

Filed for Record in:  
Wilson County  
by Honorable Eva Martinez  
County Clerk  
On: Sep 30, 2016 at 02:38P  
As a Recording

[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

Total Fees : 2.00

Receipt Number - 197511  
By:  
Frances Cherry

TS#: 16-17246

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**WHEREAS**, on 11/13/2013, JEREMY M. CASTLE, A SINGLE MAN, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of RUTH W. GARNER, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. FOR GARDNER FINANCIAL SERVICES, LTD. DBA LEGACY MUTUAL MORTGAGE, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$112,917.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. FOR GARDNER FINANCIAL SERVICES, LTD. DBA LEGACY MUTUAL MORTGAGE, which Deed of Trust is Recorded on 11/13/2013 as Volume 00030217, Book , Page , in Wilson 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: **212 E WESTMEYER ST, POTH, TX 78147**

**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 **Troy Martin, Deborah Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton, Chris LaFond, Patricia Sanders, Jonathan Schendel, Doug Woodard, Dan Hart, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Troy Martin, Deborah Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton** 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 agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.



1501057

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN**, that on **TUESDAY, 11/1/2016 at 12:00 PM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **Wilson 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 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 Wilson County Courthouse**

**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.

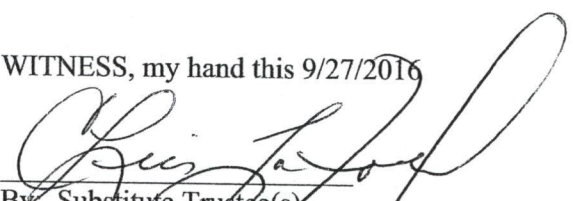
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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 Mortgagor'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 9/27/2016

By:  Substitute Trustee(s)

Troy Martin, Deborah Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton, Chris LaFond, Patricia Sanders, Jonathan Schendel, Doug Woodard, Dan Hart, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Troy Martin, Deborah Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton

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

***THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE  
USED FOR THAT PURPOSE.***



METES AND BOUNDS DESCRIPTION OF A 1.80 ACRE TRACT

Being a 1.80 acre tract situated in the Luis Manchaca Grant, Abstract 18, City of Poth, Wilson County, Texas and being that same 1.80 acre tract as described in a conveyance from Albina Kotzra, Administrator of the Estate of Louis J. Pollok to The Estate of Josephine Pollok recorded in Volume 1522, Page 885, Official Public Records of Wilson County, Texas; said 1.80 acre tract surveyed by Jeffrey B. Berger, R.P.L.S. No. 5558 and being more particularly described as follows:

**BEGINNING** at a 1/2" steel rod found on the southeast line E. Westmeyer Street at the north corner of a 0.26 acre tract as described in a conveyance to Richard H. Gorzall and wife, Annette F. Gorzall recorded in Volume 1310, Page 862, Official Public Records of Wilson County, Texas, for the west corner of the herein described tract; said point being located North 49° 59' 57" East 75.82 feet from a 1/2" steel rod found on said southeast line of E. Westmeyer Street at the west corner of said 0.26 acre tract;

**THENCE** North 49° 59' 57" East 110.13 feet (deed call North 50° 00' East 110.15 feet) with said southeast line of E. Westmeyer Street to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" set at the west corner of a tract of land as described in a conveyance to Paul H. Kunkel and wife, Donna G. Kunkel recorded in Volume 773, Page 799, Deed Records of Wilson County, Texas, for the most westerly north corner of said 1.80 acre tract and the herein described tract;

**THENCE** with the common line of said 1.80 acre tract and said Kunkel tract, South 41° 30' 00" East 178.94 feet to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" set at the south corner of said Kunkel tract, for an interior corner of said 1.80 acre tract and the herein described tract, and North 32° 03' 00" East 110.15 feet to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" set on the southwest line of a tract of land as described in a conveyance to The Mark F. Burke and Mary J. Burke Revocable Living Trust recorded in Volume 993, Page 61, Official Public Records of Wilson County, Texas at the east corner of said Kunkel tract, for the most easterly north corner of said 1.80 acre tract and the herein described tract;

**THENCE** South 41° 03' 00" East 249.43 feet generally along the remnants of a barbed wire fence with the common line of said 1.80 acre tract and said Burke tract to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" set for the east corner of said 1.80 acre tract and the herein described tract;

