

Notice of Foreclosure Sale

Date: June 11, 2019

Type of Security Instrument: Deed of Trust

Date of Instrument: 05/16/2016

Grantor(s): Jose Guadalupe Vargas-Gonzalez and Brandi Nikole Vargas, Husband and Wife

Trustee: J. Michael Ferguson

Beneficiary: The Alvord 287 Joint Venture

County of Property: Wise

Recording Information: Deed of Trust is recorded in Instrument No., 201605020, of the Real Property Records of Wise County, Texas.

Property Description: Lot 81, Diamond Ridge Addition, an unrecorded subdivision of Wise County, Texas. See Exhibit "A" (a.k.a. "449 PR 4732, Rhome, TX 76078")

Note:

Date of Note: 05/16/2016

Amount: \$30,000.00

Debtor(s): Jose Guadalupe Vargas-Gonzalez and Brandi Nikole Vargas, Husband and Wife


Holder: The Alvord 287 Joint Venture

Date of Sale of Property: July 2, 2019

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

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

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


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

POSTED
AT 1:51 o'clock A M

JUN 11 2019

September 20, 1998

0530-0443

Tract 81

Field Notes For:

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

BEGINNING at an iron rod set in the north line of a sixty foot road from which the southeast corner of said Joint Venture tract bears North $89^{\circ}41'19''$ East 824.25 feet and South $37^{\circ}52'01''$ East 475.92 feet;

THENCE South $89^{\circ}41'19''$ West with the the north line of a sixty foot road 94.93 feet to an iron rod set for the beginning of a 570.00 foot radius curve, the center of circle of said curve bears North $0^{\circ}18'41''$ West;

THENCE Westerly along said curve through a central angle of $8^{\circ}15'09''$ for an arc length of 82.10 feet;

THENCE North $00^{\circ}18'41''$ West 294.31 feet to an iron rod set for corner;

THENCE South $74^{\circ}45'54''$ East 84.92 feet to an iron rod set for corner;

THENCE North $89^{\circ}41'19''$ East 94.93 feet to an iron rod set for corner;

THENCE South $00^{\circ}18'41''$ East 277.45 feet to the POINT OF BEGINNING.

The foregoing field notes were prepared from a survey made on the ground under my supervision.

There are no visible easements or encroachments except as shown.

Surveyed _____ plat dated 5-16-1998.

See

lters.
Registered Professional Land Surveyor

Notice of Foreclosure Sale

Date: June 11, 2019

Type of Security Instrument: Deed of Trust

Date of Instrument: September 8, 2017

Grantor(s): Rhett G. Salerno and Alba D. Salerno, husband and wife

Trustee: J. Michael Ferguson

Beneficiary: The Alvord 287 Joint Venture

County of Property: Wise

Recording Information: Deed of Trust is recorded in Index No. 201713215 of the Real Property Records of Wise County, Texas.

Property Description: Lot 41, Diamond Ridge Addition, an unrecorded subdivision of Wise County, Texas. See Exhibit "A" (commonly known as "770 PR 4732, Rhome, TX 76078")

Note:

Date of Note: September 8, 2017

Amount: \$26,000.00

Debtor(s): Rhett G. Salerno and Alba D. Salerno, husband and wife

Holder: The Alvord 287 Joint Venture

Date of Sale of Property: July 2, 2019

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

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

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



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

POSTED

AT 1:51 o'clock p M

JUN 11 2019

September 20, 1998

0530-0443

Tract 41

Field Notes For:

A 1.50 acre tract of land in the G. B. Buchanan Survey A-31, Wise County, Texas and being part of a tract of land described in deed to The Alvord 287 Joint Venture recorded in Volume 796, Page 674 Deed Records, Wise County, Texas and being more particularly described 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 $89^{\circ}36'57''$ West 2287.65 feet;

THENCE South $00^{\circ}18'41''$ East 322.66 feet to an iron rod set in the north line of a sixty foot road;

THENCE North $89^{\circ}41'19''$ East with the north line of said road 202.42 feet to an iron rod set for corner;

THENCE North $00^{\circ}18'41''$ West 322.92 feet to an iron rod set in the north line of said Joint Venture tract;

THENCE South $89^{\circ}36'57''$ West 202.42 feet to the POINT OF BEGINNING.

