

Lots in Lakeshore subdivision, Wise County, TX

THE STATE OF TEXAS

§

THE COUNTY OF WISE

§

§

**NOTICE OF FORECLOSURE SALE**

Notice is hereby given of a public non-judicial foreclosure sale.

1. **Property to be Sold.** The property to be sold is certain real property located in Wise County, Texas and more fully described as:

*Being all of Lots 30, 31, 32, 33, 34, 35, 36, 37, and 38, Block 88, LAKESHORES SUDIVISION, in WISE COUNTY TEXAS, according to the Plat recorded in Plat Cabinet A, section 129, Plat Records, Wise County Texas ("Property")*

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

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

**Date:** February 2, 2016

**Time:** Between the hours of 10:00 a.m. and 4:00 p.m. The sale shall commence at no earlier time than 10:00 a.m. or within three (3) hours thereafter.

**Place:** In the area of the Courthouse of Wise County, Dallas, Texas, designated by the commissioners' court of such county where sales of real property under a power of sale conferred by a deed of trust are to take place (as such designation is recorded in the real property records of such county).

3. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day of sale for the property being sold. The Property will be sold "as is", "where is" and "with all faults" of whatever nature or kind. No warranty or representation of any kind is made regarding the property.

**POSTED**

AT 4:34 o'clock P M

NOTICE OF FORECLOSURE SALE

JAN 11 2016

Page 1

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS

By [Signature] DEPUTY

TONI GRIGSBY

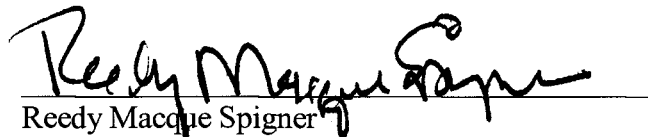
4. **Type of Sale.** The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by a Deed of Trust executed by George and Laura Davis. The Deed of Trust is dated December 3, 2010, and is recorded in the office of the County Clerk of Wise County, Texas, under Instrument Number 372345.

5. **Obligations Secured.** The Deed of Trust provides that it secures payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the promissory note executed by George and Laura Davis in the original principal sum of \$28,000.00, payable to the order of May Dean Easterling. May Dean Easterling is the current owner and holder of the Obligations and is the Beneficiary under the Deed of Trust and is referred to herein as the "**Beneficiary.**"

6. **Default and Request to Act.** Default has occurred under the Deed of Trust and the Beneficiary has requested me, as the Substitute Trustee to conduct this sale. Notice is given that prior to the sale Beneficiary may appoint another person as a Substitute Trustee to conduct the sale.

Dated: January 11, 2016

SPIGNER & ASSOCIATES, PC



Reedy Macque Spigner

Denise Turnbull

Substitute Trustee

555 Republic Drive, Suite 430

Plano, TX 75074

972-881-0581

972-424-1309 FAX

[spigner@glocktech.net](mailto:spigner@glocktech.net)

### NOTICE OF 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. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060**

**Date of Security Instrument:** October 21, 2003

**Grantor(s):** Jose Juan Lopez and Gabriela Lopez, husband and wife

**Original Trustee:** Scott R. Valby

**Original Mortgagee:** Allied Home Mortgage Capital Corporation

**Recording Information:** Vol. 1351, Page 816, or Clerk's File No. 337829, in the Official Public Records of WISE County, Texas.

**Current Mortgagee:** JPMorgan Chase Bank, National Association

**Mortgage Servicer:** JPMorgan Chase Bank, National Association, whose address is C/O 3415 Vision Drive Columbus, OH 43219-6009 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

**Date of Sale:** 02/02/2016                      **Earliest Time Sale Will Begin:** 1:00 PM

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.

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

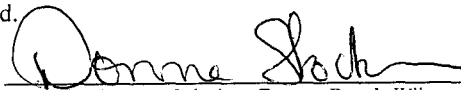
**Legal Description:**

THE SURFACE ESTATE ONLY, IN AND TO; LOT 11, BLOCK 5, LAWDWIN ADDITION, A SUBDIVISION TO THE CITY OF BRIDGEPORT, WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN PLAT CABINET A, SECTION 527, MAP RECORDS, WISE COUNTY, TEXAS

**Place of Sale of Property:** The foreclosure sale will be conducted in the area designated by the WISE County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

**For Information:**

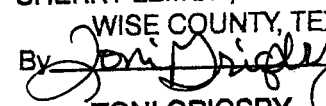
Codilis & Stawiarski, P.C.  
650 N. Sam Houston Parkway East  
Suite 450  
Houston, TX 77060  
(281) 925-5200



Donna Stockman as Substitute Trustee, Brenda Wiigs as Successor Substitute Trustee, Denise Boerner as Successor Substitute Trustee, David Stockman as Successor Substitute Trustee, Tim Lewis as Successor Substitute Trustee, Guy Wiggs as Successor Substitute Trustee, Lori McCarty as Successor Substitute Trustee, Brenda Wiggs as Successor Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee  
c/o Servicelink Default Abstract Solutions  
7301 N. State Hwy 161. Ste 305.  
Irving, TX 75039

**POSTED**  
AT 4:04 o'clock P M

JAN 11 2016

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS  
By  DEPUTY  
TONI GRIGSBY



4558121

### NOTICE OF 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. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060**

**Date of Security Instrument:** February 13, 2008

**Grantor(s):** Justin Smith, a single man

**Original Trustee:** Scott R. Valby

**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Universal American Mortgage Company, LLC, a Florida Limited Liability, its successors and assigns

**Recording Information:** Vol. 1909, Page 700, or Clerk's File No. 2008-20582, in the Official Public Records of WISE County, Texas.

