

**Current Borrower:** BARRON I. FORRISTER AND CYNTHIA FORRISTER HUSBAND AND WIFE  
**MH File Number:** TX-14-24057-FC  
**VA/FHA/PMI Number:**  
**Loan Type:** FHA  
**Property Address:** 8932 ROLLING TRAILS CT, ALVARADO, TX 76009

①

## NOTICE OF SUBSTITUTE TRUSTEE SALE

**Deed of Trust Date:**  
1/25/2008

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

**Recorded in:**  
**Volume:** 4288  
**Page:** 0503  
**Instrument No:** 004898

**Mortgage Servicer:**  
JPMorgan Chase Bank, National Association is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

**Legal Description:** BEING LOT 26, OF ROLLING TRAILS, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 8, PAGE 351, OF THE MAP RECORDS OF JOHNSON COUNTY, TEXAS.

**Date of Sale:** 12/6/2016

**Earliest Time Sale Will Begin:** 10:00 AM

**Place of Sale of Property:** Johnson County Courthouse, 2 N. Main Street, Cleburne, TX 76033 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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

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

**Grantor(s)/Mortgagor(s):**  
BARRON I. FORRISTER AND CYNTHIA FORRISTER HUSBAND AND WIFE

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

**Property County:**  
JOHNSON

**Mortgage Servicer's Address:**  
1111 Polaris Parkway, Columbus, OH 43240

**POSTED**  
A.M. 12:27 P.M.

SEP 22 2016

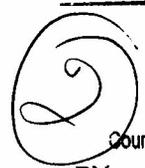
**Becky Ivey**  
County Clerk, Johnson County Texas  
BY JB DEPUTY

Donna Stockman

Sara Edgington, Bob Dickerson, Troy Robinett, Bruce Miller, Kenny Shirey, Wendy Lambert, Aaron Parker, Doug Rodgers, Terry Waters, Robert Aguilar, John Person, Markcos Pineda, Aurora Campos, Jonathan Schendel, Ramiro Cuevas, Shawn Schiller, Donna Stockman, David Stockman, Guy Wiggs, Brenda Wiggs, Denise Boerner, Tim Lewis or Lori McCarty  
or Cole D. Patton  
or Catherine Allen-Rea  
McCARTHY HOLTHUS - TEXAS, LLP  
ATTN: SALES  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

**POSTED**  
A.M. 12:27 P.M.

SEP 22 2016



Becky Ivey  
County Clerk, Johnson County Texas  
BY LB DEPUTY

TS No.: 2016-02004-TX

### 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: 12/06/2016

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

Place: Johnson County Courthouse, 2 N. Main Street, Cleburne, TX 76033 - The West Steps of the Historic Johnson County Courthouse OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 2829 County Road 911, Joshua, TX 76058

**2. Terms of Sale:** Cash

**3. Instrument to be Foreclosed:** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 05/22/2008 and recorded 06/05/2008 in Document 021324 in book 4372 and Page 0032 real property records of Johnson County Texas, with Timothy C. Horn grantor(s) and Megastar Financial Corp., a Colorado Corporation, as lender, Mortgage Electronic Registration Systems, Inc., as Beneficiary. That the Non-Hamp Loan Modification Agreement with instrument no 201200007362 recorded on 04/03/2012, Johnson County, Texas. .

**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 or Contract Lien executed by Timothy C. Horn securing the payment of the indebtedness in the original principal amount of \$ 113,680.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Ocwen Loan Servicing, LLC is the current mortgagee of the note and the deed of trust or contract lien.

## Notice of [Substitute] Trustee Sale

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

**ALL THAT CERTAIN 1.236 ACRE TRACT OF LAND OUT OF THE JOSEPH WEST SURVEY, ABSTRACT NO. 855, JOHNSON COUNTY, TEXAS, MORE FULLY DESCRIBED IN THAT CERTAIN WARRANTY DEED WITH VENDOR'S LIEN FROM SILEX II, INC. TO MICHAEL LOFTIS, DATED JUNE 26, 1997, FILED OF RECORD IN VOLUME 2078, PAGE 346 OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS, SAID TRACT OF LAND ALSO KNOWN AS LOT 8, STRAWBERRY RIDGE, A NON-PLATTED SUBDIVISION IN JOHNSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**1.236 ACRES SITUATED IN THE JOSEPH WEST SURVEY, ABSTRACT NO. 855, JOHNSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO DARCEY KNAPP SANDERS, SHELLY LYNN KNAPP AND JONES C. KNAPP, BY DEED RECORDED IN VOLUME 1114, PAGE 901, DEED RECORDS, JOHNSON COUNTY, TEXAS, SAID 1.236 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;**  
**COMMENCING AT A 1/2 INCH IRON SET IN THE SOUTH LINE OF COUNTY ROAD NO. 911 (R.O.W.VARIES) (PER DEED ELL) SOUTH 00 DEGREES 43 MINUTES 35 SECONDS EAST, 1055.51 FEET FROM THE CALLED NORTHEAST CORNER OF THE ELIZABETH CROCKETT SURVEY, ABSTRACT 129, JOHNSON COUNTY, TEXAS;**  
**THENCE, SOUTH 00 DEGREES 42 MINUTES 42 SECONDS EAST, 295.03 FEET TO A 1/2 INCH IRON SET;**  
**THENCE, SOUTH 89 DEGREES 52 MINUTES 46 SECONDS EAST, 716.53 FEET TO A 1/2 INCH IRON SET AT THE PINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;**  
**THENCE, SOUTH 89 DEGREES 52 MINUTES 46 SECONDS EAST, 270.41 FEET TO A 1/2 INCH IRON SET IN THE WEST LINE OF SAID COUNTY ROAD NO, 911;**  
**THENCE, SOUTH 01 DEGREES 49 MINUTES 55 SECONDS WEST, ALONG THE WEST LINE OF SAID COUNTY ROAD NO. 911, A DISTANCE OF 153.66 FEET TO A 1/2 INCH IRON SET;**  
**THENCE, SOUTH 89 DEGREES 17 MINUTES 18 SECONDS WEST, 366.16 FEET TO A 1/2 INCH IRON SET;**  
**THENCE, NORTH 00 DEGREES 07 MINUTES 14 SECONDS EAST, 148.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.236 ACRES OF LAND, MORE OR LESS.**

