

COPY

WKC/kp/woods/cordell/notice.sale
3/11/19

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, On the 16th day of March, 2015, Keith Cordell and wife, Jodie Cordell executed a Deed of Trust conveying to Jon W. Henley, a Trustee, the Real Estate hereinafter described to secure Rick Woods in the payment of a debt therein described. Said Deed of Trust being recorded in Document No. 201502382, Wise County, Texas; and

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

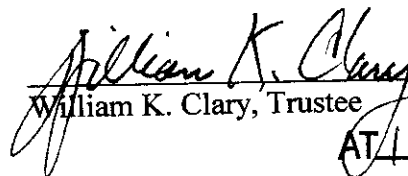
WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 2nd day of April, 2019, between 10:00 o'clock A.M. and 1:00 o'clock P.M., I will sell said real estate at the southeast porch (or corner) of the Wise County Court House in Decatur, Wise County, Texas, to the highest bidder for cash. The earliest time the sale will occur is 10:00 o'clock A.M. or no later than three hours thereafter. The sale must be completed by no later than 1:00 o'clock P.M.

Said real estate is described as follows:

Being 7.46 acres in the James Lindsey Survey, Abstract No. 502, Wise County, Texas and being more particularly described in Exhibit A, attached hereto and incorporated herein.

DATED THIS 11th day of March, 2019.


William K. Clary, Trustee

POSTED
AT 1:01 o'clock P M

EXHIBIT "A"

Surface estate only and subject to all rights, privileges and immunities relating to interest not constituting part of the surface to the following described property:

TRACT ONE:

BEING a 7.46 acre tract of land in the James Lindsey Survey, Abstract Number 502, Wise County, Texas, and being a certain called 7.469 acre tract described in instrument recorded in Volume 2312, Page 448, Official Public Records, Wise County, Texas and being described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the northeast corner of said 7.469 acre tract and for the northwest corner of a certain 3.38 acre tract described in instrument recorded in Volume 2235, Page 222, Official Public Records, Wise County, Texas;

THENCE South 00°00'36" East a distance of 339.06 feet to a 1/2" iron rod found for the Southwest corner of said 3.38 acre tract and for the Northwest corner of a certain called 1.00 acre tract described in instrument recorded in Volume 153, Page 760, Real Records, Wise County, Texas;

THENCE South 00°22'05" East a distance of 99.97 feet to a 1/2" iron rod found for the southeast corner of said 7.469 and for the southwest corner of said 1.00 acre tract, said point also being in the North line of Block 1, Hidden Cedars, an addition in Wise County, Texas according to the plat recorded in Plat Cabinet B, Section 286, Plat Records, Wise County, Texas;

THENCE South 89°27'33" West a distance of 738.86 feet to a capped 1/2" iron rod stamped MANNING set in the East line of a certain called 10.01 acre tract described in instrument recorded in Volume 1990, Page 25, Official Public Records, Wise County, Texas for southwest corner of said 7.469 acre tract and the northwest corner of Lot 9, Block 1 of said Hidden Cedars;

THENCE North 00°29'38" West a distance of 439.55 to a 1/2" iron rod found in the East line of a certain 10.01 acre tract described in instrument recorded in Volume 2158, Page 197, Official Public Records, Wise County, Texas for the northwest corner of said 7.469 acre tract and for the southwest corner of a certain 25.18 acre tract described in instrument recorded in Volume 573, Page 425, Real Records, Wise County, Texas;

THENCE North 89°30'02" East a distance of 741.94 feet to the POINT OF BEGINNING and containing 7.46 acres of land together with a 25 foot ingress and egress easement recorded in Volume 1185, Page 266, Official Public Records, Wise County, Texas and a 40 foot ingress and egress easement recorded in Volume 93, Page 895, Real Records, Wise County, Texas;

The Company is prohibited from insuring the area or quantity of land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct. References to quantity are for informational purposes only.

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 59, Block 2, THE HILLS OF BRIAR OAKS, PHASE ONE, a Subdivision in Wise County, Texas, according to the plat recorded in Plat Cabinet B, Slide 468, Plat Records of Wise County, Texas, also known as 7702 Briar Rd., Azle, Texas 76020.