**Current Mortgagee:** JPMorgan Chase Bank, National Association

**Mortgage Servicer:** JPMorgan Chase Bank, National Association, whose address is C/O 3415 Vision Drive Columbus, OH 43219-6009 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

**Date of Sale:** 02/02/2016                      **Earliest Time Sale Will Begin:** 1:00 PM

**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.**

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

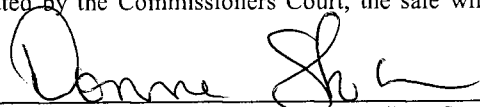
**Legal Description:**

**LOT 20, BLOCK 5, SHALE CREEK, PHASE 2A, AN ADDITION IN WISE, TEXAS, ACCORDING TO THE PLAT THEREOF, RECORDED IN CABINET C, SLIDE 510, PLAT RECORDS, WISE COUNTY, TEXAS.**

**Place of Sale of Property:** The foreclosure sale will be conducted in the area designated by the WISE County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

**For Information:**

Codilis & Stawiarski, P.C.  
650 N. Sam Houston Parkway East  
Suite 450  
Houston, TX 77060  
(281) 925-5200



Donna Stockman as Substitute Trustee, Brenda Wiigs as Successor Substitute Trustee, Denise Boerner as Successor Substitute Trustee, David Stockman as Successor Substitute Trustee, Tim Lewis as Successor Substitute Trustee, Guy Wiggs as Successor Substitute Trustee, Lori McCarty as Successor Substitute Trustee, Brenda Wiggs as Successor Substitute Trustee, Kelley Burns as Successor Substitute Trustee, Aurora Campos as Successor Substitute Trustee, Aarti Patel as Successor Substitute Trustee, Matthew Wolfson as Successor Substitute Trustee, Daniel Willsie as Successor Substitute Trustee, Ramiro Cuevas as Successor Substitute Trustee, Markcos Pineda as Successor Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee

**POSTED**  
AT 4:04 o'clock PM

**JAN 11 2016**

**SHERY LEMON, COUNTY CLERK**  
**WISE COUNTY, TEXAS**  
By Jon Grigsby **DEPUTY**  
**TONI GRIGSBY**



4558185

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

**DEED OF TRUST INFORMATION:**

**Date:** 07/21/2006  
**Grantor(s):** JASON C RENDLEMAN AND MICHELLE RENDLEMAN, HUSBAND AND WIFE  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FIRST FRANKLIN A DIVISION OF NAT. CITY BANK OF IN, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$97,400.00  
**Recording Information:** Book 1716 Page 794 Instrument 392570  
**Property County:** Wise  
**Property:** LOT 4, BLOCK 6, OF LOTS 1-9, BLOCK 1; LOTS 1-5, BLOCK 2; LOTS 1-23 AND 74-106, BLOCK 4; LOTS 1-34, BLOCK 5 AND LOTS 1-16, BLOCK 6, CROWN POINT ADDITION-PHASE TWO, AN ADDITION TO THE CITY OF RHOME, WISE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET B, SLIDE 482, OF THE PLAT RECORDS OF WISE COUNTY, TEXAS.  
**Reported Address:** 412 STIRLING RD, 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:** Deutsche Bank National Trust Company, as trustee for First Franklin Mortgage Loan Trust 2006-FF13 Mortgage Pass-Through Certificate, Series 2006-FF13  
**Mortgage Servicer:** Wells Fargo Bank, N. A.  
**Current Beneficiary:** Deutsche Bank National Trust Company, as trustee for First Franklin Mortgage Loan Trust 2006-FF13 Mortgage Pass-Through Certificate, Series 2006-FF13  
**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 2nd day of February, 2016  
**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, Lori McCarty, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act  
**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in 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, Lori McCarty, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

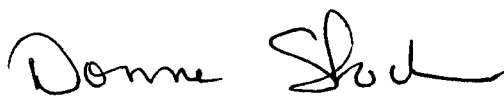
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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

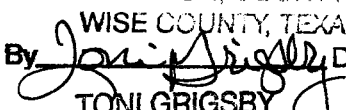
1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis, Lori McCarty, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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,

Buckley Madole, P.C.



**POSTED**  
**AT 3:53 o'clock P.M.**  
JAN 11 2016

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS  
By  DEPUTY  
TONI GRIGSBY

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

**DEED OF TRUST INFORMATION:**

**Date:** 07/24/2009  
**Grantor(s):** MICHELE L. COCHRAN, A SINGLE WOMAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$229,662.00  
**Recording Information:** Book 2071 Page 775 Instrument 2009-44945  
**Property County:** Wise  
**Property:** LOT 31, BLOCK 6, OF REATTA ESTATES, PHASE THREE, AN ADDITION TO WISE COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN CABINET C, SLIDE 263 OF THE PLAT RECORDS OF WISE COUNTY, TEXAS.  
**Reported Address:** 129 MESQUITE DRIVE, DECATUR, TX 76234-5083

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

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 2nd day of February, 2016  
**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, Brenda Wiggs, Denise Boerner, David Stockman, Tim Lewis, Guy Wiggs, Lori McCarty, Aurora Campos, Ramiro Cuevas, Markcos Pineda, Kelley Burns, Aarti Patel, Matthew Wolfson, Daniel Willsie, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act  
**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in 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

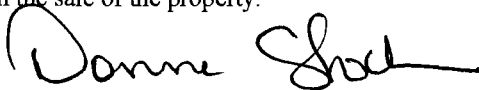
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Donna Stockman, Brenda Wiggs, Denise Boerner, David Stockman, Tim Lewis, Guy Wiggs, Lori McCarty, Aurora Campos, Ramiro Cuevas, Markcos Pineda, Kelley Burns, Aarti Patel, Matthew Wolfson, Daniel Willsie, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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, Brenda Wiggs, Denise Boerner, David Stockman, Tim Lewis, Guy Wiggs, Lori McCarty, Aurora Campos, Ramiro Cuevas, Markcos Pineda, Kelley Burns, Aarti Patel, Matthew Wolfson, Daniel Willsie, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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.

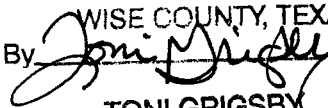
Very truly yours,



Buckley Madole, P.C.

**POSTED**  
AT 3:53 o'clock P M

JAN 11 2016

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS  
By  DEPUTY  
TONI GRIGSBY

### Notice of [Substitute] Trustee 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:** 02/02/2016

**Time:** The sale will begin at **01:00 PM** or not later than three hours after that time

**Place:** The Southeast porch of the Courthouse steps or any other area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place

OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

**Property Address:** 141 County Road 4668, Rhome, TX 76078

**2. Terms of Sale:** Cash

**3. Instrument to be Foreclosed:** The Instrument to be foreclosed is the deed of trust or Contract Lien dated 07/23/2004 and recorded 07/28/2004 in Document 353540 real property records of Wise county Texas, with Joel Todd Shelton and Cassie Lee Shelton, Husband and wife grantor(s) and Fieldstone Mortgage Company, as Lender, Mortgage Electronic Registration Systems, Inc., as Beneficiary .

