

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

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

FILED FOR RECORD

2019 JUN -4 AM 10:12

HEALY PRICE
COUNTY CLERK, WOOD CO TX

TS#: 19-22741

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 12/14/2006, RUTH L SMILEY, A SINGLE WOMAN AND BIRGIT E. SELLERS, A SINGLE WOMAN JOINT TENANTS. , as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of PAUL MUNDHEIM, as Trustee, Mortgage Electronic Registration Systems, Inc. as nominee for WESTSTAR MORTGAGE CORPORATION, A NEW MEXICO CORPORATION , its successors and assigns , as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$130,931.00, payable to the order of Mortgage Electronic Registration Systems, Inc. as nominee for WESTSTAR MORTGAGE CORPORATION, A NEW MEXICO CORPORATION , its successors and assigns , which Deed of Trust is Recorded on 12/21/2006 as Volume 00064247, Book 2210, Page 237, Loan Mod recorded on 06/27/14, as isnt #2014-00006800 in Wood County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

See attached exhibit "A" attached hereto and made a part hereof

Commonly known as: **908 CR 2351, MINEOLA, TX 75773**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Lisa De Long, Terri Worley, Harriett Fletcher, Robert LaMont, David Sims, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, Lisa De Long, Terri Worley, Carol Hampton, Jeffrey Hampton, Robert LaMont, Sheryl LaMont, Ronnie Hubbard, Harriett Fletcher or Allan Johnston** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

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



4695275

agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **8/6/2019 at 10:00 AM**, or no later than three (3) hours after such time, in Wood County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE EAST DOOR OF THE WOOD COUNTY COURTHOUSE(ALSO REFERRED TO AS THE FRONT DOOR) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

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

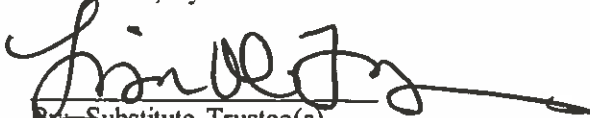
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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

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

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

WITNESS, my hand this 5/29/2019



By: Substitute Trustee(s)

~~Lisa DeLong, Ferri Worley, Harriett Fletcher, Robert LaMont, David Sims, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, Lisa DeLong, Ferri Worley, Carol Hampton, Jeffrey Hampton, Robert LaMont, Sheryl LaMont, Ronnie Hubbard, Harriett Fletcher, or Allan Johnston~~

C/O Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803

EXHIBIT "A"

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2
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4
8

FIELD NOTES 12.000 ACRES
C. HARDEMAN SURVEY A-289
WOOD COUNTY, TEXAS
(SMILEY/SELLERS W914)

BEING all of that certain lot, tract, or parcel of land situated in the C. Hardeman Survey, Abstract No. 289, Wood County, Texas, and being a part of a called 14.602 acre tract described in Deed from Ruth L. Smiley to Justin L. Smiley dated December 31, 1996 as shown of record in Volume 1526, Page 516, Real Property Records, Wood County, Texas, said lot, tract, or parcel of land being more particularly described by metes bounds as follows:

BEGINNING at a 1/2 inch iron rod set a fence corner at the Northwest corner of said 14.602 acre tract and at the occupied Southwest corner of a called 28 acre tract described in a Deed of Partition to H. N. Macoy dated October 31, 1967 as shown of record in Volume 586, Page 450, Deed Records, Wood County, Texas;

THENCE S 74°35' 02" E along the North boundary fence of said 14.602 acre tract and the South boundary fence of said 28 acre tract, a distance of 927.35 feet to a 1/2 inch iron rod set at a fence corner at the Northeast corner of said 14.602 acre tract;

THENCE S 02° 26' 49" E along the East boundary fence of said 14.602 acre tract, a distance of 129.43 feet to a railroad spike set for the Southeast corner of said tract in or near the centerline of Wood County Road No. 2351, a 1/2 inch iron rod set at a fence corner bears N 02° 27' W a distance of 26.00 feet;

THENCE S 44°52' 53" W along the Southeast line of said 16.602 acre tract and generally along the centerline of said County Road, a distance of 375.67 feet to a railroad spike set for a corner, a 1/2 inch iron rod set for a reference marker bears N 50° 31' 20" W a distance of 30.00 feet;

