NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by **M**
MARMON AND WIFE, JENNIFER MARMON , **WISE** County, Texas da
FEBRUARY 15, 2015 and duly recorded in **DOCUMENT # 201503914 AND**
CORRECTED IN CORRECTED DEED OF TRUST DATED MAY 11,
duly recorded in DOCUMENT # 201505159 of the Deed Records of **WISE** Cou
will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereb
request of the holder of said indebtedness, default having been made in the payment thereof,
Tuesday, **OCTOBER 6, 2015** (that being the first Tuesday of said month), at public au
highest bidder for cash at the **SOUTH PORCH OF THE COUNTY COURTHOUSE , W**
COUNTY, DECATUR, Texas between the hours of NOON and 4:00PM of that day, the
described property, to-wit:

LOT 42 OF SALT CREEK UNRECORDED, BEING A 3.394 ACRE TR
LAND MORE FULLY DESCRIBED IN ATTACHED EXHIBIT 'A'
AND
A DOUBLE WIDE MOBILE HOME , SERIAL # HOTX10A03897A AN
HOTX10A03897B, SURRENDERED TO PROPERTY .

EXECUTED this **14TH** day **SEPTEMBER 2015.**

KARON GANN
Substitute Trustee

POSTE
AT 1:11 o'clock.

SEP 15 201

SHERRY LEMON, COU
WISE COUNTY, T
By Kim Griffin
Kim Griffin

EXHIBIT 'A'

Lot 42, Salt Creek Addition as described below;
Description for 3.394 acres of land out of the E.K. WILSON SURVEY
No. 1184, and the M.E.P. & P. RR. CO. SURVEY, Abstract No. 626,
County, Texas, said tract being a portion of Tract One as recorded in V
Page 727, Real Records, Wise County, Texas and in Volume 1755, Pa
Deed Records, Parker County, Texas.
COMMENCING from a 5/8" iron found at a fence corner, by deed cal
from the Southeast corner of the W.G. LAWRENCE SURVEY, Abstr
1130 and the Southwest corner of the J.T. MCALISTER SURVEY, A
1147, said point also being the Southwest corner of Block 1 of Saddle
Ranch, Section One, a subdivision to Wise County, Texas, according t
recorded in Cabinet A, Page 365, Deed Records, Wise County, Texas,
N.00* 24'08"W., 1811.63 feet, thence N.00*49'28"E., 2530.36 feet, tl
N.01*17'31"W., 879.77 feet, thence N.02*11'15"W., 118.69 feet, the
W.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, then
S.67*53'37"W., 614.69 feet, thence S.65*27'08"W., 803.60 feet, then
S.64*02'40"W., 187.94 feet, thence S.17*53'52"W., 198.96 feet, then
S.72*43'16" W., 182.62 feet, thence S.58*23'45"W., 235.18 feet, the
S.17*44'32"W., 120.00 feet, thence S.58*55'55"W., 137.02 feet, then
S.20*20'46"W., 226.96 feet, thence S.05*03'44"W., 163.54 feet, then
S.50*35'05"W.,133.20 feet, thence S.46*25'01"E., 140.46 feet, thenc
S.43*46'41"W, 748.95 feet, thence N.46*25'01"W., 140.46 feet, then
S.87*35'36"W., 1014.50 feet, thence S.31*44'41"W., 194.60 feet, the
N. 76*01'11"W., 240.83 feet, thence N.57*50'59"W., 345.98 feet to a
for the POINT OF BEGINNING;
THENCE S.86*53'44"W., 311.20 feet to a ½" iron set;
THENCE N.02*10'32"E., 493.52 feet to a ½" iron set in the South lin
Creek Road;
THENCE N.89*41'28"E., with the South line of said Salt Creek Road
feet to a ½" iron set;
THENCE S.00*48'19"W., 477.97 feet to the POINT OF BEGINNING
containing 3.394 acres of land.

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 09/15/2003
Grantor(s): JOEL PHILLIP COPLEN AND SPOUSE, JOBETH S. COPLEN
Original Mortgagee: WELLS FARGO BANK TEXAS, N.A.
Original Principal: $304,646.00
Recording Information: Book 1341 Page 494 Instrument 336182
Property County: Wise
Property:

BEING THAT CERTAIN LOT, TRACT OR PARCEL OF LAND S
COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIB
BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A
ALL PURPOSES.

POSTED
4 o'clock A M
SEP 14 2015
LEMON, COUNTY CLERK
SE COUNTY, TEXAS
DEPUTY
Sarah Enochs

A TRACT OF LAND OUT OF THE LEVI SWINFORD SURVEY, A
WISE COUNTY, TEXAS, AND BEING A PORTION OF THE TRA
FIRST TRACT AND SECOND TRACT IN A DEED OF RECORD IN
165, DEED RECORDS, WISE COUNTY, TEXAS, OF WHICH MENT
FOR FURTHER REFERENCE AND BEING MORE PARTICULARI
METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON PIN IN A FENCE LINE, SAID POIN
DEGREES 19 MINUTES WEST 427.1 FEET FROM THE SOUTHEAS
ABOVE REFERENCED SECOND TRACT, SAID POINT BEING
CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 89 DEGREES 47 MINUTES WEST 2000.7 FEET
THE EASTERLY RIGHT FENCE OF A COUNTY ROAD;

THENCE NORTH 00 DEGREES 14 MINUTES WEST 435.5 FEET A
LINE TO AN IRON PIN AT FENCE CORNER FOR THE NORTHWES
HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 47 MINUTES EAST 2000.3 FEET
FENCE CORNER FOR THE NORTHEAST CORNER OF THE H
TRACT;

THENCE SOUTH 00 DEGREES 19 MINUTES EAST 435.5 FEE
FENCE LINE TO THE POINT OF BEGINNING AND CONTAININC
20.0 ACRES OF LAND, MORE OR LESS.

Reported Address: 1762 CR 4698, BOYD, TX 76023

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pur
Servicing Agreement.

Current Mortgagee: The Bank of New York Mellon, f/k/a The Bank of New York, successor i
JPMorgan Chase Bank, N.A. as Trustee for Bear Stearns Asset Backed Se
SD2, Asset-Backed Certificates, Series 2005-SD2
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: The Bank of New York Mellon, f/k/a The Bank of New York, successor i
JPMorgan Chase Bank, N.A. as Trustee for Bear Stearns Asset Backed Se
SD2, Asset-Backed Certificates, Series 2005-SD2
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of October, 2015
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: AT THE SOUTHEAST PORCH OF THE COURTHOUSE STEPS in Wi
if the preceding area is no longer the designated area, at the area most rec
the Wise County Commissioner's Court.
Substitute Trustee(s): Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise I
Lori McCarty, Cristina Camarata, Sammy Hooda, Michael Burns, Alexar
Suarez or Adam Womack, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trus
the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reporte
cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been remc
Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Lori McCarty, Cri
Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have b
Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of t
Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been d
immediately due and payable.
2. Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Lori M

Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier tha above in the Sale Information section of this notice. The sale will begin within three hours after that ti

3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions re of Trust or appearing of record to the extent the same are still in effect and shall not cover any propert released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantabil particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the propert own risk" and "at his peril", and no representation is made concerning the quality or nature of title to Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject tc of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their ch participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.

