

Notice of Substitute Trustee's Sale

FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT CO. TX

Date: 11-14-16, 2016

16 NOV 16 AM 10:51
[Signature]
DEPUTY

Mortgagee: Southwest Stage Funding, LLC dba Cascade Financial Services
Note: Note dated June 25, 2010 in the original principal amount of \$104,865.00

Deed of Trust

Date: June 25, 2010
Grantor: Ray Caulk
Mortgagee: Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Southwest Stage Funding, LLC dba Cascade Financial Services
Recording information: Clerk's File No. 2010-7671, of the Official Public Records of Real Property of Hunt County, Texas
Property: BEING a tract of parcel of land situated within Hunt County, Texas, being all of Lot 13 and part of 14 of THE CEDARS ESTATES, an addition to Hunt County, Texas, according to the plat thereof recorded in Volume 400 at Page 962 in Cabinet D on Slide 320 of the Plat Records of Hunt County, Texas and being further described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

Substitute Trustee's Name: Brent A. Lane, Gene Alyea, Jack Beckman, Kelly Goddard or Allan Johnston, any to act

Substitute Trustee's Address: 12841 Jones Road, Suite 100, Houston, Texas 77070 (Harris County)

County: Hunt
Date of Sale (first Tuesday of month): January 3, 2017
Time of Sale: 10:00 am - 1:00 pm

Place of Sale: 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 no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

Mortgagee has appointed Brent A. Lane, Gene Alyea, Jack Beckman, Kelly Goddard or Allan Johnston, 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, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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.

By: *[Signature]*
Brent A. Lane, Gene Alyea, Jack Beckman, Kelly Goddard or Allan Johnston, any to act

Law Office of Beard & Lane, P.C. - (281) 897-8848

EXHIBIT "A"

BEING a tract or parcel of land situated within Hunt County, Texas, being all of Lot 13 and part of 14 of THE CEDARS ESTATES, an addition to Hunt County, Texas, according to the plat thereof recorded in Volume 400 at Page 962 in Cabinet D on Slide 320 of the Plat Records of Hunt County, Texas and being further described as follows:

BEGINNING at a point for a corner at the northeast corner of Lot 13 in the center of Newell Creek Drive, said **Point of Beginning** being further marked by a 1/2 inch iron rod found on the west side of Newell Creek Drive bearing S 86° 18' 18" W at a distance of 30.13 feet;

THENCE S 18° 21' 08" E along the center of Newell Creek Drive, a distance of 157.70 feet to a 60D nail found for a corner;

THENCE S 15° 37' 45" E along the center of Newell Creek Drive, a distance of 94.80 feet to a point for a corner;

THENCE S 04° 38' 14" E along the center of Newell Creek Drive, a distance of 35.01 feet to a point for a corner, said corner being further marked by a 1/2 inch iron rod set on the west side of Newell Creek Drive bearing S 86° 18' 18" W at a distance of 30.00 feet;

THENCE S 86° 18' 18" W a distance of 740.98 feet to a point for a corner in the center of Newell Creek, said corner being further marked by a 1/2 inch iron rod set on the east side of said creek bearing N 86° 18' 18" E at a distance of 50.00 feet;

THENCE N 29° 19' 11" E along the center of said creek, a distance of 204.45 feet to a point for a corner;

THENCE N 02° 42' 37" E along the center of said creek, a distance of 109.57 feet to a point for a corner, said corner being further marked by a 3/8 inch iron rod found on the east side of said creek bearing N 86° 18' 18" E at a distance of 10.06 feet;

THENCE N 86° 18' 18" E along the north line of Lot 13, a distance of 557.29 feet returning to the **Point of Beginning** and containing **4.093 acres of land** and being known as No. 10698 Newell Creek Drive.

Notice of Foreclosure Sale

November 18, 2016

Deed of Trust:

Dated: October 12, 2012

Grantor: Patty J. Haney and Marvin R. Haney

Trustee: Peggy L. Ardis

Lender: The Ardis Trust

Recorded in: Document number 2012-11988 of the real property records of Hunt County, Texas

Legal Description: Being all of Lot 59 of Shawnee Shores Estates, according to the Plat thereof recorded in Volume 499 Page 199, Hunt County, Texas Plat records.

Secures: Note dated October 12, 2012 ("Note") in the original principal amount of \$49,500.00, executed by Patty J. Haney and Marvin R. Haney ("Borrower") and payable to the order of Lender

Substitute Trustee: T. Randall Sandifer

Substitute Trustee's Address: 201 A West Main, Allen, TX, 75013

Foreclosure Sale:

Date: Tuesday, January 3, 2017

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.

Place: Hunt County Courthouse, 2507 Lee Street, Greenville, TX 75401, common area at the base of the Central stairway, second floor (or the base of the North steps outside of the courthouse in the event the courthouse is closed).

FILE FOR RECORD
SHERIFF LINDA ZWEIF
COUNTY CLERK HUNT CO. TX
16 NOV 21 10:00:00
BY: DEPUTY

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that The Ardis Trust's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, The Ardis Trust, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

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

If The Ardis Trust passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by The Ardis Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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

member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

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



T. Randall Sandifer
Attorney for Mortgagee



T. Randall Sandifer
201 A West Main
Allen, TX 75013
Telephone (972) 396-1118
Telecopier (972) 396-7675

Notice of Foreclosure Sale

November 18, 2016

16 NOV 21 AM 9:58
DEPT. OF COUNTY CLERK
HUNT COUNTY, TEXAS

Deed of Trust:

Dated: July 14, 2012

Grantor: Melissa Sue Abbot Fabian

Trustee: Peggy L. Ardis

Lender: The Ardis Trust

Recorded in: Document number 2012-8497 of the real property records of Hunt County, Texas

Legal Description: Being all of Lot 53 of Shawnee Shores Estates, according to the Plat thereof recorded in Volume 499 Page 199, Hunt County, Texas Plat records.