THENCE N 50°31' 20" W across said 14.602 acre tract, a distance of 394.28 feet to a 1/2 inch iron rod set for a corner;

THENCE S 39° 28' 41" W a distance of 290.50 feet to a 1/2 inch iron rod set for a corner;

THENCE S 50° 31' 20" E a distance of 394.27 feet to a railroad spike set for a corner in the Southeast line of said 14.602 acre tract and in or near the centerline of said County Road, a 1/2 inch iron rod set for reference marker bears N 50° 31' 20" W a distance of 30.00 feet;

THENCE S 37° 23' 03" W along the Southeast line of said 16.602 acre tract and generally along the centerline of said County Road, a distance of 440.97 feet to a railroad spike set for a corner;

THENCE S 66°25' 52" W continuing along the Southeast line of said 16.602 acre tract and generally along the centerline of said County Road, a distance of 143.86 feet to the Southwest corner of said 14.602 acre tract, a 1/2 inch iron rod found bears S 02° 15' 12" E a distance of 22.55 feet, a 1/2 inch iron rod set for a reference marker at a fence corner bears N 02° 15' 12" W a distance of 20.00 feet;

THENCE N 02° 15' 12" W along the West boundary fence of said 14.602 acre tract, a distance of 1275.13 feet to the POINT OF BEGINNING and containing 12.000 acres of land, of which approximately 0.55 acres lie within the limits of said County Road.

FILED FOR RECORD
C&M No. 44-19-1063 / FHA / No / FILE NOS
LoanCare 2019 JUN 20 AM 9:40

FILED
TERRI ROSS
COUNTY CLERK
2019 JUN 20 AM 8:53
UPSHER COUNTY, TX.

KELLEY PRICE
COUNTY CLERK, WOOD CO TX

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 & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: January 26, 2017

- Grantor(s):** Erica D Lester and Kevin P Lester, married, joined in execution by spouse, Kevin P Lester
- Original Trustee:** William S Hennessey, Esq.
- Original Mortgagee:** Mortgage Electronic Registration Systems, Inc. as Nominee for Nations Lending Corporation, its successors and assigns
- Recording Information:** Clerk's File No. 2017-00001669, in the Official Public Records of WOOD County, Texas.
- Current Mortgagee:** Nations Lending Corporation, 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 OR LAND BEING KNOWN AS LOT 2, BLOCK 1, WYNN'S STATION, AS SHOWN BY PLAT OF RECORD IN VOL. 9, PAGE 342, PLAT RECORDS OF WOOD COUNTY, TEXAS.

Date of Sale: 08/06/2019 **Earliest Time Sale Will Begin:** 10:00 AM

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 Terri R. Worley, Harriett Fletcher, Robert LaMont, David Sims, Allan Johnston, Carol Hampton, Sharon St. Pierre, Ronnie Hubbard, Sheryl LaMont, Thomas Delaney, Danya Gladney or Lisa Cockrell as 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 Mortgagor, the Mortgagee or the Mortgagee's attorney.



Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the WOOD 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 14th day of June, 2019.

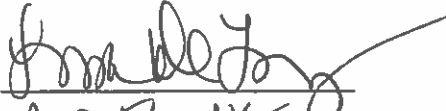
For Information:

"Servicelink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038



Nicole M. Barte, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by:



Printed Name:

LISA DELONG

C&M No. 44-19-1063 / FHA / No
LoanCare, LLC

2019 JUN 24 AM 10:36

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.

Date: June 24, 2019

Deed of Trust:

Date: February 19, 2018

Grantor: MARCO ANTHONY GONZALEZ

Grantor's County: Tarrant

Beneficiary: W6 PROPERTY SOLUTIONS LLC, a Texas limited liability company

Trustee: CHARLES H. NEWMAN

Substitute Trustee: RICHARD E. ROBERTS or CHERYL MOORE

Recorded in: Clerk's File Number 2018-00001340, Real Property Records, Wood County, Texas

Property: LOT 309, SECTION 09, HOLLY LAKE RANCH, a subdivision plat of which is recorded on document #2009-00012339, Real Property Records, Wood County, Texas, and LOT 621, SECTION 8, HOLLY LAKE RANCH, a Subdivision plat of which is recorded on document #2009-00003085, Real Property Records, Wood County, Texas.

