

POSTED

AT 9:54 o'clock A M

JUN 12 2023

BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS

By Chris Shenkir Deputy

CHRIS SHENKIR

ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, BRANDI PEEBLES AND HUSBAND, RUSSELL PEEBLES delivered that one certain Deed of Trust dated DECEMBER 22, 2008, which is recorded in INSTRUMENT NO. 200800035901 of the real property records of WISE County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$133,324.00 payable to the order of AMERICAN HOMESTAR MORTGAGE, LLC, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, the undersigned has been appointed Substitute Trustee in place of the original Trustee, upon the contingency and the manner authorized by the Deed of Trust; and

WHEREAS, WESTSTAR MORTGAGE CORPORATION, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

NOTICE IS HEREBY GIVEN that on Tuesday, JULY 5, 2023, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

The sale will occur at that area designated by the Commissioners Court of WISE County, Texas, for such sales (OR AT AT THE FLAT POLES OUTSIDE THE WISE COUNTY COURT CENTER AT 306 W. MAIN ST., DECATUR, TEXAS).

NOTICE IS FURTHER GIVEN that the address of WESTSTAR MORTGAGE CORPORATION, the Mortgagee or Mortgage Servicer, is P.O. BOX 25400, ALBUQUERQUE, NM 87125. Pursuant to the Texas Property Code, the Mortgagee or Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale. If the sale is set aside, the Purchaser will be entitled only to a return of the purchase price, less any applicable fees and costs, and shall have no other recourse against the mortgagor, the mortgagee, or the substitute trustee.

Dated: JUNE 12, 2023.


SUBSTITUTE TRUSTEE(S)

MICHAEL J. SCHROEDER OR DAVID STOCKMAN

EXHIBIT "A"

BEING a 2.00 acre tract in Section 25, T.&P. RR Survey, Abstract Number 844, Wise County, Texas, being part of a certain called 73 acres (First Tract) described in instrument recorded in Volume 890, Page 175, Official Public Records, Wise County, Texas and being described by metes and bounds as follows:

COMMENCING at an X-tie found in the South line of the N. McClennan Survey, Abstract Number 571, Wise County, Texas for the most Southerly Northeast corner of said 73 acre tract and said T.&P. RR Survey;

THENCE South 00 degrees 00 minutes 00 seconds East with the East line of said 73 acre tract and said T.&P. RR Survey, a distance of 168.07 feet to a 1/2" iron rod with a yellow plastic cap stamped STEADHAM R.P.L.S. 4281 set in the West line of County Road Number 4781 for the POINT OF BEGINNING and Northeast corner of the tract herein described;

THENCE South 00 degrees 00 minutes 00 seconds East with the East line of said 73 acre tract and said T.&P. RR Survey and said County Road a distance of 295.16 feet to a 1/2" iron rod with a yellow plastic cap stamped STEADHAM R.P.L.S. 4281 set for the Southeast corner of the tract herein described;

THENCE North 90 degrees 00 minutes 00 seconds West a distance of 295.16 feet to a 1/2" iron rod with yellow plastic cap stamped STEADHAM R.P.L.S. 4281 set for the Southwest corner of the tract herein described;

THENCE North 00 degrees 00 minutes 07 seconds West a distance of 295.16 feet to a 1/2" iron rod with a yellow plastic cap stamped STEADHAM R.P.L.S. 4281 set for the Northwest corner of the tract herein described;

THENCE South 90 degrees 00 minutes 00 seconds East a distance of 295.17 feet to the POINT OF BEGINNING and containing 2.00 acres of land.