Secures: Note dated July 14, 2012 ("Note") in the original principal amount of \$52,500.00, executed by Melissa Sue Abbot Fabian ("Borrower") and payable to the order of Lender

Substitute Trustee: T. Randall Sandifer

Substitute Trustee's Address: 201 A West Main, Allen, TX, 75013

Foreclosure Sale:

Date: Tuesday, January 3, 2017

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.

Place: Hunt County Courthouse, 2507 Lee Street, Greenville, TX 75401, common area at the base of the Central stairway, second floor (or the base of the North steps outside of the courthouse in the event the courthouse is closed).

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that The Ardis Trust's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, The Ardis Trust, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

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

If The Ardis Trust passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by The Ardis Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

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



T. Randall Sandifer
Attorney for Mortgagee



T. Randall Sandifer
201 A West Main
Allen, TX 75013
Telephone (972) 396-1118
Telecopier (972) 396-7675

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 06/30/2010
Grantor(s): LESTER A. CODY IV AND SPOUSE, ANN CODY
Original Mortgagee: WELLS FARGO BANK, NATIONAL ASSOCIATION
Original Principal: \$218,063.00
Recording Information: Instrument 2010-7808
Property County: Hunt
Property:

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN THE AMOS STRICKLAND SURVEY, ABSTRACT NO. 941, HUNT COUNTY, TEXAS AND BEING A PART OF A 25.20 ACRE TRACT OF LAND CONVEYED TO ROBERT T. PARTRIDGE, BY DEED RECORDED IN VOLUME 139, PAGE 101, DEED RECORDS, HUNT COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND CONVEYED TO WALTER A. HAESSIG AND JENNIFER HAESSIG, BY DEED RECORDED IN VOLUME 697, PAGE 74, DEED RECORDS, HUNT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH DIAMETER IRON ROD FOUND FOR CORNER IN THE WEST LINE OF FARM TO MARKET ROAD NO. 1565, SAID POINT BEING AT THE SOUTH CORNER OF A 0.347 OF AN ACRE TRACT OF LAND (EXHIBIT G) CONVEYED TO J. KENT CHERRY AND BARBARA A. CHERRY, BY DEED RECORDED IN VOLUME 448, PAGE 341, DEED RECORDS, HUNT COUNTY, TEXAS; THENCE SOUTH 09 DEGREES 35 MINUTES 51 SECONDS WEST (DIRECTIONAL CONTROL PER VOLUME 697, PAGE 74), ALONG SAID WEST LINE, A DISTANCE OF 219.71 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND AT THE NORTHEAST CORNER OF A 2 ACRE TRACT OF LAND CONVEYED TO LEWIS F. SMITH AND CAROLYN D. SMITH, BY DEED RECORDED IN VOLUME 390, PAGE 707, DEED RECORDS, HUNT COUNTY, TEXAS; THENCE NORTH 80 DEGREES 12 MINUTES 20 SECONDS WEST, ALONG THE NORTH LINE OF SAID 2 ACRE TRACT, A DISTANCE OF 331.94 FEET TO A POINT FOR CORNER; THENCE NORTH 06 DEGREES 41 MINUTES 30 SECONDS EAST, A DISTANCE OF 497.48 FEET TO A POINT FOR CORNER AT THE WEST CORNER OF SAID 0.347 OF AN ACRE TRACT; THENCE SOUTH 42 DEGREES 28 MINUTES 44 SECONDS EAST, ALONG THE SOUTHWEST LINE OF SAID 0.347 OF AN ACRE TRACT, A DISTANCE OF 452.77 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.790 ACRES OF LAND.

Reported Address: 9820 FM 1565, TERRELL, TX 75160

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 3rd day of January, 2017
Time of Sale: 1:00PM or within three hours thereafter.

Place of Sale: AT THE NORTH STEPS OF THE COURTHOUSE, INCLUDING THE HALLWAY AREA 20 FT INSIDE THE NORTH DOOR ON THE 2ND FLOOR in Hunt County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Hunt County Commissioner's Court.

Substitute Trustee(s): Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Shawn Schiller, Patrick Zwiers, Kristopher Holub, Robert LaMont, David Sims, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Randy Daniel, Cindy Daniel, Jim O'Bryant, 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 Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Shawn Schiller, Patrick Zwiers, Kristopher Holub, Robert LaMont, David Sims, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Randy Daniel, Cindy Daniel, Jim O'Bryant, 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. Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Shawn Schiller, Patrick Zwiers, Kristopher Holub, Robert LaMont, David Sims, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Randy Daniel, Cindy Daniel, Jim O'Bryant, 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

FILE FOR RECORD
LINDENZWEIG
HUNT COUNTY, TX
16 NOV 28 AM 8:44
H. Craft
DEPUTY

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.

Notice of Substitute Trustee's Sale

FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT CO. TX
16 NOV 30 AM 10:03
BY: Strong
DEPUTY

Date: November 29, 2016

Substitute Trustee: Steve Shipp

Substitute Trustee's Address:

4000 Wesley Street, Suite E
Greenville, Texas 75401

Mortgagee: Juan Guerrero

Note: May 7, 2013

Deed of Trust

Date: May 7, 2013

Grantor: Jeff Carrizales and Alysia Gail Carrizales

Mortgagee: Juan Guerrero

Recording information: Document ID 2013-6119 Hunt County, Texas

Property:

All the certain lot, tract or parcel of land situated about 1 mile southwest from the public square in Greenville, Hunt County, Texas and being part of the John Granger Survey and being Lot 13 in Block 219 of the Horton Addition to the City of Greenville, and being the same property described in the Deed from F.F. Buzbee to T.A. Wrenn dated June 1, 1907, recorded in Book 148, Page 352, Deed Records, Hunt County, Texas. Also known as 3215 Cornelia Street, Hunt County, Texas.