**Mobile Home Information:**

**Model: LEGEND**

**Year: 2008**

**Serial Number: HWC0383282 / HWC0383283**

**HUD label Number: CSS008479TXA / CSS008479TXB**

**Length and Width: 16.0 X 56.0 / 16.0 X 56.0**

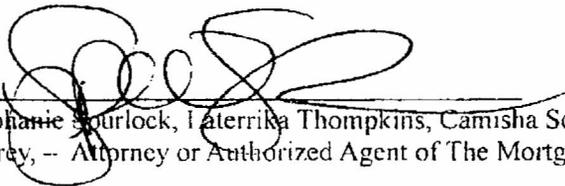
### Notice of [Substitute] Trustee Sale

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:

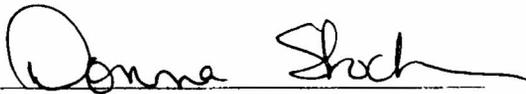
**C/O Ocwen Loan Servicing, LLC  
1661 Worthington Rd., Suite 100  
West Palm Beach, FL 33409  
Phone: 1-800-746-2936**

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.

**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**



Stephanie Sourlock, Laterrika Thompkins, Camisha Scott, Keisha Lyons, Melisa Jones, Iman Walcott, Tanesha Humphrey, – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer



Markcos Pineda, Ramiro Cuevas, Shawn Schiller, Donna Stockman, Brenda Wiggs, Denise Boerner, Guy Wiggs, David Stockman, Lori McCarty, Tim Lewis, Michelle Schwartz, Angela Lewis, Sara Edgington, Bob Dickerson, Troy Robinett, Bruce Miller, Kenny Shirey, Wendy Lambert, Aaron Parker, Doug Rodgers, Terry Waters, Robert Aguilar, John Person, Adam Lustig, Aurora Campos, Jonathan Schendel, Tanya Graham, Evan Press, Chance Oliver, Max Murphy or Bret Allen, – Substitute Trustee(s)

**Notice of [Substitute] Trustee Sale**

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

**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.**

**POSTED**

\_\_\_\_\_ A.M. 3:53 P.M.

OCT 05 2016

Becky Ivey  
County Clerk, Johnson County Texas

BY aw DEPUTY

**Notice of Foreclosure Sale**

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

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

See attached Exhibit "A" for the metes and bounds description of the property to be sold, which is incorporated by reference herein by attachment.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded in Instrument No. 201200018793 of the Real Property Records of Johnson County, Texas on August 13, 2012.

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

Date: December 6, 2016

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

Place: West Steps of the Historic Johnson County Courthouse located at 2 North Main Street, Cleburne, Texas 76033.

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

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

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

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

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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

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

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Danny Fisher et ux, Denise Fisher.

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.

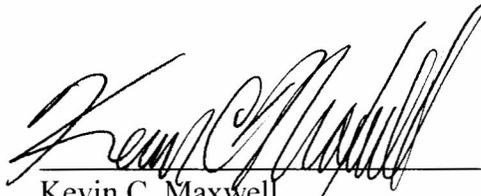
6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the real estate lien note in the original principal amount of \$250,000.00, executed by Danny Fisher et ux, Denise Fisher and payable to the order of William C. O'Dowd et ux, Toni D. O'Dowd. William C. O'Dowd et ux, Toni D. O'Dowd are the current owners and holders of the Obligations and are the beneficiaries under the deed of trust.

As of October 5, 2016, there was owed \$245,182.28 on the Note, being principal and interest in the following amounts: \$237,644.25 of principal and \$7,538.03 of interest. The note is bearing interest at the rate of \$37.96 per day thereafter.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, William C. O'Dowd et ux, Toni D. O'Dowd, 7229 Dulce Lane, Unit 502, Austin, TX 78704.

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

Dated: October 5, 2016.

A handwritten signature in black ink, appearing to read "Kevin C. Maxwell", is written over a horizontal line.

Kevin C. Maxwell  
P.O. Box 32  
Cleburne, Texas 76033  
Telephone (817) 641-4451  
Telecopier (817) 641-0517

Earliest Time Sale Will Begin: 10:00 AM

**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the JOHNSON County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where 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.

SARA EDGINGTON OR BOB DICKERSON, TROY ROBINETT, BRUCE MILLER, KENNY SHIREY, WENDY LAMBERT, AARON PARKER, DOUG RODGERS, TERRY WATERS, ROBERT AGUILAR, JOHN PERSON, MARKCOS PINEDA, AURORA CAMPOS, JONATHAN SCHENDEL, RAMIRO CUEVAS, SHAWN SCHILLER, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, BRENDA WIGGS, DENISE BOERNER, TIM LEWIS, LORI MCCARTY OR ANGELA LEWIS have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

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.

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

**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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER**

*KBS*

KRISTEN BATES, ATTORNEY AT LAW  
HUGHES, WATERS & ASKANASE, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2016-011346

*Donna Stockman*

SARA EDGINGTON OR BOB DICKERSON, TROY ROBINETT, BRUCE MILLER, KENNY SHIREY, WENDY LAMBERT, AARON PARKER, DOUG RODGERS, TERRY WATERS, ROBERT AGUILAR, JOHN PERSON, MARKCOS PINEDA, AURORA CAMPOS, JONATHAN SCHENDEL, RAMIRO CUEVAS, SHAWN SCHILLER, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, BRENDA WIGGS, DENISE BOERNER, TIM LEWIS, LORI MCCARTY OR ANGELA LEWIS  
c/o AUCTION.COM, LLC  
1 Mauchly  
Irvine, California 92618

**POSTED**

11:17 A.M. P.M.