FILE NO.: WMC-3590
BRANDI PEBBLES

234 DODGE CITY TRAIL
NEWARK, TX 76071

0000009817065

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: July 05, 2023

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 November 16, 2011 and recorded in Document INSTRUMENT NO. 2011-11355 real property records of WISE County, Texas, with LARRY A FAUNCE, A SINGLE PERSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by LARRY A FAUNCE, A SINGLE PERSON, securing the payment of the indebtednesses in the original principal amount of \$151,813.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

POSTED
AT 9:54 o'clock A M
JUN 12 2023

BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By Chris Shenkir Deputy

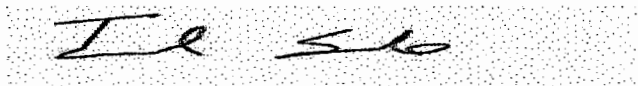
CHRIS SHENKIR



NTSS0000009817065

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 DAVID STOCKMAN, JAMIE DWORSY, DONNA STOCKMAN, GUY WIGGS, MICHELLE SCHWARTZ, KATHY ARRINGTON, KATHY ARRINGTON, JANET PINDER, BRANDY BACON, OR STOCKMAN FORECLOSURE SERVICES INC. 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: _____

234 DODGE CITY TRAIL
NEWARK, TX 76071

0000009817065

0000009817065

WISE

EXHIBIT "A"

LOT SEVEN R (7R), BLOCK C, OF CHISHOLM SPRINGS SUBDIVISION (CHISHOLM SPRINGS SUBDIVISION), LOCATED IN WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, SLIDE(S) 177-179,(REFILED IN CABINET C, SLIDE(S) 184-186), MAP RECORDS OF WISE COUNTY, TEXAS.

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOT 1R, BLOCK A, CHISHOLM SPRINGS SUBDIVISION (CHISHOLM SPRINGS SUBDIVISION), LOCATED IN WISE COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, SLIDE(S) 177-179, (REFILED IN CABINET C, SLIDE(S) 184-186) (RE-PLATTED IN CABINET C, SLIDE(S) 271-272 AS TO PORTIONS OF BLOCK F) IN THE MAP RECORDS OF WISE COUNTY, TEXAS.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

STATE OF TEXAS

COUNTY OF Wise

ORIGINAL

KNOW ALL MEN BY THESE PRESENTS

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


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

NOW, THEREFORE, the undersigned, the **Substitute Trustee** as aforesaid, does hereby give notice that after due publication of this notice as required by law and the Deed of Trust, will sell the Property at Public Venue to the highest bidder, or bidders, for cash, at a time no earlier than **10:00 a.m.** and not later than **1:00 p.m.** on the first Tuesday in July, 2023 at the **Wise County Court Center, Decatur, Texas**. The same being **July 4, 2023, Wise County Court Center, 306 W. Main St., Decatur, Texas 76234**.

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 June 6, 2023.


Richard Russell, Substitute Trustee
8659 White Settlement Rd., Fort Worth, TX 76108

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

POSTED
AT 9:26 o'clock A M
JUN 06 2023

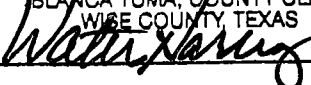
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By  Deputy
WALTER HARVEY

EXHIBIT "A"

BEING a 5.000 acre tract of land out of Block 73, LOWER MATAGORDA SCHOOL LAND SURVEY, ABSTRACT NO. 534, situated in Wise County, Texas, and being a portion of that certain 156.267 acre tract of land in said survey, as conveyed to Audra Frazier, Trustee, in Volume 566, Page 8, Real Records, Wise County, Texas, and this tract being described by metes and bounds as follows:

BEGINNING at a ¼" iron pin set in the occupied East right of way line of a North-South county road for the Northwest corner of the herein described tract, and said iron pin being South 89°42'18" East, 30.00 feet and South 00°35'08" West, 897.16 feet from the Northwest corner of said Frazier tract;

THENCE South 89°42'18" East a distance of 971.07 feet to a ¼" iron pin set for the Northeast corner of the herein described tract;

THENCE South 00°35'08" West a distance of 224.29 feet to a ¼" iron pin set for the Southeast corner of the herein described tract;

THENCE North 89°42'18" West a distance of 971.07 feet to a ¼" iron pin set in the East right of way line of said county road for the Southwest corner of the herein described tract;

THENCE North 00°35'08" East along the East right of way line of said county road, a distance of 224.29 feet to the POINT OF BEGINNING, and containing 5.000 acres of land.

