

**NOTICE OF FORECLOSURE SALE**

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

1. *Property to Be Sold.*  
Property (including any improvements):

**Real Property:** Lot 18, Block 3, of the Hills of Briar Oaks, Phase 3A, Wise County, Texas, according to the plat recorded in Plat Cabinet B, Section 182-184, Plat Records of Wise County, Texas, also known as 208 Briar Oaks Lane, Azle, Texas 76020 and as more particularly described by metes and bounds on "Exhibit "A" attached hereto.

**Personal Property:** All personal property secured by the security agreement included in this Deed of Trust

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust dated effective May 31, 2014, recorded as Instrument No. 201412711 in the Official 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: September 4, 2018

Time: The sale will begin no earlier than 1:00 p.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 in Decatur, Texas, at the following location: The door of the first floor in the Southeast Corner of the Wise County Court House, 101 1/2 North Trinity, Decatur, Texas, or the place as designated by the County Commissioners of Wise County, Texas, 21 days prior to the posting of this notice.

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 refiled may be after the date originally scheduled for this sale.


**POSTED**

AT 11:11 o'clock a M

Notice of Foreclosure Sale

Page 1

AUG 10 2018

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

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

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.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust and security agreement executed by Terry Tate and Kayla Shores.

The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note dated effective May 31, 2014, in the original principal amount of Seventy-Nine Thousand Nine Hundred and No/100 Dollars (\$79,900.00), executed by Terry Tate and Kayla Shores and payable to the order of J. Daniel Family LTD.L.L.P. J. Daniel Family Ltd., L.L.P., is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

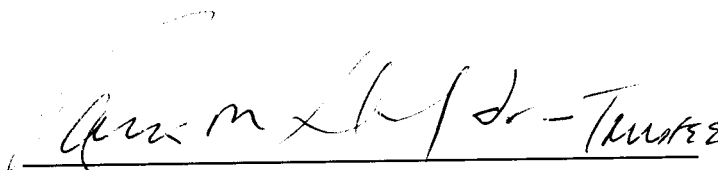
Questions concerning the sale may be directed to the undersigned or to the beneficiary, J. Daniel Family LTD.L.L.P., whose business address is 4304 Tamworth Rd., Fort Worth, Texas 76116.

7. *Trustee's Address.*

Robert M. Doby, Jr.  
Physical Address: 4803 Crestline Rd., Fort Worth, Tx 76107  
Mailing Address: 4455 Camp Bowie Blvd., Ste. 114,  
PMB 91, Fort Worth, Tx 76107  
Telephone Number: 817-372-3285

8. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated: August 10, 2018



Robert M. Doby, Jr., Trustee  
4455 Camp Bowie Blvd., Ste. 114, PMB 91,  
Fort Worth, Tx 76107

EXHIBIT "A"

Description of Property

LOT 18, BLOCK 3 - HILLS OF BRIAR OAKS - PHASE 3A, WISE COUNTY, TEXAS

Being a 1.372 acre tract of land and being a portion of that certain 210 acre tract of land conveyed to B. B. Daniel and Pauline Daniel according to the deed recorded in Volume 162, Page 154, Deed Records of Wise County, Texas, and being in the M.E.P. & P. R.R. COMPANY SURVEY, SECTION 15, ABSTRACT NUMBER 617, Wise County, Texas, and being more particularly described as follows:

COMMENCING at a ½" iron rod found for corner and being the northwest corner of Lot 63, Block 2, THE HILLS OF BRIAR OAKS, PHASE ONE, according to the plat recorded in Cabinet B, Slide 468, Plat Records of Wise County, Texas; Thence, North 00 degrees 12 minutes 29 seconds West, along the east line of Briar Oaks Drive, a private road, 800.40 feet to the POINT OF BEGINNING;

THENCE, North 00 degrees 12 minutes 29 seconds West, continuing along the east line of said Briar Oaks Drive, 150.00 feet to a ½" iron rod set for corner;

THENCE, North 89 degrees 47 minutes 31 seconds East, 398.47 feet to a ½" iron rod set for corner;

THENCE, South 00 degrees 12 minutes 29 seconds East, 150.00 feet to a ½" iron rod set for corner;

THENCE, South 89 degrees 47 minutes West, 398.47 feet to THE POINT OF BEGINNING.

