

NOTICE OF FORECLOSURE SALE

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

SEE EXHIBIT "A"

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 10/15/2007 and recorded in Book 1359 Page 0001 real property records of Erath County, Texas.

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

Date: 06/03/2014

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

Place: Erath County Courthouse, Texas, at the following location: SOUTH ENTRANCE OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

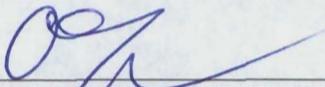
4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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

Prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee's attorney.

5. **Obligations Secured.** The Deed of Trust executed by ANN WOOD AND DAVID WOOD, provides that it secures the payment of the indebtedness in the original principal amount of \$247,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is the current mortgagee of the note and deed of trust.

6. **Default and Request to Act.** Default has occurred under the deed of trust and NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY obtained a Home Equity Foreclosure Order from the 266th District Court of Erath County on 04/09/2014 under Cause No. CV32578. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order and notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.


ANGELA LEWIS, DONNA STOCKMAN, BRENDA WIGGS, DENISE
BOERNER or David Stockman
c/o AVT Title Services, LLC
13770 Noel Road #801529
Dallas, TX 75380-1529

13-000177-952
170 COUNTY ROAD 223
STEPHENVILLE, TX 76401

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

POSTED

A.M. 1:15 P.M.

APR 14 2014

GWINDA JONES, COUNTY CLERK
ERATH COUNTY, TEXAS
BY  DEPUTY

EXHIBIT "A"

All that certain 2.87 acres of land out of the J.B. Dupuy Survey, A-197, Erath County, Texas, and being part of a tract of land described in deed recorded in Volume 1024, Page 301, Deed Records, Erath County, Texas;

BEGINNING at a point in County Road 223 being the southeast corner of Volume 1024, Page 301 from which the southeast corner of the Dupuy Survey bears approximately N 60 00 E 34.31' and S 30 00 E 2262';

THENCE S 60 00 00 W with the county road 182.00' to the southwest corner of the tract and the southeast corner of Volume 1073, Page 730;

THENCE N 30 21 52 W with the east line of Volume 1073, Page 730 passing a 1/2" iron pin at 21.4' and continuing a total of 684.85' to a 1/2" iron pin found for the northwest corner of Volume 1073, Page 730 and the northwest corner of this tract;

THENCE N 59 40 52 E 182.62' to a nail found in the west line of U.S. Highway 281 for the southeast corner of Volume 1037, Page 983 and being the northeast corner of this tract;

THENCE S 30 18 43 E with the highway passing a set 1/2" iron pin at 664.45' and continuing a total of 685.86' to the place of beginning and containing 2.87 acres of land.

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