OCT 06 2016

Becky Ivey  
County Clerk, Johnson County Texas

BY *[Signature]* DEPUTY

## EXHIBIT A

LOT THREE (3) AND THE WEST 5.0 FEET OF LOT SIX (6), BLOCK THIRTY (30), ORIGINAL TOWN OF GRANDVIEW (FORMERLY KNOWN AS BLOCK EIGHT (8), COOPER ADDITION), JOHNSON COUNTY, TEXAS, ACCORDING TO THE OFFICIAL MAP RECORDED IN VOLUME 298, PAGE 638, DEED RECORDS OF JOHNSON COUNTY, TEXAS, BEING THE SAME LAND CONVEYED BY DEED TO LIS KAREN STRATT MCGOWAN, ET VIR, AS RECORDED IN VOLUME 834, PAGE 239, DEED RECORDS OF JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STEEL ROD IN THE WEST LINE OF BLOCK THIRTY (30) AND IN THE EAST LINE OF THIRD STREET, FOR A CORNER, SAID CORNER BEING THE NORTHWEST CORNER OF LOT THREE (3);

THENCE SOUTH 85 DEGREES 00 MINUTES EAST WITH THE NORTH LINE OF LOTS THREE (3) AND SIX (6), AT 200.0 FEET PASS THE NORTHEAST CORNER OF LOT THREE (3), IN ALL 205.0 FEET TO A STEEL POST FOR A CORNER;

THENCE SOUTH 05 DEGREES 00 MINUTES WEST 100.0 FEET WITH A FENCE LINE TO A STEEL POST, FOR A CORNER;

THENCE NORTH 85 DEGREES 00 MINUTES WEST WITH THE SOUTH LINE OF LOTS THREE (3) AND SIX (6), AT 5.0 FEET PASS THE SOUTHEAST CORNER OF LOT THREE (3), IN ALL 205.0 FEET TO A STEEL ROD IN THE WEST LINE OF BLOCK THIRTY (30) AND IN THE EAST LINE OF SAID STREET, FOR A CORNER;

THENCE NORTH 05 DEGREES 00 MINUTES EAST 100.0 FEET WITH THE WEST LINE OF BLOCK THIRTY (30) AND THE EAST LINE OF SAID STREET TO THE PLACE OF BEGINNING, CONTAINING 0.47 ACRES OF LAND, MORE OR LESS.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

5

JOHNSON County

Deed of Trust Dated: May 2, 2006

Amount: \$143,622.00

Grantor(s): BILLY WORTHINGTON, JR. and JENNIFER WORTHINGTON

Original Mortgagee: NTFN, INC.

Current Mortgagee: CITIMORTGAGE, INC.

Mortgagee Address: CITIMORTGAGE, INC., 1000 Technology Drive, O'Fallon, MO 63368

Recording Information: Document No. 020986

Legal Description: LOT 20, HIDDEN LAKES ESTATES, A SUBDIVISION OF JOHNSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 80, PLAT RECORDS, JOHNSON COUNTY, TEXAS.

Date of Sale: December 6, 2016 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the JOHNSON County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where 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.

SARA EDGINGTON OR BOB DICKERSON, TROY ROBINETT, BRUCE MILLER, KENNY SHIREY, WENDY LAMBERT, AARON PARKER, DOUG RODGERS, TERRY WATERS, ROBERT AGUILAR, JOHN PERSON, MARKCOS PINEDA, AURORA CAMPOS, JONATHAN SCHENDEL, RAMIRO CUEVAS, SHAWN SCHILLER, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, BRENDA WIGGS, DENISE BOERNER, TIM LEWIS, LORI MCCARTY, ANGELA LEWIS OR MICHELLE SCHWARTZ have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

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.

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NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

SARAH ROBBINS, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2014-028211

SARA EDGINGTON OR BOB DICKERSON, TROY ROBINETT, BRUCE MILLER, KENNY SHIREY, WENDY LAMBERT, AARON PARKER, DOUG RODGERS, TERRY WATERS, ROBERT AGUILAR, JOHN PERSON, MARKCOS PINEDA, AURORA CAMPOS, JONATHAN SCHENDEL, RAMIRO CUEVAS, SHAWN SCHILLER, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, BRENDA WIGGS, DENISE BOERNER, TIM LEWIS, LORI MCCARTY, ANGELA LEWIS OR MICHELLE SCHWARTZ  
c/o AUCTION.COM, LLC  
1 Mauchly  
Irvine, California 92618

**POSTED**  
11:17 A.M. \_\_\_\_\_ P.M.  
OCT 06 2016

Becky Ivey  
County Clerk, Johnson County Texas  
BY \_\_\_\_\_ DEPUTY

**POSTED**  
A.M. 12:08 P.M.  
UCI 11 2016

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

Becky Ivey  
County Clerk, Johnson County Texas  
BY LB DEPUTY

**DEED OF TRUST INFORMATION:**

**Date:** 12/29/2005  
**Grantor(s):** WILLIAM WILSON AND JENNIFER WILSON, HUSBAND AND WIFE COMMUNITY PROPERTY  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR WESTSTAR MORTGAGE CORPORATION, A NEW MEXICO CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$93,341.00  
**Recording Information:** Book 3718 Page 0415 Instrument 20060003095  
**Property County:** Johnson  
**Property:** LOT 30, SANDERS VIEW, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7, PAGE 20, PLAT RECORDS, JOHNSON COUNTY, TEXAS.  
**Reported Address:** 916 SANDERS RD, CLEBURNE, TX 76033

**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 6th day of December, 2016  
**Time of Sale:** 10:00AM or within three hours thereafter.  
**Place of Sale:** AT THE WEST STEPS OF THE HISTORIC JOHNSON COUNTY COURTHOUSE LOCATED AT 2 NORTH MAIN STREET, CLEBURNE, TEXAS 76033 in Johnson County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Johnson County Commissioner's Court.  
**Substitute Trustee(s):** Sara Edgington, Bob Dickerson, Troy Robinett, Bruce Miller, Kenny Shirey, Wendy Lambert, Aaron Parker, Doug Rodgers, Terry Waters, Robert Aguilar, John Person, Markcos Pineda, Aurora Campos, Jonathan Schendel, Ramiro Cuevas, Shawn Schiller, 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 Sara Edgington, Bob Dickerson, Troy Robinett, Bruce Miller, Kenny Shirey, Wendy Lambert, Aaron Parker, Doug Rodgers, Terry Waters, Robert Aguilar, John Person, Markcos Pineda, Aurora Campos, Jonathan Schendel, Ramiro Cuevas, Shawn Schiller, 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. Sara Edgington, Bob Dickerson, Troy Robinett, Bruce Miller, Kenny Shirey, Wendy Lambert, Aaron Parker, Doug Rodgers, Terry Waters, Robert Aguilar, John Person, Markcos Pineda, Aurora Campos, Jonathan Schendel, Ramiro Cuevas, Shawn Schiller, 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.