**THENCE** South 47° 58' 00" West generally adjacent to the remnants of a wire fence with the southeast line of said 1.80 acre tract, at 227.64 feet to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" set in a wire fence for a reference point, a total distance of 230.64 feet to a point on the northeast line of a tract of land as described in a conveyance to Steven B. Davis recorded in Volume 938, Page 890, Official Public Records of Wilson County, Texas, for the south corner of said 1.80 acre tract and the herein described tract;

**THENCE** North 39° 52' 00" West (Basis of Bearings) generally along a wire fence with the common line of said 1.80 acre tract and said Davis tract, at 219.94 feet to a 1/2" steel rod found at the most easterly north corner of Davis tract and the east corner of said 0.26 acre tract, closing with the common lines of said 1.80 acre tract and said 0.26 acre tract a total distance of 440.43 feet to the POINT OF BEGINNING and containing 1.80 acres, more or less.

Surveyor's Notes:

1. Bearings are based on said deed of a 1.80 acre tract as recorded in Volume 1522, Page 885, Official Public Records of Wilson County, Texas.
2. A survey plat was prepared this same date as a part of this survey.

STATE OF TEXAS §

June 3, 2011

COUNTY OF WILSON §

It is hereby stated that the above description was prepared from an actual survey on the ground of the described 1.80 acre tract made under my supervision.

  
Jeffrey B. Berger, Registered Professional Land Surveyor No. 5558

BERGER LAND SURVEYING  
207 W. CHERRILANUA STREET, SUITE 100  
LA VERNA, TEXAS 78121-3896  
Phone: (830) 253-1555  
Fax: (830) 778-2232



CITIMORTGAGE, INC. (CMI)  
DOYLE, ERIK R. AND MELISSA D.  
115 HOME PLACE DRIVE, ADKINS, TX 78101

FHA 495-6380180-703  
Our File Number: 12-007321

Filed for Record in:  
Wilson County  
by Honorable Eva Martinez  
County Clerk  
On: Sep 27, 2016 at 02:25P  
As a Recording

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on December 10, 2002, ERIK R DOYLE, HUSBAND AND WIFE, AND MELISSA D DOYLE, as Grantor(s), executed a Deed of Trust conveying to ROBERT FRAPPIER, ATTORNEY, as Trustee, the Real Estate hereinafter described, to UNION FEDERAL BANK OF INDIANAPOLIS in payment of a debt therein described. The Deed of Trust was filed in the real property records of WILSON COUNTY, TX and is recorded under Clerk's File/Instrument Number 00016319, to which reference is herein made for all purposes.

Total Fees : 2.00  
Total Fees - 197353  
Pages Cherry, 00016319

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, November 1, 2016 between ten o'clock AM and four o'clock PM and beginning not earlier than 12:00 PM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Wilson county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Wilson, State of Texas:

LOT 4, HOME PLACE SUBDIVISION, ACCORDING TO MAP OR PLAT OF SAID SUBDIVISION, RECORDED IN VOLUME 7, PAGES 25-27, MAP AND PLAT RECORDS OF WILSON COUNTY, TEXAS.

Property Address: 115 HOME PLACE DRIVE  
ADKINS, TX 78101  
Mortgage Servicer: CITIMORTGAGE, INC.  
Noteholder: CITIMORTGAGE, INC.  
1000 TECHNOLOGY DRIVE  
O'FALLON, MISSOURI 63368-2240

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

*Deborah Martin*

SUBSTITUTE TRUSTEE  
DEBORAH MARTIN OR TROY MARTIN OR ALEXIS MARTIN OR CASSIE MARTIN OR TERRI MARTIN OR SHELBY MARTIN OR IRENE SALAZAR OR DEANNA RAY OR VANESSA RAMOS OR RICHARD HOLTON OR JILL NICHOLS OR FREDERICK BRITTON OR JACK BURNS II OR PATRICIA SANDERS OR ZANA JACKSON OR PAMELA THOMAS OR KRISTOPHER HOLUB OR PATRICK ZWIERS OR KELLEY BURNS  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

THE STATE OF Texas  
COUNTY OF Bexar Wilson

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Terri Martin, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

20 16 GIVEN UNDER MY HAND AND SEAL OF OFFICE this 26 day of September



*Laura L Morgan*  
NOTARY PUBLIC in and for Wilson COUNTY,

My commission expires: 09/03/2019  
Type or Print Name of Notary Laura L. Morgan

**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 military service to the sender of this notice immediately.**



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

On: Sep 21, 2016 at 01:08P

As a Recording

total Fees : 2.00

Receipt Number - 197134

By:  
Frances Cherry

## Notice of Foreclosure Sale

September 21, 2016

### Deed of Trust:

Dated: April 2, 2013

Grantor: Michael W. Bauer and Denise R. Bauer

Trustee: Gerald V. Sekula

Lender: Falls City National Bank

Recorded: Volume 1718, Page 272 of the Official Public Records of Wilson County, Texas.