421
:O, TX 76431

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

:rt and protect your rights as a member of the armed forces of the United States. If you are or your s ing on active military duty, including active military duty as a member of the Texas National Guard onal Guard of another state or as a member of a reserve component of the armed forces of the Unite se send written notice of the active duty military service to the sender of this notice immediately.

Date, Time, and Place of Sale.

Date: October 06, 2015

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place THE DOOR OF THE FIRST FLOOR IN THE SOUTHEAST CORNER OF THE WISE CC COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as des county commissioners.

Terms of Sale. Cash.

Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Con 7 and recorded in Document CLERK'S FILE NO. 2007-12601 real property records of ,AN E. METCALF, grantor(s) and BANK OF AMERICA, N.A., mortgagee.

Obligations Secured. Deed of Trust or Contract Lien executed by SUSAN E. METCALF, s btednesses in the original principal amount of $150,300.00, and obligations therein describe he promissory note and all modifications, renewals and extensions of the promissory note. I e current mortgagee of the note and Deed of Trust or Contract Lien.

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

Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the icing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Pro tgage Servicer is authorized to collect the debt and to administer any resulting foreclosur erty referenced above. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER .VICING, LP, as Mortgage Servicer, is representing the current mortgagee, whose address is:

3ANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, L
5 CORPORATE DRIVE
.NO, TX 75024

Donne Stock

NA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, LORI MCCA LEWIS
titute Trustee
3ARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

Certificate of Posting

ame is Donne Stockman, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addi
lare under penalty of perjury that on 9-14-15 I filed at the office of the WISE County Clerk and caused to b
: County courthouse this notice of sale.

Donne Stock
rants Name: Donne Stockman
9-14-15

POST
AT 9:21 o'clo
SEP 14
SHERRY LEMON, C
WISE COUN
By

NOS000000

0005307954

[redacted]

421 OF NORTH STAR POINTE, SECTION 7, PHASE 2, AN ADDITION TO WISE COUNTY, TE
[THEREOF RECORDED IN CABINET C, SLEEVE 225, PLAT RECORDS OF WISE COUNTY, TEXAS.

RAIRIE LANE
:, TX 76020

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

:rt and protect your rights as a member of the armed forces of the United States. If you are or your s ing on active military duty, including active military duty as a member of the Texas National Guard onal Guard of another state or as a member of a reserve component of the armed forces of the Unite se send written notice of the active duty military service to the sender of this notice immediately.

Date, Time, and Place of Sale.

Date: October 06, 2015

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place THE DOOR OF THE FIRST FLOOR IN THE SOUTHEAST CORNER OF THE WISE CC COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as desi county commissioners.

Terms of Sale. Cash.

Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Cont ; and recorded in Document VOLUME 1746, PAGE 545; AS AFFECTED BY LOAN MOI :RK'S FILE NO. 2011-3219, LOAN MODIFICATION AGREEMENT CLERK'S FILE DIFICATION CLERK'S FILE NO. 201408150 real property records of WISE County, Texa) BRANDY SHELLY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYST MINEE, mortgagee.

Obligations Secured. Deed of Trust or Contract Lien executed by JOSHUA SHELLY ring the payment of the indebtednesses in the original principal amount of $93,532.00, and ıding but not limited to the promissory note and all modifications, renewals and extensio)FIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the icing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Proı tgage Servicer is authorized to collect the debt and to administer any resulting foreclosur ıerty referenced above. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, :senting the current mortgagee, whose address is:

MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
N.W. GRAND BLVD STE 110
.AHOMA CITY, OK 73118-6077

Donna Stock

INA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, LORI MCCA LEWIS
titute Trustee
BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

Certificate of Posting

ame is Donna Stockman, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addis are under penalty of perjury that on 9-14-15 I filed at the office of the WISE County Clerk and caused to b : County courthouse this notice of sale.

Donna Stock
ırants Name: Donna Stockman
9-14-15

P
AT 9:21
SEI
SHERRY LEM
WISE C
By

NOS000000

)00005496575

[redacted]

T 6, BLOCK 6, OF HILLS BRAIR OAKS PHASE FOUR, AN ADDITION IN WISE COUNTY TEX
.P OR PLAT THEREOF RECORDED IN CABINET B, SLIDE 500, OF THE PLAT RECORDS OF WISE COUNTY,

NOS00000005

NOTICE OF FORECLOSURE SALE

1. ***Property to Be Sold.*** The property to be sold is described as follows:

EXHIBIT A

2. ***Instrument to be Foreclosed.*** The instrument to be foreclosed is the Deed of Trust dated 06/02/200
1949 Page 74 real property records of Wise County, Texas.

3. ***Date, Time, and Place of Sale.***

Date: 10/06/2015

Time: The sale will begin no earlier than 01:00 PM or no later than three hours thereafter.

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

4. ***Terms of Sale.*** The sale will be conducted as a public auction to the highest bidder for cash. Pursu
he mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sel
property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS
express or implied warranties, except as to the warranties of title, if any, provided for under the dee
bidders are advised to conduct an independent investigation of the nature and physical conditio

Prospective bidders are reminded that by law the sale will necessarily be made subject to all prior mat
he property, if any, to the extent that they remain in force and effect and have not been subordinated t
sale shall not cover any part of the property that has been released of public record from the lie
Prospective bidders are strongly urged to examine the applicable property records to determine the na
matters, if any. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to
paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgag

5. ***Obligations Secured.*** The Deed of Trust executed by RONALD KIRKPATRICK, provides that it
he indebtedness in the original principal amount of $53,955.00, and obligations therein described inclu
(a) the promissory note; and (b) all renewals and extensions of the note. Ocwen Loan Servicing, LLC is
of the note and deed of trust and OCWEN LOAN SERVICING, LLC is mortgage servicer. A servicing
mortgagee, whose address is Ocwen Loan Servicing, LLC c/o OCWEN LOAN SERVICING, LLC, 1
Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 a
servicer to collect the debt.

6. ***Default and Request to Act.*** Default has occurred under the deed of trust, and the mortgagee has
Trustee conduct this sale. Notice is given that before the sale the mortgagee may appoint another pers
conduct the sale.