7  
POSTED  
10/24 P.M.

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.

Becky Ivey  
County Clerk, Johnson County Texas  
BY *[Signature]* DEPUTY

**NOTICE OF SALE**

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated September 15, 2010, executed by CHARLES M. CONKLIN AND COURTNEY L. CONKLIN, A MARRIED COUPLE ("Mortgagor") to Michael Gary Orlando, Trustee for the benefit of VANDERBILT MORTGAGE AND FINANCE, INC. ("Mortgagee"), filed for record under Instrument No. 201000027497, Official Public Records of Johnson County, Texas, Mortgagee appoints K. Clifford Littlefield, whose address is listed below, or Daniel Sirek, whose business address is 2427 CR 911, Joshua, Texas 76058, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, December 6, 2016**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Johnson County Courthouse at the place designated by the Commissioner's Court for such sales in Johnson County, Texas, (on the steps of the county courthouse, or as designated by the County Commissioner), the sale to begin at 10:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 2011 Champion Redman Manufactured Housing Unit, Serial No. 125000HA000137AB.

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.

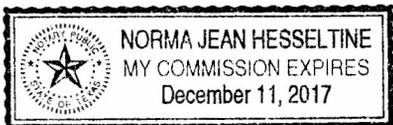
EXECUTED this 15 day of October, 2016.

*[Signature]*

**K. CLIFFORD LITTLEFIELD**, Mortgagee Attorney  
UPTON, MICKITS & HEYMANN, L.L.P.  
802 N. Carancahua, Suite 450  
Corpus Christi, Texas 78401  
Telephone: (361) 884-0612  
Facsimile: (361) 884-5291  
Email: [clittlefield@umhlaw.com](mailto:clittlefield@umhlaw.com)

THE STATE OF TEXAS §  
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 15<sup>th</sup> day of October, 2016, to certify which witness my hand and official seal.



*[Signature]*  
NOTARY PUBLIC, STATE OF TEXAS

Return to:  
K. Clifford Littlefield  
Upton, Mickits & Heymann, L.L.P.  
802 N. Carancahua, Suite 450  
Corpus Christi, Texas 78401

## EXHIBIT "A"

BEING that certain lot, tract or parcel of land lying and situated in the Isaac Batterson Survey, Abstract No. 21, in Johnson County, Texas. Said land in all of that certain "Tract 3" described in a deed from Tony Cashion, et ux, Kellie Cashion to J. R. McPherson recorded in Volume 2358, Page 982, of the Official Public Records, Johnson County, Texas, more particularly described as follows:

BEGINNING at a ½" iron rod set in the center of a 60 foot roadway easement for the southwest corner of that certain "Tract 2" described in said Volume 2358, Page 982 and for the southeast corner of said "Tract 3", said rod being N. 28°05'45" W., 307.51 feet and S. 62°22'00" W., 285.60 feet from the most easterly southeast corner of said Butler tract;

THENCE with the center of said 60 foot road easement, S. 62°22'00" W., 142.59 feet to a ½" iron rod set for the southeast corner of that certain "Tract 4" described in said Volume 2358, Page 982 and for the southwest corner of said "Tract 3";

THENCE N. 27°35'39" W., at 30.10 feet passing a ½" iron rod found for offset, in all a distance of 307.50 feet to a point under a tin building in the south line of that certain tract described in a deed to George A. Archer recorded in Volume 892, Page 517 of the Deed Records, Johnson County, Texas for the northeast corner of said "Tract 4" and for the northwest corner of said "Tract 3";

THENCE with the south line of said Archer tract, N. 62°22'00" E., 142.61 feet to a ½" iron rod set for the northwest corner of said "Tract 2" and for the northeast corner of said "Tract 3";

THENCE S. 27°35'28" E., at 277.38 feet passing a ½" iron rod found for offset, in all a distance of 307.50 feet to the Place of Beginning, containing 1.006 acres of land of which approximately 0.098 acres lies in said road easement.

**POSTED**

10:30 A.M. \_\_\_\_\_ P.M.

**OCT 20 2016**

**Becky Ivey**  
County Clerk, Johnson County Texas

BY  DEPUTY

8

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**JOHNSON County**

**Deed of Trust Dated:** May 4, 2007

**Amount:** \$50,000.00

**Grantor(s):** BOBBY GRIFFITH and JANA GRIFFITH

**Original Mortgagee:** SUNTRUST MORTGAGE, INC.

**Current Mortgagee:** DITECH FINANCIAL LLC

**Mortgagee Address:** DITECH FINANCIAL LLC, 4250 North Freeway, Fort Worth, TX 76137

**Recording Information:** Volume 4109, Page 0935

**Legal Description:** LOT 35, GRANDA VISTA ESTATES PHASE ONE, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 6, PAGE 186, PLAT RECORDS, JOHNSON COUNTY, TEXAS.

**Date of Sale:** December 6, 2016 between the hours of 10:00 AM and 1:00 PM.

**Earliest Time Sale Will Begin:** 10:00 AM

**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the JOHNSON County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where 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.

SARA EDGINGTON OR BOB DICKERSON, TROY ROBINETT, BRUCE MILLER, KENNY SHIREY, WENDY LAMBERT, AARON PARKER, DOUG RODGERS, TERRY WATERS, ROBERT AGUILAR, JOHN PERSON, MARKCOS PINEDA, AURORA CAMPOS, JONATHAN SCHENDEL, RAMIRO CUEVAS, SHAWN SCHILLER, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, BRENDA WIGGS, DENISE BOERNER, TIM LEWIS, LORI MCCARTY, ANGELA LEWIS OR MICHELLE SCHWARTZ have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

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.