The tract herein described contains 1.372 acres of land.

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

**Date:** 04/21/2011  
**Grantor(s):** RONALD M URDIALES, A SINGLE PERSON  
**Original Mortgagee:** WELLS FARGO BANK, NATIONAL ASSOCIATION  
**Original Principal:** \$157,675.00  
**Recording Information:** Book 2249 Page 107 Instrument 2011-5534  
**Property County:** Wise  
**Property:**

LOT 2, BLOCK 1, SKY VIEW RANCH ADDITION, AN ADDITION TO THE CITY OF NEW FAIRVIEW, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 491, OF THE PLAT RECORDS OF WISE COUNTY, TEXAS

**Reported Address:** 109 SKY WAY, RHOME, TX 76078

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** Wells Fargo Bank, N.A.  
**Mortgage Servicer:** Wells Fargo Bank, N. A.  
**Current Beneficiary:** Wells Fargo Bank, N.A.  
**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 4th day of September, 2018

**Time of Sale:** 1:00PM or within three hours thereafter.

**Place of Sale:** AT THE SOUTHEAST PORCH OF THE COURTHOUSE STEPS in Wise County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Wise County Commissioner's Court.

**Substitute Trustee(s):** Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Doug Woodard, Kristie Alvarez, Julian Perrine, Patrick Zwiars, Kristopher Holub, Frederick Britton, Shawn Schiller, Tonya Washington, Irene Lindsay, Cary Corenblum, Michael Burns, Elizabeth Hayes, Marilyn Jones, or Suzanne Suarez, 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 trust to secure payment of 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 reported to not have been 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 removed and Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Doug Woodard, Kristie Alvarez, Julian Perrine, Patrick Zwiars, Kristopher Holub, Frederick Britton, Shawn Schiller, Tonya Washington, Irene Lindsay, Cary Corenblum, Michael Burns, Elizabeth Hayes, Marilyn Jones, or Suzanne Suarez, any to act, have been appointed as 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 the Current Mortgagee, 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 declared to be immediately due and payable.
2. Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Doug Woodard, Kristie Alvarez, Julian Perrine, Patrick Zwiars, Kristopher Holub, Frederick Britton, Shawn Schiller, Tonya Washington, Irene Lindsay, Cary Corenblum, Michael Burns, Elizabeth Hayes, Marilyn Jones, or Suzanne Suarez, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**POSTED**

AT 4:12 o'clock P M

AUG 07 2018

WKC/kp/ffb/womack/appointmentofsale  
8/6/18

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS

**Notice of Foreclosure Sale**

**COPY**

By Sarah Enochs DEPUTY  
*Property to Be Sold.*

Sarah Enochs

1. The property to be sold is described as follows:

Lot 32 of NORTH STAR POINTE, Section 3, Phase 1, a subdivision in Wise County, Texas, according to the Map or Plat thereof, recorded In Plat Cabinet C, Sleeve 93, of the Plat Records of Wise County, Texas.

2. *Instrument to be Foreclosed.* Deed of Trusted dated July 26, 2011, and recorded in Volume 2271, Page 252, Official Records, 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: September 4, 2018

Time: 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 1:00 p.m.

Place: The sale will be held at the southeast porch (or corner) of the Wise County Courthouse, Decatur, Texas.

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 refiled may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

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.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Dusty Womack.

The real property and personal property, if any, encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

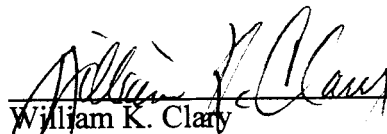
6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note executed by Dusty Womack, and payable to the order of First Financial Bank, N.A. NMLSR ID: 411371. First Financial Bank, N.A. NMLSR ID: 411371 is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, First Financial Bank, N.A. NMLSR ID: 411371 at 909 Stevens Street, Bridgeport, Texas 76426.