Secures: Adjustable Rate Note ("Note") in the original principal amount of \$301,168.62 executed by Michael W. Bauer and Denise R. Bauer ("Borrower") and payable to the order of Lender, and all other indebtedness of Borrower to Lender.

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described as:

All that certain 25.00 acres, more or less, situated in the J. M. Wade Survey, A-349 and the J. Bryan Survey, A-84 in Wilson County, Texas: being out of a 59.85 acre tract owned by Edmund Bauer, Michael W. Bauer and Matthew G. Bauer, described in instrument recorded in Volume 1360, Page 271-275 of the Official Public Records of Wilson County, Texas, and being more particularly described as follows:

BEGINNING at a found concrete monument being the north corner of said 59.85 acre parent tract and the south right-of-way line of CR 218 for the north corner of this tract;

THENCE S. 27° 43' 00" E., along the northeast boundary line of the said 59.85 acre parent tract, a distance of 1376.00 feet to a set 1/2" iron rod for the east corner of this tract;

THENCE S. 61° 49' 51" W., a distance of 813.03 feet to a set 1/2" iron rod for the south corner of this tract;

THENCE N. 27° 43' 00" W., a distance of 1303.24 feet to a set 1/2" iron rod being on the northwest boundary line of said 59.85 acre parent tract and the south right-of-way of CR 218 for the west corner of this tract;

THENCE N. 56" 43' 14" E., along the northwest boundary line of the said 59.85 acre parent tract and south right-of-way line of said CR 218, a distance of 816.85 feet to the POINT OF BEGINNING.

And being the same property described in Deed dated May 3, 2012, executed by Edmund Bauer, et al, to Michael W. Bauer and wife, Denise R. Bauer, recorded in Volume 1665, Page 254 of the Official Public Records of Wilson County, Texas.

Substitute Trustee: Howard C. Berger

Substitute Trustee's  
Address: 433A West Oaklawn, Pleasanton, Texas 78064

Foreclosure Sale:

Date: Tuesday, November 1, 2016

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 is 10:00 a.m.

Place: At the Northwest door of the Wilson County Courthouse, being the door facing Library Lane, 1420 Third Street, Floresville, Texas 78114, in Floresville, Wilson County, Texas and being the officially designated location for foreclosure 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 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 Substitute 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, Substitute 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 re-filed 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, Substitute 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 Substitute 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.**



HOWARD C. BERGER  
State Bar I. D. # 02191250  
433A West Oaklawn, Pleasanton, Texas 78064  
Telephone (830) 569-3771 / Cell Phone (210) 392-7210  
Facsimile (830) 569-5171  
Email: [howard@reliabletitlecompany.com](mailto:howard@reliabletitlecompany.com)  
Website: [www.howardcberger.com](http://www.howardcberger.com)  
Attorney for the Falls City National Bank

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.**

Filed for Record in:  
Wilson County  
Honorable Eva Martinez  
County Clerk  
On: Sep 12, 2016 at 01:53P  
As a Recording  
Total Fees : 2.00  
Receipt Number - 196760  
By: Mary Santos

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

Date: October 04, 2016

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 07, 1989 and recorded in Document VOLUME 726, PAGE 677 real property records of WILSON County, Texas, with MARTHA SUE CARNES, grantor(s) and SECRETARY OF VETERANS AFFAIRS, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MARTHA SUE CARNES, securing the payment of the indebtednesses in the original principal amount of \$43,400.00, 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 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. 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*

BRUCE NEYLAND OR KAREN WORK

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the WILSON County Clerk and caused to be posted at the WILSON County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_





## EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING A 6.285 ACRE TRACT OF LAND SITUATED IN WILSON COUNTY, TEXAS, OUT OF THE JAS. H. MORRIS CUR.NO 22, ABST. NO 201, PATENT NO.159, BEING A PART OF THAT 23.237 ACRES TRACT CALLED 23.250 ACRES IN CONTRACT OF SALE DESCRIBED IN VOL. 423, PAGE 410, DEED RECORDS OF WILSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN SET AT CORNER OF FENCE IN THE NE LINE OF LUPON RD. FOR THE W CORNER OF THIS TRACT AND BEING THE W CORNER OF THE 23.237 ACRE TRACT;

THENCE N 59 DEG. 49' 20" E, 673.66 FT. AND N 59 DEG. 58' 33" E, 491.66 FT. WITH LINE OF FENCE AND THE NW LINE OF THE 23.237 ACRE TRACT TO AN IRON PIN FOUND FOR THE N CORNER OF THIS TRACT BEING THE N CORNER OF THE 23.237 ACRE TRACT;

THENCE S 13 DEG, 40' 59" E, 95.92 FT. WITH THE LINE OF FENCE AND AN E LINE OF THE 23.237 ACRE TRACT TO AN IRON PIN FOUND FOR A CORNER OF THIS TRACT;

THENCE S 37 DEG 36' 30" W, 334.51 FT. AND S 52 DEG, 35' 17" W, 156.14 FT. TO AN IRON PIN SET AT CORNER OF FENCE FOR A CORNER OF THIS TRACT AND BEING AN INTERIOR CORNER OF THE 23.237 ACRE TRACT;

THENCE S 52 DEG. 49' 49" W, 676.75 FT. TO AN IRON PIN SET IN THE NE LINE OF LUPON RD. FOR THE S CORNER OF THIS TRACT;

THENCE N 30 DEG. 30' W, 321.80 FT WITH THE NE LINE OF LUPON RD. TO THE PLACE OF BEGINNING, AND CONTAINING 6.285 ACRES OF LAND, MORE OR LESS.



**COPY**

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

On: Sep 12, 2016 at 11:16A

As a Recording

Total Fees : 2.00

Receipt Number - 196742  
By:  
Mary Santos

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Matter No.: 018027-TX

Date: September 6, 2016

County where Real Property is Located: Wilson

ORIGINAL MORTGAGOR: WILLIE VIDAL AND TERRIE M. VIDAL, HUSBAND AND WIFE AS  
COMMUNITY PROPERTY

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS)  
SOLELY AS NOMINEE FOR ALACRITY LENDING COMPANY, ITS  
SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: LOANCARE

DEED OF TRUST DATED 10/29/2008, RECORDING INFORMATION: Recorded on 11/5/2008, as Instrument No. 00039179, in Book 1482, Page 650, Rerecorded on 03/16/2010 as Instrument No. 00050943 VOLUME: 1547 PAGE: 745,

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING 17.70 ACRES OF LAND OUT OF THE MANUEL TARIN SURVEY NO. 29, ABSTRACT NO. 319, WILSON COUNTY, TEXAS AND BEING THE LAND DESCRIBED IN A CONVEYANCE TO WILLIE VIDAL IN A DEED OF RECORD IN VOLUME 1456, PAGE 185 OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN ATTACHED EXHIBIT "A" AND EXHIBIT "B".

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 10/4/2016, 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.

LOANCARE is acting as the Mortgage Servicer for LAKEVIEW LOAN SERVICING, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. LOANCARE, as Mortgage Servicer, is representing the Mortgagee, whose address is:

LAKEVIEW LOAN SERVICING, LLC  
c/o LOANCARE  
3637 SENTARA WAY  
VIRGINIA BEACH, VA 23452-4262

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.: 018027-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 DEBORAH MARTIN OR IRENE  
SALAZAR OR DEANNA RAY OR VANESSA RAMOS OR  
RICHARD HOLTON OR JILL NICHOLS OR TROY MARTIN  
OR PAUL A. HOEFKER OR ROBERT L. NEGRIN

Return to:  
ALDRIDGE PITE, LLP  
4375 JUTLAND DR., SUITE 200  
P.O. BOX 17935  
SAN DIEGO, CA 92177-0935  
FAX #: 619-590-1385  
866-931-0036

EXHIBIT "A"