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

**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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER**



KRISTEN BATES, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2013-008224



SARA EDGINGTON OR BOB DICKERSON, TROY ROBINETT, BRUCE MILLER, KENNY SHIREY, WENDY LAMBERT, AARON PARKER, DOUG RODGERS, TERRY WATERS, ROBERT AGUILAR, JOHN PERSON, MARKCOS PINEDA, AURORA CAMPOS, JONATHAN SCHENDEL, RAMIRO CUEVAS, SHAWN SCHILLER, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, BRENDA WIGGS, DENISE BOERNER, TIM LEWIS, LORI MCCARTY, ANGELA LEWIS OR MICHELLE SCHWARTZ

e/6 AUCTION.COM, LLC  
1 Mauchly  
Irvine, California 92618

**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.**

9

Date: December 06, 2016

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

Place: OUTSIDE WEST DOORS OF THE JOHNSON COUNTY COURTHOUSE WHICH IS THE EXTERIOR STEPS TO THE MAIN FLOOR OF THE JOHNSON COUNTY COURTHOUSE WHICH FACES MAIN STREET 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 24, 2003 and recorded in Document VOLUME 2995, PAGE 0445 AS AFFECTED BY CLERK'S FILE NO. 2012-7607 real property records of JOHNSON County, Texas, with LESLIE TATUM AND ROBIN TATUM, grantor(s) and NATIONAL CITY MORTGAGE CO DBA ACCUBANC MORTGAGE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LESLIE TATUM AND ROBIN TATUM, securing the payment of the indebtednesses in the original principal amount of \$114,238.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PNC BANK, NATIONAL ASSOCIATION 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. PNC BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PNC BANK, N.A.  
3232 NEWMARK DRIVE  
MIAMISBURG, OH 45342

LARRY PETR, DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, TIM LEWIS, MICHELLE SCHWARTZ, SARA EDGINGTON, BOB DICKERSON, TROY ROBINETT, BRUCE MILLER, KENNY SHIREY, WENDY LAMBERT, AARON PARKER, DOUG RODGERS, TERRY WATERS, ROBERT AGUILAR, JOHN PERSON, MARKCOS PINEDA, AURORA CAMPOS, JONATHAN SCHENDEL, RAMIRO CUEVAS, OR SHAWN SCHILLER

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 JOHNSON County Clerk and caused to be posted at the JOHNSON County courthouse this notice of sale.

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

**POSTED**  
8:54 A.M. \_\_\_\_\_ P.M.  
OCT 24 2016  
Becky Ivey  
County Clerk, Johnson County Texas  
BY DEPUTY



NOS00000004951968

**EXHIBIT "A"**

LOT 15, BLOCK 11, CEDAR RIDGE ADDITION, PHASE 2, SECTION TWO, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 8, PAGE 834, PLAT RECORDS, JOHNSON COUNTY, TX.



NOS00000004951968

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.**

10

Date: December 06, 2016

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

Place: OUTSIDE WEST DOORS OF THE JOHNSON COUNTY COURTHOUSE WHICH IS THE EXTERIOR STEPS TO THE MAIN FLOOR OF THE JOHNSON COUNTY COURTHOUSE WHICH FACES MAIN STREET or as designated by the county commissioners.

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 30, 2007 and recorded in Document VOLUME 4114, PAGE 0840 real property records of JOHNSON County, Texas, with LUPITO ORTIZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LUPITO ORTIZ, securing the payment of the indebtednesses in the original principal amount of \$57,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. COLONIAL SAVINGS, F.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. COLONIAL SAVINGS, F.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o COLONIAL SAVINGS, F.A.  
2626 WEST FREEWAY BUILDING B  
FORT WORTH, TX 76102



LARRY PETR, DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, TIM LEWIS, OR MICHELLE SCHWARTZ

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 JOHNSON County Clerk and caused to be posted at the JOHNSON County courthouse this notice of sale.

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

**POSTED**  
854 A.M. \_\_\_\_\_ P.M.  
OCT 24 2016  
Becky Ivey  
County Clerk, Johnson County Texas  
BY  DEPUTY



NOS0000006223333

**EXHIBIT "A"**

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN JOHNSON COUNTY, TEXAS TO- WIT: PART OF THE THOMAS HARLOW SURVEY, AND A PART OF BLOCK NO. 12 OF WOODWARD'S ADDITION TO THE CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS, AND FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING IN THE EAST LINE OF THE THOMAS HARLOW SURVEY AT THE NORTHEAST CORNER OF A LOT SOLD BY B.F. WOODARD TO MRS. O. G. WILSON, A 3/8 INCH IRON ROD FOUND FOR A CORNER;

THENCE, NORTH 30 DEGREES WEST WITH THE EAST LINE OF SAID SURVEY, 70 FEET TO A 3/8 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF S.V. KINSERS HOME PLACE;

THENCE, SOUTH 60 DEGREES WEST, 200 FEET TO A 3/8 INCH IRON ROD FOUND;

THENCE, SOUTH 30 DEGREES EAST, 70 FEET TO THE NORTHWEST CORNER OF SAID LOT SOLD TO MRS. WILSON, A 3/8 INCH IRON ROD FOUND FOR CORNER;

THENCE, NORTH 30 DEGREES EAST, 200 FEET TO THE PLACE OF BEGINNING AND BEING A LOT 70 FEET BY 200 FEET.



NOS000000622333

**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: December 06, 2016

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

Place: OUTSIDE WEST DOORS OF THE JOHNSON COUNTY COURTHOUSE WHICH IS THE EXTERIOR STEPS TO THE MAIN FLOOR OF THE JOHNSON COUNTY COURTHOUSE WHICH FACES MAIN STREET 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 June 21, 2010 and recorded in Document CLERK'S FILE NO. 201000019099 real property records of JOHNSON County, Texas, with FRANK BARRY LACKEY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by FRANK BARRY LACKEY, securing the payment of the indebtednesses in the original principal amount of \$133,725.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC LOAN SERVICES, LLC 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. PENNYMAC LOAN SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PENNYMAC LOAN SERVICES, LLC  
3043 TOWNSGATE ROAD SUITE 200  
WESTLAKE VILLAGE, CA 91361

LARRY PETR, DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, TIM LEWIS, MICHELLE SCHWARTZ, SARA EDGINGTON, BOB DICKERSON, TROY ROBINETT, BRUCE MILLER, KENNY SHIREY, WENDY LAMBERT, AARON PARKER, DOUG RODGERS, TERRY WATERS, ROBERT AGUILAR, JOHN PERSON, MARKCOS PINEDA, AURORA CAMPOS, JONATHAN SCHENDEL, RAMIRO CUEVAS, OR SHAWN SCHILLER

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 JOHNSON County Clerk and caused to be posted at the JOHNSON County courthouse this notice of sale.