DONNA STOCKMAN, BRENDA WIGG
BOERNER,GUY WIGGS, DAVID STOC
MCCARTY, TIM LEWIS OR MICHAEL
c/o AVT Title Services, LLC
13770 Noel Road #801529
Dallas, TX 75380-1529

15-000465-670
201 NORTH MOUNT STREET
CHICO, TX 76431

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

POS
AT 9:21 o'cl
SEP 14
SHERRY LEMON,
WISE COUN
By

EXHIBIT "A"

Being 0.45 acres in the William Hersee Survey, Abstract No. 410, in the City of C County, Texas, and being the same land as described in deed to Tom Thornton, r Volume 630, Page 692, Real Records, Wise County, Texas, said 0.45 acres being r particularly described as follows:

BEGINNING at a 2 inch iron post for corner at a fence corner on the East line of Street, said point being the Northwest corner of said Thornton tract, and being t Westerly Southwest of a 19.67 acre tract (reference Volume 404, Page 336, Deed Wise County, Texas);

THENCE with a fence, North 90 degrees 00 minutes 00 seconds East (base beari feet to a 1/2 inch iron stake set for corner at the Northeast corner of said Thornt and an inward corner of said 19.67 acre tract;

THENCE South 00 degrees 00 minutes 00 seconds West 85.00 feet to a 1/2 inch i set for corner at the Southeast corner of said Thornton tract and the most South Southwest corner of said 19.67 acre tract, and being on the North line of s 1.5 ac (reference Volume 615, Page 806, Real Records, Wise County, Texas);

THENCE with said line, South 90 degrees 00 minutes 00 seconds West 230.00 fe inch iron stake set for corner at the Southwest corner of said Thornton tract and Northwest corner of said 1.5 acre tract, and being on the East line of said Mount

THENCE with the East line of Mount Street, North 00 degrees 00 minutes 00 se 85.00 feet to the POINT OF BEGINNING and containing 0.45 acres of land.

NOTE: The Company is prohibited from insuring the area or quantity of the lan described above. Any statement in said legal description of the area or quantity not a representation that such area or quantity is correct, but is made only for in and/or identification purposes and does not override Item 2 of Schedule B hereo

NOTICE OF FORECLOSURE SALE

1. ***Property to Be Sold.*** The property to be sold is described as follows:

SEE EXHIBIT "A"

2. ***Instrument to be Foreclosed.*** The instrument to be foreclosed is the Deed of Trust dated 01/13/2006 ; 1639 Page 605 Document 381490 real property records of Wise County, Texas.

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

Date: 10/06/2015

Time: The sale will begin no earlier than 01:00 PM or no later than three hours thereafter.

Place: Wise County Courthouse, Texas, at the following location: THE SOUTHEAST PORCH AT T OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as design Commissioners Court.

4. ***Terms of Sale.*** The sale will be conducted as a public auction to the highest bidder for cash. Pursuan the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS c express or implied warranties, except as to the warranties of title, if any, provided for under the deed bidders are advised to conduct an independent investigation of the nature and physical condition of the prc

Prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matte the property, if any, to the extent that they remain in force and effect and have not been subordinated to t sale shall not cover any part of the property that has been released of public record from the lien Prospective bidders are strongly urged to examine the applicable property records to determine the natu matters, if any. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee

5. ***Obligations Secured.*** The Deed of Trust executed by TERRELL GILLILAND AND SHELLEY GILLI it secures the payment of the indebtedness in the original principal amount of $84,500.00, and obligati including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2 BACKED CERTIFICATES, SERIES 2006-OPT1 is the current mortgagee of the note and deed of trust SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose add BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2 BACKED CERTIFICATES, SERIES 2006-OPT1 c/o OCWEN LOAN SERVICING, LLC, 1661 Wor 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 autl servicer to collect the debt.

6. ***Default and Request to Act.*** Default has occurred under the deed of trust and DEUTSCHE BANK N COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-OPT1, ASSET-BACKE SERIES 2006-OPT1 obtained a Home Equity Foreclosure Order from the 271st District Court of Wise C under Cause No. CV15-03-153. The mortgagee has requested a Substitute Trustee conduct this sale pu Order and notice is given that before the sale the mortgagee may appoint another person substitute trustee t

Donna Stock

DONNA STOCKMAN, BRENDA WIGGS, DENISE WIGGS, DAVID STOCKMAN, LORI MCCARTY, T MICHAEL W. ZIENTZ
c/o AVT Title Services, LLC
13770 Noel Road #801529
Dallas, TX 75380-1529

12-000138-910
158 CR 4898
SPRINGTOWN, TX 76082

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

POS
AT 9:21 o'c

SEP 1

SHERRY LEMON
WISE COU
By

Exhibit A

BEING 4.536 acres of land, more or less, situated in the U. BLACKWELL SURVEY, ABSTRACT NO. 1053, WISE County, Texas; and being all of a called 2.846 acre tract of land described in deed from A Melear Creamer to Shelley Gilliland, recorded in Volume 1130, Page 840, of the Official Records of W County, Texas; and being a part of a called 12.55 acre tract of land described in the deed from H.F. Melear and wife, Cubby Melear to Alice Melear Creamer, recorded in Volume 210, Page 372, of the R Records, WISE County, Texas; said 4.536 acres being the same land described in Surveyor's Plat an Field Notes compiled by Ernest Steven Holaway, R.P.L.S. No. 5479, dated September 13, 2005, "proj 05-366"; being more fully described as follows:

BEGINNING at a PK Nail set for the Northeast corner of said 2.846 acre tract of land also being the Northwest corner of a called 2.180 acre tract of land described in the deed from Alice Melear Creame Tracy Creamer and Candy Creamer, recorded in Volume 1249, Page 302, of the Official Public Recor WISE County, Texas; also being in the North line of said 12.55 acre tract of land in or near the center of an asphalt road under apparent public use posted as County Road Number 4797;

THENCE South 02 degrees 13 minutes 06 seconds West with the East line of said 2.846 acre tract of land and the West line of said 2.180 acre tract of land passing at 20.83 feet a 3 inch metal fence post the occupied South line of said road continuing on said course along or near a fence a distance of 38 feet to a 3 inch metal fence post for corner being the Southeast corner of said 2.846 acre tract of land the Southwest corner of said 2.180 acre tract of land in the South line of said 12.55 acre tract of land i the occupied North line of an asphalt road under apparent public use posted as County Road Number 4898;

THENCE North 88 degrees 31 minutes 44 seconds West with the South line of said 2.846 acre tract o land and said 12.55 acre tract of land along or near a fence for the occupied North line of said road passing the Southwest corner of said 2.846 acre tract of land continuing on said course a total distanc 545.27 feet to a capped iron rod (stamped RPLS 5479) found for corner being the Southeast corner of called 1.000 acre tract of land surveyed by Ernest Steven Holaway on 08-02-2005 from which a 1/2 inc iron rod found for the Southwest corner of said 12.55 acre tract of land bears North 89 degrees 17 minutes 12 seconds West a distance of 879.81 feet;