Personal Property: All personal property secured by the security agreement included in the deed of trust and security agreement described below.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust and security agreement dated effective April 1, 2013, recorded as Instrument No. 201320711 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: April 2, 2019

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: at 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 posing of this notice.

The deed of trust and security agreement 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 and security agreement 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 refiling may be after the date originally scheduled for this sale.

POSTED

AT 10:26 o'clock A M

MAR 11 2019

Page 1

Notice of Foreclosure Sale

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

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 and security agreement 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 and security agreement 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 and security agreement, 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 and security agreement. 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 and security agreement. 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 and security agreement, 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 and security agreement. 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 and security agreement executed by Melissa J. Brown and Anthony S. Wright .

The Real Property and Personal Property encumbered by the deed of trust and security agreement will be sold at the sale in accordance with the provisions of the deed of trust and security agreement and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

6. *Obligations Secured.* The deed of trust and security agreement 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 April 1, 2013, in the original principal amount of Sixty-Seven Thousand Nine Hundred and No/100 Dollars

(\$67,900.00), executed by Melissa J. Brown and Anthony S. Wright 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 and security agreement.

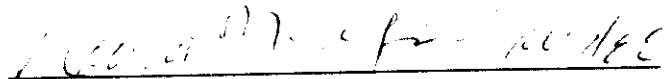
Questions concerning the sale may be directed to the undersigned or to the beneficiary, J. Daniel Family LTD.L.L.P., whose business and physical address is 4304 Tamworth Rd., Fort Worth, Texas 76116.

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 security agreement, 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: March 11, 2019.



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

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

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

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

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


NOTICE IS HEREBY GIVEN that on Tuesday, APRIL 2, 2019, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

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

The sale will occur at that area designated by the Commissioners Court of WISE County, Texas, for such sales (OR AT SOUTHEAST PORCH OF THE COURTHOUSE).

NOTICE IS FURTHER GIVEN that the address of WESTSTAR MORTGAGE CORPORATION, the Mortgagee or Mortgage Servicer, is P.O. BOX 25400, ALBUQUERQUE, NM 87125. Pursuant to the Texas Property Code, the Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: MARCH 11, 2019.



**SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR DAVID STOCKMAN
OR DONNA STOCKMAN OR BRENDA WIGGS OR
DENISE BOERNER OR GUY WIGGS OR TIM LEWIS
OR MICHELLE SCHWARTZ OR KATHY ARRINGTON**

EXHIBIT "A"

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

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

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

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

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

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

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

FILE NO.: WMC-3590
BRANDI PEBBLES

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: April 02, 2019

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

Place: THE DOOR OF THE FIRST FLOOR IN THE SOUTHEAST CORNER OF THE WISE COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 30, 1999 and recorded in Document VOLUME 860, PAGE 848; AS AFFECTED BY CORRECTION 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



RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, IRENE LINDSAY, DANA KAMIN, LISA BRUNO, RONDA TYLER, KRISTOPHER HOLUB, MERYL OLSEN, TERRY WATERS, 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: April 02, 2019

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

Place: THE DOOR OF THE FIRST FLOOR IN THE SOUTHEAST CORNER OF THE WISE COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 26, 2010 and recorded in Document VOLUME 2129, PAGE 185 real property records of WISE County, Texas, with PRESTON BROCKLEHURST AND SYLVIA BROCKLEHURST, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by PRESTON BROCKLEHURST AND SYLVIA BROCKLEHURST, securing the payment of the indebtednesses in the original principal amount of \$117,826.00, 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



RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, IRENE LINDSAY, DANA KAMIN, LISA BRUNO, RONDA TYLER, KRISTOPHER HOLUB, MERYL OLSEN, TERRY WATERS, 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: _____

00000004174520

WISE



LOT 4, BLOCK 11, SHALE CREEK, PHASE 2B, AN ADDITION TO WISE COUNTY, TEXAS, ACCORDING TO THE RE-PLAT RECORDED IN CABINET C, SLIDE 555, MAP/PLAT RECORDS, WISE COUNTY, TEXAS.