**4. Appointment of Substitute Trustee:** The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by the above referenced Deed of Trust.

**5. Obligation Secured:** Deed of Trust of Contract Lien executed by Joel Todd Shelton and Cassie Lee Shelton, Husband and wife securing the payment of the indebtedness in the original principal amount of **\$ 144,000.00**, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. HSBC Bank USA, National Association, as Indenture Trustee of the Fieldstone Mortgage Investment Trust, Series 2004-4 is the current mortgagee of the note and the deed of trust or contract lien.

**6. Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

**POSTED**

AT 3:52 o'clock P M

JAN 11 2016

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS

By Vicky Gaona DEPUTY  
Vicky Gaona

## Notice of [Substitute] Trustee Sale

7. **Property to be sold:** The property to be sold is described as follows:

**Tract I:**

Being a 1.00 acre tract in the W.C, Hallmark Survey, abstract number 361, Wise County, Texas, also being part of a certain called 9.46 acre tract described in instrument recorded in volume 200, page 307, real records, Wise County, Texas and this part being described by metes and bounds as follows: Commencing at a 2" steel fence post found in the south R.O.W, of county road #4668 and in the west R.O.W, of the C.R.I. & P.R.R. For the northeast corner of said 9.46 acre tract, thence south 89 degrees 21 minutes 18 seconds west with the north line of said 9.46 acre tract a distance of 53.37 feet to a point in the south R.O.W. Of said county road #4668;

Thence south 08 degrees 11 minutes 40 seconds east with the center line of a gravel road a distance of 468.81 feet to a point for a corner;

Thence south 14 degrees 56 minutes 21 seconds east with the center line of a gravel road a distance of 38.74 feet to a point for a corner;

Thence south 32 degrees 26 minutes 39 seconds east a distance of 48.86 feet to a point for corner;

Thence north 82 degrees 01 minutes 36 seconds east a distance of 163.30 feet to a 1/2" iron rod with a yellow plastic cap stamped Steadham R.P.L.S. 4281 set for a corner, at the point of beginning of the tract herein described;

Thence south 07 degrees 58 minutes 24 seconds east a distance of 208.71 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 82 degrees 01 minutes 36 seconds west a distance of 208.71 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 07 degrees 58 minutes 24 seconds west a distance of 208.71 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 82 degrees 01 minutes 36 seconds east a distance of 208.71 feet to the point of beginning and containing 1.00 acre of land.

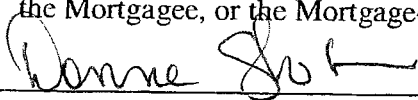
8. **Mortgage Servicer Information:** The Mortgage Service is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. **Ocwen Loan Servicing, LLC**, as Mortgage Servicer, is representing the current mortgagee, whose address is:



## Notice of [Substitute] Trustee Sale

C/O Ocwen Loan Servicing, LLC  
1661 Worthington Rd., Suite 100  
West Palm Beach, FL 33409  
Phone: 561-682-8000

9. **Limitation of Damages:** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.



Donna Stockman, Brenda Wiggs, Denise Boerner, Angela Lewis, David Stockman, Guy Wiggs, Lori McCarty, Tim Lewis, Chance Oliver or Bret Allen or Substitute Trustee

C/O Power Default Services, Inc.  
Northpark Town Center  
1000 Abernathy Rd NE; Bldg 400, Suite 200  
Atlanta, GA 30328  
Telephone: 855-427-2204  
Fax: 866-960-8298

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

**POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY 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: February 02, 2016

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 July 18, 2007 and recorded in Document CLERK'S FILE NO. 2007-10347 real property records of WISE County, Texas, with CLINTON KYLE HOWARD AND KAREN L. CHRISTIAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by CLINTON KYLE HOWARD AND KAREN L. CHRISTIAN, securing the payment of the indebtednesses in the original principal amount of \$171,931.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE 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. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION  
3415 VISION DRIVE  
COLUMBUS, OH 43219



DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, LORI MCCARTY, OR  
TIM LEWIS

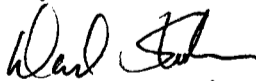
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive /Florence, SC 29501 /Fax: 843  
413 5433/scra.military.orders@chase.com

My name is David Stockman, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.  
I declare under penalty of perjury that on 1-11-16 I filed at the office of the WISE County Clerk and caused to be posted at the  
WISE County courthouse this notice of sale.

Certificate of Posting



Declarants Name: David Stockman  
Date: 1-11-16

**POSTED**  
AT 4:02 o'clock PM

JAN 11 2016

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



NOS0000005595467

00000005595467

WISE

**EXHIBIT "A"**

LOT 33, BLOCK 1, PRAIRIE VIEW ESTATES, PHASE THREE B, A SUBDIVISION TO WISE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN PLAT CABINET C, SECTION 4, PLAT RECORDS, WISE COUNTY, TEXAS.



NOS00000005595467

**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: February 02, 2016

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 September 08, 2006 and recorded in Document VOLUME 1731, PAGE 831 real property records of WISE County, Texas, with AMY DENICE HOLLIE AND CHARLES GRALIN HOLLIE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by AMY DENICE HOLLIE AND CHARLES GRALIN HOLLIE, securing the payment of the indebtednesses in the original principal amount of \$113,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES 2006-19 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. DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC  
345 SAINT PETER STREET  
ST. PAUL, MN 55102



DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, LORI MCCARTY, OR  
TIM LEWIS

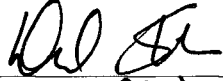
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is David Stockman, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.

