

COPY

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Sep 10, 2013 at 11:58A
As a Recording

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

Total Fees : 2.00

DEED OF TRUST INFORMATION:

Date: 01/22/2009
Grantor(s): JAMES A. GATZKA, PATRICIA GATZKA, PATRICIA ANN GATZKA
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS
NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS
SUCCESSORS AND ASSIGNS
Original Principal: \$222,751.00
Recording Information: Instrument 00040919
Property County: Wilson
Property: LOT 52, COUNTRY GARDENS SUBDIVISION, UNIT 1, WILSON COUNTY,
TEXAS, CONTAINING 1.00 ACRE, MORE OR LESS, AS SHOWN ON PLAT
RECORDED IN VOLUME 6, PAGE 51, PLAT RECORDS OF WILSON COUNTY,
TEXAS.
Reported Address: 123 COUNTRY GARDENS, LAVERNIA, TX 78121-9541

Receipt Number - 156449
By: J. Fleming

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

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

SALE INFORMATION:

Date of Sale: Tuesday, the 1st day of October, 2013
Time of Sale: 12:00PM or within three hours thereafter.
Place of Sale: AT THE MOST NORTH-EASTERLY DOOR OF THE WILSON COUNTY
COURTHOUSE, BEING THE COURTHOUSE DOOR FACING THE OFFICE OF
THE WILSON COUNTY TAX ASSESSOR-COLLECTOR, IN FLORESVILLE,
WILSON COUNTY, TEXAS, WHICH BEARS THE ADDRESS OF 2 LIBRARY
LANE in Wilson County, Texas, or, if the preceding area is no longer the designated
area, at the area most recently designated by the Wilson County Commissioner's Court.

Substitute Trustee(s): Troy Martin or Melody Speer or Wendy Speer, Cristina Camarata, Hayden Hooper,
Sammy Hooda, Robert Henry or Adam Womack, any to act
Substitute Trustee Address: 9441 LBJ Freeway, Suite 250, Dallas, TX 75243

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 Troy Martin or Melody Speer or Wendy Speer, Cristina Camarata, Hayden Hooper, Sammy Hooda, Robert Henry 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. Troy Martin or Melody Speer or Wendy Speer, Cristina Camarata, Hayden Hooper, Sammy Hooda, Robert Henry 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,
Troy Martin
Buckley Madole, R.C.

Wendy Speer, C
Substitute Trust
Melody Speer, C
Substitute Trust
Cristina Camarata, C
Substitute Trust
Hayden Hooper, C
Substitute Trust
Sammy Hooda, C
Substitute Trust
Robert Henry, C
Substitute Trust
Adam Womack, C
Substitute Trust

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Sep 09, 2013 at 01:09P
As a Recording

Notice of Substitute Trustee's Sale

Date: 9-9-13, 2013

Total Fees : 2.00

Mortgagee: Southwest Stage Funding, LLC dba Cascade Financial Services
Note: Note dated March 3, 2011 in the original principal amount of \$99,214.00

Receipt Number - 156327
By,
Oralia Vela

Deed of Trust

Date: March 3, 2011

Grantor: Charles W. Smith, II and Christina Smith

Mortgagee: Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Southwest Stage Funding, LLC dba Cascade Financial Services

Recording information: Clerk's File No. 00001677, Volume 1596, Page 870, of the Official Public Records of Real Property of Wilson County, Texas

Property: Being 7.475 acres of land, more or less, out of the Francisco Flores Grant, Survey No. 10, Abstract 18, Wilson County, Texas and also being out of a 20.81 acre tract described in Volume 1081, Page 325 of the Official Records of Wilson County, Texas and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

Substitute Trustee's Name: Brent A. Lane, Mark Cummings, Phil West, Dick Vettters, Patrick Armstrong, any to act

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

County: Wilson

Date of Sale (first Tuesday of month): October 1, 2013

Time of Sale: 1:00 pm - 4:00 pm

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

Mortgagee has appointed Brent A. Lane, Mark Cummings, Phil West, Dick Vettters, or Patrick Armstrong, any to act, as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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

By: 

Brent A. Lane, Mark Cummings, Phil West, Dick Vettters, or
Patrick Armstrong, any to act

Law Office of Beard & Lane, P.C.
12841 Jones Road, Suite 100
Houston, Texas 77070
Telephone: (281) 897-8848

EXHIBIT 6A

FIELD NOTES
January 6, 2010

DOC
00001677

BK
OF

Vol
1596

PG
888

BEING 7.475 acres of land, more or less, out of the Francisco Flores Grant, Survey No. 10, Abstract 18, Wilson County, Texas and also being out of a 20.81 acre tract described in Volume 1081, Page 325 of the Official Records of Wilson County, Texas and being more particularly described as follows:

BEGINNING at an iron rod found in the existing northeast R.O.W. line of F. M. Highway 2579 for the most westerly corner of this tract and the most westerly corner of the above referenced 20.81 acre tract, said point also being the most southerly corner of a 5.67 acre tract described in Volume 1399, Page 158 of the Official Records of Wilson County, Texas;

THENCE, N 29°25'05" E, 845.69 feet along the common line with said 5.67 acre tract to an iron rod found for the most northerly corner of this tract and the most northerly corner of said 20.81 acre tract, said point also being the most easterly corner of said 5.67 acre tract;

THENCE, S 43°11'43" E, generally along the remnants of an old fence line, and along the common line with a 1.94 acre tract described as "Tract 2" in Volume 1014, Page 27 of the Official Records of Wilson County, Texas passing an iron rod found at 59.48 feet for the most southerly corner of said 1.94 acre tract and continuing along the common line with a 1.04 acre tract described as "Tract 1" in Volume 1014, Page 27 of the Official Records of Wilson County, Texas a total distance of 207.62 feet to an iron rod found for an angle point of this tract;