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
9/30/2005

Original Beneficiary/Mortgagee:
NORTHWOOD CREDIT, INC. D/B/A NORTHWOOD
MORTGAGE, INC.

Recorded in:
Volume: 1606
Page: 385
Instrument No: 376921

Mortgage Servicer:
Wells Fargo Bank, N.A. is representing the Current
Beneficiary/Mortgagee under a servicing agreement with
the Current Beneficiary/Mortgagee.

Grantor(s)/Mortgagor(s):
ERIC FLETCHER AND SPOUSE, BRANDY
FLETCHER

Current Beneficiary/Mortgagee:
Wells Fargo Bank, N.A.

Property County:
WISE

Mortgage Servicer's Address:
1 Home Campus, MAC 2301-04C,
West Des Moines, IA 50328

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL
PURPOSES

Date of Sale: 5/7/2019

Earliest Time Sale Will Begin: 1:00:00 PM

Place of Sale of Property: Wise County Courthouse, 101 N. Trinity Street, Decatur, TX 76234 OR IN
THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002
OF THE TEXAS PROPERTY CODE.

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

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

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

service to the sender of this notice immediately.



Ramiro Cuevas, Aurora Campos, Jonathan Harrison,
Shawn Schiller, Patrick Zwiers, Darla Boettcher,
Irene Lindsay, Dana Kamin, Lisa Bruno, Ronda
Tyler, Kristopher Holub, Meryl Olsen, Terry Waters,
David Stockman, Denise Boerner, Donna Stockman,
Guy Wiggs, Brenda Wiggs, Tim Lewis, Kathy
Arrington or Michelle Schwartz
or Thuy Frazier
or Cindy Mendoza
or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

POSTED

AT 11:16 o'clock A M

MAR 07 2019

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

MH File Number: TX-19-70570-POS
Loan Type: FHA

TX-19-70570-POS

Exhibit A

BEING part of the JOHN H. LONGLEY SURVEY, PATENT NO. 309, Volume 12, Patented January 14, 1901, in Volume 54, Page 34, ABSTRACT NO. 522, WISE County, Texas; embracing 2.000 acres of the 151 acres tract described in the deed to C.B. Truitt, recorded in Volume 131, Page 594, of the Deed Records, WISE County, Texas; being bounded on the North by County Road 2845.

BEGINNING at a 6-inch wood fence post in the South line of said County Road 2845 and in the North line of said 151 acres tract, from which the Northwest corner of said original called 151 acre tract bears West 729.50 feet;

THENCE East, along the South line of said County Road 2845, and along the North line of said 151 acres tract, a distance of 200.00 feet to a 5/8" iron rod set for a corner;

THENCE South, a distance of 435.60 feet to a 5/8" iron rod set for a corner;

THENCE West, a distance of 200.00 feet to a 5/8" iron rod set for a corner;

THENCE North, a distance of 435.60 feet to the POINT OF BEGINNING, and containing 87,120 square feet or 2.000 acres of land, more or less.

When recorded please return to:
Caliber Home Loans, Inc. -
Document Control
13801 WIRELESS WAY
OKLAHOMA CITY, OK 73134

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

File Number: TX-19-10218-JY

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military 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.

WHEREAS, on **12/19/2000**, **MAUDIE MAE GILMORE AND LESLIE RAY GILMORE**, executed a Deed of Trust conveying to **BRUCE KWIDZINSKI** as Trustee, the Real Estate hereinafter described, to **HOUSEHOLD BANK, F.S.B.**, in the payment of a debt therein described, said Deed of Trust being recorded under Instrument 284018, Volume 1012, Page 682. in the DEED OF TRUST OR REAL PROPERTY records of **WISE COUNTY, Texas**; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

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

WHEREAS, an Order to Proceed with Notice of Foreclosure Sale and Foreclosure Sale was entered on **January 28, 2019** under Cause No. **CV18-01-039** in the **271** Judicial District Court of **WISE COUNTY, Texas**; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **4/2/2019** beginning not earlier than **1:00 PM**, or not later than three hours thereafter, I will sell said Real Estate in **WISE COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area designated by the Commissioners' Court, of said county, pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court. the sale will be conducted at the location where this Notice of Trustee's Sale was posted. Said Real Estate is described as follows:

LOTS 3, 4, 5, AND 6 BLOCK #25, NEWARK BEACH ESTATES.

