The Deed of Trust executed by Grantor provides that it secures the payment of the indebtedness in the original principal amount of \$10,000,000, and obligations therein described including, but not limited to, (a) the Revolving Note (the "Note"); and (b) all renewals, modifications, and extensions of the Note. Because of default in the performance of the obligations of the Deed of Trust, WCII 1, LLC, the current owner and holder of the Note and Deed of Trust, has authorized the Substitute Trustee(s) to sell the Property to collect the debt.

Property to be Sold:

The property to be sold is secured by the Deed of Trust that creates liens on, among other things, that certain real property situated in Wise County, Texas, as more particularly described on **Exhibit A** attached hereto (the "Property"). To the extent that any of the Property has been released from the lien of the Deed of Trust, this notice is not intended to cover such Property, and such Property will not be part of the Property conveyed to the purchaser hereunder.

Date of Sale: Tuesday, August 4, 2020

Time of Sale: 10:00 a.m., or no later than three hours after that time

Place of Sale: The first floor in the southeast corner of the Wise County Courthouse located at 101 ½ North Trinity Street, Decatur, Texas 76234, or as designated by the County Commissioners of Wise County, Texas, or, if the

preceding area is no longer the designated area, at the area most recently designated by the Wise County Commissioner's Court.

Terms of Sale:

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting WCII 1, LLC thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

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

Pursuant to the Deed of Trust, WCII 1, LLC 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" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust. Purchasers will buy the property at the purchaser's own risk and no representation is made concerning the quality of title to be acquired. The Property will be purchased subject to any and all liens, exceptions to title, easements, restrictions, and encumbrances affecting any of the Property or title thereto which are equal or prior to the liens and security interests created by the Deed of Trust.

Substitute Trustees Appointed to Conduct Sale:

In accordance with Section 51.0076 of the Texas Property Code, WCII 1, LLC hereby removes the Original Trustee, including any subsequent trustees appointed by Green Bank, N.A., and appoints Kenneth C. Johnston, David M. Clem, Robert W. Gifford, Catherine E. (Kate) Gaither, Sean M. Affleck, Katya Long, Kenna S. Lemon, or Mary Mendoza as Substitute Trustee to succeed to all of the rights, powers, duties and estates granted and delegated in the Deed of Trust to the Original Trustee. The Substitute Trustee's address is JOHNSTON CLEM GIFFORD PLLC, 1717 Main Street, Suite 3000, Dallas, Texas 75201.

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

EXECUTED: July 9, 2020.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

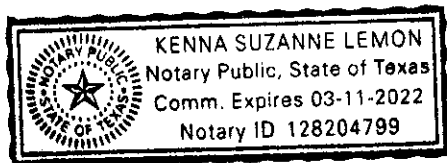
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the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

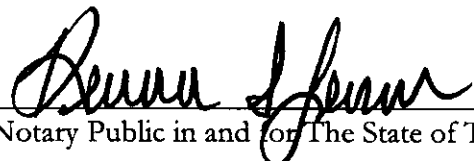


- Kenneth C. Johnston
 - David M. Clem
 - Robert W. Gifford
 - Catherine E. (Kate) Gaither
 - Sean M. Affleck
 - Kenna S. Lemon
 - Katya Long
 - Mary Mendoza
- JOHNSTON CLEM GIFFORD PLLC
1717 Main Street, Suite 3000
Dallas, Texas 75201
(214) 974-8000

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned Notary Public, on July 9, 2020, personally appeared Sean M. Affleck, as Substitute Trustee, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me the she/he executed the same for the purposes and consideration expressed therein.




Notary Public in and for The State of Texas

CERTIFICATE OF POSTING

My name is _____, and my address is _____
I declare under penalty of perjury that on July ____, 2020, I filed at the office of the Wise County Clerk and caused this notice of sale to be posted at the Wise County Courthouse.