I declare under penalty of perjury that on 1-11-16 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: DAVID Stockman

Date: 1-11-16

**POSTED**  
AT 4:02 o'clock P M

JAN 11 2016

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



NOS20110031409073

**EXHIBIT "A"**

BEING LOT 3 AND THE SOUTH 30 FEET OF LOT 2, BLOCK 6, HELM ACRES, WISE COUNTY, TEXAS, RECORDED IN CABINET B, PAGE 05, PLAT RECORDS OF WISE COUNTY, TEXAS, BEING A REVISED SUBDIVISION OF 15.10 ACRES COMPRISING BLOCKS, 1, 2, 3, 4, 5 AND 6, IN LIEU OF BLOCKS 94, 113, 114, 115, AND PART OF 112, SOUTH DECATUR ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 199, PAGE 544, DEED RECORDS, WISE COUNTY, TEXAS, DESCRIBED TO-WIT:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3, IN BLOCK 6, HELM ACRES, AT AN IRON ROD FOUND FOR CORNER,

THENCE NORTH 89 DEGREES 39 MINUTES 29 SECONDS WEST 130.00 FEET TO AN IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID LOT 3, SAID POINT BEING IN THE EAST LINE OF CLIFF STREET;

THENCE WITH THE EAST LINE OF CLIFF STREET AND A CURVE TO THE LEFT HAVING A RADIUS OF 798.85 FEET AND A CHORD BEARING OF NORTH 05 DEGREES 20 MINUTES 26 SECONDS WEST, AT 100.00 FEET PASSING THE SOUTHWEST CORNER OF LOT 2, BLOCK 6, HELM ACRES, CONTINUING A TOTAL DISTANCE OF 130.00 FEET TO AN IRON ROD FOUND FOR CORNER;

THENCE NORTH 89 DEGREES 45 MINUTES 17 SECONDS EAST, 141.10 FEET TO AN IRON ROD FOUND FOR CORNER IN THE EAST LINE OF LOT 2;

THENCE WITH THE EAST LINE OF LOT 2, SOUTH 00 DEGREES 21 MINUTES 00 SECONDS EAST, AT 30.00 FEET PASS THE SOUTHEAST CORNER OF SAID LOT 2, AND THE NORTHEAST CORNER OF LOT 1, IN ALL, A TOTAL DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING.



NOS20110031409073

POSTED

AT 12:40 o'clock P M

JAN 11 2016

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

### Notice of Substitute Trustee's Sale

**Date:** January 8, 2016

**Substitute Trustee:** James Mills, Susan Mills, Emily Northern, Alexandra Zografos-Holub, Joyce McGrady and Jack Richardson, any to act.

**Substitute Trustee's Address:**

Abstracts/ Trustees of Texas  
P.O. Box 9932  
Austin, Texas 78766

**Mortgagee:** Adam K. Iglesias, a married man

**Note:** Promissory Note executed by Mark Lankford and wife, Crystal Lankford dated March 7, 2013 in the principal amount of \$59,000.00

**Deed of Trust**

Date: March 7, 2013

Grantor: Mark Lankford and wife, Crystal Lankford

Mortgagee: Adam K. Iglesias, a married man

Recording information: Document Number 2013-18372 , Volume 2441, Page 262 of the Official Public Records of Wise County, Texas.

Property: Lots 13 thru 18, Block 23 of ORIGINAL TOWN OF PARADISE, WISE COUNTY, TEXAS, according to the Plat recorded in Volume 26, Page 300, Deed Records and Plat Cabinet B, Slide 395, Plat Records of Wise County, Texas.

**County:** Wise County, Texas

**Date of Sale (first Tuesday of month):** February 2, 2016

**Time of Sale:** The sale will begin no earlier than 10:00 A.M. and no later than three hours thereafter.

**Place of Sale:** The door of the first floor in the southeast corner of the Wise County Courthouse, located at 101 1/2 N. Trinity, Decatur, Texas, or the place as designated by the County Commissioners of Wise, County, Texas.

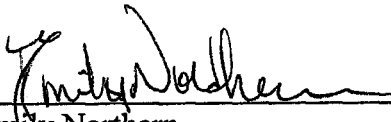
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR

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.

Mortgagee has appointed James Mills, Susan Mills, Emily Northern, Alexandra Zografos-Holub, Joyce McGrady and Jack Richardson, any to act, as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

**SUBSTITUTE TRUSTEE:**

  
\_\_\_\_\_  
Emily Northern

POSTED  
AT 11:37 o'clock A M

JAN 11 2016

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

Vicky Gaona

**NOTICE OF FORECLOSURE SALE**

State of Texas           §  
                                  §  
County of Wise         §

Notice is hereby given of a public non-judicial foreclosure sale.

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

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES

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

Date: **February 2, 2016**

Time: The sale shall begin no earlier than **10:00 AM** or no later than three hours thereafter.

Place: **Wise** County Courthouse in **Decatur, Texas**, at the following location: the area designated by the Commissioners Court of **Decatur, Wise County, Texas**, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

The deed of trust permits the Mortgagee of Record to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refileing may be after the date originally scheduled for this sale.

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.

3. 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 Mortgagee of Record 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.

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.

4. **Type of Sale.** The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by **Estate of David Fancher**.
5. **Obligations Secured.** The Deed of Trust is dated **June 17, 2011**, and is recorded in the office of the County Clerk of **Wise County, Texas**, in/under **2011-7403, Official Public Records of Wise County, Texas**. 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 in the original principal amount of **\$153,264.00**, executed by **Estate of David Fancher**, and payable to the order of **Ameripro Funding, Inc.**

**Original Mortgagee: Ameripro Funding, Inc..**

**Current Mortgage of Record: Nationstar Mortgage LLC** whose address is **8950 Cypress Waters Blvd., Coppell, TX 75019**.

6. **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 public sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.
7. **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.**

Sent by: Jeffrey B. Lewis  
Robertson Anschutz Vettors  
10333 Richmond Avenue, Suite 550  
Houston, TX 77042

DATED January 11, 2016.



**Joyce McGrady and/or Kelly Goddard and/or Darian Goddard and/or Gene Alyea**, Substitute Trustee  
c/o Robertson Anschutz Vettors  
10333 Richmond Avenue, Suite 550  
Houston, TX 77042  
Phone: (713) 980-9500

**EXHIBIT A**  
**Legal Description**

Lot Five R1 (5R1), Block F, of Chisholm Springs Subdivision ("Chisholm Springs Subdivision"), located in Wise County, Texas, according to the map or plat thereof recorded in Cabinet C, Slide(s) 177-179, (refiled in Cabinet C, Slide(s) 184-186), Map Records of Wise County, Texas.