Property Address: **228 CR 4856, NEWARK, TX 76071**

Mortgage Servicer: **Caliber Home Loans, Inc.**

Mortgage Servicer Address: **13801 WIRELESS WAY, OKLAHOMA CITY, OK, 73134**

Reinstatement Line: **(800) 401-6587**

Noteholder: **U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust**

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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 property securing the above referenced loan.

WITNESS MY HAND this day, 3-7-19

POSTED

AT 11:16 o'clock A M

MAR 07 2019

SHERRY LEMON, COUNTY CLERK

WISE COUNTY, TEXAS

By Michelle Kammell **DEPUTY**

Donna Stockman

Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Ronda Tyler, Kristopher Holub, Meryl Olsen, Terry Waters, David Stockman, Denise Boerner, Vanessa McHaney, David Stockman, Denise Boerner, Brenda Wiggs, Donna Stockman, Guy Wiggs, Tim Larrington, Substitute Trustee



4686973

A

MAR 06 2019

NOTICE OF TRUSTEE'S SALE

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

Vicky Gaona

WHEREAS, by Deed of Trust dated February 2, 2017, recorded as Document Number 201701313, Official Records of Wise County, Texas, Atrium Architectural Products and Construction, Inc. ("Borrower") conveyed to the undersigned Trustee, certain real property situated in Wise County, Texas, and being described as follows:

BEING a 3.423 acre tract of land situated in the J.H. Humphries Survey, Abstract Number 357, being a portion of that 166.288 acre tract of land conveyed to Lucky Ivy et al by Lilly Mae Ramsey, et al as recorded in Volume 377, Page 855, Deed Records, Wise County, Texas, and being the same tract as conveyed in deed as recorded in Volume 2266, Page 102, Official Public Records, Wise County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a M.A.G. nail set in the center of County Road 4511 for a corner, said corner by deed call being South 00 degrees 56 minutes 14 seconds East a distance of 1741.74 feet from the northeast corner of said Ivy tract and being the southeast corner of a called 4.606 acre tract described in Volume 2423, Page 347, Official Public Records, Wise County, Texas and being in the west line of a tract in deed to Martha Lamm Dickey as recorded in Volume 949, Page 468, Official Public Records, Wise County, Texas;

THENCE South 00 degrees 56 minutes 14 seconds West, with said line and the center of said County Road 4511, a distance of 355.0 feet to a M.A.G. nail set for corner and being the northeast corner of a called 2.651 acre tract as described in Volume 99, Page 536, Real Records, Wise County, Texas;

THENCE North 88 degrees 27 minutes 01 seconds West, leaving said road, with the north line of said 2.651 acre tract, at a distance of 30.00 feet passing a red capped 1/2 inch iron rod set for reference, in all a distance of 420.0 feet to a 1/2 inch iron rod found for corner at the northwest corner of said 2.651 acre tract and the east line of a called 8.10 acre tract as described in Volume 2266, Page 98, Official Public Records, Wise County, Texas;

THENCE North 00 degrees 56 minutes 14 seconds East, with said line, at a distance of 280.5 feet passing the northwest corner of said 8.10 acre tract and the southerly southeast corner of aforesaid 4.606 acre tract, in all a distance of 355.0 feet to a 1/2 inch iron rod set for corner, and being the inner ell corner of said 4.606 acre tract;

THENCE South 88 degrees 27 minutes 01 seconds East, with the northerly south line of said 4.606 acre tract, at a distance of 390.0 feet passing a red capped 1/2 inch iron rod set for reference, in all a distance of 420.0 feet to the POINT OF BEGINNING and containing 3.423 acres of land, more or less ,

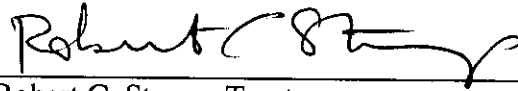
to secure Orchard Breeze RE, LLC ("Lender") in the payment of that one certain Real Estate Lien Note dated February 2, 2017, in the original principal amount of \$128,000.00, executed by Borrower and made payable to the order of Lender ("Note"); and