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

8. **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.**

Dated: August 7, 2018

  
\_\_\_\_\_  
William K. Clary  
P.O. Box 98  
Bridgeport, Texas 76426  
Telephone (940) 683-6722  
Telecopier (940) 683-4029

[RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:]

Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803  
For Sale Information: (888) 313-1969  
For Reinstatement Requests: 1-866-874-5860  
Pay Off Requests: 1-800-561-4567

POSTED  
AT 4:19 o'clock P M

JUL 26 2018

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

TS#: 18-20626

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 10/10/2008, RANDY BEAN, AN UNMARRIED MAN, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of GEORGE M. SHANKS, JR., as Trustee, Mortgage Electronic Registration Systems, Inc. as nominee for AMERICARE INVESTMENT GROUP, INC. DBA PREMIER CAPITAL LENDING, its successors and assigns, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$122,961.00, payable to the order of Mortgage Electronic Registration Systems, Inc. as nominee for AMERICARE INVESTMENT GROUP, INC. DBA PREMIER CAPITAL LENDING, its successors and assigns, which Deed of Trust is Recorded on 10/20/2008 as Volume 2008-33060, Book 1994, Page 664, in Wise County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

**BEING A TRACT OF LAND SITUATED IN THE G. B. BUCHANAN SURVEY, ABSTRACT NO. 31, WISE COUNTY, TEXAS, AND BEING THAT TRACT AS DESCRIBED IN DEED TO RANDY BEAN AND ANITA BEAN RECORDED IN VOLUME 895, PAGE 473, DEED RECORDS, WISE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 5/8 INCH IRON ROD FOUND FOR CORNER ON THE SOUTH LINE OF PR 4732 FOR THE NORTHWEST CORNER OF SAID BEAN TRACT; THENCE NORTH 89 DEGREES 41 MINUTES 19 SECONDS EAST, ALONG SAID LINE, A DISTANCE OF 157.00 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER; THENCE SOUTH 00 DEGREES 18 MINUTES 41 SECONDS EAST A DISTANCE OF 277.45 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER; THENCE SOUTH 89 DEGREES 41 MINUTES 19 SECONDS WEST A DISTANCE OF 157.00 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER; THENCE NORTH 00 DEGREES 18 MINUTES 41 SECONDS WEST A DISTANCE OF 277.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.0 ACRE OF LAND.**

Commonly known as: **242 PRIVATE ROAD 4732, RHOME, TX 76078**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **David Stockman, Denise Boerner, Brenda Wiggs, Donna Stockman, Guy Wiggs, Tim Lewis, Michelle Schwartz, Kathy**



**Arrington, David Stockman, Denise Boerner, Brenda Wiggs, Donna Stockman, Guy Wiggs, Tim Lewis, Michelle Schwartz, Kathy Arrington**

or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

**WHEREAS**, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN**, that on **TUESDAY, 10/2/2018 at 1:00 PM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **Wise County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE SOUTHEAST PORCH OF THE COURTHOUSE STEPS**

**NOTICE IS FURTHER GIVEN** that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

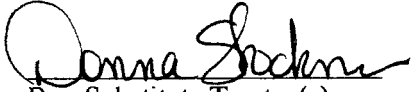
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

**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.**

WITNESS, my hand this 7/25/2018



By: Substitute Trustee(s)

David Stockman, Denise Boerner, Brenda Wiggs, Donna

Stockman, Guy Wiggs, Tim Lewis, Michelle Schwartz, Kathy

Arrington, David Stockman, Denise Boerner, Brenda Wiggs, Donna Stockman, Guy Wiggs, Tim Lewis,  
Michelle Schwartz, Kathy Arrington