County: Hunt

Date of Sale (first Tuesday of month): January 3, 2017

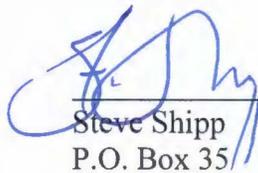
Time of Sale: 10:00 am - 4:00 pm

Place of Sale: North steps of the Hunt County Courthouse located at 2507 Lee Street, Greenville, Texas, including area 20 feet inside the north door on the second floor of the Courthouse.

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 Steve Shipp as Substitute Trustee under the Appointment of Substitute Trustee. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter.



Steve Shipp
P.O. Box 35
Greenville, Texas 75403

Our File Number: 16-13523
Name: RAMONA HOLDER, A MARRIED PERSON

NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 22, 2005, RAMONA HOLDER, A MARRIED PERSON, executed a Deed of Trust/Security Instrument conveying to PRLAP, INC., as Trustee, the Real Estate hereinafter described, to BANK OF AMERICA, N.A., in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 19179, in Book 1392, at Page 96, and re-recorded JANUARY 11, 2006, under County Clerk Number 450, Volume 1407, Page 596, in the DEED OF TRUST OR REAL PROPERTY records of HUNT COUNTY, TEXAS; and

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JANUARY 3, 2017**, between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in HUNT COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN HUNT COUNTY, TEXAS, AND BEING KNOWN AS LOT 122, OF THE VILLAGES AT LONE OAK, PHASE IV, THE MEADOWS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 400, PAGE 1905, PLAT RECORDS HUNT COUNTY, TEXAS.

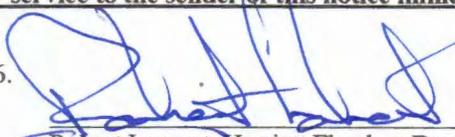
Property Address: LOT 122 THE MEADOWS
LONE OAK, TX 75453
Mortgage Servicer: BANK OF AMERICA, N.A.
Noteholder: BANK OF AMERICA, N.A.
7105 CORPORATE DRIVE
PLANO, TX 75024-4100

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

ACTIVE MILITARY SERVICE NOTICE

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

WITNESS MY HAND this 1st day of December, 2016.


Robert Lamont, Harriett Fletcher, David Sims,
Allan Johnston, Substitute Trustees

Marinosci & Law Group
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

FILE FOR RECORD
SHERIFF LINDENZWEIG
COUNTY CLERK
HUNT COUNTY, TX
16 DEC - 1 PM 2:50
D. J. [Signature]

FILED IN RECORD
DEPT. CLERK LINDSEY WEIG
COUNTY CLERK HUNT COUNTY TX
16 DEC -5 PM 2:09
DEPUTY

Notice of Foreclosure Sale

December 5, 2016

Deed of Trust ("Deed of Trust"):

Dated: April 2, 2015

Grantor: Anthony J. Cattelino and Tracey L. Cattelino

Trustee: Mark Walker

Lender: Asad Ahmadi

Recorded in: Instrument No. 2015-3537 of the real property records of Hunt County, Texas

Legal Description: See Exhibit "A"

Secures: Promissory Note ("Note") in the original principal amount of \$65,400.00, executed by Anthony J. Cattelino and Tracey L. Cattelino ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, January 3, 2017

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

Place: the common area at the base of the Central stairway on the 2nd floor inside the Courthouse, or the base of the North steps outside of the Courthouse; in the event the Courthouse is closed on the first Tuesday of the month

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Asad Ahmadi's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Asad Ahmadi, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

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

If Asad Ahmadi passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

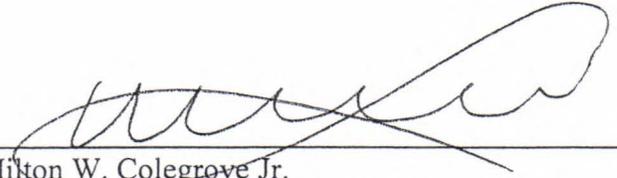
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain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

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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

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



Milton W. Colegrove Jr.
2340 E. Trinity Mills Rd., Ste. 233
Carrollton, Texas 75006
Telephone (972) 810-0161
Telecopier (972) 810-0162

EXHIBIT "A"

Property Address: 4006 E. Harris Street, Greenville, Texas 75401

Legal Description:

Tract 1

Being all that certain lot, tract or parcel of land situated in the City of Greenville, Hunt County, Texas, being Lots 1, 2 and 3, Block 1, Cordell Addition, an addition to said City according to the plat thereof recorded in the Deed Records of Hunt County in Volume 105 at Page 366, containing 0.964 acre of land and also being known as 4006 E. Harris Street.

Tract 2

Being all that certain lot, tract or parcel of land situated in the City of Greenville, Hunt County, Texas, being Lot 6, Block 1, Cordell Addition, an addition to said City according to the plat thereof recorded in the Deed Records of Hunt County in Volume 105 at Page 366, being part of the tract conveyed from W.D. Ross, et ux, to A.O. Monk, et ux, by deed recorded in said Deed Records in Volume 544 at Page 290 and being more particularly described as follows:

Beginning at a 1/2 inch iron rod set in the West line of said Ross to Mark and the East line of the tract described in the deed to Lawton recorded in said Deed Records in Volume 932 at Page 197, said point also being in the North line of E Harris Street (an 80 feet right-of-way);
Thence N 00° 00' 00" W with the East line of said Lawton Tract 169.42 feet to a 1/2 inch iron rod set at the Northeast corner thereof, for a corner;
Thence N. 90° 00' 00" E 19.47 feet to a 1/2 inch iron rod set in the East line of said Lot 6 and the West line of a ten feet in width alley (platted but not open on the ground), for a corner;
Thence S 24° 01' 44" E with said East line of Lot 6 and the West line of said alley 185.49 feet to a 1/2 inch iron rod set at the Southeast corner of said Lot 6 and in said North line of E. Harris Street, for a corner;
Thence N. 90° 00' 00" W with said North line 95.00 feet to return to the place of beginning and containing 0.223 acre of land.