WHEREAS, default has occurred under the terms of the Note and the Deed of Trust, and the indebtedness evidenced therein is now wholly due, and Orchard Breeze Properties, LLC, the current owner and holder of the Note and the Deed of Trust lien and all other liens securing the Note, has requested the undersigned to sell the Property to satisfy the Note;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 2nd day of April, 2019, between the hours of 10:00 a.m. and 4:00 p.m., I will sell the Property at the Southwest Porch of the Wise County Courthouse in Decatur, Texas, which has been designated as the general area at the Courthouse where foreclosure sales are to take place

pursuant to that certain order of the Wise County Commissioners Court recorded as Document Number 131066, Volume 257, Page 189, Official Records of Wise County, Texas, to the highest bidder for cash. The earliest time at which the sale shall begin is 10:00 a.m. The sale shall begin at that time or not later than three (3) hours after that time.

WITNESS my hand this 5th day of March, 2019.



Robert C. Stroup, Trustee
2501 Parkview Drive, Suite 210
Fort Worth, Texas 76102

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

POSTED

AT 9:45 o'clock A M

AT _____ o'clock _____ M

MAR 06 2019

MAR 06 2019

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By _____ DEPUTY

By Vicky Gaona WHEREAS, by Deed of Trust dated September 22, 2017, recorded as Document Number 201710810, Official Records of Wise County, Texas, Atrium Architectural Products and Construction, Inc. ("Borrower") conveyed to the undersigned, Trustee, certain real property situated in Wise County, Texas, and being described as follows:

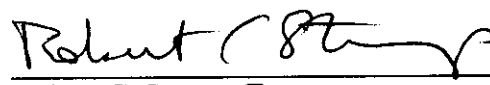
Being 0.33 acres of land, more or less, situated in the S. W. Nichols Survey, Abstract No. 660, in Wise County, Texas; being the same land described in Deed of Trust made by G.O. Arrington et ux to C. Ernest Watson, Trustee for Decatur Building & Loan Association, dated September 12, 1961, recorded in Vol. 280, P. 26, Deed of Trust Records of Wise County, Texas; and being also the same land described in Deed made by R.I. & T.T. Co. to I.E. Bond, dated December 7, 1893, recorded in Vol. 65, P. 307, Deed Records of Wise County, Texas; and being more fully described as follows:
BEGINNING on the Northwest corner of the intersection of Knox Avenue and Ewing Street, and the Southeast corner of the West part of Block I, as shown by the plat of the Town of Boyd, Texas, of record in the office of the County Clerk of Wise County, Texas;
THENCE West 100 feet with the North line of Knox Avenue;
THENCE North 140 feet to an alley;
THENCE East 100 feet to the West line of Ewing Street;
THENCE South 140 feet with the West line of Ewing Street to the Place of Beginning, containing 0.33 acres of land, more or less,

to secure Orchard Breeze RE, LLC ("Lender") in the payment of a Real Estate Lien Note dated September 22, 2017, in the original principal amount of \$110,000.00, executed by Borrower and made payable to the order of Lender ("Note"); and

WHEREAS, default has occurred under the terms of the Note and the Deed of Trust, and the indebtedness evidenced therein is now wholly due, and Orchard Breeze Properties, LLC, the current owner and holder of the Note and the Deed of Trust lien, has requested the undersigned to sell the Property to satisfy the Note;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 2nd day of April, 2019, between the hours of 10:00 a.m. and 4:00 p.m., I will sell the Property at the Southwest Porch of the Wise County Courthouse in Decatur, Texas, which has been designated as the general area at the Courthouse where foreclosure sales are to take place by that certain order of the Wise County Commissioners Court recorded as Document Number 131066, Volume 257, Page 189, Official Records of Wise County, Texas, to the highest bidder for cash. The earliest time at which the sale shall begin is 10:00 a.m. The sale shall begin at that time or not later than three (3) hours after that time.

WITNESS my hand this 5th day of March, 2019.