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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.

POSTED
AT 10:51 o'clock A M
JUN 02 2023

By *Walter Harvey*
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
Deputy

WALTER HARVEY

WHEREAS, Marlin Reese and Dana Reese executed a Deed of Trust ("the Deed of Trust") dated October 4, 2019, conveying to Gearld G. Hale, Trustee, the property described therein to secure Jeffrey Julius Jensen in the payment of the indebtedness described therein; and

WHEREAS, the Deed of Trust is recorded at Clerk's File Number 201915182 of the Official Public Records of Wise County, Texas;

WHEREAS, the property subject to the Deed of Trust includes the real property located at 1063 Central Ave., Newark, Texas 76071, and legally described as:

The North ½ of Lot 9 and the Northwest ¼ of Lot 10, Section 15 of Newark Beach Estates, an addition in Wise County, Texas, according to the Plat thereof of record in the office of the County Clerk of Wise County, Texas

WHEREAS, Linda Christenson and Zachary X. Martin (together "Lender") are the present owners and holders of the Note and indebtedness described in the Deed of Trust and the liens securing its payment; and

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of such original Trustee upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, the indebtedness secured by the Promissory Note ("the Note") dated October 4, 2019, executed by Marlin Reese and Dana Reese, payable to Jeffrey Julius Jensen is in the original principal amount of \$175,000.00; and

WHEREAS, defaults have occurred under the Note and the Deed of Trust and the Note is now due and payable in full as provided therein; and

WHEREAS, I have been requested to sell the property pursuant to the Deed of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Wednesday, July 5, 2023, between 10:00 a.m. and 4:00 p.m., Kerry L. Haliburton, Jim Mills, Susan Mills, George Hawthorne, Ed Henderson, David Stockman, Brenda Wiggs, Donna Stockman, Guy Wiggs, Michelle Schwartz, Kathy Arrington, Janet Pinder, Brandy Bacon, Substitute Trustee, will sell the property by public sale at auction to the highest bidder for cash. The sale will take place at the door of the first floor in the southeast corner of the Wise County Courthouse located at 101 ½ North Trinity in Decatur, Texas 76234 or as designated by the Commissioner's Court pursuant to

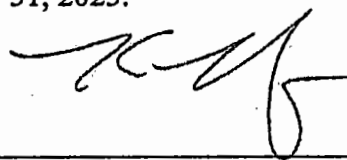
Section 51.002 of the Texas Property Code. The earliest time at which the sale will occur will be 1:00 p.m. Pursuant to Section 51.002 of the Texas Property Code, the sale shall begin at that time or not later than three hours after that time. The Deed of Trust permits the Beneficiary to postpone or withdraw, or reschedule the sale for another day. In such case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at that date, time and place of a scheduled sale to announce a postponement, withdrawal or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for sale.

The sale will be made subject to any exceptions referenced in the Deed of Trust to the extent the same are still in effect and shall not cover any property that has been released from the liens of the Deed of Trust.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day of sale for the property being sold.

THE PURCHASER AT THE FORECLOSURE SALE WILL RECEIVE THE TITLE TO THE PROPERTY OWNED BY MARLIN REESE AND DANA REESE AND WILL NOT RECEIVE ANY REPRESENTATION OR WARRANTY OF ANY KIND, ORAL, WRITTEN, EXPRESS, OR IMPLIED, FROM LENDER CONCERNING THE PROPERTY AND LENDER HAS NOT MADE, AND DOES NOT MAKE, ANY SUCH REPRESENTATIONS OR WARRANTIES. THE SUBSTITUTE TRUSTEE DOES NOT, AND WILL NOT, MAKE ANY REPRESENTATIONS OR WARRANTIES, INCLUDING, WITHOUT LIMITATION, ANY WARRANTY OF TITLE TO THE PROPERTY. THE PROPERTY WILL BE SOLD AS IS, WHERE IS, AND WITH ALL FAULTS. THE PURCHASER AT THE FORECLOSURE SALE WILL RELY SOLELY ON PURCHASER'S OWN INSPECTIONS OR INVESTIGATIONS OF THE PROPERTY AND THE CONDITION THEREOF IN MAKING A DECISION TO PURCHASE THE PROPERTY. ALL OF THESE PROVISIONS SHALL EXPRESSLY SURVIVE THE TRANSFER OF THE PROPERTY TO PURCHASER.