NOTICE OF FORECLOSURE SALE

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

1. Property to Be Sold. The property to be sold is described as follows: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE CITY OF GREENVILLE, HUNT COUNTY, TEXAS AND BEING LOT 1 IN BLOCK 5, HOLLIDAY HILLS ADDITION, SECTION 3, AS SHOWN ON THE PLAT OF RECORD IN VOLUME 400, PAGE 108, PLAT RECORDS OF HUNT COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 08/03/2000 and recorded in Book 0674 Page 640 Document 010821 real property records of Hunt County, Texas.

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

Date: 01/03/2017

Time: 12:00 PM

Place: Hunt County Courthouse, Texas at the following location: THE NORTH STEPS OF THE COURTHOUSE INCLUDING THE HALLWAY AREA 20 FT. INSIDE ON THE 2ND FLOOR OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

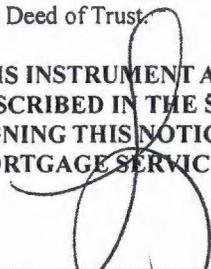
4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

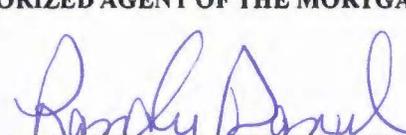
5. Obligations Secured. The Deed of Trust executed by STEPHEN CHAPMAN AND BRENDA CHAPMAN, provides that it secures the payment of the indebtedness in the original principal amount of \$39,999.72, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity, but solely as trustee for RMAC Trust, Series 2015-5T is the current mortgagee of the note and deed of trust and RUSHMORE LOAN MANAGEMENT SERVICES, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity, but solely as trustee for RMAC Trust, Series 2015-5T c/o RUSHMORE LOAN MANAGEMENT SERVICES, LLC, 15480 Laguna Cyn Road, Suite 100, IRVINE, CA 92618 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Order to Foreclose. Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity, but solely as trustee for RMAC Trust, Series 2015-5T obtained a Order from the 196th District Court of Hunt County on 09/29/2016 under Cause No. 83606. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint RANDY DANIEL, CINDY DANIEL, JIM O'BRYANT, WES WEBB OR MICHAEL W. ZIENTZ, Substitute Trustee to act under and by virtue of said Deed of Trust.

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


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Tracey Midkiff, Attorney at Law
Joseph Modric, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254


RANDY DANIEL, CINDY DANIEL, JIM O'BRYANT, WES
WEBB OR MICHAEL W. ZIENTZ
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

Certificate of Posting

I am _____ whose address is 14160 N. Dallas Pkwy, Suite 900, Dallas, TX 75254. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Hunt County Clerk and caused it to be posted at the location directed by the Hunt County Commissioners Court.

FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT COUNTY TX
BY: 
DEPUTY
16 DEC 12 AM 8:38



C&S No. 44-16-3177 / FHA / No
LoanCare, LLC

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: Codillis & Stawiariski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: August 19, 2008

Grantor(s): Jessmon McKeever, a single woman

Original Trustee: George M. Shanks, Jr.

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Southwest Funding, LP, its successors and assigns

Recording Information: Vol. 1789, Page 554, or Clerk's File No. 13287, in the Official Public Records of HUNT County, Texas.

Current Mortgagee: Mid America Mortgage, Inc, an Ohio Corporation

Mortgage Servicer: LoanCare, LLC, whose address is C/O 3637 Sentara Way, Virginia Beach, VA 23452 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.

Legal Description:
ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN HUNT COUNTY, TEXAS BEING LOT 88 OF CHEROKEE COVE ESTATES ADDITION, ACCORDING TO THE PLAT IN VOLUME 400, PAGE 231, HUNT COUNTY PLAT RECORDS.

Date of Sale: 01/03/2017 Earliest Time Sale Will Begin: 1:00 PM

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, the undersigned hereby APPOINTS AND DESIGNATES Robert LaMont as Substitute Trustee, David Sims as Successor Substitute Trustee, Harriett Fletcher as Successor Substitute Trustee, Sheryl LaMont as Successor Substitute Trustee, Cindy Daniel as Successor Substitute Trustee, Jim OBryant as Successor Substitute Trustee, Randy Daniel as Successor Substitute Trustee, Allan Johnston as Successor Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee

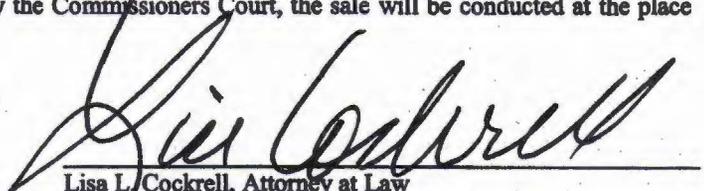
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be 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.

FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK
HUNT CO. TX
16 DEC 12 AM 9:02
BY: *J. Linden*
DEPUTY

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the HUNT 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.

Executed on this the 8th day of December, 2016.

For Information:
Servicelink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038



Lisa L. Cockrell, Attorney at Law
Codils & Stawiarski, P.C.
650 N. Sam Houston Pkwy East, Suite 450, Houston, TX 77060
(281) 925-5200

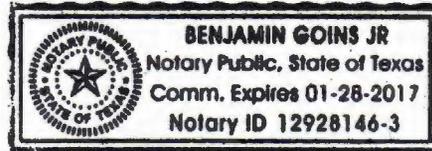
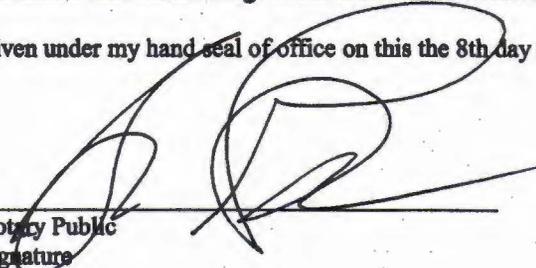
STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Lisa L. Cockrell as Attorney for the Mortgagee and/or Mortgage Servicer known to me or proved to me through a valid State driver's license or other official identification described as Personal Knowledge, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 8th day of December, 2016.