Robert C. Stroup, Trustee
2501 Parkview Drive, Suite 210
Fort Worth, Texas 76102

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.

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: 04/02/2019

Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Wise County, pursuant to §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 10, 2017 and recorded in the real property records of Wise County, TX and is recorded under Clerk's Instrument No. 201701529 with Curtis D. Smith Sr. and Tammy Smith (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Southwest Funding, L.P. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Curtis D. Smith Sr. and Tammy Smith, securing the payment of the indebtedness in the original amount of \$113,898.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Amerihome Mortgage Company, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. BEING 2.68 ACRES IN BLOCKS 1 AND 2 OF REED'S ADDITION TO THE CITY OF CHICO, IN THE WILLIAM HERSEE SURVEY, ABSTRACT NO. 410, WISE COUNTY, TEXAS, AND BEING PART OF LOT 7, AND ALL OF LOTS 8, 9, 10 AND 11 OF BLOCK 1, AND ALL OF LOTS 1, 2, 3, 14, 15 AND 16, BLOCK 2, OF REED'S ADDITION TO THE CITY OF CHICO, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 25, PAGE 484, DEED RECORDS, WISE COUNTY, TEXAS, SAID 2.68 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON STAKE SET FOR CORNER ON THE WEST LINE OF NORTH BUFFALO STREET AND EAST LINE OF SAID BLOCK 1 AT THE SOUTHEAST CORNER OF SAID LOT 11, AND THE NORTHEAST CORNER OF LOT 12, OF SAID BLOCK 1;

THENCE LEAVING SAID BUFFALO STREET, NORTH 89 DEGREES 08 MINUTES 54 SECONDS WEST, 183.15 FEET TO A 3" IRON POST FOR CORNER AT A FENCE CORNER;

THENCE WITH A FENCE, NORTH 01 DEGREES 30 MINUTES 32 SECONDS EAST, 69.11 FEET TO A 3" IRON POST FOR CORNER AT A FENCE CORNER;

POSTED
AT 11:02 o'clock A M

JAN 31 2019

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS

By Vicky Gaona DEPUTY

Vicky Gaona



4683150

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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Amerihome Mortgage Company, LLC, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Cenlar FSB
Attn: Fc 425 Phillips Blvd
Ewing, NJ 08618

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint David Stockman, Denise Boerner, Brenda Wiggs, Donna Stockman, Guy Wiggs, Tim Lewis, Michelle Schwartz, Kathy Arrington, whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Ronda Tyler, Kristopher Holub, Meryl Olsen, Terry Waters, David Stockman, Denise Boerner whose address is 1 Mauchly, Irvine, CA 92618, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

01/25/2019
Executed on _____



James E. Scertelli, P.A.
Cory Jacocks
Megan Clontz
Timothy Wells
2201 W. Royal Ln, Suite 155
Irving, TX 75038

1-31-19
Executed on _____



SUBSTITUTE TRUSTEE
Agency Sales & Posting
David Stockman, Denise Boerner, Brenda Wiggs,
Donna Stockman, Guy Wiggs, Tim Lewis, Michelle
Schwartz, Kathy Arrington,
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. 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: _____

Our File Number: 19-00185

Name: ROBERT B LUMPKIN, A SINGLE MAN AND AMY M TRAMMEL, A SINGLE WOMAN

NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 6, 2017, ROBERT B. LUMPKIN, A SINGLE MAN AND AMY M. TRAMMEL, A SINGLE WOMAN, executed a Deed of Trust/Security Instrument conveying to MICHAEL BURNS, ATTORNEY AT LAW, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR CENDERA FUNDING, INC., its successors and assigns, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 201702540, in the DEED OF TRUST OR REAL PROPERTY records of WISE COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, APRIL 2, 2019**, between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in **WISE COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

BEING A 1.48 ACRE TRACT IN THE W.C. HALLMARK SURVEY, ABSTRACT NUMBER 361, WISE COUNTY, TEXAS, AND ALSO BEING PART OF A CERTAIN CALLED 12 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 418, PAGE 187, DEED RECORDS OF WISE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: 607 AIRFIELD DRIVE
AURORA, TX 76078

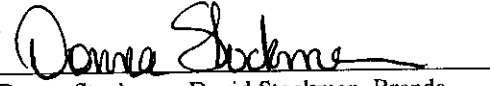
Mortgage Servicer: PHH MORTGAGE CORPORATION
Noteholder: CENDERA FUNDING, INC.
1 MORTGAGE WAY
MOUNT LAUREL, NJ 08054

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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 property securing the above referenced loan.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 31 day of January, 2019.