Together with the right of ingress and egress over and across Lot 1R, Block A, Chisholm Springs Subdivision ("Chisholm Springs Subdivision"), located in Wise County, Texas, according to the map or plat thereof recorded in Cabinet C, Slide(s) 177-179, (refiled in Cabinet C, Slide(s) 184-186) (re-platted in Cabinet C, Slide(s) 271-272 as to portions of Block F) in the Map Records of Wise County, Texas.

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

165910  
153 Aydelotte Court  
Rhome, Texas 76078

POSTED  
AT 11:37 o'clock A M

JAN 11 2016

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

Vicky Gaona

NOTICE OF TRUSTEE'S SALE  
and  
APPOINTMENT OF SUBSTITUTE TRUSTEE

**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.**

WHEREAS, on April 29, 1998, Steven D. Emrick and wife, Ronda R. Emrick executed a Deed of Trust conveying to Chris Harris, Trustee, the real property hereinafter described, to secure Johnson Country Oaks, Inc., in the payment of a debt therein described, said Deed of Trust being recorded in Volume 794, Page 569, Official Public Records of Wise County, Texas.

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 hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

WHEREAS, in my capacity as the attorney for the present owner and holder of the note, and pursuant to Section 51.0076(3) Texas Property Code, I hereby name, appoint and designate Joyce McGrady or Kelly Goddard or Darian Goddard or Gene Alyea, the Substitute Trustee(s) in the above described Deed of Trust and/or to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of said note.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, February 2, 2016, at 10:00 o'clock a.m. or within three (3) hours thereafter, the Substitute Trustee will sell said real property at the place hereinafter set out, to the highest bidder for cash. The place of sale shall be in the area designated by the Commissioners Court of such County, pursuant to §51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if such place is not so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted), in the City of Decatur, Wise County, Texas.

Said real property is described as follows:  
Lot 65, Block 3, CHISHOLM HILLS, PHASE III, an addition to the City of Fairview, Wise County, Texas, according to plat recorded in Cabinet B, Page 440 and 441, Plat Records, Wise County, Texas.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein 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.

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 and the priority of the lien being foreclosed.

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 priority, nature and extent of such matters, if any.

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagor, Mortgagee or the Mortgagee's attorney.


Default has occurred under the Deed of Trust, and the beneficiary has requested the above named Trustee or Substitute Trustee(s), to conduct this public sale. Notice is given that before the sale the beneficiary or the Beneficiary's attorney, agent or servicer may appoint another person substitute trustee to conduct the 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.**

The Substitute Trustee's address is c/o WEST & WEST ATTORNEYS, 2929 Mossrock, Suite 204, San Antonio, Texas 78230.

WITNESS MY HAND on 11<sup>th</sup> day of January 2016.



NORTH O. WEST, State Bar No. 21204000  
Attorney or Authorized Agent for the  
Mortgagee or Mortgagee's Servicer  
WEST & WEST ATTORNEYS, P.C.  
2929 Mossrock, Suite 204  
San Antonio, Texas 78230

POSTED

AT 11:52 o'clock A M

JAN 08 2016

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE By Vicky Gaona DEPUTY

Vicky Gaona

**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 is hereby given of a public nonjudicial foreclosure sale.

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

All interest in and proceeds from Oil and Gas Wells owned by George W. Gage under that certain Oil, Gas And Mineral Lease from Marvin Oates, et al dated February 4, 1977 in Wise County, TX recorded Vol. 15791, Page 292 in Wise County Real Property Records.

Described as that certain tract of land situated in Wise County, Texas, a part of Chas. Frazier Survey, Abstract No. 297, described as, BEGINNING - in the S. B line of said survey, 2491 varas West of S E corner of same;

THENCE - East 1467 varas to the S W corner of a tract in said survey conveyed to Burnes;

THENCE - North with the W B line of said Burns tract 1077 varas to the NW corner of same;

THENCE - West 180 varas;

THENCE - South 312 varas;

THENCE - West 1287 varas to the E. B line of said survey;

THENCE - South 823 varas to the place of beginning, containing 212-1/2 acres of land, more or less.

Wells:

Oates #1H, 2H, 3H, 4H, operated by EagleRidge Energy LLC, Properties WW0017 through WW0020.

Lease numbers with Texas Railroad Commission 264185, 194279, 201543, 264470.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed Of Trust, Assignment Of Production, Security Agreement, Fixture Filing, And Financing Statement ("Deed Of Trust") recorded as Instrument Number 201508325, Official Public Records, Wise County, Texas (which is hereinafter referred to as the "Security Instrument").

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

Date: February 2, 2016

Time: The sale shall begin no earlier than 1:00 P.M. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place: Wise County Courthouse, 101 North Trinity Street, Decatur, Wise County, Texas 76234, at the following location:  
Front door at Southeast corner of Courthouse.

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 Security Instrument, permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Security Instrument at the time of sale.

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

The sale will be made expressly subject to any title matters set forth in the Security Instrument, 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 Security Instrument. The sale shall not cover

any part of the property that has been released of public record from the lien of the Security Instrument. 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 Security Instrument, the Beneficiary has the right to direct the Trustee and/or Substitute 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 Security Instrument. 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 and/or Substitute 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 Security Instrument executed by GEORGE WILLIAM GAGE, an unmarried individual.

6. Obligations Secured. The Security Instrument provides that it secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to the Promissory Note ("Note") dated October 24, 2014, in the original principal amount of \$42,500.00, executed by GEORGE WILLIAM, and payable to the order of



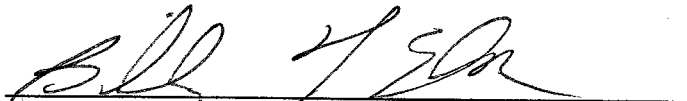
STATE NATIONAL BANK OF TEXAS, now known as PILGRIM BANK. PILGRIM BANK is the current owner and holder of the Obligations and is the Beneficiary under the Security Instrument.

As of January 4, 2016, there was owed \$33,991.97 on the Note, being principal, interest, late fees, and attorney's fees in the following amounts: \$32,026.60 in principal; \$1,036.05 in interest; \$129.32 in late fees; and at least \$800.00 in attorney's fees; with interest accruing at the rate of \$16.01 per day thereafter until paid in full. Applicable Trustee's fees, and other costs and expenses, may be added to the amount owed.