THENCE North 01 degrees 51 minutes 24 seconds East with the East line of said 1.000 acre tract of l passing at a distance of 70.99 feet a 1/2 inch iron rod found for the Northeast corner of said 1.000 acr tract of land and the Southeast corner of a called 2.000 acre tract of land described in the deed record in Volume 1033, Page 751, of the Official Public Records, WISE County, Texas, continuing on said co passing a 1/2 inch iron rod found for reference at a distance of 344.95 feet continuing on said course a total distance of 362.40 feet to a PK Nail set for corner being the Northeast corner of said 2.000 acre t of land from which a 1/2 inch iron rod found for the Northwest corner of said 12.55 acre tract of land bearing North 88 degrees 22 minutes 03 seconds West a distance of 691.28 feet;

THENCE South 88 degrees 22 minutes 03 seconds East with the North line of said 12.55 acre tract of land along or near the centerline of said road passing the Northwest corner of said 2.846 acre tract of continuing on said course a total distance of 547.54 feet to the POINT OF BEGINNING and enclosing 4.536 acres of land, more or less, including within said 4.536 acres that certain 2.846 acres previously deeded to Shelley Gilliland in Deed made by Alice Melear Creamer, dated January 30, 2002, recorded Volume 1130, Page 840, Official Public Records, WISE County, Texas.

Doc Bk
381490 OR 163

Filed for Record in:
Wise County
Honorable Honorable
County Clerk
On: Jan 23,2006 at

As a
Official Records

Document Number:

Amount

Receipt Number -
By
Diana Pate, Deputy

ANY PROVISION HEREIN
SALE, RENTAL, OR USE
REAL PROPERTY BECAUSE
INVALID AND UNENFORCE

STATE OF TEXAS

I hereby certify that
filed on the date an
and was duly recorded
of the named records
as stamped hereon by

Jan 23,2006

By:

Honorable Sherry Park
Wise County

LANDAMERICA AMERICAN TITLE
148 W MAIN STREET
AZLE TEXAS 76020

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMEI THE UNITED STATES. IF YOU OR YOUR SPOUSE IS SERVING IN ACTI DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF NATIONAL GUARD, THE NATIONAL GUARD OF ANOTHER STATE OR A OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNI PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SER SENDER OF THIS NOTICE IMMEDIATELY.

NOTICE OF SALE BY SUBSTITUTE TRUSTEE

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE I
COUNTY OF WISE §

Note: Retail Installment Contract dated November 11, 200 delivered by Kim A. Evans and Jay Evans to Jim Walter H

Security Instrument: Mechanic's Lien Contract with Power of Sale, dated Nov executed and delivered by Kim A. Evans and Jay Evan Homes, Inc., to secure payment of that certain Retail Insta recorded as Document Number 398736, in Volume 175 Wise County, Texas.

Original Creditor: Jim Walter Homes, Inc.

Current Owner and Holder: Green Tree Servicing LLC

Loan Servicer: Green Tree Servicing LLC ("Green Tree"), 345 1100 Landmark Towers, St. Paul, MN 55102

Appointed Substitute Trustees: JIM MILLS, SUSAN MILLS, EMILY NORTHERN, ZOGRAFOS, JOYCE MCGRADY , JACK RICHARDSC 9065 Jollyville, Suite 203A, Austin, TX 78759

AND

T. J. RINEY, J.O. CREWSE, S.G. HARVEY, B.K. PACK 5420 LBJ Freeway, Suite 220, Dallas, TX 75225

Note: Each substitute trustee is authorized individually, to act alone without the joinder of the other trustees.

The Substitute Trustees are authorized to sell the Premises at public venue to the highest bidder or bidders, for cash.

F
AT 8:45
SE
SHERRY LE
WISE
By

PROPERTY ADDRESS: 242 Private Road 1537 Bridgeport, TX 76426	RP FILE NO. GTSL02-708	BORROWER: Evans, Kim A. & Jay

Property to be sold: 242 Private Road 1537, Bridgeport, TX 76426, and as fur Exhibit A attached hereto, along with the improvemer property and any after acquired permanent improvement: improvements and/or real property (the "Premises" as des of the Texas Uniform Commercial Code).

Date of Sale: **Tuesday, October 6, 2015.**

Time of Sale: The sale will begin no earlier than **10:00 AM** and no lat hours thereafter.

Location of Sale: At the **County Courthouse in Wise County**, Texas, c porch of the courthouse, unless the location of the sale ha: designated to a specific location by the Commissioner's County. If such a designation by the Commissioner's made and recorded after the date hereof and prior to the then the Substitute Trustee will sell the Premises at the ar the Commissioner's Court of Wise County, Texas.

Terms of Sale: The sale will be conducted as a public auction to the hi cash, subject to the provisions of the Mechanic's Lie Power of Sale permitting the beneficiary thereunder t credited to the note up to the amount of the unpaid deb Mechanic's Lien Contract with Power of Sale at the time c

Those desiring to purchase the property will need to demo ability to pay their bid immediately in cash if their bid is a

The sale will be made expressly subject to any title matter Security Instrument, but prospective bidders are reminde sale will necessarily be made subject to all prior m affecting the property, if any, to the extent that they rem effect and have not been subordinated to the Security Inst shall not cover any part of the property that has been re record from the lien of the Security Instrument. Prospec strongly urged to examine the applicable property recor the nature and extent of such matters, if any.

Pursuant to the Security Instrument, the beneficiary has t the Trustee to sell the property in one or more parcels an only part of the property.

Pursuant to section 51.009 of the Texas Property Code, t be sold in "as is, where is" condition, without any ex warranties, except as to the warranties of title (if any) pr the Mechanic's Lien Contract with Power of Sale. Prospe advised to conduct an independent investigation of the nat

condition of the property.

Pursuant to section 51.0075 of the Texas Property C
reserves the right to set further reasonable conditions fo
sale. Any such further conditions shall be announced b
opened for the first sale of the day held by the trustee
trustee.

Type of Sale: The sale is a non-judicial sale being conducted pursuant
sale granted by the Security Instrument executed by Ki
Jay Evans.

Default and Notice: Default has been made in payment of the Note and Sec
and the Note is now unpaid, delinquent and in defaul
notices have been given to Kim A. Evans and Jay Evans
other necessary parties with regard to the defaulted indel
Tree has requested the undersigned, substitute trustee,
give notice of foreclosure of the Security Instrument and
in accordance with applicable Texas law and the terms a
the Security Instrument.

Dated: August 19, 2015.