The foregoing field notes were prepared from a survey made on the ground under my supervision.

There are no visible easements or encroachments except as shown.

Surveyed May 14, 1998.
See plat dated 5-16-1998.

Wick L. ers
Licensed Professional Land Surveyor

Notice of Foreclosure Sale

Date: June 11, 2019

Type of Security Instrument: Deed of Trust

Date of Instrument: September 8, 2017

Grantor(s): Rhett G. Salerno and Alba D. Salerno, husband and wife

Trustee: J. Michael Ferguson

Beneficiary: Anson Financial, Inc.

County of Property: Wise

Recording Information: Deed of Trust is recorded in Index No. 201713213 of the Real Property Records of Wise County, Texas.

Property Description: 2013 32x64 Elite Legacy Homes, Serial # LH13TX8147A/B affixed to Lot 41, 770 PR 4732, Rhome, TX 76078 (See Exhibit "A")

Note:

Date of Note: September 8, 2017

Amount: \$100,000.00

Debtor(s): Rhett G. Salerno and Alba D. Salerno, husband and wife

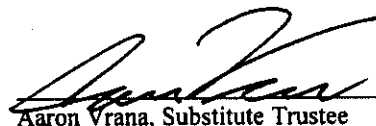
Holder: Anson Financial, Inc.

Date of Sale of Property: July 2, 2019

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

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

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



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

POSTED
AT 1:51 o'clock P M

JUN 11 2019

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Michelle Farnell DEPUTY

September 20, 1998

0530-0443

Tract 41

Field Notes For:

A 1.50 acre tract of land in the G. B. Buchanan Survey A-31, Wise County, Texas and being part of a tract of land described in deed to The Alvord 287 Joint Venture recorded in Volume 796, Page 674 Deed Records, Wise County, Texas and being more particularly described 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 $89^{\circ}36'57''$ West 2287.65 feet;

THENCE South $00^{\circ}18'41''$ East 322.66 feet to an iron rod set in the north line of a sixty foot road;

THENCE North $89^{\circ}41'19''$ East with the north line of said road 202.42 feet to an iron rod set for corner;

THENCE North $00^{\circ}18'41''$ West 322.92 feet to an iron rod set in the north line of said Joint Venture tract;

THENCE South $89^{\circ}36'57''$ West 202.42 feet to the POINT OF BEGINNING.

The foregoing field notes were prepared from a survey made on the ground under my supervision.

There are no visible easements or encroachments except as shown.

Surveyed May 14, 1998.
See plat dated 5-16-1998.

1ck L. ers
Professional Land Surveyor

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: June 6, 2019

Substitute Trustee: Alvin A. Miller

Substitute Trustee's Address: PO Box 588, Roanoke, Texas 76262

Beneficiary/Mortgagee: Shadow Wood-MKB Joint Venture

Deed of Trust:

Date: July 16, 1999

Grantor: Glen Matthew Gill and Lynn D'Ann Gill

Beneficiary/Mortgagee: Shadow Wood-MKB Joint Venture

Recording Information: Document 270825, Book OR, Volume 939, Page 306, in Wise County Deed of Trust Records, Wise County, Texas

Trustee: Basil L. Hoyl, Jr.

Property: Exhibit "A", AKA Lot 25, as found in the plat recorded in Wise County Clerk's real property records, Wise County Texas; including all personal property secured by the security agreement included in the Deed of Trust.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN,

Date of Sale: Tuesday, July 2, 2019

Time of Sale: Between the hours of 1:00 p.m. and 4:00 p.m.

Place of Sale: Wise County Courthouse in Wise County, Texas 76234. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §5 1.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

ACTIVE MILITARY SERVICE NOTICE

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 10:33 o'clock a M

JUN 10 2019

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

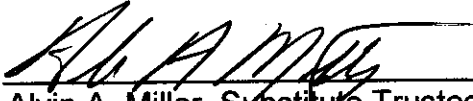
Vicky Gaona

Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

THIS INSTRUMENT APPOINTS THE TRUSTEE 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.