Questions concerning the sale may be directed to the undersigned at (940) 569-2201.

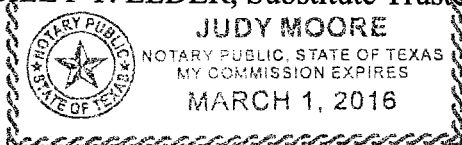
7. Default and Request to Act. Default has occurred under the Security Instrument, and the Beneficiary has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the Beneficiary may appoint another person substitute trustee to conduct the sale.


DATED January 6, 2016.

  
BILLY T. ELDER, Substitute Trustee  
320 E. Third Street  
Burkburnett, Texas 76354  
(940) 569-2201  
(940) 569-5032 (Fax)

THE STATE OF TEXAS :  
:  
COUNTY OF WICHITA :

This instrument was acknowledged before me on the 6 day of January, 2016, by ~~BILLY T. ELDER, Substitute Trustee.~~



  
Notary Public, State of Texas

# NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

STATE OF TEXAS  
COUNTY OF Wise

COPY

KNOW ALL MEN BY THESE PRESENTS

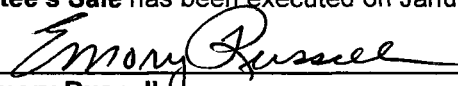
WHEREAS, on **December 2, 1996**, **Rosalinda Naranjo**, as grantor(s) executed a Deed of Trust, conveying to **JCEF Limited, A Limited Liability Company, Deed Records, Wise County, Texas**, certain real property located in the County of **Wise**, State of Texas, and being more particularly described as **Lot 20, Coyote Ridge, Phase I, 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, **\$25,000.00** (the note), the Deed of Trust being recorded in Deed Records, **Wise County, Texas**, in **Volume 693, Page 695**. 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 **JCEF Limited, A Limited Liability Company**, 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 February, 2016 at the **Wise County Courthouse, Decatur, Texas**. The same being **February 2, 2016, At the southeast door of the Wise County Courthouse, 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.**

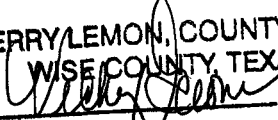
In Witness Whereof, this notice of **Substitute Trustee's Sale** has been executed on January 5, 2016.

  
Emory Russell  
Substitute Trustee

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

POSTED  
AT 10:42 o'clock A M

JAN 05 2016

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS  
By  DEPUTY

Vicky Gaona

C 220

FIELD NOTES  
3.190 ACRES

**BEING** all that certain lot, tract or parcel of land situated in the A. Walker Survey Abstract Number 861, in the County of Wise, Texas, being a part of that certain (called) 62.591 acre "Tract I" conveyed by deed from Doug Bryan to JCEF Limited, recorded in Volume 538, Page 738, Real Records, Wise County, Texas, and being a part of that certain (called) 350.066 acre "Tract III" conveyed by deed from Doug Bryan to JCEF Limited, recorded in Volume 538, Page 738, Real Records, Wise County, Texas, being more particularly described as follows:

**COMMENCING** at an Iron rod found for corner in the west line of said Walker Survey and in the east line of the Jessie B. Atkinson Survey Abstract Number 2, said point being the most southerly southeast corner of that certain tract of land conveyed by deed from Allen McMurdy to Floyd T. McMurdy, recorded in Volume 237, Page 591, Deed Records, Wise County, Texas;

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

**THENCE N 79° 25' 38" E**, 1244.29 feet with said Road to an iron rod set for the **POINT OF BEGINNING**;

**THENCE N 79° 25' 38" E**, 15.00 feet with said Road to an iron rod set for corner;

**THENCE S 10° 34' 22" E**, 930.00 feet to an Iron rod set for corner;

**THENCE S 79° 25' 38" W**, 179.63 feet to an iron rod set for corner;

**THENCE S 10° 34' 22" E**, 624.23 feet to an iron rod set for corner;

**THENCE S 56° 32' 32" W**, 196.32 feet to an iron rod set for corner;

**THENCE N 10° 34' 22" W**, 715.57 feet to an iron rod set for corner;

**THENCE N 79° 25' 38" E**, 345.50 feet to an iron rod set for corner;

**THENCE N 10° 34' 22" W**, 915.00 feet to the **PLACE OF BEGINNING** and containing 3.190 acres of land.

## 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

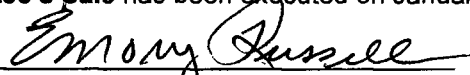
WHEREAS, on **December 28, 2010**, **Steve Wright and Ann Togert**, as grantor(s) executed a Deed of Trust, conveying to **Texas Land Home Sales, LP, Deed Records, Wise County, Texas**, certain real property located in the County of **Wise**, State of Texas, and being more particularly described as **Lot 53, Coyote Ridge, Phase II, an Addition to Wise County, Texas, 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, **\$48,500.00** (the note), the Deed of Trust being recorded in Deed Records, **Wise County, Texas**, in **Volume 2213, Page 386**. 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 **Texas Land Home Sales, LP**, 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 **4:00 p.m.** on the first Tuesday in February, 2016 at the **Wise County Courthouse, Decatur, Texas**. The same being **February 2, 2016, At the southeast door of the Wise County Courthouse, Decatur, Texas**.

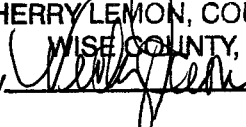
**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE 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 January 5, 2016.