By: _____
T.J. Riney, Substitute Trustee

AFTER RECORDING, PLEASE RETURN TO:
Riney Packard, PLLC
Attn: T.J. Riney
Two Lincoln Centre
5420 LBJ Freeway, Suite 220
Dallas, Texas 75240

PROPERTY ADDRESS: 242 Private Road 1537 Bridgeport, TX 76426	RP FILE NO. GTSL02-708	BORROWER: Evans, Kim A. & Ja

EXHIBIT "A"

Being a 2.00 acre tract in the C. Mixon Survey, Abstract Number 556, Wise County, Texas, also l
a certain called 26 acres tract described in instrument recorded in Volume 214, Page 524, Deed Re
County, Texas and part of a certain called 891.18 acres tract described in instrument recorded in V
Page 245, Deed Records, Wise County, Texas and being described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped STRADHAM R.P.L.S. 4281 set for
Southeast corner of the tract herein described, said point being 2219.26 feet North 00°45'24" East a
feet North 89°14'36" West from the Southeast corner of said C. Mixon Survey; THENCE North 74°37'3
distance of 295.16 feet to a 1/2" iron rod with a yellow plastic cap stamped STRADHAM R.P.L.S. 428
the Southwest corner of the tract herein described;

THENCE North 15°22'23" East a distance of 295.16 feet to a 1/2" iron rod with a yellow plastic
STRADHAM R.P.L.S. 4281 set for the Northwest corner of the tract herein described;

THENCE South 74°37'37" East a distance of 295.16 feet to a 1/2" iron rod with a yellow plastic
STRADHAM R.P.L.S. 4281 set for the Northeast corner of the tract herein described;

THENCE South 15°22'23" West a distance of 295.16 feet to the POINT OF BEGINNING and containin
of land.

FIELD NOTES FOR A 30 FOOT INGRESS AND EGRESS EASEMENT
TRACT 2

Being a 30 feet strip of land in the C. Mixon Survey, Abstract Number 556, Wise County, Texas,
of a certain called 891.18 acres tract described in instrument recorded in Volume 189, Page 245, De
Wise County, Texas and said easement being 30 feet wide lying 15 feet on each side of the followin
line being described by metes and bounds as follows:

COMMENCING at a 4" wood fence post for the Southeast corner of said 891.18 acre tract and said
Survey; THENCE North 00°40'52" East with the East line of said 891.18 acre tract, a distance of 970.
a point in the West R.O.W. of F.M Highway Number 2552 for the POINT OF BEGINNING of the easemen
described;

THENCE with the center line of said 30 foot ingress and egress the following courses and distanc

South 86°42'05" West a distance of 68.71 feet to a point;
North 01°00'00" East a distance of 201.50 feet to a point;
North 09°57'23" West a distance of 282.10 feet to a point;
North 05°19'17" West a distance of 247.49 feet to a point;
North 12°09'35" West a distance of 423.35 feet to a point;
North 35°43'57" West a distance of 98.44 feet to a point;
North 72°53'24" West a distance of 406.48 feet to a point at the end of the easement herein d

PROPERTY ADDRESS: 242 Private Road 1537 Bridgeport, TX 76426	RP FILE NO. GTSL02-708	BORROWER: Evans, Kim A. & Jay

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Notice is hereby given that a public sale at auction of the Property (as that term i: described below) will be held at the date, time, and place specified in this notice.

DATE OF SALE: Tuesday, the 6th day of October, 2015 (which is the first Tu month)

TIME OF SALE: The earliest time at which the sale shall occur is 10:00 A.M. (shall begin at that time or not later than three hours after that time.

PLACE OF SALE: THE DOOR OF THE FIRST FLOOR IN THE SOUTHEAST (THE WISE COUNTY COURTHOUSE OR AS DESIGNATED BY THI COMMISSIONERS.

INFORMATION REGARDING THE DEED OF TRUST LIEN THAT IS THE S THIS SALE:

NAME OF DOCUMENT: Deed of Trust (the "Deed of Trust")

DATE: February 19, 2014

GRANTOR: Sky Investments, LLC

CURRENT BENEFICIARY: Trident Realty Investments, LLC

SUBSTITUTE TRUSTEE: Michael L. Hoffman P.C.

RECORDING INFORMATION: Recorded in Wise County, Texas, docur 201401773, on February 24, 2014, in the real property records of Wise Count

PROPERTY DESCRIPTION: The real property located in Wise County, being more particularly described on Exhibit "A" attached hereto and made . for all purposes, together with the improvements, fixtures, and other real a property relating to such real property and described in the Deed of Trust (the "Property").

INDEBTEDNESS SECURED:

NAME OF DOCUMENT: Promissory Note (the "Note")

DATE: February 19, 2014

FACE AMOUNT OF THE NOTE: $101,850.00

MAKER: Sky Investments, LLC

CURRENT PAYEE: Trident Realty Investments, LLC

P(
AT 2:38 (
SEP
SHERRY LEMC
WISE C
By Kim
Kim

Trident Realty Investments, LLC, as the current owner and holder of th has requested that the undersigned, as Substitute Trustee under the Deed of property, the proceeds of such sale to be applied in accordance with the provisions Trust.

The owner and holder of the indebtedness has further requested that the Substitute Trustee under the Deed of Trust, sell all of the components of the P personal property in accordance with the terms of the Deed of Trust and Article Uniform Commercial Code. The sale of the personal property will be held at the place as the above-described real property sale; however, to extent the permitted the Texas Uniform Commercial Code, the undersigned has been instructed to pro the real and personal property in accordance with the rights and remedies of holder of the indebtedness in respect of the real property, *i.e.,* in accordance wi Trust.

Therefore, at the date, time and place set forth above, the undersigned Trustee, will sell the Property to the highest bidder pursuant to the terms of the De

Assert and protect your rights as a member of the armed forces of the If you are or your spouse is serving on active military duty, including active as a member of the Texas National Guard or the National Guard of anothe member of a reserve component of the armed forces of the United State written notice of the active duty military service to the sender of this notice in

IN WITNESS WHEREOF, this Notice of Trustee's Sale has been executed 11, 2015.

Trustee:

MICHAEL L. HOFFMAN P.C.
A Texas Professional Corporation

By:
Name: Eric D. Feldman

STATE OF TEXAS §
§
COUNTY OF COLLIN §

This instrument was acknowledged before me on September 11, 201 Feldman, an individual residing in Texas, on behalf of Michael L. Hoffman Professional Corporation.