C/O Carrington Foreclosure Services, LLC

P.O. Box 3309

Anaheim, California 92803

***THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE  
USED FOR THAT PURPOSE.***

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

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

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

**Date:** September 04, 2018

**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 COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

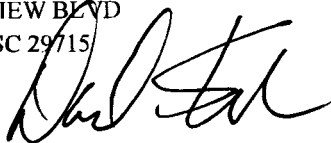
**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 30, 1999 and recorded in Document VOLUME 860, PAGE 848; AS AFFECTED BY CORRECTION INSTRUMENT AT INSTRUMENT NO. 201806752 real property records of WISE County, Texas, with LOREN RANDOL FREEMAN AND TINA MARIE FREEMAN, grantor(s) and AEGIS MORTGAGE CORPORATION, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by LOREN RANDOL FREEMAN AND TINA MARIE FREEMAN, securing the payment of the indebtednesses in the original principal amount of \$115,133.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, N.A., FOR REPERFORMING LOAN REMIC TRUST CERTIFICATES, SERIES 2003-R2 is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



AURORA CAMPOS, JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, KRISTIE ALVAREZ, PATRICK ZWIERS, KRISTOPHER HOLUB, FREDERICK BRITTON, SHAWN SCHILLER, TONYA WASHINGTON, IRENE LINDSAY, CARY CORENBLUM, KATHY ARRINGTON, DANA KAMIN, LISA BRUNO OR DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, MICHELLE SCHWARTZ, OR TIM LEWIS  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the WISE County Clerk and caused to be posted at the WISE County courthouse this notice of sale.



## TRACT ONE:

BEING A 4.99 ACRE TRACT IN LEAGUE 2, BLOCK 20 OF THE HUNT COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 358, AND ALSO BEING A 5.0 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 387, PAGE 883, DEED RECORDS, WISE COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A POINT IN COUNTY ROAD #2659 FOR THE WEST CORNER OF SAID 5.0 ACRE TRACT, SAID POINT BEING BY PREVIOUS DESCRIPTION 786.9 FEET NORTH 47 DEG 07' EAST FROM THE WEST CORNER OF SAID BLOCK 20;

THENCE NORTH 47 DEG 07' 00" EAST WITH THE NORTHWEST LINE OF SAID 5.0 ACRE TRACT AND WITH SAID COUNTY ROAD A DISTANCE OF 511.81 FEET TO A POINT FOR THE NORTH CORNER OF SAID 5.0 ACRE TRACT;

THENCE SOUTH 44 DEG 59' 00" EAST WITH THE NORTHEAST LINE OF SAID 5.0 ACRE TRACT A PASSING A 1/2" IRON ROD FOUND AT A DISTANCE OF 15.69 FEET IN ALL A DISTANCE OF 412.60 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED STEADHAM R.P.L.S. 4281 SET FOR THE EAST CORNER OF SAID 5.0 ACRE TRACT;

THENCE SOUTH 44 DEG 16' 00" WEST WITH THE SOUTHWEST LINE PASSING A 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED STEADHAM REERENCE SET AT A DISTANCE OF 419.05 FEET IN ALL A DISTANCE OF 438.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.99 ACRES OF LAND.

## TRACT TWO:

BEING A 0.39 ACRE TRACT IN LEAGUE 2, BLOCK 20 OF THE HUNT COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 358, WISE COUNTY, TEXAS AND ALSO BEING PART OF A CERTAIN CALLED 41.63 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 387, PAGE 383, DEED RECORDS, WISE COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE SOUTH CORNER OF A CERTAIN CALLED 5.0 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 387, PAGE 380, DEED RECORDS, WISE COUNTY, TEXAS, SAID POINT ALSO BEING A ELL CORNER OF SAID 41.63 ACRE TRACT;

THENCE NORTH 44 DEG 16' 00" EAST WITH A NORTHWEST LINE OF SAID 41.63 ACRE TRACT A DISTANCE OF 511.51 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED STEADHAM R.P.L.S. 4281 SET FOR THE EAST CORNER OF SAID 5.0 ACRE TRACT AND THE NORTH CORNER OF SAID 41.63 ACRE TRACT;

THENCE SOUTH 44 DEG 59' 00" EAST WITH A NORTHEAST LINE OF SAID 41.63 ACRE TRACT A DISTANCE OF 19.9 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED STEADHAM R.P.L.S. 4281 SET FOR A CORNER;

THENCE SOUTH 41 DEG 16' 38" WEST A DISTANCE OF 512.56 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED STEADHAM R.P.L.S. 4281 SET FOR A CORNER;

THENCE NORTH 44 DEG 59' 00" WEST A DISTANCE OF 46.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.39 ACRES OF LAND.