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." 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. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

WITNESS MY HAND THIS 6th day of June, 2019



Alvin A. Miller, Substitute Trustee

November 15, 1998

EXHIBIT "A"

0501-0443

TRACT 25

Field Notes For:

A 4.00-acre tract of land in the F. Rozales Survey A-708, Wise County, Texas, and being a part of a tract of land described in deed to Frazier Asset Management, recorded in Volume 546, Page 485, Real Records, Wise County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod set in the north line of a tract of land described in deed to Kelly Roberts, recorded in Volume 590, Page 683, Real Records, Wise County, Texas, from which the south corner of said Frazier tract bears South 44°05'05" West, 195.99 feet;

THENCE North 45°18'44" West, 860.93 feet to an iron rod set in the southeast line of a sixty-foot road;

THENCE North 44°41'16" East with the southeast line of said road, 202.64 feet to an iron rod set for corner;

THENCE South 45°18'44" East, 858.85 feet to an iron rod set in the southeast line of said Frazier tract;

THENCE South 44°05'05" West with the southeast line of said Frazier tract, 202.65 feet to the POINT OF BEGINNING.

The foregoing field notes were prepared from a survey made on the ground under my supervision.

There are no visible easements or encroachments except as shown.

Surveyed February 12, 1998.
See plat dated 2-13-1998.



Patrick L. Walters
Registered Professional Land Surveyor

November 15, 1998

EXHIBIT "A"

0501-0443

TRACT 25

Field Notes For:

A 4.00-acre tract of land in the F. Rozales Survey A-708, Wise County, Texas, and being a part of a tract of land described in deed to Frazier Asset Management, recorded in Volume 546, Page 485, Real Records, Wise County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod set in the north line of a tract of land described in deed to Kelly Roberts, recorded in Volume 590, Page 683, Real Records, Wise County, Texas, from which the south corner of said Frazier tract bears South 44°05'05" West, 195.99 feet;

THENCE North 45°18'44" West, 860.93 feet to an iron rod set in the southeast line of a sixty-foot road;

THENCE North 44°41'16" East with the southeast line of said road, 202.64 feet to an iron rod set for corner;

THENCE South 45°18'44" East, 858.85 feet to an iron rod set in the southeast line of said Frazier tract;

THENCE South 44°05'05" West with the southeast line of said Frazier tract, 202.65 feet to the POINT OF BEGINNING.

The foregoing field notes were prepared from a survey made on the ground under my supervision:

There are no visible easements or encroachments except as shown.

Surveyed February 12, 1998.
See plat dated 2-13-1998.



Patrick L. Walters
Registered Professional Land Surveyor

POSTED
AT 2:50 o'clock P M

JUN 10 2019

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

NOTICE OF NONJUDICIAL FORECLOSURE SALE

Vicky Gaona

THE UNDERSIGNED INTENDS TO CONDUCT A NONJUDICIAL FORECLOSURE SALE OF PROPERTY SITUATED IN WISE COUNTY, TEXAS. THE DETAILS OF THE SALE ARE SET OUT HEREIN BELOW.

Property to be sold. The property to be sold is located in Wise County, Texas and is further described as follows:
as set out in Exhibit "A" attached hereto.

("Property").

Instrument to be foreclosed. The instrument to be foreclosed is a deed of trust recorded in Wise County, Texas and further described as follows:

- Date: May 7, 2007
- Filing Date: May 11, 2007
- Grantor: Andrew Warnock
298 County Road 1787
Chico, Texas 76431
Wise County.

Elisha M. Nava
298 County Road 1787
Chico, Texas 76431
Wise County.
- Trustee: Bruce Bynum
101 W. Tarrant
Bowie, Texas 76230
Montague County
- Original beneficiary: Legend Bank, N.A.
101 W. Tarrant
Bowie, Texas 76230
Wise County
- Recording information: Vol. 1812, Page 575 of the Official Public Records of Wise County, Texas.
- Modifications: Modification of Deed of Trust dated June 1, 2015,
Recorded in Instrument Number 201505859 of the Official
Public Records of Wise County, Texas.