JEREMIAH LEE GARZA
Notary Public, State of Texas
My Commission Expires
October 21, 2018

Notary Public in and for the

EXHIBIT "A"

THE REAL PROPERTY

Property (including any improvements):

THE WEST 63 FEET OF LOT 1, BLOCK 3, OF THE C.D. CATES ADDITI CITY OF DECATUR, WISE COUNTY, TEXAS, ACCORDING TO THE PI RECORDED IN VOLUME O, PAGE 641, DEED RECORDS, WISE COUN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AT NAIL SET FOR CORNER AT THE NORTHWEST C SAID LOT 1, BLOCK 3, SAID POINT BEING THE INTERSECTION OF T LINE OF SHOEMAKER STREET AND THE EAST LINE OF MILLER ST

THENCE WITH THE SOUTH LINE OF SAID SHOEMAKER STREET AN NORTH LINE OF SAID LOT 1, BLOCK 3, EAST 63.000 FEET TO A NAIL CORNER;

THENCE SOUTH 95.00 FEET TO A 1/2 INCH IRON STAKE SET FOR CC THE SOUTH LINE OF SAID LOT 1, BLOCK 3;

THENCE WITH SAID LINE, WEST 63.00 FEET TO A 1/2 INCH IRON ST. FOR CORNER AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCI EAST LINE OF SAID MILLER STREET;

THENCE WITH THE EAST LINE OF SAID MILLER STREET AND THE OF SAID LOT 1, BLOCK 3, NORTH 95.00 FEET TO THE POINT OF BEG

Commonly known as: 300 E. Shoemaker Street, Decatur, TX 76234

NOTICE OF SUBSTITUTE TRUSTEE'S SALI

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PER
REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATIO
INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RI
SOCIAL SECURITY NUMBER OR YOUR DRIVERS LICENSE NUMBER.

STATE OF TEXAS

COUNTY OF Wise

COPY

KNOW ALL MEN BY

WHEREAS, on **September 15, 1998, Dale L. Cable,** as grantor(s) executed a Dee
to **JCEF Limited, A Limited Liability Company, filed in Deed Records, Wise County,**
property located in the County of **Wise,** State of Texas, and being more particularly describ
Oliver Creek , an unrecorded subdivision, more specifically described in Exhibit A a
made a part hereof for all intents and purposes, to secure payment of one certain Re
amount of, **$22,900.00** (the note), the Deed of Trust being recorded in Deed Records, **Wis**
Volume 817, Page 382. WHEREAS, (I) default has occurred in the payment of the Note se
Trust and/or in the performance of the covenants, agreements, and conditions set forth in th
(ii) the sums due and payable under the Note and the Deed of Trust are now wholly due a
owner and holder of the Note, pursuant to the Deed of Trust has requested the undersigne
and satisfy the note, the proceeds of such sale to be applied in accordance with the provi
Trust; and

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

NOW, THEREFORE, the undersigned, the **Substitute Trustee** as aforesaid, does he
after due publication of this notice as required by law and the Deed of Trust, will sell the Pro
to the highest bidder, or bidders, for cash, at a time no earlier than **10:00 a.m.** and not later t
first Tuesday in October, 2015 at the **Wise County Courthouse, Decatur, Texas.** The sar
2015, At the southeast door of the Wise County Courthouse, Decatur, Texas.
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES
STATES. IF YOU ARE OR YOUR SPOUSE IS SERVIING ON ACTIVE MILITARY DUTY, I
MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NAT
ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED
UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY
SENDER OF THIS NOTICE IMMEDIATELY.

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

Emory Russell

Emory Russell
Substitute Trustee

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

PC
AT 10:39

SEP

SHERRY LEMC
WISE CO
By

SELLER: JCEF LIMITED, A LIMITED LIABILITY COMPANY
BUYER: DALE L. CABLE
PROPERTY: LOT 6, HILLS OF OLIVER CREEK, (AN UNRECORDED SUBDIVISI
1.087 ACRES MORE OR LESS OUT OF THE ELI M. THOMASSON SUR
#801, WISE COUNTY, TEXAS.

E X H I B I T "A"
(WCTC GF#98-12981)

Being a 1.087 acre tract of land out of the Eli M.
Survey, Abstract #801, situated in Wise County, Texas, a
portion of that certain 83.226 acre tract of land out of
Thomasson Survey, Abstract #801, the R.M. Thompson Survey,
#1248 and the P.P. Harding Survey, Abstract #373, as co
JCEF LIMITED, in Volume 664, Page 227, Real Records of Wi
Texas, and this tract being described by metes and
follows:
BEGINNING at a 1/2" iron pin set in the north line of sa
acre tract, for the northwest corner of the herein descril
and being South 83° 25′ 02" East, 921.77 feet from the
corner of said 83.226 acre tract and being the south
150.3 acre tract, as conveyed to Bill D. Fennell, in Vo
Page 749, Deed Records of Wise County, Texas;
THENCE South 83° 25′ 02" East, along said common line
83.226 acre and 150.3 acre tracts, a distance of 151.01 f
1/2" iron pin set for corner;
THENCE South 00° 03′ 39" East, a distance of 306.83 feet,
iron pin set in the north right-of-way line of a 60 ft
road, as recorded in Volume 779, Page 836, Real Reco
County, Texas, for the southeast corner of the herein
tract;
THENCE South 89° 56′ 21" West, along the said north rig
line, a distance of 150.00 feet, to a 1/2" iron pin se
southwest corner of the herein described tract;
THENCE North 00° 03′ 39" West, a distance of 324.30 fe
POINT OF BEGINNING and containing 1.087 acres of land.

*(ALSO KNOWN AS - LOT 6, HILLS OF OLIVER CREEK, AN U
SUBDIVISION.)*

NOTICE OF SUBSTITUTE TRUSTEE'S SAL

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PEF
REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATIO
INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC R
SOCIAL SECURITY NUMBER OR YOUR DRIVERS LICENSE NUMBER.

STATE OF TEXAS

COPY

KNOW ALL MEN BY

COUNTY OF Wise

WHEREAS, on **March 5, 1999, Hollis L. Waddle, Sr. and Wilma Waddle,** as grantc of Trust, conveying to **JCEF Limited, A Limited Liability Company, filed in Deed Rec Texas,** certain real property located in the County of **Wise,** State of Texas, and being more as **Lot 21, Coyote Ridge, more specifically described in Exhibit A attached hereto and for all intents and purposes,** to secure payment of one certain Real Estate Note in the a (the note), the Deed of Trust being recorded in Deed Records, **Wise County**, Texas, in **Vol** WHEREAS, (I) default has occurred in the payment of the Note secured by the Deed o performance of the covenants, agreements, and conditions set forth in the Deed of Trust, and payable under the Note and the Deed of Trust are now wholly due and payable, and (iii) the Note, pursuant to the Deed of Trust has requested the undersigned to sell the property the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trus

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

NOW, THEREFORE, the undersigned, the **Substitute Trustee** as aforesaid, does h after due publication of this notice as required by law and the Deed of Trust, will sell the Pro to the highest bidder, or bidders, for cash, at a time no earlier than **10:00 a.m.** and not later t first Tuesday in October, 2015 at the **Wise County Courthouse, Decatur, Texas.** The sa **2015, At the southeast door of the Wise County Courthouse, Decatur, Texas.**

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCE STATES. IF YOU ARE OR YOUR SPOUSE IS SERVIING ON ACTIVE MILITARY DUTY, MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NA ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARME UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITAR SENDER OF THIS NOTICE IMMEDIATELY.