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

**POSTED**  
854 A.M. \_\_\_\_\_ P.M.  
OCT 24 2016

Becky Ivey  
County Clerk, Johnson County Texas  
BY \_\_\_\_\_ DEPUTY



NOS0000006264709

**EXHIBIT "A"**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND OUT OF THE DYER NUNER SURVEY, ABSTRACT 643, JOHNSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 168.99 ACRE TRACT OF LAND AS CONVEYED BY ERNEST KYLE TO ARLIE BRYEANS, TRUSTEE, BY DEED DATED APRIL 11, 1973 AND RECORDED IN VOLUME 605, PAGE 396, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 3/8" STEEL ROD IN THE WEST LINE OF COUNTY ROAD NO. 1022, AND IN A FENCE LINE, SAID ROD BEARS SOUTH 12°56' 05" EAST, 296.35 FEET FROM THE NORTHEAST CORNER OF SAID 168.99 ACRE TRACT;

THENCE SOUTH 12°56' 05" EAST (BASIS OF BEARINGS), A DISTANCE OF 308.53 FEET ALONG SAID WEST LINE TO A SET 1/2" STEEL ROD FOR A CORNER IN A FENCE LINE;

THENCE NORTH 88°48'13" WEST ALONG A FENCE, A DISTANCE OF 441.65 FEET TO A 1/2" STEEL PIN FOUND AT A FENCE CORNER AT THE SOUTHEAST CORNER OF THAT TRACT OF LAND AS CONVEYED FROM ROBIN D. ORR AND PAMELA ORR, DBA TAYLOR MADE HOMES TO RICHARD MIKE SCARLETT AND WIFE, KAY M. SCARLETT, DATED MAY 3, 2001, FILED MAY 8, 2001 AND RECORDED IN VOLUME 2626, PAGE 849, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTH 01°18' 24" EAST ALONG A FENCE, A DISTANCE OF 299.29 FEET TO A FOUND 1/2" STEEL ROD AT A FENCE CORNER AT THE NORTHEAST CORNER OF SAID SCARLETT TRACT;

THENCE SOUTH 88°47' 18" EAST ALONG A FENCE, 365.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.773 ACRES (120,802 SQUARE FEET) OF LAND, MORE OR LESS.



NOS00000006264709

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.**

12

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

Date: December 06, 2016

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

Place OUTSIDE WEST DOORS OF THE JOHNSON COUNTY COURTHOUSE WHICH IS THE EXTERIOR STEPS TO THE MAIN FLOOR OF THE JOHNSON COUNTY COURTHOUSE WHICH FACES MAIN STREET or as designated by the county commissioners.

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 31, 2005 and recorded in Document VOLUME 3560, PAGE 0990; AS AFFECTED BY LOAN MODIFICATION AGREEMENT IN CLERK'S FILE NO. 28417 real property records of JOHNSON County, Texas, with LUCKY JOE CLAYTON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LUCKY JOE CLAYTON, securing the payment of the indebtednesses in the original principal amount of \$63,011.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. SUNTRUST MORTGAGE, INC. 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. SUNTRUST MORTGAGE, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SUNTRUST MORTGAGE, INC.  
1001 SEMMES AVENUE MAIL CODE RVW 3014  
RICHMOND, VA 23224

LARRY PETR, DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, TIM LEWIS, MICHELLE SCHWARTZ, SARA EDGINGTON, BOB DICKERSON, TROY ROBINETT, BRUCE MILLER, KENNY SHIREY, WENDY LAMBERT, AARON PARKER, DOUG RODGERS, TERRY WATERS, ROBERT AGUILAR, JOHN PERSON, MARKCOS PINEDA, AURORA CAMPOS, JONATHAN SCHENDEL, RAMIRO CUEVAS, OR SHAWN SCHILLER

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 JOHNSON County Clerk and caused to be posted at the JOHNSON County courthouse this notice of sale.

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

**POSTED**  
854 A.M. \_\_\_\_\_ P.M.

OCT 24 2016

Becky Ivey  
County Clerk, Johnson County Texas  
BY \_\_\_\_\_ DEPUTY



NOS0000006283246

**EXHIBIT "A"**

LOT 19R, BLOCK 4, CHOATES ADDITION, TO THE CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS, ACCORDING TO THE RE-PLAT RECORDED IN VOLUME 8, PAGE 344, PLAT RECORDS, JOHNSON COUNTY, TEXAS.



NOS0000006283246

NOTICE OF FORECLOSURE SALE

13

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

- 1. Property to Be Sold. The property to be sold is described as follows: EXHIBIT "A"
2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 08/09/2006 and recorded in Book 3880 Page 0791 real property records of Johnson County, Texas.
3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:
Date: 12/06/2016
Time: 10:00 AM
Place: Johnson County Courthouse, Texas, at the following location: WEST STEPS OF THE HISTORIC JOHNSON COUNTY COURTHOUSE LOCATED AT 2 NORTH MAIN STREET, CLEBURNE, TX 76033 OR AS DESIGNATED BY THE COUNTY COMMISSIONER 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 CYNTHIA LYNN LUCE POOLE, provides that it secures the payment of the indebtedness in the original principal amount of \$52,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. BANK N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF MASTR ASSET BACKED SECURITIES TRUST 2006-AM3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AM3 is the current mortgagee of the note and deed of trust and OCWEN LOAN SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. BANK N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF MASTR ASSET BACKED SECURITIES TRUST 2006-AM3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AM3 c/o OCWEN LOAN SERVICING, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
6. Order to Foreclose. U.S. BANK N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF MASTR ASSET BACKED SECURITIES TRUST 2006-AM3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AM3 obtained a Order from the 413th District Court of Johnson County on 07/19/2016 under Cause No. DC-C201600160. 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 DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, TIM LEWIS, MICHAEL W. ZIENTZ, MICHELLE SCHWARTZ OR WES WEBB, 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

Donna Stockman
DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, TIM LEWIS, MICHAEL W. ZIENTZ, MICHELLE SCHWARTZ OR WES WEBB
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 Johnson County Clerk and caused it to be posted at the location directed by the Johnson County Commissioners Court.