Name: _____
Date: _____

EXHIBIT "A"
LEGAL DESCRIPTION

**PREFACE TO
EXHIBIT A TO
DEED OF TRUST, MORTGAGE, ASSIGNMENT, SECURITY
AGREEMENT AND FINANCING STATEMENT, DATED AS OF AUGUST 14, 2012
FROM MOBELLA INVESTMENTS, LLC
TO GEOFFREY D. GREENWADE, TRUSTEE
FOR GREEN BANK, N.A.**

This Exhibit A contains a description of those Subject Leases and Lands referred to in the foregoing Deed of Trust. The Subject Leases and Lands consist of producing and non-producing oil and gas leases, oil, gas and mineral interests, oil and gas royalty interests, and oil and gas overriding royalty interests affecting lands situated in Wise County, Texas, together with all of Grantor's interest in all leases, lands and interests with which any of said interests may now or hereafter be pooled, unitized or communitized. This Exhibit A shall include all of Grantor's interest in the leases described or referred to in this Exhibit A, whether beneficially owned or as now or hereafter reflected of record in the county records, and whether or not all lands covered by said leases are specifically described or referred to. The net revenue interests and/or interests in gross production set forth herein are the interests in production of oil and/or gas hereby represented and warranted to be owned by Grantor in the properties described, but this Exhibit A shall be deemed to cover any additional interests of Grantor that are in excess of the net revenue interests indicated herein and such designation shall not be deemed a limitation on the interests covered hereby. Reference is hereby made to each particular instrument described and referred to in this Exhibit A for further description and for all the terms and conditions thereof and the lands covered thereby.

Where references in this Exhibit A state that any described interest is subject to any referenced agreement, instrument, or outstanding interest, such reference is made only to the extent, if any, that such agreement, instrument or interest is valid and subsisting, and such references shall not create rights in or have any effect upon any Person not party to this Deed of Trust, to which the Exhibit A is attached. The Subject Leases and Lands are conveyed or mortgaged subject to valid and presently subsisting easements and rights-of-way, either of record or on the ground. All recording references in this Exhibit A are to the official records of the Clerk of the County in which the lands affected by the described instrument are situated.

This Deed of Trust may be executed in multiple counterparts, each of which is an original and all of which are substantially identical and shall together constitute but one and the same Deed of Trust except that to facilitate recordation, there is attached to each counterpart which is to be recorded only that portion of this Exhibit A which contains the description of the Lands located in the County where that particular counterpart will be recorded. The Exhibit A to be attached to the financing statement filed in the central filing jurisdiction of each state shall contain descriptions of all of the Subject Leases and Lands in that state that are affected by this Deed of Trust.

It is the intention of Grantor herein to convey or mortgage all of its interests in the Subject Leases and the Lands, even though any such oil and gas property may not be accurately described herein. Any acreage or depth limitation language in this Exhibit A is included for the sole purpose of specifying or limiting the warranties made by Grantor, but it is the intention of Grantor to subject Grantor's entire interest in the leases and/or lands described or referred to in this Exhibit A without regard to acreage or depth limitations.

"*Working Interest*" or "*WI*" (expressed as a decimal) shall mean the interest of Grantor in a particular Subject Lease, well, or unit as the case may be, entitling Grantor to produce oil, gas and other Hydrocarbons produced therefrom and being equivalent to the proportionate part of the cost of exploration, development and production of oil, gas and other minerals borne by the owners thereof with respect to such Subject Lease or well.

"*Net Revenue Interest*" or "*NRI*" (expressed as a decimal) means the warranted interest of Grantor representing the proportionate share of the production of oil, gas and other Hydrocarbons produced from the Subject Lease or well as the case may be, to which Grantor is entitled after deduction of all royalties, overriding royalty interests, production payments and other burdens on or payments out of production, except severance, production, and other similar taxes.

"*Overriding Royalty Interest*", "*ORRI*" or "*ORI*" (expressed as a decimal) means an interest in production which is free of any obligation for the expense of exploration, development and production, bearing only its pro rata share of severance, production and other similar taxes and, in instances where the document creating the overriding royalty interest so provides, costs associated with compression, dehydration, other treating or processing or transportation of production of oil, gas or other minerals relating to the marketing of such production.