  
Emory Russell  
Substitute Trustee

After Filing Return To:  
Texas Land Home Sales, LP  
8659 White Settlement Rd.  
Fort Worth, Texas 76108

**POSTED**  
AT 10:45 o'clock A M

JAN 05 2016  
SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS  
By  DEPUTY  
Vicky Gaona

E X H I B I T "A"

Being a 2.000 acre tract of land out of the M.E.P. & P.R.R. Co. Survey, Abstract #633 and the A.J. Walker Survey, Abstract #861, situated in Wise County, Texas, and being a portion of that certain 350.066 acre tract in the A.J. Walker Survey, Abstract #861 and the M.E.P & P.R.R. Co. Survey, Abstract #633, as conveyed to JCEF LIMITED, in Volume 538, Page 738, Real Records, Wise County, Texas, and being described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin set for the southeast corner of the herein described tract and being North 89°20'15" West, 1178.00 feet and North 00°49'41" East, 984.34 feet from the most easterly southeast corner of said 350.066 acre tract;  
THENCE North 89°10'19" West, a distance of 544.75 feet, to a 1/2" iron pin set in the east right-of-way line of Ridge Trail, a 60' private road, for the southwest corner of the herein described tract;  
THENCE North 00°49'41" East, along said east right-of-way line, a distance of 159.93 feet, to a 1/2" iron pin set for the northwest corner of the herein described tract;  
THENCE South 89°10'19" East, along said south right-of-way line, a distance of 544.75 feet, to a 1/2" iron pin set for the northeast corner of the herein described tract;  
THENCE South 00°49'41" West, a distance of 159.93 feet to the POINT OF BEGINNING and containing 2.000 acres of land.

(ALSO KNOWN AS - LOT 53, COYOTE RIDGE, PHASE 2A, AN UNRECORDED SUBDIVISION.)

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

**DEED OF TRUST INFORMATION:**

**Date:** 12/06/2002  
**Grantor(s):** TANYA V. SCHELLER AND SPOUSE, DAMON L. SCHELLER  
**Original Mortgagee:** WELLS FARGO HOME MORTGAGE, INC.  
**Original Principal:** \$53,000.00  
**Recording Information:** Book 1233 Page 163 Instrument 319486  
**Property County:** Wise  
**Property:**

BEING a 2.00 acre tract of land out of the S. McKneeley Survey, Abstract Number 591, Wise County, Texas, said tract being a portion of that certain 20.66 acre tract of land under Contract of Sale and Purchase between Weldon Wood and the Veterans Land Board recorded in Volume 212, Page 740, dated December 17, 1986, and also being a portion of that certain 10.00 acre tract of land recorded in Volume 223, Page 416, Deed Records, Wise County, Texas: BEGINNING at a 1/2 inch iron set South 00 degrees 11 minutes 40 seconds East, 1707.52 feet, and South 81 degrees 55 minutes 16 seconds West, 289.54 feet from the Northeast corner of said 20.66 acre tract; THENCE South 00 degrees 11 minutes 40 seconds East, 283.55 feet to a 1/2 inch iron set in the North line of County Road Number 1480; THENCE South 89 degrees 56 minutes 39 seconds West, with the North line of said County Road Number 1480, 314.22 feet to a wood fence post in the East line of F. M. Highway Number 101; THENCE North 10 degrees 30 minutes 33 seconds West, with the East line of said F. M. Highway Number 101, 157.57 feet to a wood fence post; THENCE North 08 degrees 45 minutes 12 seconds West, continuing with the East line of said highway, 79.59 feet to a 1/2 inch iron set; THENCE North 81 degrees 55 minutes 16 seconds East, 357.66 feet to the POINT OF BEGINNING and  
Containing 2.00 acres of land.

**Reported Address:** 2012 NORTH HIGHWAY 101, CHICO, TX 76431

**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 2nd day of February, 2016  
**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, Brenda Wiggs, Denise Boerner, David Stockman, Tim Lewis, Guy Wiggs, Lori McCarty, Aurora Campos, Ramiro Cuevas, Markcos Pineda, Kelley Burns, Aarti Patel, Matthew Wolfson, Daniel Willsie, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in 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, Brenda Wiggs, Denise Boerner, David Stockman, Tim Lewis, Guy Wiggs, Lori McCarty, Aurora Campos, Ramiro Cuevas, Markcos Pineda, Kelley Burns, Aarti Patel, Matthew Wolfson, Daniel Willsie, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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, Brenda Wiggs, Denise Boerner, David Stockman, Tim Lewis, Guy Wiggs, Lori McCarty, Aurora Campos, Ramiro Cuevas, Markcos Pineda, Kelley Burns, Aarti Patel, Matthew Wolfson, Daniel Willsie, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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,

Buckley Madole, P.C.

*Donna Sochn*

**POSTED**

AT 1:41 o'clock P M

DEC 30 2015

SHERRY LEMON, COUNTY CLERK  
WISSE COUNTY, TEXAS

By *Kim Griffith* DEPUTY  
Kim Griffith

**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: February 02, 2016

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.**

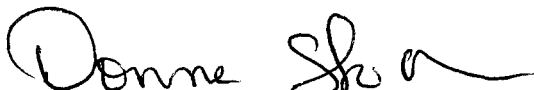
**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 01, 2005 and recorded in Document VOLUME 1538, PAGE 521, AS AFFECTED BY LOAN MODIFICATION CLERK'S FILE NO. 2009-48251, CLERK'S FILE NO. 2012-2028 AND CLERK'S FILE NO. 201327179. real property records of WISE County, Texas, with BILLY M. BURCH AND CHRISTI BURCH, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by BILLY M. BURCH AND CHRISTI BURCH, securing the payment of the indebtednesses in the original principal amount of \$135,867.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK 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. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK  
999 N.W. GRAND BLVD STE 110  
OKLAHOMA CITY, OK 73118-6077



DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, DAVID STOCKMAN, TIM LEWIS, GUY WIGGS, LORI MCCARTY, AURORA CAMPOS, RAMIRO CUEVAS, MARKCOS PINEDA, KELLEY BURNS, AARTI PATEL, MATTHEW WOLFSON, OR DANIEL WILLSIE  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is David Stockman, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 12-28-15 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: DAVID STOCKMAN  
Date: 12-28-15

**POSTED**  
AT 11:38 o'clock A M

DEC 28 2015

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS  
By Kim Griffith DEPUTY  
Kim Griffith



NOS0000005733910



**EXHIBIT "A"**

TRACT 1 OF THE BRYAN W. GOODGER SUBDIVISION #2, AN ADDITION TO THE GEORGE GARDNER SURVEY, ABSTRACT NO. 331, WISE COUNTY, TEXAS, ACCORDING TO THE OFFICIAL PLAT OF RECORD IN CABINET A, SECTION 164, PLAT RECORDS, WISE COUNTY, TEXAS.