Date of Sale of Property: Tuesday, August 6, 2019, at or within three hours after 10:00 a.m.

Place of Sale of Property (including County): At the second floor entrance on the East side of the Wood County Courthouse in Quitman, Texas or as the Commissioner's Court rules.

Because of default in performance of the obligations under 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.



RICHARD E. ROBERTS, Substitute Trustee
215 E. Goode
Quitman, Texas 75783

STATE OF TEXAS
COUNTY OF WOOD

This instrument was acknowledged before me on June 24, 2019, by RICHARD E. ROBERTS.



Cheryl D. Moore

Notary Public, State of Texas

Notary's Name (Printed)

FILED
TERRI ROSS
COUNTY CLERK

2019 JUN 27 AM 11:39

728 WOODBINE WFSHUR COUNTY, TX.
HAWKINS, TX 75765

FILED FOR RECORD
2019 JUN 27 PM 12:26
KELLEY PRICE
COUNTY CLERK, WOOD CO TX

0000008408346

BY gc DEPUTY 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: August 06, 2019

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

Place: THE EAST DOOR OF THE WOOD COUNTY COURTHOUSE(ALSO REFERRED TO AS THE FRONT DOOR) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 30, 1998 and recorded in Document VOLUME 01623, PAGE 00533; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS IN CLERK'S FILE NO. 2011-00002939 AND CLERK'S FILE NO. 2011-00012658 real property records of WOOD County, Texas, with JENNY A. BRANNON AND JOHN K. DUNN, grantor(s) and AUSTIN BANK, N.A., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JENNY A. BRANNON AND JOHN K. DUNN, securing the payment of the indebtednesses in the original principal amount of \$71,250.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ZB, 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. CENLAR FSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CENLAR FSB
425 PHILLIPS BLVD
EWING, NJ 08618



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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead DARLA BOETTCHER, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, JAMI HUTTON, DANA KAMIN, LISA BRUNO, RONDA TYLER, SHARON ST. PIERRE, RONNIE HUBBARD, ALLAN JOHNSTON, SHERYL LAMONT, ROBERT LAMONT, TERRI WORLEY, RHONDA HAWKINS, SUE SPASIC OR LISA DELONG whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Shawnika Harris

Certificate of Posting

My name is LISA DELONG, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 06-27-19 I filed at the office of the WOOD County Clerk and caused to be posted at the WOOD County courthouse this notice of sale.



Declarants Name: LISA DELONG

Date: 06-27-19

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF HAWKINS, WOOD COUNTY, TEXAS, BEING 0.420 ACRES IN THE G. BREWER SURVEY, ABSTRACT NO. 41, AND BEING THE SAME LAND DESCRIBED IN A DEED TO JOAN SANDERS CRENWELGE AND JEAN SANDERS HALLEY DATED APRIL 29, 1997, AND RECORDED IN VOLUME 1583, PAGE 433, REAL PROPERTY RECORDS OF WOOD COUNTY, TEXAS, SAID TRACT BEING A PART OF LOT NO. 16 OF THE MINGLEWOOD ADDITION TO THE CITY OF HAWKINS, AS SHOWN BY PLAT RECORDED IN VOLUME 3, PAGE 18, PLAT RECORDS OF WOOD COUNTY, TEXAS, SAID 0.420 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET FOR THE NORTHEAST CORNER OF THE ABOVE SAID TRACT, SAID POINT BEING S 01 DEG. 00 MIN. 00 SEC. W 12.00 FEET FROM THE OCCUPIED NORTHEAST CORNER OF LOT NO. 16 OF SAID MINGLEWOOD ADDITION AND BEING IN THE WEST LINE OF A 15' WIDE ALLEY;