"*Royalty Interest*" or "*RI*" (expressed as a decimal) means an interest in production which results from an ownership in the mineral fee estate or royalty estate in the relevant lands and which is free of any obligation for the expense of exploration, development and production, bearing only its pro rata share of severance, production and other similar taxes and, in instances where the document creating the royalty interest so provides, costs associated with compression, dehydration, other treating or processing or transportation of production of oil, gas or other minerals relating to the marketing of such production.

Notwithstanding the percentage of Working Interest, Net Revenue Interest, Overriding Royalty Interest or Royalty Interest set forth with respect to a particular oil, gas and mineral lease or well, Grantor intends that this Deed of Trust shall convey or mortgage the entirety of Grantor's interest in the Subject Leases and the Lands.

Any reference herein to wells or well names, prospects or prospect names, if any, shall be for information purposes and shall not limit the description of the interests made subject to this Deed of Trust. Each reference to a lease herein shall be deemed a reference to said lease as said lease may have been heretofore amended and/or ratified, whether or not such amendments and ratifications are referred to herein.

EXHIBIT A

Well Name	WI	NRI
RSK 1	100%	67.5%
RSK 1H	100%	67.5%
RSK 2H	100%	67.5%
RSK 6H	100%	67.5%
RSK 7H	100%	67.5%

Oil and Gas Leases:

1. Lessor: RSK Corporation and Satellite Corporation
Lessee: Edward T. Miller
Date: July 22, 1976
Book/Page: Volume 199, Page 620 in the records of Wise County, Texas
Description: 90 acres of land, more or less, in the Charles Frazier Survey, A-294, Wise County, Texas

2. Lessor: RSK Corporation and Satellite Corporation
Lessee: Edward T. Miller
Date: June 10, 1976
Book/Page: Volume 199, Page 411 in the records of Wise County, Texas
Description: 273.5 acres of land, more or less, in the R.C. Mount Survey, A-579 and the Richard Hope Survey, A-440, Wise County, Texas

Limited in depth to the Barnett Shale formation.

POSTED
AT 3:35 o'clock P M

Notice of Foreclosure Sale

July 9, 2020

JUL 10 2020

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By  DEPUTY

Vicky Gaona

Deed of Trust: ("Deed of Trust"):

Dated: August 25, 2006

Grantor: George A. Davis
5606 Watter's Place
Fort Worth, Texas 76114
Tarrant County.

Laura R. Davis
5606 Watter's Place
Fort Worth, Texas 76114
Tarrant County.

Trustee: Mickey Faulconer
101 W. Tarrant
Bowie, Texas 76230
Montague County.

Lender: Legend Bank, NA
101 W. Tarrant
Bowie, Texas 76230
Montague County

Recorded in: Doc. 393500, Vol 1722, Page 734 of the Official Public Records of
Wise County, Texas.

Legal Description: See attached Exhibit "A".

Secures: Promissory Note dated August 28, 2006 (Loan No. 16198704) in
the original principal amount of \$125,000.00 executed by George
A. Davis and Laura R. Davis ("Borrowers") and payable to the
order of Lender (the "Note"), all renewals and extensions of the
Note and any and all present and future indebtedness of the
Borrower(s) to the beneficiary of the Deed of Trust, collectively
the ("Obligations").

Modifications
and Renewals: Debt Modification Agreement dated August 20, 2018.

Reinstatement of Note and Lien dated February 8, 2010, recorded
as Document Number 2010-52855 of the official records of Wise
County, Texas.

Modification of Deed of Trust dated August 25, 2011, recorded as Document Number 2011-10664 of the official records of Wise County, Texas.

Debt Modification Agreement dated August 25, 2011.

Modification of Deed of Trust dated February 3, 2014, recorded as Document Number 2014001142 of the official records of Wise County, Texas.