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

c/o Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

POSTED

AT 11:02 o'clock a M

JAN 31 2019

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS

By  DEPUTY

Vicky Gaona

EXHIBIT " A "

Being a 1.48 acre tract in the W.C. Hallmark Survey, Abstract Number 361, Wise County, Texas, and also being part of a certain called 12 acre tract described in instrument recorded in Volume 418, Page 187, Deed Records of Wise County, Texas, and this part being described by metes and bounds as follows:

BEGINNING at a $\frac{1}{4}$ " iron rod found in the Southwest R.O.W. of Air Field Drive for the East corner of a certain called 1.00 acre tract described in instrument recorded in Volume 386, Page 454, Real Records, Wise County, Texas; **THENCE** South $46^{\circ}54'34''$ East with said R.O.W. a distance of 132.22 feet to a $\frac{1}{4}$ " iron rod found for a corner of said 12 acre tract;

THENCE South $00^{\circ}26'12''$ East a distance of 216.27 feet to an "X" tie fence post found in the West R.O.W. of said Air Field Drive for a corner of said 12 acre tract;

THENCE South $89^{\circ}38'42''$ West a distance of 279.01 feet to a 3" pipe found for a corner of said 12 acre tract;

THENCE North $10^{\circ}13'57''$ West a distance of 98.08 feet to a $\frac{1}{4}$ " iron rod with a yellow plastic cap stamped STRADHAM R.P.L.S. 4281 set for the South corner of a certain 40.0 foot by 20.0 foot tract (Tract 3) described in instrument recorded in Volume 386, Page 455, Real Records, Wise County, Texas;

THENCE North $43^{\circ}06'06''$ East a distance of 290.09 feet to the **POINT OF BEGINNING** and containing 1.48 acres of land.

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
8/11/2016

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

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 201608178

Mortgage Servicer:
Caliber Home Loans, Inc. is representing the Current
Beneficiary/Mortgagee under a servicing agreement with
the Current Beneficiary/Mortgagee.

Grantor(s)/Mortgagor(s):
COURTNEY L CANTRELL AND JUSTIN A
WILDER, WIFE AND HUSBAND
Current Beneficiary/Mortgagee:
Caliber Home Loans, Inc.

Property County:
WISE

Mortgage Servicer's Address:
13801 Wireless Way,
Oklahoma City, OK 73134

Legal Description: LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Date of Sale: 4/2/2019

Earliest Time Sale Will Begin: 1PM

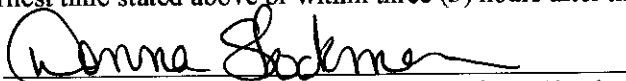
Place of Sale of Property: Wise County Courthouse, 101 N. Trinity Street, Decatur, TX 76234 OR IN
THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002
OF THE TEXAS PROPERTY CODE.

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

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

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

service to the sender of this notice immediately.


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, Donna
Stockman, David Stockman, Guy Wiggs, Brenda
Wiggs, Denise Boerner, Tim Lewis, Kathy Arrington
or Michelle Schwartz
or Thuy Frazier
or Cindy Mendoza
or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-19-70028-POS
Loan Type: FHA

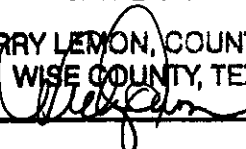
POSTED
AT 11:13 o'clock A M
JAN 17 2019
SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By  DEPUTY
Vicky Gaona

EXHIBIT "A"