Notary Public
Signature



C&S No. 44-16-3177 / FHA / No
LoanCare, LLC

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: November 03, 2014

Grantor(s): Joseph Ryan Darnell and Lyndsey Joyce Darnell, husband and wife

Original Trustee: Calvin C. Mann, Jr.

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Credence Funding Corporation, its successors and assigns

Recording Information: Clerk's File No. 2014-13783, in the Official Public Records of HUNT County, Texas.

Current Mortgagee: Freedom Mortgage Corporation

Mortgage Servicer: Freedom Mortgage Corporation, whose address is C/O 907 Pleasant Valley Ave, Suite 300 Mt. Laurel, NJ 08054 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: 01/03/2017 **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 Mortgagor, the Mortgagee or the Mortgagee's attorney.

Legal Description:

LOT FIVE (5) OF THE REPLAT OF CREEKVIEW ESTATES, A REPLAT OF LOTS 5,6,7 AND 8, AN ADDITION TO HUNT COUNTY, TEXAS, ACCORDING TO THE MAP/PLAT RECORDED IN VOLUME 400, PAGE 1793 IN CABINET E, SLIDE 391, MAP/PLAT RECORDS, HUNT COUNTY, TEXAS.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the HUNT 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



Robert LaMont as Substitute Trustee, David Sims as Successor Substitute Trustee, Harriett Fletcher as Successor Substitute Trustee, Sheryl LaMont as Successor Substitute Trustee, Cindy Daniel as Successor Substitute Trustee, Jim OBryant as Successor Substitute Trustee, Randy Daniel as Successor Substitute Trustee, Allan Johnston as Successor Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee
c/o Servicelink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038



4602015

FILE FOR RECORD
JENNIFER LINDENZWEIG
CLERK HUNT CO. TX
16 DEC 12 AM 9:02
BY: *J. Lindenzweig*
DEPUTY

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

JENNIFER LINDENZWEIG
COUNTY CLERK HUNT CO. TX

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.

FILED 01:38
BY: *[Signature]*
DEPUTY

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

Date: January 03, 2017

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: COMMON AREA AT BASE OF THE CENTRAL STAIRWAY ON THE SECOND FLOOR OF THE HUNT COUNTY COURTHOUSE OR BASE OF NORTH STEPS OUTSIDE COURTHOUSE IN EVENT COURTHOUSE IS CLOSED or as designated by the county commissioners.

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 13, 2007 and recorded in Document VOLUME 1579, PAGE 646 real property records of HUNT County, Texas, with GENE LESLIE AND MARY JO LESLIE, grantor(s) and JPMORGAN CHASE BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by GENE LESLIE AND MARY JO LESLIE, securing the payment of the indebtednesses in the original principal amount of \$100,000.00, 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, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, N.A.
8333 RIDGEPOINT DRIVE
IRVING, TX 75063

[Signature: Richard Patton]

RICHARD PATTON, OR ROY LOVELL
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, 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

Certificate of Posting

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

Declarant's Name: _____
Date: _____





LOTS NO. 7, 8, 9, 10 IN BLOCK A OF THE ASHWORTH ADDITION TO THE CITY OF COMMERCE, TEXAS;

LOTS NO. 7, 8, 9, AND 10 IN BLOCK B OF THE ASHWORTH ADDITION TO THE CITY OF COMMERCE, TEXAS;

LOTS NO. 2, 3, 4, 5, 6, 7, 8, 9 AND 10 IN BLOCK C OF THE ASHWORTH ADDITION TO THE CITY OF COMMERCE, TEXAS; AND LOTS NO. 1, 2, 3, 4, AND 5 IN BLOCK D OF THE ASHWORTH ADDITION IN THE COUNTY OF HUNT, STATE OF TEXAS.



NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT CO. TX

DEC 12 AM 10:38

BY: *H. Cooper*
DEPUTY

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: January 03, 2017

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: COMMON AREA AT BASE OF THE CENTRAL STAIRWAY ON THE SECOND FLOOR OF THE HUNT COUNTY COURTHOUSE OR BASE OF NORTH STEPS OUTSIDE COURTHOUSE IN EVENT COURTHOUSE IS CLOSED 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 October 29, 2012 and recorded in Document CLERK'S FILE NO. 2012-12939, real property records of HUNT County, Texas, with AUDREY JACQUELINE ANDREOLA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by AUDREY JACQUELINE ANDREOLA, securing the payment of the indebtednesses in the original principal amount of \$172,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC DBA CHAMPION MORTGAGE COMPANY 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. CHAMPION MORTGAGE COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CHAMPION MORTGAGE COMPANY
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019

Richard Patton

RICHARD PATTON, OR ROY LOVELL
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

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

Declarants Name: _____
Date: _____



NOS00000006398481



ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF GREENVILLE, HUNT COUNTY, TEXAS, AND BEING KNOWN AS LOT 2, BLOCK D OF TURTLE CREEK ESTATES, SECTION TWO, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 400, PAGE 403, PLAT RECORDS HUNT COUNTY, TEXAS.



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.

DEC 12 AM 10:38
H. Cooper
DEPUTY

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

Date: January 03, 2017

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: COMMON AREA AT BASE OF THE CENTRAL STAIRWAY ON THE SECOND FLOOR OF THE HUNT COUNTY COURTHOUSE OR BASE OF NORTH STEPS OUTSIDE COURTHOUSE IN EVENT COURTHOUSE IS CLOSED or as designated by the county commissioners.