Debt Modification Agreement dated February 3, 2014.

Modification of Deed of Trust dated February 24, 2015, recorded as Document Number 201511837 of the official records of Wise County, Texas.

Debt Modification Agreement dated November 23, 2015.

Reinstatement Agreement dated January 24, 2017, recorded as document No. 201701149 of the official records of Wise County, Texas.

(as used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as so modified, renewed, and/or extended)

Substitute Trustee: Matthew D. Anderson, Anthony W. Bates, D. Todd Davenport
and/or Peyton Cannedy.
Sherrill & Gibson PLLC
3711 Maplewood Ave., Suite 200
Wichita Falls, Texas 76308

And/or

Brandon Hill
101 W Tarrant
Bowie, Texas 76230

Foreclosure Sale:

Date: August 4, 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 3 hours thereafter.

Place: Wise County Courthouse
101 Trinity Street

Decatur, Texas 76234
Wise County, Texas

The sale will occur at the southeast porch of the courthouse, or in the area designated by the 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 will be sold to the highest bidder for cash, except that Legend Bank'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, Legend Bank, 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 Legend Bank's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Legend Bank'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 Legend Bank 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 [Lender/Beneficiary]. 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.



Brandon Hill, Special Assets Manager, VP
Legend Bank
101 W. Tarrant
Bowie, Texas 76230
Montague County
Telephone 940-720-7566

EXHIBIT "A"

Being 25.534 acres of land, more or less, in Block 1, Grayson County School Land Survey, Abstract No. 329, Wise County, Texas, and being a part of that certain tract conveyed to Cal Woolaver and Wes Mowery in Volume 266, Page 341, Real Records, Wise County, Texas, said 25.534 acres being more particularly described by metes and bounds as follows, to wit:

BEGINNING at an iron stake found for the southwest corner of a tract conveyed to David Mara in Volume 331, Page 60, Real Records, Wise County, Texas, said iron being located 59.90 feet North 89°58'08" West from the southeast corner of Block 1 and Grayson County School Land Survey, same being the southwest corner of David Moore Survey, Abstract No. 587, and the northwest corner of the Thomas Leftwick Survey, Abstract No. 501, said iron further being in County Road No. 2175;

THENCE with County Road No. 2175, North 89°58'08" West 291.07 feet to a yellow capped 1/2" iron stake set for the southwest corner of the tract described herein, said iron being in the northeast right of way of U. S. Highway No. 81/287;

THENCE with a fence and the northeast line of said highway, North 36°58'30" West 199.95 feet to a post found for an angle, at the intersection of an existing road side park (formerly Highway No. 81/287) with the current U.S. Highway No. 81/287;

THENCE with a fence and the northeast line of said road side park, North 25°40'50" West 748.86 feet to a yellow capped 1/2" iron stake set for the beginning of a curve to the left;

THENCE with said curve to the left in said road side park, having an arc of 668.59 feet and a radius of 1,992.47 feet (chord North 35°17'37" West 665.46 feet) to an iron stake found for corner;

THENCE North 00°14'40" West 590.89 feet to an iron stake found for corner;

THENCE South 76°59'27" East 588.48 feet to an iron stake found for corner;

THENCE South 68°46'30" East 288.22 feet to an iron stake found at the northwest corner of a 40' easement;

THENCE South 89°54'09" East 41.00 feet to an iron stake found for the northwest corner of said Mara tract;

THENCE with the west line of said Mara tract, South 00°00'04" East 1,031.13 feet to a post found for an angle in said fence line;

THENCE with a fence and the southwest line of said Mara tract, South 18°53'19" East 740.69 feet to the **POINT OF BEGINNING**, containing 25.534 acres of land, more or less.

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 **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 August, 2020 at the **Wise County Courthouse, Decatur, Texas**. The same being **August 4, 2020, At the southeast door of the Wise County Courthouse, Decatur, Texas**.

