

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Jan 27, 2015 at 01:45P
As a Recording

Notice of Foreclosure Sale

March 3, 2015

DEED OF TRUST ("Deed of Trust"): Total Fees : 2.00

Dated: August 21, 2012 Receipt Number - 174908
By: Gayle Richey

Grantor: Wendy Grant

Trustee: Tim Kleinschmidt

Lender: Creekside Equity Partners, Ltd.

Recorded in: Volume 1687, Page 45, Official Records of Wilson County, Texas

Legal Description: Lot 14, Hillside Estates Subdivision, a recorded subdivision in Wilson County, Texas, according to plat recorded in Volume 10, Pages 81-82, Plat Records of Wilson County, Texas.

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$27,785.00, executed by Wendy Grant ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, March 3, 2015

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin at 10:00 a.m. on March 3, 2015 or within 3 hours thereafter.

Place: Wilson County Courthouse in Floresville, Texas, at the following location: Being the most northeasterly 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 office bears the address of 2 Library Lane, Floresville, Texas or at other location as designated by the commissioner's court for such sales.

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

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Creekside Equity Partners, Ltd., the owner and holder of the Note, has requested Trustee to sell the Property.

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

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

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

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

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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



Grace G. Kunde
112 N. Travis Street
Seguin, Texas 78155
Telephone (830) 379-1487
Telecopier (830) 379-9319

NOTICE OF FORECLOSURE SALE

MARCH 3, 2015

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

On: Jun 23, 2015 at 02:25P
As a Recording

Deed of Trust:

Dated: MARCH 27, 2006
Grantor: L. MICHAEL RICHEY and wife, F. GAYLE RICHEY
Trustee: GERALD V. SEKULA
Trustee's Address: P.O. Box 339, Falls City, Texas 78113-0339
100 E. Front Street, Falls City, Texas 78113
Lender: FALLS CITY NATIONAL BANK

Total Fees : 2.00

Receipt Number - 174825
By:
Frances Cherry

Recorded in: Volume 1333, Page 591, Official Public Records of Wilson County, Texas.

Secures: FALLS CITY NATIONAL BANK ADJUSTABLE RATE NOTE ("Note") in the original principal amount of THIRTEEN THOUSAND and NO/100 DOLLARS (\$13,000.00), executed L. MICHAEL RICHEY AND F. GAYLE RICHEY ("Borrower") and payable to the order of Lender.

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described below, and all rights and appurtenances thereto:

BEING Lots 7 & 8, Block 4 of the W.R. Voges Subdivision in the City of Poth, Wilson County, Texas, as shown on plat recorded in Volume 1, Page 105 of the Plat Records of Wilson County, Texas.

Foreclosure Sale:

Date: TUESDAY, MARCH 3, 2015

Time: The sale of the Property 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: 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 office bears the address of 2 Library Lane, Floresville, Wilson County, Texas,) bearing the address of 1420 Third Street, Floresville, Wilson County, Texas, in accordance with Certified Copy of Resolution of the Commissioner's Court of Wilson County, Texas, of record in Volume 1253, Page 671, Official Public Records of Wilson County, Texas.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the

Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

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

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

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

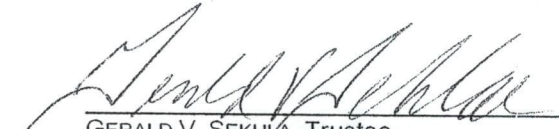
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain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

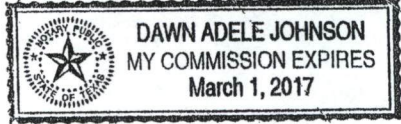
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," **without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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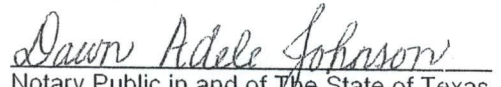
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the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


GERALD V. SEKULA, Trustee



STATE OF TEXAS §
COUNTY OF KARNES §

This instrument was acknowledged before me on JANUARY 23, 2015 by GERALD V. SEKULA.


Notary Public in and of the State of Texas.

Notice of Foreclosure Sale

March 3, 2015

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Jan 20, 2015 at 02:36P
As a Recording

DEED OF TRUST ("Deed of Trust"):

Dated: August 21, 2012
Grantor: Wendy Grant
Trustee: Tim Kleinschmidt
Lender: Creekside Equity Partners, Ltd.

Total Fees : 2.00

Receipt Number - 174695
By:
Yvonne G Garcia

Recorded in: Volume 1687, Page 45, Official Records of Wilson County, Texas

Legal Description: Lot 14, Hillside Estates Subdivision, a recorded subdivision in Wilson County, Texas, according to plat recorded in Volume 10, Pages 81-82, Plat Records of Wilson County, Texas.

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$27,785.00, executed by Wendy Grant ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, March 3, 2015

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin at 10:00 a.m. on October 7, 2014 or within 3 hours thereafter.

Place: Wilson County Courthouse in Floresville, Texas, at the following location: Being the most northeasterly 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 office bears the address of 2 Library Lane, Floresville, Texas or at other location as designated by the commissioner's court for such sales.

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

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Creekside Equity Partners, Ltd., the owner and holder of the Note, has requested Trustee to sell the Property.