BEING a 2.01 acre tract of land in the A. G. McGowen Survey, Abstract No. 1090, Wise County, Texas as described in deed to Federal National Mortgage Association as recorded in Instrument # 2016-4013 and being a portion of that certain 28.40 acres tract of land as recorded in Volume 779, Page 18 Deed Records of Wise County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the east right-of-way line of FM #730 and said point being by deed call N 89°27'05" E a distance of 1,729.42 feet and S 08°22'00" E a distance of 976.72 feet from the northwest corner of said A.G. McGowen Survey and being by deed call the northwest corner of that certain tract of land as described in deed to Eddie and Karen McClellan as recorded in Volume 796, Page 45 O.R.W.C.T.;

THENCE N 08° 17' 55" W along the east right-of-way of said FM 730 a distance of 170.93 feet to a 1/2" iron rod found for the northwest corner of said 2.01 acre tract;

THENCE N 89° 37' 42" E leaving said east right-of-way line a distance of 529.93 feet to a 1/2" iron rod found.

THENCE S 00° 12' 13" E a distance of 169.30 feet to a 1/2" iron rod found and said point being by deed call the northeast corner of said McClellan tract;

THENCE S 89° 37' 42" W along the north line of said McClellan tract a distance of 434.94 feet to the Point of Beginning and containing in all 87679 feet or 2.01 acres of land.

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.

NOTICE OF FORECLOSURE SALE BY SUBSTITUTE TRUSTEE

Lien Holder: Fort Worth Area Habitat for Humanity, Inc.

Debtor/Owner: Charolett Schmerber

Property to be Sold: The property to be sold is described as follows:

Lot 2R, Block 184 Tarlton Addition, an addition to the City of Decatur, Wise County, Texas, as shown on Plat recorded in Plat Cabinet D, Slide 46, Plat Records of Wise County, Texas.

Also known as:

**202 W. Oak St.
Decatur, TX 76234**

Lien: That certain Deed of Trust dated July 25, 2014, by and between Debtor/Owner, as Grantor; Lien Holder, as Beneficiary; and David C. Young, as Trustee, to secure all payment and other obligations listed therein and contained in that certain Real Estate Lien Note of same date, in the principal amount of \$64,781.84. Instrument # 201407578, Real Property Records of Wise County, Texas.

Indebtedness: The entire outstanding principal balance owed under the above referenced note and deed of trust, plus any additional fees, dues, and attorneys' fees incurred.

Substitute Trustee: Amanda Ward, Mortgage Portfolio Manager for Fort Worth Area Habitat for Humanity, Inc. ("Habitat"), pursuant to that certain Appointment of Substitute Trustee filed herewith.

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

Date: April 2, 2019, which is at least 21 days after the date of this notice

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 4:00 P.M.

POSTED
AT 12:28 o'clock P M

MAR 05 2019

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

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 Courthouse (The Southeast Porch of the Courthouse Steps). 101 ½ 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.

Type of Sale.

The sale is a non-judicial lien foreclosure sale being conducted pursuant to that certain Deed of Trust dated July 25, 2014, by and between Debtor/Owner, as Grantor; Lien Holder, as Beneficiary; and David C. Young, as Trustee, to secure all payment and other obligations listed therein and contained in that certain Real Estate Lien Note of same date, in the principal amount of \$64,781.84.

Terms of Sale.

The sale will be conducted as a public auction to the highest bidder for cash, subject to Texas law and the relevant instruments permitting the Lien Holder to have the bid credited to the sales price up to the amount of the unpaid debt secured by its lien against the Property at the time of sale. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property *is* sold. 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.

SIGNED on this the 5th of March 2019.

Fort Worth Area Habitat for Humanity, Inc.

Amanda Ward

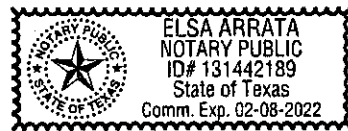
Amanda Ward, Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This instrument was acknowledged before me by Amanda Ward, Substitute Trustee, for and on behalf of Fort Worth Area Habitat for Humanity, Inc. for the purposes and consideration set forth above on the 5th of March 2019.

Elsa Arrata

Notary Public in the State of Texas



AFTER RECORDING, PLEASE RETURN TO:
Fort Worth Area Habitat for
Humanity, Inc.
9333 N. Normandale St.
Fort Worth, TX 76116