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

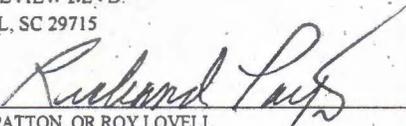
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 13, 2012 and recorded in Document CLERK'S FILE NO. 2012-676 real property records of HUNT County, Texas, with COURTNEY N MURPHY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYTSEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by COURTNEY N MURPHY, securing the payment of the indebtednesses in the original principal amount of \$81,632.00, 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


RICHARD PATTON, OR ROY LOVELL
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

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

Declarants Name: _____
Date: _____



NOS00000006450019



ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JAMES RHODES SURVEY, ABSTRACT NO. 872, HUNT COUNTY, TEXAS, AND BEING A PART OF A 25 ACRES TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED FROM PAUL AND HAZEL DISHNER TO JOSEPH CARROLL AND OLLIE MAE CARROLL, DATED FEBRUARY 9, 1971 AND BEING RECORDED IN VOLUME 696, PAGE 231, OF THE DEED RECORDS OF HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF FM 1565 AND IN THE PAVEMENT OF COUNTY ROAD 2526, AT THE SOUTHEAST CORNER OF SAID 25 ACRES TRACT;

THENCE S. 89 DEG. 07 MIN. 20 SEC. W. ALONG THE SOUTH LINE OF SAID 25 ACRES TRACT AND ALONG THE PAVEMENT OF SAID ROAD, A DISTANCE OF 535.73 FEET TO A POINT FOR CORNER;

THENCE N. 07 DEG. 43 MIN. 06 SEC. E., AT 11.62 FEET PASS A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 5034" SET FOR WITNESS AND CONTINUING FOR A TOTAL DISTANCE OF 267.88 FEET TO A 1.2" IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER OF A 2.00 ACRES TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED FROM JOSEPH CARROLL TO GLENN AND KATHY MURPHY, DATED SEPTEMBER 4, 1998 AND RECORDED IN VOLUME 513, PAGE 295 OF THE REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS;

THENCE N. 89 DEG. 13 MIN. 05 SEC. E. ALONG THE SOUTH LINE OF SAID 2.00 ACRES TRACT, A DISTANCE OF 534.19 FEET TO A 1.2" IRON ROD FOUND FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF FM 1565, AT THE SOUTHEAST CORNER OF SAID 2.00 ACRES TRACT;

THENCE S. 07 DEG. 25 MIN. 11 SEC. W., ALONG SAID RIGHT-OF-WAY LINE, AT 251.60 FEET PASS A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 5034" SET FOR WITNESS AND CONTINUING FOR A TOTAL DISTANCE OF 266.77 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.25 ACRES OF LAND, MORE OR LESS.



2119 NORTH SHORE RD
QUINLAN, TX 75474

FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT CO TX
00000006123657

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

16 DEC 12 AM 10:38

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: January 03, 2017

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: COMMON AREA AT BASE OF THE CENTRAL STAIRWAY ON THE SECOND FLOOR OF THE HUNT COUNTY COURTHOUSE OR BASE OF NORTH STEPS OUTSIDE COURTHOUSE IN EVENT COURTHOUSE IS CLOSED or as designated by the county commissioners.

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

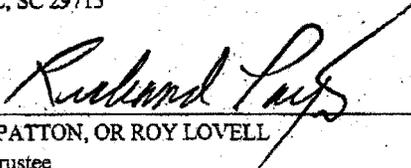
3. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 19, 2011 and recorded in Document CLERK'S FILE NO. 2011-9400 real property records of HUNT County, Texas, with CHARLOTTE STAFFORD AND EDWARD STAFFORD, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CHARLOTTE STAFFORD AND EDWARD STAFFORD, securing the payment of the indebtednesses in the original principal amount of \$382,500.00, 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



RICHARD PATTON, OR ROY LOVELL
Substitute Trustee

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



2119 NORTH SHORE RD
QUINLAN, TX 75474

0000006123657
Date of Sale: 01/03/2017

Certificate of Posting

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

Declarants Name: _____
Date: _____



BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND KNOWN AS LOT 1 OF NORTH SHORES ACRES, SECTION TWO, AN ADDITION TO HUNT COUNTY AS SHOWN BY THE PLAT OF RECORD IN VOLUME 400, PAGE 1637, PLAT RECORDS OF HUNT COUNTY, TEXAS

FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT CO. TX

16 DEC 12 AM 11:28

DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: 12-9, 2016

DEED OF TRUST:

Date: March 2, 2016

Grantor: CRESTOR GLOBAL INVESTMENTS LLC

Beneficiary: BAY MOUNTAIN FUND I LLC

Trustee: BRUCE WAYNE CORLEY

Substitute Trustee: ROBERT E. BLACK, JIM MILLS, SUSAN MILLS, EMILY
NORTHERN, ALEXANDRA ZOGRAFOS HOLUB, BOB
GIDEON, BILL GIBSON, or any of them

Substitute Trustee's Address:

ROBERT E. BLACK
2499 S. Capital of Texas Hwy, Ste. A-205
Austin, Travis County, Texas 78746
(512) 477-1964

JIM MILLS, SUSAN MILLS, EMILY NORTHERN, ALEXANDRA
ZOGRAFOS HOLUB, BOB GIDEON and BILL GIBSON
P.O. Box 9932
Austin, Travis County, Texas 78766
(512) 340-0331

Recorded in: Document No. 2016-2700, Real Property Records, Hunt County, Texas

PROPERTY:

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND
BEING SITUATED IN THE CITY OF GREENVILLE, HUNT COUNTY, TEXAS,
AND BEING LOT 3 OF THE HUDSON ADDITION ACCORDING TO THE PLAT
THEREOF IN VOLUME 400, PAGE 319, PLAT RECORDS OF HUNT COUNTY,
TEXAS, BEING KNOWN AS 5709 SAYLE STREET.