POSTED
11:32 A.M. \_\_\_\_\_ P.M.

OCT 25 2016

Becky Ivey
County Clerk, Johnson County Texas
BY \_\_\_\_\_ DEPUTY

**EXHIBIT "A"**

Being all that certain tract or parcel of land in the ALEXANDER MCANEAR SURVEY, ABSTRACT 537, and a part of the 10 acre tract described as the First Tract in the Deed of Trust from C. H. Matthews and wife to W. E. Boget, Trustee of record in Volume 209, Page 339, Deed of Trust Records, JOHNSON County, Texas and being 451.3 feet North 28 degrees 31 minutes West from the Southeast corner of said tract, which corner if located in the North line of F. M. Road Number 1102; THENCE North 28 degrees 31 minutes West 170 feet to the corner;

THENCE South 59 degrees 37 minutes West 1426 feet to a stake for a corner in the East line of Raylene Drive;

THENCE South 30 degrees 43 minutes East line of Raylene Drive 120 feet to a corner;

THENCE North 59 degrees 57 minutes East 139.4 feet to the PLACE OF BEGINNING and being Lots 7 and 8, Block 1 Barton Lots Addition, according to unrecorded plat, JOHNSON County, Texas.

**NOTE: The Company does not represent that the above acreage or square footage calculations are correct.**

Capital Title  
12625 L.N.  
Dallas, Texas 75225  
Phone (972) 882-2700  
Fax (972) 882-2750

14  
**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: LOT 10, IN BLOCK 7, OF BENT CREEK ADDITION, SECTION 3, AN ADDITION TO THE CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 893, PLAT RECORDS, JOHNSON COUNTY, TEXAS

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 01/25/2006 and recorded in Book 3720 Page 0025 Document 003665 real property records of Johnson County, Texas.

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

Date: 12/06/2016

Time: 10:00 AM

Place: Johnson County Courthouse, Texas at the following location: WEST STEPS OF THE HISTORIC JOHNSON COUNTY COURTHOUSE LOCATED AT 2 NORTH MAIN STREET, CLEBURNE, TX 76033 OR AS DESIGNATED BY THE COUNTY COMMISSIONER 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 HAROLD W. SENIOR AND EMELIE SENIOR, provides that it secures the payment of the indebtedness in the original principal amount of \$128,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. COLONIAL SAVINGS, F.A. is the current mortgagee of the note and deed of trust and COLONIAL SAVINGS is mortgage servicer. A servicing agreement between the mortgagee, whose address is COLONIAL SAVINGS, F.A. c/o COLONIAL SAVINGS, 2626 West Freeway, Building B, Fort Worth, TX 76102 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. 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 DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, TIM LEWIS, MICHAEL W. ZIENTZ, MICHELLE SCHWARTZ OR WES WEBB, 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  
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

DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, TIM LEWIS, MICHAEL W. ZIENTZ, MICHELLE SCHWARTZ OR WES WEBB  
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 Johnson County Clerk and caused it to be posted at the location directed by the Johnson County Commissioners Court.

**POSTED**

11:32 A.M. \_\_\_\_\_ P.M.

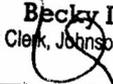
**OCT 25 2016**

**Becky Ivey**  
County Clerk, Johnson County Texas  
BY \_\_\_\_\_ DEPUTY

OCT 27 2016

15

**APPOINTMENT OF SUBSTITUTE TRUSTEE AND  
NOTICE OF SUBSTITUTE TRUSTEE SALE**

Becky Ivey  
County Clerk, Johnson County Texas  
BY  DEPUTY

**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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**APPOINTMENT OF  
SUBSTITUTE TRUSTEE:**

WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate Donna Stockman, Brenda Wiggs, Denise Boerner, David Stockman, Tim Lewis, Guy Wiggs, Lori McCarty, Travis Gray, Chris Ferguson, or Jack O'Boyle, each as Substitute Trustee, 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 the Note.

**SUBSTITUTE TRUSTEE'S  
ADDRESS:**

c/o JACK O'BOYLE & ASSOCIATES, Mailing Address: P.O. Box 815369, Dallas, Texas 75381;  
Physical Address: 12300 Ford Road, Suite 212, Dallas, TX 75234.

**NOTICE OF SUBSTITUTE  
TRUSTEE SALE:**

WHEREAS, default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer 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.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on December 06, 2016 between the hours of 10am-1pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**LOCATION OF SALE:**

The place of the sale shall be: THE WEST STEPS OF THE HISTORIC JOHNSON COUNTY COURTHOUSE LOCATED AT 2 NORTH MAIN STREET, CLEBURNE, TEXAS 76033, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court in JOHNSON County, Texas or as designated by the County Commissioners.

**INSTRUMENT TO BE  
FORECLOSED:**

Deed of Trust or Contract Lien dated 09/21/2012 and recorded under Volume, Page or Clerk's File No. 22324 in the real property records of Johnson County Texas, with LANDON K. PRATT, A SINGLE MAN as Grantor(s) and Cendera Funding, Inc., A Texas Corporation as Original Mortgagee.

**OBLIGATIONS SECURED:**

Deed of Trust or Contract Lien executed by LANDON K. PRATT, A SINGLE MAN securing the payment of the indebtedness in the original principal amount of \$115126.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by LANDON K. PRATT. Stonegate Mortgage Corporation is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

**MORTGAGE SERVICING  
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 property securing the above referenced loan. Stonegate Mortgage Corporation is acting as the Mortgage Servicer for Stonegate Mortgage Corporation who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Stonegate Mortgage Corporation, as Mortgage Servicer, is representing the Mortgagee, whose address is:

Stonegate Mortgage Corporation  
c/o Stonegate Mortgage Corporation  
4849 Greenville Ave Suite 800, Dallas, TX 75206

**LEGAL DESCRIPTION OF  
PROPERTY TO BE SOLD:**

LOT 11, BLOCK 21, CRESTMOOR PARK, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 1, PAGE 332,



**REPORTED PROPERTY**

**ADDRESS:** 224 Betty L Ln , Burleson, TX 76028

**TERMS OF SALE:** The Substitute Trustee will sell the Property by public auction at the place and date specified herein.