STATE OF TEXAS  
COUNTY OF WILSON

FIELD NOTES FOR 17.70 ACRES OF LAND

BEING 17.70 acres of land out of the Marcel Tarin Survey No. 29, Abstract No. 319, Wilson County, Texas and being the land described in a conveyance to Willie Vidal in a deed of record in Volume 1456, Page 183 of the Official Public Records of Wilson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/4 inch rebar with "Pollok & Sons" cap for the easterly corner of the Hector Vidal land described in Volume 1125, Page 728, Wilson County Official Public Records, the northerly corner of this tract and being on the westerly or southwesterly line of the Richard C. Remling land described in Volume 980, Page 901, Wilson County Official Public Records;

THENCE South 29° 26' 45" East, with the common line of the Remling land and of this tract, a distance of 1187.71 feet to a found 1/4 inch rebar with "Pollok & Sons" cap for the easterly corner of this tract and northerly corner of the Mario Vidal land described in Volume 1460, Page 816, Wilson County Official Public Records;

THENCE South 51° 25' 31" West, with the common line of the Mario Vidal land and of this tract, a distance of 657.79 feet to a found 1/4 inch rebar with "Pollok & Sons" cap for a common corner on the easterly or southeasterly line of the Charles Hoofard land described in Volume 1064, Page 612, Wilson County Official Public Records;

THENCE North 29° 24' 37" West, with the westerly or southwesterly line of this tract, easterly or northeasterly line of the Charles Hoofard land, the Robert A. Nicholson land of record in Volume 1074, Page 865, Wilson County Official Public Records and the Terry Lane Taylor land of record in Volume 858, Page 147, Wilson County Official Public Records, total distance of 1187.87 feet to a found 1/4 inch rebar with "Pollok & Sons" cap for the westerly or northwesterly corner of this tract and southerly corner of the aforementioned Hector Vidal land;

THENCE North 51° 25' 44" East, with the common line of the Hector Vidal land and of this tract, a distance of 657.04 feet to the POINT OF BEGINNING containing 17.70 acres of land as shown on a plat that accompanies this description.

THE bearing system is based on WGS84.

POLLOK & SONS SURVEYING, INC.

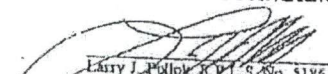
  
Larry J. Pollok, C.P.L.S. No. 5186  
August 09, 2008





EXHIBIT "B"

TOGETHER WITH AND SUBJECT TO a 20 foot Egress and Egress Easement on of the Maxwell Turin Survey No. 29, Abstract No. 319, Wilson County, Texas and being a part or portion of the same land described in a conveyance to Amador Vidal and wife, Anita Vidal in a deed of record in Volume 337, Page 603 of the Deed Records of Wilson County, Texas, said easement being more particularly described by notes and bounds as follows:

BEGINNING at a set 1/2" rebar with cap for the east corner of the Charles Hooded land as described in Volume 1064, Page 612 of the Official Public Records of Wilson County, Texas and the south corner of the parent tract, a 7.70 acre tract also surveyed this day and of this easement;

THENCE North 29° 23' 54" West, with the common line of said Hooded land, the Robert A. Nicholas land as described in Volume 1074, Page 613 of the Official Public Records of Wilson County, Texas and the Terry Laine Taylor land as described in Volume 858, Page 147 of the Official Public Records of Wilson County, Texas, a distance of 1704.26 feet to a set 1/2" rebar with cap for the south corner of a 26.47 acre tract also surveyed this day and the west corner of a 17.70 acre tract also surveyed this day and of this easement;

THENCE North 51° 27' 00" East, into the parent tract and with the common line of said 17.70 acre tract and of the 26.47 acre tract, a distance of 20.25 feet to a point for the north corner of this easement;

THENCE South 29° 23' 04" East, a distance of 1704.23 feet to a point in the aforementioned northwest right-of-way of "C" Road for the east corner of this easement;

THENCE South 51° 27' 00" West, with said right-of-way, a distance of 20.25 feet to the POINT OF BEGINNING.

**NOTICE OF FORECLOSURE SALE**

Total Fees : 2.00

Receipt Number - 196711  
By: Mary Santos

Notice is hereby given of a public nonjudicial foreclosure sale.

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

All the real property described in the below described recorded Deed of Trust, including but not necessarily limited to:

BEING ALL OF LOT 12, SOUTH PARKWAY SUBDIVISION, AN ADDITION TO THE CITY OF LA VERNIA, WILSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 54 OF THE DEED AND PLAT RECORDS OF WILSON COUNTY, TEXAS.