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

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

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

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

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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



Grace G. Kunde
112 N. Travis Street
Seguin, Texas 78155
Telephone (830) 379-1487
Telecopier (830) 379-9319

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

On: Jan 12, 2015 at 02:18P
As a Recording

Total Fees : 2.00

Receipt Number - 174444
By:
Krystle Hidalgo

COPY NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Matter No.: 021020-TX

Date: December 30, 2014

County where Real Property is Located: Wilson

ORIGINAL MORTGAGOR: LEE ANTHONY DAVIS, AND WIFE ELIZABETH DAVIS
ORIGINAL MORTGAGEE: FIRST NLC FINANCIAL SERVICES, LLC, DBA THE LENDING CENTER, ITS SUCCESSORS AND ASSIGNS
CURRENT MORTGAGEE: U.S. BANK NATIONAL ASSOCIATION
MORTGAGE SERVICER: U.S. BANK NATIONAL ASSOCIATION

DEED OF TRUST DATED 12/15/2006, RECORDING INFORMATION: Recorded on 1/2/2007 as Instrument No. 00021006, in Book 1378 Page 469

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 314, WHISPERING OAKS SUBDIVISION, SECTION 4, WILSON COUNTY, TEXAS, AS PER PLAT OF RECORD IN VOLUME 7, PAGES 28-32, MAP OR PLAT RECORDS OF WILSON COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **2/3/2015**, the foreclosure sale will be conducted in **Wilson** County in the area of the courthouse designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **12:00 PM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

U.S. BANK NATIONAL ASSOCIATION is acting as the Mortgage Servicer for U.S. BANK NATIONAL ASSOCIATION who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. U.S. BANK NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the Mortgagee, whose address is:


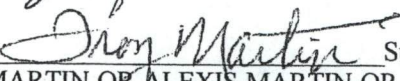
U.S. BANK NATIONAL ASSOCIATION
4801 FREDERICA STREET
OWENSBORO, KY 42301

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.



Matter No.: 021020-TX

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


By:  Substitute Trustee
TROY MARTIN OR ALEXIS MARTIN OR CASSIE MARTIN
OR TERRI MARTIN OR JILL NICHOLS OR PAUL A.
HOEFKER

PITE DUNCAN, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385

On: Jan 12, 2015 at 01:37P

As a Recording
00000004898276

Total Fees : 2.00

Receipt Number - 174441

By: Krystle Hidalgo

104 VINTAGE TRAIL
LA VERNIA, TX 78121

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: February 03, 2015

Time: The sale will begin at 1:00PM 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.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 23, 2010 and recorded in Document CLERK'S FILE NO. 00054823 real property records of WILSON County, Texas, with ROGER RANGEL AND TIA RANGEL, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.(MERS) AS NOMINEE, mortgagee.

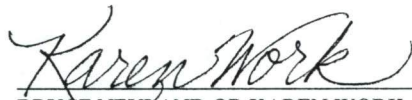
4. Obligations Secured. Deed of Trust or Contract Lien executed by ROGER RANGEL AND TIA RANGEL, securing the payment of the indebtednesses in the original principal amount of \$315,648.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, 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 73, VINTAGE OAKS RANCH SUBDIVISION, IN WILSON COUNTY, TEXAS, AS PER PLAT OF RECORD IN VOLUME 10, PAGE 40, MAP OR 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. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP
7105 CORPORATE DRIVE
PLANO, TX 75024



BRUCE NEYLAND OR KAREN WORK
Substitute Trustee

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



NOS00000004898276

effect and have not been subordinated to 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.

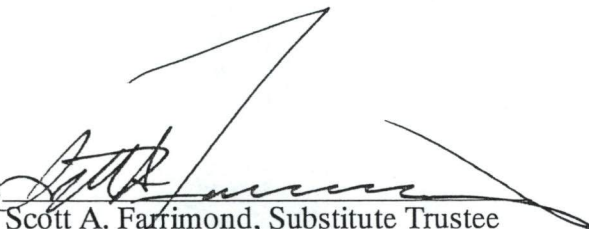
4. Type of Sale. The sale is a non-judicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by Deed of Trust dated March 26, 2013 recorded in Document No. 00022837, in the Official Public Records of Real Property of Wilson County, Texas ("Deed of Trust").

5. Obligations Secured. Deed of Trust provides that it secure the payment of the indebtedness and obligations therein described ("Obligations"), including but not limited to Note dated March 26, 2013 executed by Rafael Hinojosa, as borrower, and Randolph-Brooks Federal Credit Union, as payee, in the original principal amount of \$42,120.00 ("Note").

Randolph-Brooks Federal Credit Union is the current owner and holder of the obligations and is the beneficiary under Deed of Trust.

6. Default And Request To Act. Default has occurred under Deed of Trust and the Beneficiary has requested me, as Trustee, to conduct this sale. Notice is given that before the sale, the Beneficiary may appoint another person or substitute trustee to conduct the sale.

DATED: December 19, 2014

By: 
Scott A. Farrimond, Substitute Trustee
130 E. Travis St., Suite 350
San Antonio, TX 78205
(210) 231-0919

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 19th day of December, 2014, by Scott A. Farrimond, Substitute Trustee.



Notary Public, State of Texas



EXHIBIT "A"

All that certain 15.034 acres of land, known as Tract 61, Longhorn Ranches, situated in the H. & T.C.R.R. Co. Survey No. 34, Abst. No. 482, Wilson County, Texas. Said 15.034 acre tract is part of a 1,529.468 acre tract conveyed to John A. Traeger, Trustee by deed, recorded in Volume 430 at page 29 of the Deed Records of Wilson County, Texas, and is described by meters and bounds as follows:

BEGINNING at the south corner of the tract herein described, said corner being in the center line of a road and situated N 2° 39' W 1,739.1 feet from the south corner of said 1,529.468 acre tract;

THENCE with center line of road, N 30° W 590 feet;

THENCE N 60° E at 30 feet an iron stake and at 1,110 feet an iron stake;

THENCE S 30° E 590 feet to an iron stake;

THENCE S 60° W at 354 feet an iron stake, at 1,080 feet an iron stake, and at 1,110 feet the place of beginning and containing 15.034 acres of land.