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 Mortgagee and/or Mortgage Servicer 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, Mortgagee and/or Mortgage Servicer, or its attorney(s).

The Deed of Trust permits the Mortgagee and/or Mortgage Servicer 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 refiling may be after the date originally scheduled for this 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.**

WITNESS MY HAND on the 25 day of October, 2016.

Respectfully,

JACK O'BOYLE & ASSOCIATES



~~Jack O'Boyle | SBN: 15165300  
jack@jackoboyle.com~~

~~Travis H. Gray | SBN: 24044965  
travis@jackoboyle.com~~

~~Chris S. Ferguson | SBN: 24069714  
chris@jackoboyle.com~~

P.O. Box 815369

Dallas, Texas 75381

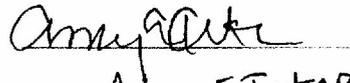
P: 972.247.0653 | F: 972.247.0642

ATTORNEYS FOR MORTGAGEE AND/OR ITS MORTGAGE  
SERVICER

STATE OF Texas

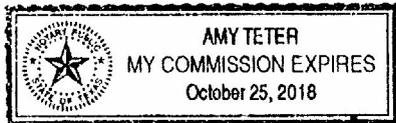
COUNTY OF Dallas

BEFORE ME, the undersigned authority, on the 25 day of October, 2016 personally appeared Travis Gray, personally known to me (or proved to be on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed same in his/her authorized capacity.



Name: Amy E. Teter

Notary Public in and for The State of TEXAS



NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

16

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: December 06, 2016

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

Place OUTSIDE WEST DOORS OF THE JOHNSON COUNTY COURTHOUSE WHICH IS THE EXTERIOR STEPS TO THE MAIN FLOOR OF THE JOHNSON COUNTY COURTHOUSE WHICH FACES MAIN STREET 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 12, 1999 and recorded in Document VOLUME 2293, PAGE 0189 real property records of JOHNSON County, Texas, with MITCHELL K CRYER AND JUANA D CRYER, grantor(s) and TEXASBANK, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MITCHELL K CRYER AND JUANA D CRYER, securing the payment of the indebtednesses in the original principal amount of \$86,401.00, 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

LARRY PETR, DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, TIM LEWIS, MICHELLE SCHWARTZ, SARA EDGINGTON, BOB DICKERSON, TROY ROBINETT, BRUCE MILLER, KENNY SHIREY, WENDY LAMBERT, AARON PARKER, DOUG RODGERS, TERRY WATERS, ROBERT AGUILAR, JOHN PERSON, MARKCOS PINEDA, AURORA CAMPOS, JONATHAN SCHENDEL, RAMIRO CUEVAS, OR SHAWN SCHILLER

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 JOHNSON County Clerk and caused to be posted at the JOHNSON County courthouse this notice of sale.

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

**POSTED**

\_\_\_\_\_ A.M. 226 P.M.

OCT 27 2016

Becky Ivey  
County Clerk, Johnson County Texas  
BY \_\_\_\_\_ DEPUTY



NOS0000006216600

**EXHIBIT "A"**

LOT 8, IN BLOCK 10, OF BELLEVUE CREST ADDITION, TO THE CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 480, PAGE 761, DEED RECORDS, JOHNSON COUNTY, TEXAS.



NOS0000006216600

**POSTED**

A.M. 12:48 P.M.

NOTICE OF TRUSTEE'S SALE

OCT 31 2016

STATE OF TEXAS  
COUNTY OF PARKER

§  
§  
§

KNOW ALL MEN BY THESE PRESENTS: Becky Ivey  
County Clerk, Johnson County Texas  
BY ew DEPUTY

17

WHEREAS, on October 18, 2005, Gerardo A. Jimenez, A Divorced Man, executed a Contract For Deed, the property hereafter described (the "Property") to secure, Embry Land & Cattle Co. LLC, a Texas Limited Liability Company, in the payment and performance of certain indebtedness, obligations, and liabilities therein described (the "Obligations"), the unrecorded Contract For Deed and

WHEREAS, Embry Land & Cattle Co. LLC, a Texas Limited Liability Company has appointed Deborah Morris as Substitute Trustee; and

WHEREAS, default has occurred in the payment and/or performance of the Obligations and the same are now wholly due, and the owner and holder of the Obligations has requested the undersigned to sell the Property to satisfy part or all of the Obligations.

NOW, THEREFORE, notice is hereby given that on Tuesday, the 6th day of December, 2016, at a time no earlier than 10:00 a.m. (or within three (3) hours thereafter), I will sell the Property on the applicable side of the County Courthouse of 2 North Main, Cleburne, Johnson County, Texas, or at an alternative location as designated by the Johnson County Commissioners, to the highest bidder for cash or otherwise as provided in the Contract For Deed.

The Property to be sold is described on Exhibit "A" attached hereto and incorporated herein for all purposes.

WITNESS my hand this 31 day of October, 2016.

Deborah Morris  
Deborah Morris, Substitute Trustee

STATE OF TEXAS §  
COUNTY OF JOHNSON §

The foregoing instrument was acknowledged before me on this 31 day of October, 2016, by Deborah Morris, Representative of Embry Land & Cattle LLC, a Texas Limited Liability Company.

Linda Worlow  
NOTARY PUBLIC, STATE OF TEXAS

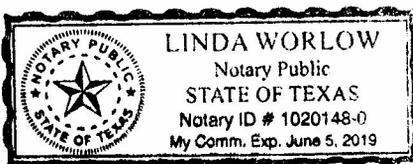


Exhibit "A"

BEING LOT 14, IN BLOCK 2, BLUE GRASS ESTATES – PHASE ONE, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 646 OF THE PLAT RECORDS OF JOHNSON COUNTY, TEXAS.

Commonly known as: 9201 FIRST ST. JOSHUA, TEXAS 76058