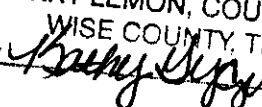
Substitute Trustee does give testimony under oath that to his knowledge, all of the debtors to whom notice was given were living on the date notice of sale was posted.

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 July 7, 2020.


Emory Russell
Substitute Trustee

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

POSTED
AT 11:22 o'clock AM
JUL 09 2020
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By  DEPUTY
Kathy Gyger

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 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, 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'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

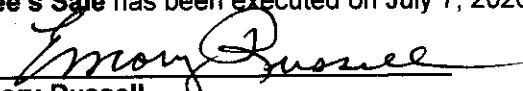
WHEREAS, the undersigned **Substitute Trustee**, acting upon the request of **JCEF Limited, A Limited Liability Company**, by these presents is hereby posting, filing and giving notice of the foreclosure of the Deed of Trust and lien thereof in accordance with §51.002 of the Texas Property Code and the 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 August, 2020 at the **Wise County Courthouse, Decatur, Texas**. The same being **August 4, 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 July 7, 2020.


Emory Russell
Substitute Trustee

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

POSTED
AT 11:33 o'clock 9 M

JUL 09 2020


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

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 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 1, 2020**, **Otis Green**, as grantor(s) executed a deed of trust to **Debbie Clay**, 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 139, 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 **\$59,184.05** (the note), the Deed of Trust being recorded in **Instrument Number 202001241**, Deed Records, **Wise County, Texas**.

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 **Trustee**, acting upon the request of **Debbie Clay** 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 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 **August, 2020** at the **Wise County Courthouse, Decatur, Texas**. The same being **August 4, 2020, At the southeast entrance of the Courthouse, 101 N. Trinity, in the city of Decatur, Texas.**

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


In Witness Whereof, this Notice of Trustee's Sale has been executed on **July 7, 2020**.


Emory Russell, Trustee

After Filing Return To:
Kristi K. Frazier Special Needs Trust
8659 White Settlement Rd.
Fort Worth, Texas 76108

POSTED
AT 11:5 o'clock A M

JUL 09 2020

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By  DEPUTY

Kathy Gyger

EXHIBIT "A"

Being a 2.000 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 #633, B.G. Brock Survey, Abstract #131, P.P. Harding Survey, Abstract #373, E.M. Thomasson Survey, 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, Real Records, Wise County, Texas, and this tract being described by metes and bounds as follows:

BEGINNING at a ½" iron pin set for the southwest corner of the herein described tract, and being South 88°03'35" East, 543.76 feet. South 01°56'25" West, 870.70 feet, South 01°48'00" East, 58.71 feet, South 05°32'25" East, 1015.30 feet from the most northerly northwest corner of said 590.334 acre tract;

THENCE North 01°56'25" East, a distance of 430.00 feet, to a ½" iron pin set in the south right-of-way line of a 60' private road, for the northwest corner of the herein described tract;

THENCE South 88°03'35" East, along the said south right-of-way line, a distance of 202.65 feet, to a ½" iron pin set for the northeast corner of the herein described tract;

THENCE South 01°56'25" West, a distance of 430.00 feet, to a ½" iron pin set for the southeast corner of the herein described tract;

THENCE North 88°03'35" West, a distance of 202.65 feet, to the POINT OF BEGINNING and containing 2.000 acres of land.

SAID 2.000 ACRE TRACT ALSO BEING KNOWN AS
TRACT 139, THE HILLS OF OLIVER CREEK,
AN UNRECORDED SUBDIVISION IN WISE COUNTY, TEXAS.

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: 08/04/2020

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

Place: Wise County, Texas at the following location: **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 AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, 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.

TS No.: 2019-02095-TX
19-001022-673

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**

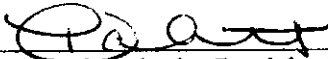
TS No.: 2019-02095-TX
19-001022-673

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: May 27, 2020



Stephanie Spurlock, 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

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, 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.