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

Emory Russell

Emory Russell
Substitute Trustee

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

POS
AT 10:39 o'clc

SEP 01

SHERRY LEMON, C
WISE COUNT
By

EXHIBIT "A"
Tract 21 Coyote Ridge

BEING all that certain lot, tract or parcel of land situated in the A. Walker Survey Number 861, in the County of Wise, Texas, being a part of that certain (called) 62. "Tract I" conveyed by deed from Doug Bryan to JCEF Limited, recorded in Volum 738, Real Records, Wise County, Texas, and being a part of that certain (called) 35 "Tract III" conveyed by deed from Doug Bryan to JCEF Limited, recorded in Volu 738, Real Records, Wise County, Texas, and being more particularly described as f

COMMENCING at an iron rod found for corner in the West line of said Walker Su the east line of the Jessie B. Atkinson Survey Abstract Number 2, said point being t southerly southeast corner of that certain tract of land conveyed by deed from Allen Floyd T. McCurdy, recorded in Volume 237, Page 591, Deed Records, Wise Coun

THENCE NORTH, 489.58 feet with the common line between said Walker Survey Atkinson Survey and with Blewett Road, a public roadway, to an iron rod set at a b Road;

THENCE NORTH, 79 degrees, 25 minutes and 38 seconds East, 1229.29 feet with an iron rod set for the POINT OF BEGINNING;

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

THENCE SOUTH, 10 degrees, 34 minutes and 22 seconds East, 915.00 feet to an i corner;

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

THENCE SOUTH, 10 degrees, 34 minutes and 22 seconds East, 715.57 feet to an i corner;

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

THENCE NORTH, 00 degrees, 00 minutes and 36 seconds East, 844.83 feet to an i for corner in the south line of said 62.591 acre tract and in the north line of said 350. tract;

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

THENCE NORTH, 10 degrees, 34 minutes and 22 seconds West, 900.00 feet to the BEGINNING and containing 3.190 acres of land.

AT 3:04

AUG

SHERRY LEM(
WISE C(
By
TONI

Notice of Foreclosure Sale

August 26, 2015

Deed of Trust ("Deed of Trust"):

Dated:	February 25, 2008
Grantor:	Alfred & Sons, Inc.
Trustee:	Greg Reasoner
Substitute Trustee:	Berry White
Lender:	First State Bank
Recorded in:	Volume 1912, Page 757 of the real property records of Texas as Reinstated in Instrument No. 201410113
Secures:	Note ("Note") in the original principal amount of $140,00 by Alfred & Sons, Inc. ("Borrower") and payable to the o and all other indebtedness of Borrower to Lender Property: See Attached Exhibit A

Foreclosure Sale:

Date:	Tuesday, October 6, 2015
Time:	The sale of the Property will be held between the hours of 1 4:00 P.M. local time; the earliest time at which the Forecl begin is 10:00am.
Place:	The Southeast porch of the courthouse steps of the Wise House.
Terms of Sale:	The Foreclosure Sale will be conducted as a public a Property will be sold to the highest bidder for cash, except Bank's bid may be by credit against the indebtedness secure the Deed of Trust.

Default has occurred in the payment of the Note and in the perfo obligations of the Deed of Trust. Because of that default, First State Bank, the ow of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Fc hereby given of First State Bank's election to proceed against and sell both the re any personal property described in the Deed of Trust in accordance with First Stat and remedies under the Deed of Trust and section 9.604(a) of the Texas Business Code.

Mortgage Servicer is representing First State Bank in connection with the

by the Note and secured by the Deed of Trust under a servicing agreement with Fi
The address of Mortgage Servicer is set forth above.

Therefore, notice is given that on and at the Date, Time, and Place for t
Sale described above, Trustee will sell the Property in accordance with the
described above, the Deed of Trust, and applicable Texas law.

If First State Bank passes the Foreclosure Sale, notice of the date of a
foreclosure sale will be reposted and refiled in accordance with the posti
requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters
Deed of Trust, but prospective bidders are reminded that by law the Foreclo
necessarily be made subject to all prior matters of record affecting the Property
extent that they remain in force and effect and have not been subordinated to the
For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Pr
been released of public record from the lien and/or security interest of the Deed o
State Bank. Prospective bidders are strongly urged to examine the applicable prop
determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will b
without any expressed or implied warranties, except as to the warranties (if an
under the Deed of Trust. Prospective bidders are advised to conduct an independe
of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reser
set further reasonable conditions for conducting the Foreclosure Sale. An
conditions shall be announced before bidding is opened for the first sale of th
Trustee.

Assert and protect your rights as a member of the armed forces of the
If you are or your spouse is serving on active military duty, including active
as a member of the Texas National Guard or the National Guard of anothe
member of a reserve component of the armed forces of the United State
written notice of the active duty military service to the sender of this notice im

Berry White
104 Hackberry Ct.
Runaway Bay, TX 76426
Telephone (940) 268-5294
Telecopier (888) 396-6271

EXHIBIT A

Property (including any improvements):

TRACT 1:
BEING a 4.79 acre tract in the Cain T. Brush Survey, Abstract Number 29, Wise County, T
also being a certain tract described in instrument recorded in Volume 874, Page 227, Official P
Records, Wise County, Texas, said tract being more commonly known as Tract 16. Estes Add
an unrecorded subdivision in Wise County, Texas and being described by metes and boun
follows:
BEGINNING at an 8 inch wood fence post found in the North Right-of-Way of County Roa
4851 for the Southwest corner of said Tract 16 and for the Southeast corner of Tract 14 of said
Addition;
THENCE North 00 degrees 02 minutes 13 seconds West with the West line of said Tract 16 a
East line of both Tracts 14 and 15 of said Estes Addition, a distance of 834.38 feet to a 10 inch
fence post found in the South Right-of-Way of County Road No. 4580 for the Northwest cor

said Tract 16 and for the Northeast corner of said Tract 15;
THENCE South 88 degrees 57 minutes 21 seconds East with the North line of said Tract 16
said South Right-of-Way a distance of 250.42 feet to a 1/2 inch iron rod found in said Sou
of-Way for the Northeast corner of said Tract 16 and for the Northwest corner of Tract 1
Estes Addition;
THENCE South 00 degrees 00 minutes 00 seconds East with the East line of said Tract 16
the West line of said Tract 17 a distance of 834.42 feet to a 1/2 inch iron rod found in s
Right-of-Way for the Southeast corner of said Tract 16 and the Southwest corner of said
THENCE North 88 degrees 56 minutes 42 seconds West with the South line of said Tra
with said North Right-of-Way a distance of 249.88 feet to the POINT OF BEGINN
containing 4.79 acres of land.