THENCE S 01 DEG. 00 MIN. 00 SEC. W WITH THE EAST LINE OF LOT NO. 16, 105.00 FEET TO A 1/2" IRON ROD FOUND FOR THE OCCUPIED SOUTHEAST CORNER OF SAID LOT, A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF LOT NO. 14 OF SAID ADDITION BEARS S 00 DEG. 43 MIN. 15 SEC. W 294.17 FEET FOR REFERENCE;

THENCE S 89 DEG. 19 MIN. 00 SEC. W WITH THE SOUTH LINE OF LOT NO. 16, 167.10 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID LOT AND BEING IN THE EAST LINE OF WOODBINE DRIVE (40' RIGHT-OF-WAY);

THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1392.80 FEET AND A CENTRAL ANGLE OF 04 DEG. 29 MIN. 41 SEC., AN ARC LENGTH OF 109.26 FEET TO A 1/2" IRON ROD FOUND FOR THE OCCUPIED NORTHWEST CORNER OF SAID TRACT, CHORD BEARS N 02 DEG. 07 MIN. 49 SEC. W 109.24 FEET;

THENCE S 89 DEG. 16 MIN. 37 SEC. E WITH THE OCCUPIED NORTH LINE OF SAID TRACT, 172.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.420 ACRES OF LAND, MORE OR LESS.

FILED FOR RECORDS
2019 JUL -5 PM 3:24
COUNTY CLERK, WOOD CO TX

Notice of Substitute Trustee Sale

T.S. #: 19-2331

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.

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

Date: 8/6/2019
Time: The sale will begin no earlier than 1:00 PM or no later than three hours thereafter. The sale will be completed by no later than 4:00 PM
Place: Wood County Courthouse in QUITMAN, Texas, at the following location: 1 Main St, Quitman, TX 75783 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

BEING ALL OF LOTS 16, 17, 18 AND 19, BLOCK D, SUNDOWNER LAKE AND RANCH RESORT, INC., SUBDIVISION OF WOOD COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID SUBDIVISION FILED IN VOLUME 4, PAGE 57, AND REPLATTED IN VOLUME 8, PAGE 236, PLAT RECORDS, WOOD COUNTY, TEXAS.

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 3/31/1999 and is recorded in the office of the County Clerk of Wood County, Texas, under County Clerk’s File No 0034167 recorded on 4/8/1999 in Book 01663 Page 00361 of the Real Property Records of Wood County, Texas. The subject Deed of Trust was modified by Loan Modification recorded as Instrument 0034167 in Book 2017-00000311 and Page 00361 and recorded on 01/11/2017.

115 PRIVATE RD 6606
MINEOLA, TX 75773

Trustor(s): RUSSELL WAYNE CHRISTIAN and GAYNA LEA CHRISTIAN
Original Beneficiary: THE ASSOCIATES FINANCIAL SERVICES COMPANY OF DE INC.

Current Beneficiary: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee, of Aero Mortgage Loan Trust 2017-1
Loan Servicer: Selene Finance, LP

Current Substituted Trustees: Terri Worley, Lisa DeLong, Harriett Fletcher, Robert LaMont, David Sims, Sharon St. Pierre, Carol Hampton, Patrick Zviers, Shawn Schiller, Darla Boettcher, Sheryl LaMont, Allan Johnston, Ronnie Hubbard, Rhonda Hawkins, Sue Spasic, Lisa Delong,

T.S. #: 19-2331

Kendal Farmer, Rick Snoke, Briana Young, Patricia Sanchez, Heather Smith

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.

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. 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.

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 the sale granted by the deed of trust executed by RUSSELL WAYNE CHRISTIAN and GAYNA LEA CHRISTIAN, HUSBAND AND WIFE. 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.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$67,918.41, executed by RUSSELL WAYNE CHRISTIAN and GAYNA LEA CHRISTIAN, HUSBAND AND WIFE, and payable to the order of THE ASSOCIATES FINANCIAL SERVICES COMPANY OF DE INC.; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of RUSSELL WAYNE CHRISTIAN and GAYNA LEA CHRISTIAN, HUSBAND AND WIFE to RUSSELL WAYNE CHRISTIAN and GAYNA LEA CHRISTIAN. Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee, of Aero Mortgage Loan Trust 2017-1 is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee, of Aero Mortgage Loan Trust 2017-1
c/o Selene Finance, LP
8201 Cypress Plaza Drive
Jacksonville, FL 32256
904-549-6151