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

Date: October 4, 2016

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 1:00 p.m.

Place: At the most north-easterly door on the steps of the Wilson County Courthouse, being the courthouse door facing Third Street, located at 1420 3rd Street, Floresville, Wilson County, Texas or in such other location as designated by the Wilson County Commissioner's Court.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refileing may be after the date originally scheduled for this sale.

3. **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.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The 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 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. 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 nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by THOMPSON LAYDOWN, LLC, a Texas Limited Liability Company. The deed of trust is dated



January 16, 2015, and recorded as Document No. 00048915 at Volume 1876, Page 253 of the Official Public Records of Wilson County, Texas..

5. 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 the promissory note in the original principal amount of \$500,000.00, executed by THOMPSON LAYDOWN, LLC, and payable to the order of SECURITY BANK, and all other sums of indebtedness permitted by the deed of trust. SECURITY BANK is the current owner and holder of the Obligations and the beneficiary under the deed of trust.

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as one of the Substitute Trustees, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the 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.**

DATED September 9, 2016.

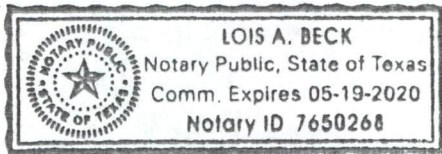
  
D. Wade Hayden  
Substitute Trustee  
Hayden & Cunningham, PLLC  
7750 Broadway  
San Antonio, Texas 78209

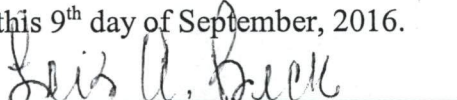
STATE OF TEXAS §

COUNTY OF BEXAR §

Before me, the undersigned Notary Public, on this day personally appeared D. Wade Hayden, Substitute Trustee, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 9<sup>th</sup> day of September, 2016.



  
Lois A. Beck  
Notary Public, State of Texas

COPY

Filed for Record in:  
Wilson County  
by Honorable Eva Martinez  
County Clerk  
On: Sep 01, 2016 at 11:45A  
As a Recording

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Total Fees : 2.00

**WILSON County**  
**Deed of Trust Dated:** August 23, 2006  
**Amount:** \$106,855.00  
**Grantor(s):** ROBERT L CLIFTON and TOWANDA CLIFTON

Receipt Number - 196400  
By:  
Frances Cherry

**Original Mortgagee:** CASCADE FINANCIAL SERVICES  
**Current Mortgagee:** DITECH FINANCIAL LLC

**Mortgagee Address:** DITECH FINANCIAL LLC, 4250 North Freeway, Fort Worth, TX 76137

**Recording Information:** Document No. 00017513

**Legal Description:** ALL THAT CERTAIN TRACT OR PARCEL OF LAND KNOWN AS LOT 11 OF THE SUTHERLAND HILLS ESTATES SUBDIVISION, AS SHOWN BY A MAP OR PLAT OF RECORD AT VOL. 8, PAGE 65 OF THE PLAT RECORDS OF WILSON COUNTY, TEXAS, upon which is situated a 2006 63' x 28' Palm arbor Manufactured Home as evidenced by the Statement of Ownership and Location, recorded on 03/25/2008 in Book 1450, Page 432, of the Official Public Records of Real Property of Wilson County, Texas

WHEREAS ROBERT L CLIFTON is deceased.  
**Date of Sale:** November 1, 2016 between the hours of 12:00 PM and 3:00 PM.

**Earliest Time Sale Will Begin:** 12:00 PM

**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the WILSON County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where 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.

DEBORAH MARTIN OR TROY MARTIN, ALEXIS MARTIN, CASSIE MARTIN, TERRI MARTIN OR SHELBY MARTIN have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

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.

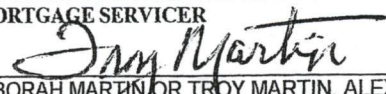
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

**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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER**

  
SARAH ROBBINS, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2016-014505

  
DEBORAH MARTIN OR TROY MARTIN, ALEXIS MARTIN, CASSIE MARTIN, TERRI MARTIN OR SHELBY MARTIN  
c/o Tejas Trustee Services  
4100 Midway Rd Ste 1040  
Carrollton, TX 75007