Commonly known as 5709 Sayle Street – Greenville, Texas 75402

DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.): 3rd day of January, 2017.

PLACE OF SALE OF PROPERTY (including county):

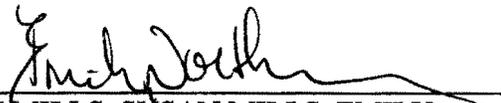
County Courthouse of Hunt County, Greenville, Texas, at area designated by County Commissioners for said sales.

The earliest time at which a sale will occur is 10:00 a.m., provided the sale must begin at such time or not later than three hours after that time.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

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 services to the sender of this notice immediately.



JIM MILLS, SUSAN MILLS, EMILY
NORTHERN, ALEXANDRA ZOGRAFOS
HOLUB, BOB GIDEON and BILL
GIBSON
P.O. Box 9932
Austin, Texas 78766
(512) 340-0331

NOTICE OF FORECLOSURE SALE

State of Texas §
County of Hunt §

FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT CO. TX
16 DEC 12 PM 11:49
BY: DEPUTY

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"

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

Date: **January 3, 2017**

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

Place: **Hunt County Courthouse in Greenville, Texas**, at the following location: the area designated by the Commissioners Court of **Greenville, Hunt 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 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.

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 **Carol Garza, Marcos Garza.**
5. Obligations Secured. The Deed of Trust is dated **August 23, 2002**, and is recorded in the office of the County Clerk of **Hunt County, Texas**, in/under **13168, Book Vol 912, Page 379, Official Public Records of Hunt 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 **\$65,834.00**, executed by **Carol Garza, Marcos Garza**, and payable to the order of **Matrix Financial Services Corporation.**

Original Mortgagee: Matrix Financial Services Corporation.

Current Mortgagee of Record: THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK AS TRUSTEE FOR THE CWBMS, REPERFORMING LOAN REMIC TRUST CERTIFICATES, SERIES 2004-R1 whose address is **8950 Cypress Waters Blvd., Coppel, 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
1500 CityWest Blvd., Suite 700
Houston, TX 77042
DATED December 12, 2016.



**Aurora Campos, Jonathan Harrison, Marcos Pineda,
Ramiro Cuevas, Shawn Schiller, Patrick Zwiars,
Kristopher Holub, Robert LaMont, David Sims, Harriett
Fletcher, Sheryl LaMont, Sharon St. Pierre, Randy Daniel,
Cindy Daniel, Jim O'Bryant, Gene Alyea, Jack Beckman,
Kelly Goddard, Allan Johnston, Substitute Trustee
c/o Robertson Anschutz Vettors
1500 CityWest Blvd., Suite 700
Houston, TX 77042
Phone: 713-244-1360**

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.

EXHIBIT "A"

All that certain lot, tract or parcel of land situated in the William R. Lane Survey, Abstract No. 618, Hunt County, Texas, and being part of a tract of land described in a Deed from Durwin Hohbertz, et ux, to Ben H. Patterson, et ux, as recorded in Volume 240, Page 20, of the Real Property Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the Southeast corner of the above cited Patterson tract, said point being in the West line of State Highway No. 50;

THENCE N. 88 deg. 31 min. 09 sec. W. along the South line of said Patterson tract, a distance of 468.59 feet to a 1/2" iron rod found for corner in a fence line, said point being at the Southwest corner of said Patterson tract;

THENCE N. 00 deg. 58 min. 38 sec. E. along a fence line, and along the West line of said Patterson tract, a distance of 268.30 feet to a 1/2" iron rod found for corner at the Northwest corner of said Patterson tract, and at the Southwest corner of a tract of land described in a Deed from Durwin F. Hohbertz, et ux, to William J. Daley, et ux, as recorded in Volume 177, Page 221, R.P.R.H.C.T.;

THENCE N. 89 deg. 38 min. 07 sec. E. along the North line of said Patterson tract, and along the South line of said Daley tract, a distance of 386.67 feet to a 1/2" iron rod with cap stamped "Stovall & Assoc." set for corner at the Northeast corner of said Patterson tract, and at the Southeast corner of said Daley tract, said point being in the West line of State Highway No. 50;

THENCE S. 15 deg. 00 min. 00 sec. E. (Directional Control Line) along the West line of said highway, a distance of 290.68 feet to the POINT OF BEGINNING and containing 2.87 acres of land.

Return To: Kincy Abstract & Sabine Title Co.
P.O. Box 1152
Greenville, Texas 75403-1152

DT

Doc 13168 Bk 912 Pg 384

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On: Aug 29, 2002
at 02:38P

Document Number: 13168

Amount 19.00

By
Sherry Fangio
Linda Brooks,
County Clerk
Hunt County

STATE OF TEXAS COUNTY OF HUNT

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of: Hunt County as stamped hereon by me.

Aug 29, 2002

Linda Brooks, County Clerk
Hunt County

Any provision herein which restricts the sale, rental or use of the described EER PROPERTY because of Race, Color, Religion, Sex, handicap, Familial Status or National Origin is invalid and unenforceable under FEDERAL LAW, 3/12/79

FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT CO. TX

Notice of Substitute Trustee's Sale

16 DEC 12 PM 1:58

BY: 
DEPUTY

Date: December 9, 2016

Substitute Trustee: Mike Lester

Substitute Trustee's Address: 3045 Lackland Road, Fort Worth, TX 76116

Mortgagee: LTP Finance, LLC, a Texas limited liability company

Note: \$25,000.00

Deed of Trust

Date: April 25, 2011

Grantor: Robert H. Collinsworth and Lillian M. Collinsworth

Original Mortgagee: LTP Finance, LLC, a Texas limited liability company

Recording information: Document No. 2011-5917, Hunt County, Texas

Property: All that certain lot, tract or parcel of land situated in the John R. Brisco Survey, Abstract No. 85 and being Lot 24 in Block A of The Plains Addition, an Addition in Hunt County, Texas, according to the Plat recorded in Volume 400, Page 1467, Cabinet E, Slide 40, Plat Records, Hunt County, Texas, including all personal property secured by the security agreement included in the Deed of Trust.