T.S. #: 19-2331

Dated: 05 July, 2019

Terri Worley, Lisa DeLong, ~~Harriett Fletcher~~, Robert LaMont, David Sims, Sharon St. Pierre, Carol Hampton, Patrick Zwiers, Shawn Schiller, Darla Boettcher, Sheryl LaMont, Allan Johnston, Ronnie Hubbard, Rhonda Hawkins, Sue Spasic, Lisa DeLong, Kendal Farmer, Rick Snoke, Briana Young, Patricia Sanchez, Heather Smith,

Prestige Default Services
600 E John Carpenter Freeway, Suite 246
Irving, Texas 75062
Phone: (949) 427-2010
Fax: (949) 427-2732

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services
600 E John Carpenter Freeway, Suite 246
Irving, Texas 75062
Attn: Trustee Department

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
8/29/2007

Original Beneficiary/Mortgagee:
JPMORGAN CHASE BANK, N.A.

Recorded in:
Volume: 02269
Page: 00404
Instrument No: 00076616

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

Legal Description: SEE ATTACHED

Date of Sale: 8/6/2019

Earliest Time Sale Will Begin: 1:00PM

Place of Sale of Property: Wood County Courthouse, 100 Main Street, Quitman, TX 75783 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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

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

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

service to the sender of this notice immediately.

FILED FOR RECORD
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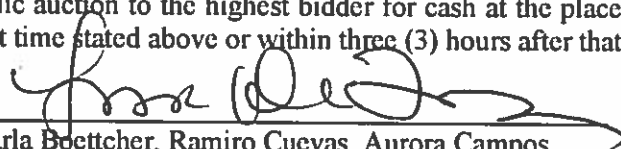
KELLEY PRICE
COUNTY CLERK, WOOD CO TX

Grantor(s)/Mortgagor(s):
WILBUR JOHNSON AND MOLLY JOHNSON

Current Beneficiary/Mortgagee:
JPMorgan Chase Bank, National Association

Property County:
WOOD

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


Darla Boettcher, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiern, Dana Kamin, Lisa Bruno, Ronda Tyler, Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Lisa DeLong, Terri Worley, Carol Hampton, Jeffrey Hampton, Harriett Fletcher or Allan Johnston or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-19-70638-HE
Loan Type: Conventional Residential

TX-19-70638-FC

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN WOOD COUNTY, TEXAS. BEING 2.000 ACRES IN THE WM. BARNHILL SURVEY, ABSTRACT NO. 1 AND BEING PART OF A CALLED 23.375 ACRE TRACT DESCRIBED IN A DEED TO WILBUR JOHNSON, ET UX MOLLY JOHNSON FROM JAMES E. TINKLE, ET UX VIRGINIA D. TINKLE, DATED MAY 10, 2001 AND RECORDED IN VOLUME 1784, PAGE 100, REAL PROPERTY RECORDS OF WOOD COUNTY, TEXAS. SAID 2.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2" IRON ROD SET FOR CORNER IN THE EAST RIGHT OF WAY LINE OF FARM ROAD NO. 69. SAID POINT BEING IN THE WEST LINE OF 23.375 ACRE TRACT AND BEING N. 02 DEG. 09 MIN. 00 SEC. E. 150.00 FEET FROM THE SOUTHWEST CORNER OF SAID TRACT; THENCE N. 02 DEG. 09 MIN. 00 SEC. E. WITH SAID LINES, 194.71 FEET TO A 1/2" IRON ROD SET FOR CORNER; THENCE N. 86 DEG. 01 MIN. 53 SEC. E. 439.65 FEET TO A 1/2" IRON ROD SET FOR CORNER; ✓ THENCE S. 03 DEG. 58 MIN. 07 SEC. E. 193.60 FEET TO A 1/2" IRON ROD SET FOR CORNER; THENCE S. 86 DEG. 01 MIN. 53 SEC. W. 460.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.000 ACRES OF LAND, ACCORDING TO MY SURVEY AND CALCULATIONS.