The ("Deed of Trust"),

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

Date of Sale: July 2, 2019

Time of Sale: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 P.M.

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.

The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the 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. The reposting or refileing may be after the date originally scheduled for this sale.

Terms of Sale. The terms of the sale are described below:

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 the beneficiary thereunder to have the bid credited to the note(s) up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Beneficiary's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Beneficiary's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

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 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. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of Sale. The sale is a nonjudicial deed of trust foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust.

Obligations Secured. The obligations secured by the Deed of Trust, include without limitation the following:

Note Description	Date	Original Amount	Borrower(s)
16212640	May 7, 2007	\$71,800.00	Andrew Warnock

("Note"), all renewals and extensions of the Note and any all present and future indebtedness of the Borrower(s) to the beneficiary of the Deed of Trust Collectively, the ("Obligations")

Holder of Obligations and Beneficiary of Deed of Trust. The current beneficiary of the Deed of Trust ("Current Beneficiary") and the holder of the obligations secured by The Deed of Trust is:

Name: Legend Bank, N.A.
Mailing address: 101 W. Tarrant
Bowie, Texas 76230
Wise County

Appointment of Substitute Trustee. As authorized by the Deed of Trust and the Texas Property Code, the Current Beneficiary, has appointed the following to serve as Substitute Trustee under the Deed of Trust:

Name: Matthew D. Anderson, D. Todd Davenport, and/or Peyton Cannedy

Mailing address: 3711 Maplewood Ave., Suite 200
Wichita Falls, Texas 76308
Wichita County

And/or

Name: Brandon Hill

Mailing address: 101 W. Tarrant
Bowie, Texas 76230
Montague County

Notice is given that before the sale the Current Beneficiary may appoint another person to serve as substitute trustee to conduct the sale.

Default and Request to Act. Default has occurred under the Deed of Trust, and the Beneficiary has instructed the undersigned to offer the Property for sale toward the satisfaction of the Obligations.

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

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



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

EXHIBIT "A"

BEING all that certain lot, tract or parcel of land in the G.W. Cash Survey, Abstract Number 166, Wise County, Texas and being a part of a certain called 80 acre tract of land described in Deed recorded in Volume 315, Page 81, Deed Records, Wise County, Texas the subject tract being more particularly described as follows:

BEGINNING at a ½ inch capped iron rod (stamped RPLS 5479) set for corner, in the West line of

said 80 acre tract of land and said Cash Survey, and the East line of the Allen D. Burris Survey, Abstract Number 55, Wise County, Texas, from which the Southwest corner of said 80 acre tract of land bears

South a distance of 295.110 feet said iron rod lying West of a gravel road under apparent public use posted as County Road Number 1787;

THENCE North with the West line of said 80 acre tract of land and said Cash Survey, and the East line of said Burris Survey a distance of 208.710 feet to a ½ inch capped iron rod (stamped RPLS 5479) set for corner, from which a capped iron rod found for the Southwest corner of a called 2.00 acre tract of land described in the deed recorded in Volume 1151, Page 533, Official Public Records, Wise County, Texas bears North 324.90 feet;

THENCE South 88 degrees 10 minutes 23 seconds East crossing said gravel road passing at a distance

of 47.20 feet a 3 inch metal post on the East side of said Road, continuing on said course along or near a fence most of the way a total distance of 417.550 feet to a ½ inch capped iron rod (stamped RPLS 5479) set for corner;

THENCE South a distance of 208.710 feet to a ½ inch capped iron rod (stamped RPLS 5479) set for corner;

THENCE North 88 degrees 10 minutes 23 seconds West crossing said gravel road a distance

of 417.550 feet to the POINT OF BEGINNING and enclosing 2.00 acres of land more or less.

ATTACHMENTS
TO
POSTING AND FILING AFFIDAVIT
[Begins Next Page]

STATE OF TEXAS

COUNTY OF WISE


POSTING AND FILING AFFIDAVIT

Brandon Hill appeared in person before me today and stated under oath:

“My name is Brandon Hill. I am competent to make this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.