County: Hunt

Date of Sale (first Tuesday of month): January 3, 2017

Time of Sale: 1:00 p.m.

Place of Sale: at the base of the North steps including the common area at the base of the central stairway on the second floor of the Hunt County Courthouse, 2500 Lee St., Greenville, Texas 75401

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 Mike Lester 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. The sale will begin at the Time of Sale or not later than three hours thereafter.



Mike Lester

FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT CO. TX

16 DEC 13 AM 9:58

BY: 
DEPUTY

Notice of Foreclosure Sale

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

See attached Exhibit A incorporated for all purposes.
2. *Instruments to be Foreclosed:*

Deed of Trust signed on March 20, 2012, more particularly described in Exhibit B attached hereto and made a part hereof.
3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, January 3, 2017

Time: The sale will begin no earlier than 10:00 a.m. The sale will be completed by no later than 4:00 p.m.

Place: Hunt County Courthouse in Greenville, Texas, at the following location: 2507 Lee Street, Greenville, Texas 75401

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

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

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

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the

property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

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

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust and security agreement executed by Jonathan Paul McDonald and Katie Michea McDonald.

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

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the Lien note in the original principal amount of \$63,000.00, executed by Jonathan Paul McDonald and Katie Michea McDonald and payable to the order of Dan Walker and Joan Walker, the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

As of November 29, 2016, there was owed \$61,284.33 on the note, being principal, interest, and late fees.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Joan Carol Walker at 6818 CR 2276, Quinlan, Texas 75474.

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

Dated: December 8, 2016



H. Craig Black
2510 Lee Street
Greenville, Texas 75401
Telephone (903) 454-2168
Fax (903) 454-3003

Exhibit A

All that certain lot, tract or parcel of land situated in the GEORGE POLLETT SURVEY, ABSTRACT NO. 821 and W.B. HUMPHREY'S SURVEY, ABSTRACT NO. 1197, Hunt County, Texas, and being known as Lot 14A, Block 1, COUNTESS COUNTRY EAST REPLAT PHASE I, a Subdivision not filed for record in Hunt County, Texas, and being a part of that tract of land as described in a Warranty deed from D.M. Sawyers to Countess Country, Inc., dated August 13, 1980 and being recorded in Volume 857, Page 286 of the Deed Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the Northwest corner of a 4.016 acres tract of land as described in a Warranty deed from Hubert Carter and Geneva Irene Carter to David Cater and Christi Carter, dated August 22, 1997 and being recorded in Volume 458, Page 919 of the Real Property Records of Hunt County, Texas, said point being N. 88 deg. 22 min. 33 sec. W., 1678.28 feet and N. 08 deg. 15 min. 00 sec. W., 431.52 feet from the Southeast corner of said Countess Country, Inc. tract;

THENCE N. 08 deg. 51 min. 00 sec. W. a distance of 260.01 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the center of a Private Road for corner;

THENCE in a Southeasterly direction along the center of a private road easement as follows:

- S. 73 deg. 58 min. 30 sec. E. a distance of 55.23 feet to a 1/2" iron rod found for corner;
- S. 74 deg. 53 min. 00 sec. E. a distance of 195.29 feet to a 1/2" iron rod found for corner;
- S. 47 deg. 41 min. 00 sec. E. a distance of 307.81 feet to a 1/2" iron rod found for corner;

THENCE N. 87 deg. 48 min. 00 sec. W. along the North line of said 4.016 acres tract, a distance of 429.54 feet to the POINT OF BEGINNING and containing 1.66 acres of land.

1997 Redman 28x48 Double Wide Mobile Home

Hud# pfs 0437584/5

Serial # 12527906 A + B with attached garage.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

16 DEC 13 AM 10:47
BY: J. Lindenzweig
DEPUTY

Date: December 06, 2016

Deed of Trust

Date: Executed to be effective as of 3/01/2011
Grantor: Michelle A. Estrella
Beneficiary: Bill Aslan/Farhad Aslan aka F.B. Aslan and F.B. Aslan Trustee
Recording Information: Instrument No. 2011-3124, Official Property Records of Hunt County, Texas
Property: 4007 PICKETT (R101348) WRIGHT SUBDIVISION, BLOCK 5, LOT 11

Note

Date: Executed to be effective as of 03/11/2011
Amount: Twenty-Six Thousand and NO/100 (\$26,000.00)
Debtor: Michelle A. Estrella
Holder: Bill Aslan/Farhad Aslan aka F.B. Aslan and F.B. Aslan Trustee

DATE OF SALE OF PROPERTY: January 3, 2017

EARLIEST TIME OF SALE OF PROPERTY: 10:00 A.M.

PLACE OF SALE OF PROPERTY: On the Common Area at the Base of the Central Stairway on the 2nd floor of the Hunt County Courthouse, Greenville, Texas

Because of default in performance of the obligations of the deed of trust, Edgar J. Garrett, Jr., Substitute Trustee, will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the deed of trust. The sale will begin at the earliest time stated above or within three hours after that time.

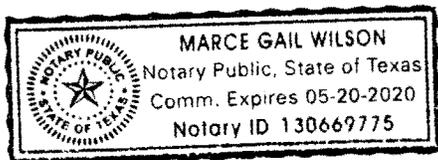
Witness my hand December 6, 2016.

[Signature]
Edgar J. Garrett, Jr., Substitute Trustee

STATE OF TEXAS)
COUNTY OF HUNT)

BEFORE ME, the undersigned authority, on this day personally appeared Edgar J. Garrett, Jr., Substitute Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 6th day of December, 2016.



Marce Gail Wilson
Notary Public, State of Texas