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

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

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

Date: September 04, 2018

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 COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale. Cash.**

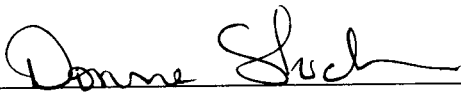
**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 29, 2003 and recorded in Document VOLUME 1292, PAGE 464; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS CLERK'S FILE NO. 201407333 AND CLERK'S FILE NO. 201705517 real property records of WISE County, Texas, with BILLY J PARHAM, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by BILLY J PARHAM, securing the payment of the indebtednesses in the original principal amount of \$65,606.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



AURORA CAMPOS, JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, KRISTIE ALVAREZ, PATRICK ZWIERS, KRISTOPHER HOLUB, FREDERICK BRITTON, SHAWN SCHILLER, TONYA WASHINGTON, IRENE LINDSAY, CARY CORENBLUM, KATHY ARRINGTON, DANA KAMIN, LISA BRUNO OR DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, MICHELLE SCHWARTZ, OR TIM LEWIS  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the WISE County Clerk and caused to be posted at the WISE County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_

**POSTED**  
AT 1:11 o'clock P M

BEING A 2.000 ACRE TRACT OF LAND OUT OF THE P. P. HARDING SURVEY, ABSTRACT NO. 373, SITUATED IN WISE COUNTY, TEXAS. AND BEING A PORTION OF THAT CERTAIN 590.334 ACRE TRACT OF LAND OUT OF THE M.E.P. & P.R.R. CO. SURVEY, ABSTRACT NO. 373, E. M. THOMASSON SURVEY, ABSTRACT NO. 801 AND THE R. M. THOMPSON SURVEY, ABSTRACT NO. 1248, AS CONVEYED TO AP LAND INVESTMENTS LIMITED PARTNERSHIP, DEE RING, INC., SANDRA SUE FAUST, THE GEORGE AND JEAN Kaelber TRUST, THE PEPPER FAMILY LIMITED PARTNERSHIP, AND JACK DOAGE, IN VOLUME 664, PAGE 238, REAL RECORDS, WISE COUNTY, TEXAS, AND THIS TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIN SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, AND BEING SOUTH 21 DEGREES 18 MINUTES 19 SECONDS WEST, 228.84 FEET, SOUTH 24 DEGREES 48 MINUTES 19 SECONDS WEST 225.12 FEET, SOUTH 65 DEGREES 12 MINUTES 02 SECONDS EAST, 31.90 FEET AND SOUTH 10 DEGREES 32 MINUTES 48 SECONDS EAST, 869.16 FEET, FROM THE MOST NORTHERLY NORTHWEST CORNER OF SAID 590.334 ACRE TRACT;

THENCE NORTH 84 DEGREES 27 MINUTES 35 SECONDS EAST, A DISTANCE OF 505.50 FEET TO A 1/2 INCH IRON PIN SET IN THE WEST RIGHT-OF-WAY LINE OF A 60 FOOT PROPOSED PRIVATE ROAD FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 05 DEGREES 32 MINUTES 25 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY A DISTANCE OF 175.00 FEET, TO A 1/2 INCH IRON PIN SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 84 DEGREES 27 MINUTES 35 SECONDS WEST, A DISTANCE OF 490.17 FEET, TO A 1/2 INCH IRON PIN SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 10 DEGREES 32 MINUTES 48 SECONDS WEST, A DISTANCE OF 175.67 FEET, TO THE POINT OF BEGINNING AND CONTAINING 2.000 ACRES OF LAND, MORE OR LESS.

(ALSO KNOWN AS -- LOT 103, HILLS OF OLIVER CREEK, AN UNRECORDED SUBDIVISION.)