TRACT 2:
BEING a 2.50 acre tract in the Cain T. Brush Survey, Abstract Number 29, Wise Count
also being a certain called 2.50 acre tract described in instrument recorded in Volume 437, 1
Deed Records, Wise County, Texas being described by metes and bounds as follows:
BEGINNING at a 1/2 inch iron rod found in the North Right-of-Way of County Road No.
the Southwest corner of said 2.50 acre tract;
THENCE North 00 degrees 00 minutes 00 seconds East with the West line of said 2.50
a distance of 435.60 feet to a 1/2 inch iron rod with a yellow plastic cap stamped Steadhar
S. 4281 set for the Northwest corner of said 2.50 acre tract;
THENCE South 89 degrees 09 minutes 55 seconds East with the North line of said 2.50
a distance of 250.68 feet to a 1/2 inch iron rod with a yellow plastic cap stamped Steadhar
S. 4281 set for the Northeast corner of said 2.50 acre tract;
THENCE South 00 degrees 05 minutes 52 seconds West with the East line of said 2.50
a distance of 435.59 feet to a 1/2 inch iron rod found in the said North Righ-of-Wa
Southeast corner of said 2.50 acre tract;
THENCE North 89 degrees 09 minutes 55 seconds West with said North Right-of-Way
the South line of said 2.50 acre tract a distance of 249.94 feet to the POINT OF BEGIN
containing 2.50 acres of land.

Current Borrower:	KRYSTAL CLOUGH, A SINGLE WOMAN AND CHRISTOPHER GANZER, A
MH File Number:	TX-15-24422-FC
VA/FHA/PMI Number:	
Loan Type:	FHA
Property Address:	12929 KELLY DR, RHOME, TX 76078

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
5/20/2008

Grantor(s)/Mortgagor(s):
KRYSTAL CLOUGH, A SINGLE V
AND CHRISTOPHER GANZER, A
MAN

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

Current Beneficiary/Mortgagee:
Lakeview Loan Servicing, LLC

Recorded in:
Volume: 1948
Page: 223
Instrument No: 2008-26373

Property County:
WISE

Mortgage Servicer:
M&T Bank is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Fountain Plaza, Buffalo, NY 14203

Legal Description: LOT 6, BLOCK 1, SHALE CREEK, PHASE 2A, AN ADDITION IN W ACCORDING TO THE PLAT THEREOF, RECORDED IN CABINET C, SLIDE 510, PLAT REC COUNTY, TEXAS.

Date of Sale: 10/6/2015

Earliest Time Sale Will Begin:

Place of Sale of Property: The Southeast porch of the courthouse steps OR IN T DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.0 TEXAS PROPERTY CODE.

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

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.**

Donna Stockman or Brenda Wiggs
Boerner or David Stockman or Tim
Wiggs or Lori McCarty
or Cole D. Patton
or Catherine Allen-Rea
McCarthy Holthus - Texas, LLP
ATTN: SALES
1255 West 15th Street, Suite 1060
Plano, TX 75075

AT 4:

JU

4536791

SHERRY LE
WISE
By

:OUNTY ROAD 4790
'D, TX 76023

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

ert and protect your rights as a member of the armed forces of the United States. If you are or your spc ;ing on active military duty, including active military duty as a member of the Texas National Guard or ional Guard of another state or as a member of a reserve component of the armed forces of the United S ıse send written notice of the active duty military service to the sender of this notice immediately.

Date, Time, and Place of Sale.

Date: October 06, 2015

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place THE DOOR OF THE FIRST FLOOR IN THE SOUTHEAST CORNER OF THE WISE COU COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as desigr county commissioners.

Terms of Sale. Cash.

Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contra 3 and recorded in Document VOLUME 1360, PAGE 387 real property records of WISE Co ENZ AND OTEAKA SAENZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRA IERS") AS NOMINEE, mortgagee.

Obligations Secured. Deed of Trust or Contract Lien executed by EDDIE SAENZ AND O payment of the indebtednesses in the original principal amount of $54,074.00, and obli uding but not limited to the promissory note and all modifications, renewals and extensions LLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the M ;icing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Prope rtgage Servicer is authorized to collect the debt and to administer any resulting foreclosure perty referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representin ›se address is:

WELLS FARGO BANK, N.A.
'6 STATEVIEW BLVD
RT MILL, SC 29715

NNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, LORI MCCART
1 LEWIS
stitute Trustee
BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

Certificate of Posting

name is DAVID Stockman, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison ;lare under penalty of perjury that on 7-13-15 I filed at the office of the WISE County Clerk and caused to be p iE County courthouse this notice of sale.

larants Name: DAVID STOCKMAN
:: 7-13-15

POS
AT 1:24 o'cl
JUL 1
SHERRY LEMON,
WISE COUN
By
TONI GR

NOS00000005

SIG.rnt - (06/10/2015) - Ver-42

00005382841

NG ALL THAT CERTAIN LOT. TRACT OR PARCEL OF LAND SITUATED IN THE T & P RAIL
ABSTRACT NO. 844, WISE COUNTY, TEXAS, AND BEING THE SAME TRACT AS DESCRIBED
UME 824, PAGE 411, OF THE REAL RECORDS OF WISE COUNTY, TEXAS, AND BEINC
CRIBED BY METES AND BOUNDS AS FOLLOWS:

INNING AT SET 1/2" IRON ROD AT THE SOUTHEAST CORNER OF A CALLED 8.0 ACRE TI
D RECORDED IN VOLUME 115, PAGE 357, OF THE REAL RECORDS OF WISE COUNTY, TEXA
NER OF A TRACT AS DESCRIBED IN DEED TO WILLARD BLUM;

NCE SOUTH 00 DEGREES 06 MINUTES 59 SECONDS EAST, ALONG THE CENTER OF SAID COU
TANCE OF 210.00 FEET TO A FOUND 5/8" IRON ROD AT THE NORTHEAST CORNER OF A C
DESCRIBED IN DEED TO PAUL J. MANSMANN, RECORDED IN VOLUME 597, PAGE 274, OF
E COUNTY, TEXAS;

NCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, DEPARTING THE CENTER OF SA
), AND ALONG THE NORTH LINE OF SAID MANSMANN TRACT, A DISTANCE OF 420.23 FEET
) IN THE SOUTHEAST CORNER OF A CALLED 10.0 ACRE TRACT AS DESCRIBED IN DEED
ORDED IN VOLUME 263, PAGE 417 OF THE REAL RECORDS, WISE COUNTY, TEXAS;

NCE NORTH 00 DEGREES 28 MINUTES 58 SECONDS WEST, ALONG THE EAST LINE OF SA
TANCE OF 209.87 FEET TO A 8" CEDAR FENCE POST FOR CORNER AT THE SOUTHWEST C
NTIONED BLUM TRACT;

NCE NORTH 89 DEGREES 58 MINUTES 54 SECONDS EAST ALONG THE SOUTH LINE C
TANCE OF 421.58 FEET TO THE POINT OF BEGINNING, AND CONTAINING 88,361 SQUARE F
ID.

NOS00000005