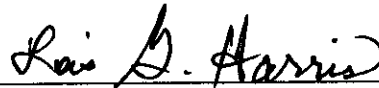
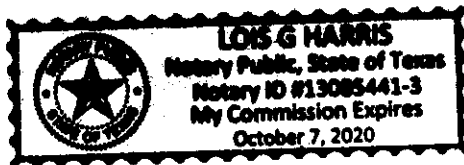
“This affidavit concerns the deed of trust Deed of Trust dated executed on May 7, 2007 by Andrew Warnock and Elisha M. Nava as Grantor(s), to Bruce Bynum as Trustee and filed on May 11, 2007, in Vol. 1812, Page 575 of the Official Public Records of Wise County, Texas (“Deed of Trust”).”

“On June 10, 2019, at 2:45 P.M. I posted the notice of foreclosure sale, a true and complete copy of which is attached hereto, at the officially designated place for the posting of notices of nonjudicial foreclosure sales in Wise County, Texas and filed a duplicate of the notice of foreclosure sale with the county clerk’s office of Wise County, Texas, at 2:45 P.M. that same day.”



Brandon Hill
Affiant

SUBSCRIBED AND SWORN TO before me on June 10th, 2019, by Brandon Hill.



Notary Public, State of Texas

NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by **CARMEN FLORES ANS LUIS R. ORTEGA**, **WISE** County, Texas dated **MAY 2, 2005** and duly recorded **AND RECORDED in DOCUMENT # 368736, Volume 1550, Page 123**, of the Deed Records of **WISE** County, Texas: I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, **JULY 2, 2019** (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the **SOUTH PORCH OF THE COUNTY COURTHOUSE** of **WISE** County, **DECATUR**, Texas between the hours of **NOON AND 4 PM**, of that day, the following described property, to-wit:

LOTS 39, 40, 41, AND 42, BLOCK 1, SALT CREEK PHASE II, AN ADDITION TO WISE COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT CABINET B, SLIDES 170 - 177, PLAT RECORDS, WISE COUNTY, TEXAS.

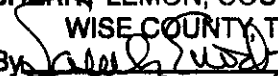
EXECUTED this 6TH day JUNE , 2019.



KARON GANN
Trustee

POSTED
AT 3:08 o'clock 7 M

JUN 06 2019

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By  DEPUTY

Sarah Enochs

COPY

NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by **WALTER R. SCOTT**, WISE County, Texas dated **MAY 29, 2002** and duly recorded **AND RECORDED** in **Volume 1584, Page 159, Deed Records of WISE County, Texas, BEING THEN TRANSFERRED BY VIRTUE OF ASSUMPTION WARRANTY DEED FROM GRANTOR WALTER R. SCOTT TO GRANTEE CARMEN L. FLORES AND LUIS R. ORTEGA AND RECORDED IN DOCUMENT 373684, VOLUME 1584, PAGE 159,** of the Deed Records of WISE County, Texas: I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, **JULY 2, 2019** (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the **SOUTH PORCH OF THE COUNTY COURTHOUSE** of WISE County, **DECATUR**, Texas between the hours of **NOON AND 4 PM**, of that day, the following described property, to-wit:

BEING THE SURFACE ESTATE ONLY IN AND TO LOT 38, BLOCK 1, SALT CREEK PHASE II, AN ADDITION TO WISE COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT CABINET B, SLIDES 170 – 177, PLAT RECORDS, WISE COUNTY, TEXAS.

EXECUTED this 6TH day JUNE , 2019.