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

**Date:** 06/24/2005  
**Grantor(s):** WILLIE MAE LLOYD, A SINGLE WOMAN  
**Original Mortgagee:** WELLS FARGO BANK, N.A.  
**Original Principal:** \$157,500.00  
**Recording Information:** Book 1574 Page 460 Instrument 372242  
**Property County:** Wise  
**Property:** LOT 4, BLOCK 2, NORTHRIDGE ADDITION, AN ADDITION TO THE CITY OF DECATUR, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SECTION 363, PLAT RECORDS, WISE COUNTY, TEXAS.  
**Reported Address:** 701 VALLEYRIDGE CT, DECATUR, TX 76234

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** Nationstar Mortgage LLC d/b/a Champion Mortgage Company  
**Mortgage Servicer:** Nationstar Mortgage LLC d/b/a Champion Mortgage Company  
**Current Beneficiary:** Nationstar Mortgage LLC d/b/a Champion Mortgage Company  
**Mortgage Servicer Address:** 8950 Cypress Waters Blvd., Coppell, TX 75019

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 4th day of September, 2018  
**Time of Sale:** 1:00PM or within three hours thereafter.  
**Place of Sale:** AT THE SOUTHEAST PORCH OF THE COURTHOUSE STEPS in Wise County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Wise County Commissioner's Court.  
**Substitute Trustee(s):** Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Michelle Schwartz, Kathy Arrington, Michael Burns, Elizabeth Hayes, Marilyn Jones, or Suzanne Suarez, 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 trust to secure payment of 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 reported to not have been 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 removed and Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Michelle Schwartz, Kathy Arrington, Michael Burns, Elizabeth Hayes, Marilyn Jones, or Suzanne Suarez, any to act, have been appointed as 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 the Current Mortgagee, 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 declared to be immediately due and payable.
2. Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Michelle Schwartz, Kathy Arrington, Michael Burns, Elizabeth Hayes, Marilyn Jones, or Suzanne Suarez, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Bonial & Associates, P.C.

# NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

STATE OF TEXAS

COUNTY OF Wise

COPY

KNOW ALL MEN BY THESE PRESENTS

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

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

NOW, THEREFORE, the undersigned, the **Substitute Trustee** as aforesaid, does hereby give notice that after due publication of this notice as required by law and the Deed of Trust, will sell the Property at Public Venue to the highest bidder, or bidders, for cash, at a time no earlier than **10:00 a.m.** and not later than **1:00 p.m.** on the first Tuesday in September, 2018 at the **Wise County Courthouse, Decatur, Texas**. The same being **September 4, 2018, At the southeast entrance of the Wise County Courthouse, 101 N. Trinity, in the City of Decatur, Texas**.

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

In Witness Whereof, this notice of **Substitute Trustee's Sale** has been executed on August 7, 2018.

  
Emory Russell  
Substitute Trustee

After Filing Return To:

Kristi K. Frazier Special Needs Trust  
8659 White Settlement Rd.  
Fort Worth, Texas 76108

POSTED  
AT 9:47 o'clock P M

AUG 07 2018

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS

By  DEPUTY

Vicky Gaona



EXHIBIT "A"

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

BEGINNING at a  $\frac{1}{4}$ " iron pin set in the occupied East right of way line of a North-South county road for the Northwest corner of the herein described tract, and said iron pin being South  $89^{\circ}42'18''$  East, 30.00 feet and South  $00^{\circ}35'08''$  West, 897.16 feet from the Northwest corner of said Frazier tract;

THENCE South  $89^{\circ}42'18''$  East a distance of 971.07 feet to a  $\frac{1}{4}$ " iron pin set for the Northeast corner of the herein described tract;

THENCE South  $00^{\circ}35'08''$  West a distance of 224.29 feet to a  $\frac{1}{4}$ " iron pin set for the Southeast corner of the herein described tract;

THENCE North  $89^{\circ}42'18''$  West a distance of 971.07 feet to a  $\frac{1}{4}$ " iron pin set in the East right of way line of said county road for the Southwest corner of the herein described tract;

THENCE North  $00^{\circ}35'08''$  East along the East right of way line of said county road, a distance of 224.29 feet to the POINT OF BEGINNING, and containing 5.000 acres of land.

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