



**NOTICE OF SALE**

Total Fees : 2.00

Receipt Number - 168969  
Krystle Hidalgo

Because of a default in the performance of the obligations and covenants of the Deed of Trust described below, and the indebtedness thereby secured, and at the request of the Beneficiary, I, as the duly appointed Substitute Trustee, will sell the following described property at a public auction to the highest bidder for cash within the time and at the place and date specified below to satisfy, to the extent possible, the debt secured by the Deed of Trust.

**Deed of Trust:**

**Date:** November 11, 2011  
**Grantor:** Bertram J. Garcia and Irene Garcia  
**Trustee:** Dwayne McWilliams  
**Beneficiary:** FIRST NATIONAL BANK (now known as SOUTHTRUST BANK, N.A.)  
**Recorded in:** Volume 1638, Page 227, of the Official Public Records of Wilson County, Texas.

**Property:**

**Lot 45, Jacobs Acres Subdivision, Unit II, Wilson County, Texas according to the map or plat thereof recorded in Volume 9, Page 79 of the Map and Plat Records of Wilson County, Texas;**

**Place of Sale:** The most north-easterly door of the Wilson County Courthouse (being the courthouse door facing the office of the Wilson County Tax Assessor) in Floresville Texas; or at such other area at the Courthouse which may be designated by the Wilson County commissioners Court.

**Date and Time of Sale:** Tuesday, September 2, 2014; the sale will begin between the hours of 10:00 o'clock a.m. (the earliest time at which the sale will occur) and 1:00 o'clock p.m.

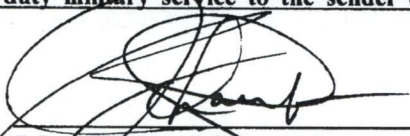
The above property will be sold "AS IS" in its present condition, without any warranties or representations, and will be sold subject to:

- (a) any and all restrictions, covenants, conditions, instruments and easements, if any, relating to the herein above described property, to the extent, and only to the extent, that the same may still be in force and effect, shown of record in the office of the County Clerk of the County where the above described Property is located; and
- (b) the right, if any, of the United State Government to redeem such property in accordance with 26 U.S.C. 7425(d) or any other federal statute; and
- (c) any and all unpaid and outstanding ad valorem property taxes assessed against the Property, and any and all prior existing liens.

**NOTICE: 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.**

FILED

For record in my office  
4 day of August 20 14  
at 1:45 o'clock P M  
EVA S. MARTINEZ, County Clerk  
Wilson County, Texas  
By Krystle C. Hidalgo Deputy

  
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J. R. SCHAUB, Substitute Trustee  
P. O. Box 1101  
Boerne, Texas 78006  
(830) 229-5738