NOS0000005733910

# APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS  
COUNTY OF WISE

Deed of Trust Date:  
MARCH 9, 2015

Property address:  
839 FM 2123  
BRIDGEPORT, TX 76426

Grantor(s)/Mortgagor(s):  
JESSE YOUNG, A SINGLE MAN

**LEGAL DESCRIPTION:**  
BEING A 3.00 ACRE TRACT IN BLOCK 20 OR THE  
MATAGORDA COUNTY SCHOOL LAND SURVEY,  
ABSTRACT NUMBER 535, WISE COUNTY, TEXAS AND  
ALSO BEING PART OR A CERTAIN CALLED 80 ACRE  
TRACT DESCRIBED IN INSTRUMENT RECORDED IN  
VOLUME 367, PAGE 126, REAL RECORDS, WISE  
COUNTY, TEXAS, AND BEING MORE PARTICULARLY  
DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND  
MADE A PART HEREOF.

**Original Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC., ACTING SOLELY AS A NOMINEE FOR  
INTERLINC MORTGAGE SERVICES, LLC, A LIMITED  
LIABILITY COMPANY

Earliest Time Sale Will Begin: 1:00 PM

**Current Mortgagee:**  
PENNYMAC LOAN SERVICES, LLC

Date of Sale: 02/02/2016

Recorded on: MARCH 11, 2015

Original Trustee: ALLAN B. POLUNSKY

Property County: WISE  
As Clerk's File No.: 201502163

**Substitute Trustee:** DONNA STOCKMAN, BRENDA  
WIGGS, DENISE BOERNER, GUY WIGGS, DAVID  
STOCKMAN, LORI MCCARTY, TIM LEWIS, AURORA  
CAMPOS, RAMIRO CUEVAS, MARKCOS PINEDA,  
KELLEY BURNS, AARTI PATEL, MATTHEW WOLFSON,  
DANIEL WILLSIE

**Mortgage Servicer:**  
PENNYMAC LOAN SERVICES, LLC

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

The Current Mortgagee under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, LORI MCCARTY, TIM LEWIS, AURORA CAMPOS, RAMIRO CUEVAS, MARKCOS PINEDA, KELLEY BURNS, AARTI PATEL, MATTHEW WOLFSON, DANIEL WILLSIE as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

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;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday FEBRUARY 2, 2016 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. 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 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.

**POSTED**  
AT 4:04 o'clock P M  
DEC 01 2015  
SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS  
BY *[Signature]* DEPUTY

Vicky Gaona

PENNYMAC LOAN SERVICES, LLC, who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. 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 property securing the debt.

**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, November 27, 2015

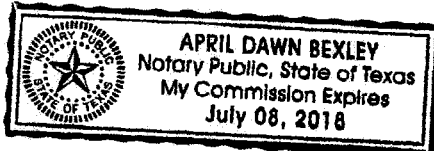
MARINOSCI LAW GROUP, PC

By: [Signature]  
KYLE HAUSMANN  
MANAGING PARALEGAL (name & title)

THE STATE OF TEXAS  
COUNTY OF Harris

Before me, April Bexley, the undersigned officer, on this, the 27 day of November, 2015, (insert name of notary) personally appeared KYLE HAUSMANN, known to me, who identified herself/himself to be the MANAGING PARALEGAL of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal (SEAL)



April Bexley  
Notary Public for the State of TEXAS  
My Commission Expires: 7/8/18  
April Bexley  
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC  
6101 CONDOR DRIVE, SUITE 200  
MOORPARK, CA 93021

Return to: MARINOSCI LAW GROUP, P.C.  
MARINOSCI & BAXTER  
14643 DALLAS PARKWAY, SUITE 750  
DALLAS, TX 75254

Being a 3.00 acre tract in Block 20 of the Matagorda County School Land Survey, Abstract Number 535, Wise County, Texas and also being part of a certain called 80 acre tract described in instrument recorded in Volume 367, Page 126, Real Records, Wise County, Texas, being described by metes and bounds as follows:

COMMENCING at a 2" steel fence post found in the North line of said 80 acre tract and in the East R.O.W. of F.M. # 2123 for the Northwest corner of a certain 1.00 acre tract described in instrument recorded in Volume 1039, Page 278, Official Public Records, Wise County, Texas;

THENCE South 89°02'58" East with a North line of said 80 acre tract and said 1.00 acre tract a distance of 185.83 feet to a ½" iron rod found for the Northeast corner of said 1.00 acre tract at the POINT OF BEGINNING of the tract herein described;

THENCE South 89°02'58" East with the North line of said 80 acre tract a distance of 217.58 feet to a ½" iron rod with a yellow plastic cap stamped STEADHAM R.P.L.S. 4281 set for a corner;

THENCE South 00°33'01" East a distance of 436.58 feet to a "T" post found for a corner;

THENCE North 87°52'20" West a distance of 402.31 feet to a ½" iron rod with a yellow plastic cap stamped STEADHAM R.P.L.S. 4281 set in said East R.O.W. of F.M. # 2123 for a corner;

THENCE North 00°44'16" West with said East R.O.W. a distance of 198.22 feet to a point in a 4" steel fence post for the Southwest corner of said 1.00 acre tract;

THENCE South 86°21'30" East with the South line of said 1.00 acre tract a distance of 186.29 feet to a ½" iron rod found for the Southeast corner of said 1.00 acre tract;

THENCE North 00°44'16" West with the East line of said 1.00 acre tract a distance of 238.89 feet to the POINT OF BEGINNING and containing 3.00 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: February 02, 2016

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 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

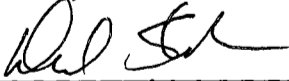


DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, DAVID STOCKMAN, TIM LEWIS, GUY WIGGS, LORI MCCARTY, AURORA CAMPOS, RAMIRO CUEVAS, MARKCOS PINEDA, KELLEY BURNS, AARTI PATEL, MATTHEW WOLFSON, OR DANIEL WILLSIE

Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

Certificate of Posting


My name is David Stockman and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 11-23-15 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: DAVID STOCKMAN  
Date: 11-23-15

**POSTED**  
AT 1:30 o'clock P **M**

NOV 23 2015

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY TEXAS  
By  DEPUTY

Sarah Enochs



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WISE

**EXHIBIT "A"**

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.



NOS00000004174520