KARON GANN
Trustee

POSTED
AT 3:08 o'clock P M

JUN 06 2019

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By  DEPUTY

Sarah Enochs

COPY

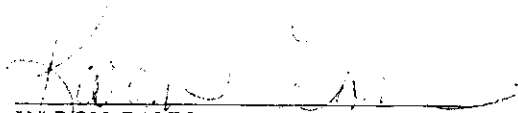
NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by **TERRY L. JONES AND HOLLY M. JONES**, WISE County, Texas dated **FEBRUARY 15, 2015** and duly recorded **AND RECORDED** in **DOCUMENT # 201503916**, of the Deed Records of **WISE** County, Texas: I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday,

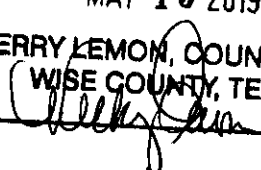
JULY 2, 2019 (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the **SOUTH PORCH OF THE COUNTY COURTHOUSE** of **WISE** County, **DECATUR**, Texas between the hours of **NOON AND 4 PM**, of that day, the following described property, to-wit:

**A 5.66 ACRE PORTION OF LOT 31, SALT CREEK UNRECORDED, MORE FULLY DESCRIBED IN ATTACHED EXHIBIT 'A'
AND
A DOUBLE WIDE MOBILE HOME SURRENDERED TO PROPERTY.**

EXECUTED this 14TH day MAY, 2019.



KARON GANN
Trustee

POSTED
AT 10:31 o'clock A M
MAY 15 2019
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By  DEPUTY
Vicky Gaona

FIELD NOTES
PORTION OF LOT 31
SALT CREEK
UNRECORDED

Description for 5.66 acres of land out of the E.K. WILSON SURVEY Abstract No. 1184 and the W.T. WHORTON SURVEY, Abstract No. 1344, Wise County, Texas.

COMMENCING from a 5/8" iron found at a fence corner, by deed call 15.0 feet from the Southeast corner of the W.G. Lawrence Survey, Abstract No. 1130 and the Southwest corner of the J.T. McAlister Survey, Abstract No. 1447, said point also being the Southwest corner of Block 1 of Saddle Ridge Ranch, Section One, a subdivision to Wise County, Texas, according to the plat recorded in Cabinet A, Page 365, Deed Records, Wise County, Texas, thence N.00°24'08"W., 1811.63 feet, thence N.00°49'28"E., 2530.36 feet, thence N.01°17'31"W., 879.77 feet, thence N.02°11'15"W., 118.69 feet, thence S.69°34'01"W., 235.20 feet, thence S.74°37'55"W., 471.04 feet, thence S.68°54'33"W., 500.55 feet, thence S.67°53'37"W., 614.69 feet, thence S.65°27'08"W., 803.60 feet, thence S.64°02'40"W., 187.94 feet, thence S.17°53'52"W., 198.96 feet, thence S.72°43'16"W., 182.62 feet, thence S.58°23'45"W., 235.18 feet, thence S.17°44'32"W., 120.00 feet, thence S.58°55'55"W., 137.02 feet, thence S.20°20'46"W., 226.96 feet, thence S.05°03'44"W., 163.54 feet, thence S.50°35'05"W., 133.20 feet, thence S.46°25'01"E., 140.46 feet, thence S.43°46'41"W., 748.95 feet, thence S.14°42'54"W., 981.22 feet, thence S.51°07'39"W., 654.80 feet, thence S.05°16'30"W., 223.31 feet, thence S.34°46'15"W., 52.30 feet, thence S.89°19'01"W., 593.10 feet to a 1/2" iron set for the POINT OF BEGINNING;

THENCE N.74°13'36"W., 309.26 feet to a 1/2" iron set;

THENCE N.62°40'18"W., 31.08 feet to a 1/2" iron set;

THENCE N.00°49'36"E., 761.85 feet to a 1/2" iron set in the South line of Big Salty Court;

THENCE N.89°47'32"E., with the South line of said Big Salty Court, 23.91 feet to a 1/2" iron found;

THENCE N.71°04'53"E., continuing with the South line of said Big Salty Court, 204.85 feet to a 1/2" iron set at the beginning of a curve to the left;

THENCE continuing with the South line of said Big Salty Court and with said curve to the left whose radius is 60.00 feet and whose central angle is 41°07'05" and whose chord bears S.72°54'03"E., 42.14 feet being an arc length of 43.06 feet to a 1/2" iron set;

THENCE S.03°31'04"E., 915.95 feet to the POINT OF BEGINNING and containing 5.66 acres of land.