THENCE, S 68°40'47" E, 474.82 feet generally along the remnants of an old fence line, and along the common line with an 20.82 acre tract described as "Tract 1" in Volume 1207, Page 490 of the Official Records of Wilson County, Texas to an iron rod set for the most easterly corner of this tract and the most northerly corner of a 8.21 acre tract described in Volume 1117, Page 636 of the Official Records of Wilson County, Texas;

THENCE, S 29°30'35" W, 512.80 feet along the common line with said 8.21 acre tract to an iron rod found in same for the most southerly corner of this tract and the most easterly corner of a 5.12 acre tract described in Volume 1117, Page 633 of the Official Records of Wilson County, Texas;

THENCE, N 59°26'17" W, 637.87 feet along the common line with said 5.12 acre tract to an iron rod found for an interior corner of this tract and the most northerly corner of said 5.12 acre tract;

THENCE, S 29°25'05" W, 351.02 feet along the common line with said 5.12 acre tract to an iron rod set in the existing northeast R.O.W. line of F. M. Highway 2579 for a corner of this tract and the most westerly corner of said 5.12 acre tract;

THENCE, N 59°31'00" W, (Ref. Brg.) 29.67 feet along said northeast R.O.W. line to the POINT OF BEGINNING and containing 7.475 acres of land, more or less.

Note: Plat also prepared this day

[Signature]
J. M. Butz, Jr.
Registered Professional Land Surveyor
No. 2024



EXHIBIT 6A

PN09-163

PORTIONS OF THIS DOCUMENT MAY
NOT BE LEGIBLE/REPRODUCIBLE
WHEN RECEIVED FOR RECORDING

Any provision herein which restricts the sale, rental, or use of the described realproperty because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF WILSON

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in Official Public Records the Volume: 1596 and Page: 870 of the named records of: Wilson County as stamped hereon by me.

Mar 15, 2011



Evelyn Martinez
COUNTY CLERK
WILSON COUNTY, TEXAS

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk

On: Mar 15, 2011 at 04:33P

As a Recording

Document Number: 00001677
Total Fees: 80.00

Receipt Number - 117496
By,
Oralia Valar

F: BJK

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: October 01, 2013

Time: The sale will begin at 12:00PM or not later than three hours after that time.

Place: THE MOST NORTH-EASTERLY DOOR OF THE WILSON COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Sep 09, 2013 at 11:07A
As a Recording
Total Fees : 2.00
Receipt Number - 156372
By:
Frances Cherry

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 23, 2004 and recorded in Document VOLUME 1205, PAGE 805 real property records of WILSON County, Texas, with DANNY MCFARLIN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DANNY MCFARLIN, securing the payment of the indebtednesses in the original principal amount of \$129,240.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

LOT 39, HOMESTEAD SUBDIVISION, WILSON COUNTY, TEXAS, ACCORDING TO A MAP AND PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 8, PAGES 33-34 OF THE MAP AND PLAT RECORDS OF WILSON COUNTY, TEXAS

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715



B. NEYLAND, W. HIATT AND MELISSA HARALSON
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001



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: October 01, 2013.

Time: The sale will begin at 12:00PM or not later than three hours after that time.

Place: THE MOST NORTH-EASTERLY DOOR OF THE WILSON COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Sep 09, 2013 at 11:07A
As a Recording
Total Fees : 2.00
Receipt Number - 156372
By:
Frances Cherry

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 30, 2002 and recorded in Document VOLUME 1137, PAGE 62 real property records of WILSON County, Texas, with AUDREY L. WEBSTER AND STEVEN A. WEBSTER, JR., grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by AUDREY L. WEBSTER AND STEVEN A. WEBSTER, JR., securing the payment of the indebtednesses in the original principal amount of \$139,820.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

LOTS 220 & 221, WOOD VALLEY ACRES SUBDIVISION, WILSON COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 1, PAGE 115, PLAT RECORDS OF WILSON COUNTY, TEXAS.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD.
FORT MILL, SC 29715

Karen Work

B. NEYLAND, W. HIATT OR KAREN WORK
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001



NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

Date: October 01, 2013

Time: The sale will begin at 12:00PM or not later than three hours after that time.

Place THE MOST NORTH-EASTERLY DOOR OF THE WILSON COUNTY COURTHOUSE DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Sep 09, 2013 at 11:07A
As a Recording
DEEDS : 2.00
Receipt Number - 156372
By, Frances Cherry,

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 03, 2009 and recorded in Document VOLUME 1504, PAGE 12 real property records of WILSON County, Texas, with JOYCE CORBIN SCHOLWINSKI, grantor(s) and GENERATION MORTGAGE COMPANY, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JOYCE CORBIN SCHOLWINSKI, securing the payment of the indebtednesses in the original principal amount of \$547,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. GENERATION MORTGAGE COMPANY is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

TRACT ONE: LOT 3 OUT OF CITY VIEW ESTATES, AS SHOWN ON PLAT RECORDED IN VOLUME 4, PAGES 26-28 OF THE PLAT RECORDS OF WILSON COUNTY, TEXAS.

TRACT TWO: LOT 4 OUT OF CITY VIEW ESTATES, AS SHOWN ON PLAT RECORDED IN VOLUME 4, PAGES 26-28 OF THE PLAT RECORDS OF WILSON COUNTY, TEXAS.

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. GENERATION MORTGAGE COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o GENERATION MORTGAGE COMPANY
3565 Piedmont Road, NE 3 Piedmont Center, Suite 300
Atlanta, GA 30305-1538



B. NEYLAND, W. HIATT OR KAREN WORK
Substitute Trustee

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