EFFECTIVE DATE OF NOTICE IS MAY 31, 2023.



Kerry L. Haliburton, Substitute Trustee
Naman, Howell, Smith & Lee, PLLC
400 Austin Avenue, Suite 800 (76701)
P.O. Box 1470
Waco, Texas 76703-1470
254-755-4100
FAX 254-754-6331
E-Mail: haliburton@namanhowell.com

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
10/27/2017

Grantor(s)/Mortgagor(s):
NELSON LARA, AND YADIRA TORRES, HUSBAND AND WIFE

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 201712019

Property County:
WISE

Mortgage Servicer:
PennyMac Loan Services, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
3043 Townsgate Rd, Suite 200,
Westlake Village, CA 91361

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Date of Sale: 7/5/2023

Earliest Time Sale Will Begin: 1pm

Place of Sale of Property: THE SOUTEAST PORCH AT THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

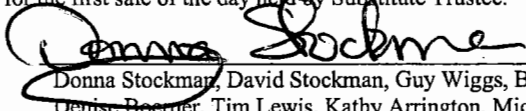
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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

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



Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington, Michelle Schwartz, Brandy Bacon, Jamie Dworsky or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

POSTED
AT 8:17 o'clock A M
MAY 31 2023

MH File Number: TX-23-98068-POS
Loan Type: VA

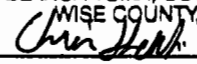
BLANCA TUMA, COUNTY CLERK
WISE COUNTY, TEXAS
By  Deputy
CHRIS SHENKIR

EXHIBIT "A"

Being a portion of BLOCK 10, in the PROCTOR ADDITION, an Addition to the CITY OF DECATUR, WISE COUNTY, TEXAS; being described as follows:

All that certain lot, tract or parcel of land being a portion of Block 10, in the J.A. Proctor Survey, Abstract Number 695, in the Town of Decatur, Wise County, Texas, according to the plat thereof recorded in the Office of the County Clerk of Wise County, Texas, being the same called 0.192 acre tract of land described in the deed recorded in Volume 1708, Page 135, of the Official Public Records of Wise County, Texas, the subject tract being more particularly described as follows;

BEGINNING at a 1/2-inch iron rod found for corner, being the Northeast corner of said 0.192 acre tract of land and the Southeast corner of that certain tract described in the deed to Bobbie Murphy recorded in Volume 1505, Page 275, of the Official Public Records Wise County, Texas, same being the West right of way line of North Cates Street, by deed said iron rod bears South 70.00 feet from the Northeast corner of said Block 10;

THENCE South 00 degrees 04 minutes 05 Seconds West with the East line of said 0.192 acre tract of land and Block 10, and said West right-of-way line a distance 64.86 feet to a 1/2 inch iron rod found for corner, being the Southeast corner of said 0.192 acre tract of land;

THENCE North 89 degrees 54 minutes 18 seconds West with the South line of said 0.192 acre tract of land, along or near a fence way a distance 128.59 feet to a 2 1/2-inch metal fence post for corner, being the occupied and recognized Southwest corner of said 0.192 acre tract of land;

THENCE North 00 degrees 59 minutes 40 seconds West with the West line of said 0.192 acre tract of land, along or near a fence a distance of 64.66 feet to a 1/2-inch iron rod found for corner, being the Northwest corner of said 0.192 acre tract of land, in the South line of said Murphy tract of land;

THENCE East with the North line of said 0.192 acre tract of land, and the South line of said Murphy tract of land along or near a fence most of the way a distance of 129.79 feet to the POINT OF BEGINNING and enclosing 0.192 acres of land, more or less.