

117 CRUZERO DE ENCINO
ADKINS, TX 78101

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Feb 27, 2017 at 02:36P
As a Recording 00000006173769

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.

Total Fees : 2.00
Receipt Number - 202658
By: Frances Cherry

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

Date: May 02, 2017

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 July 31, 2006 and recorded in Document VOLUME 1353, PAGE 334 real property records of WILSON County, Texas, with DANNY MARKGRAF JR AND ELIZABETH MARKGRAF, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DANNY MARKGRAF JR AND ELIZABETH MARKGRAF, securing the payment of the indebtednesses in the original principal amount of \$77,883.00, 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 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. CARRINGTON MORTGAGE SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CARRINGTON MORTGAGE SERVICES, LLC
1600 SOUTH DOUGLASS ROAD SUITE 200-A
ANAHEIM, CA 92806



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: _____



NOS00000006173769

00000006173769

WILSON

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND KNOWN AS LOT 70 OF THE TIERRA ROBLES SUBDIVISION, UNIT 1, AS SHOWN BY MAP OR PLAT OF RECORD AT VOLUME 8, PAGE 36, OF THE PLAT RECORDS OF WILSON COUNTY, TEXAS.

MANUFACTURER: REDMAN HOMES

YEAR: 1999

MAKE: WINDSONG

MODEL: 5013BGN500

SIZE: 16X46, 16X46



NOS00000006173769

409 HIDDEN DEER
LA VERNIA, TX 78121

Wilson County
by Honorable Eva Martinez
County Clerk
On: Feb 27, 2017 at 02:36P
As a Recording
00000006527840
Total Fees : 2.00

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.

Receipt Number -- 202658
By: Frances Cherry

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

Date: April 04, 2017

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.

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 11, 2005 and recorded in Document VOLUME 1310, PAGE 804 real property records of WILSON County, Texas, with LESLIE J. DUGI AND GLORI DUGI, grantor(s) and FAMILY FIRST MORTGAGE CORP., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LESLIE J. DUGI AND GLORI DUGI, securing the payment of the indebtednesses in the original principal amount of \$78,271.00, 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

for *Karen Work*

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, OR RICHARD HOLTON
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: _____



NOS0000006527840

EXHIBIT "A"

A 5.00 ACRE TRACT OF LAND, MORE OR LESS, BEING TRACT #3, BLOCK #2, ENCHANTED OAK ESTATES OUT OF A 181.46 ACRE TRACT, AS RECORDED IN VOLUME 78, PAGES 33-34, DEED RECORDS, WILSON COUNTY, TEXAS AND OUT OF THE S.T. MORRIS S.F. #5136 AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE EAST LINE OF HIDDEN DEER DRIVE, SAID POINT BEING SOUTH 14 DEG. 57' 10" WEST, 1108.49 FEET FROM THE SOUTH LINE OF LOST SPRING DRIVE.

THENCE NORTH 14 DEG. 57' 10" EAST, 399.46 FEET WITH THE EAST LINE OF HIDDEN DEER DRIVE TO AN IRON PIN SET FOR THE NORTHEAST CORNER OF THIS TRACT,

THENCE SOUTH 75 DEG. 02' 50" EAST, 548.47 FEET TO AN IRON PIN SET IN THE SOUTH LINE OF ENCHANTED OAK ESTATES FOR THE SOUTHEAST CORNER OF THIS TRACT,

THENCE SOUTH 15 DEG. 53' 16" WEST, 399.51 FEET WITH THE SOUTH LINE OF ENCHANTED OAK ESTATES TO AN IRON PIN SET FOR THE SOUTHEAST CORNER OF THIS TRACT,

THENCE NORTH 75 DEG. 02' 50" WEST, 541.87 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5.00 ACRES OF LAND, MORE OR LESS.

BEING THAT SAME LAND DESCRIBED IN DEED DATED SEPTEMBER 1, 1977, FROM JOLEEN MARIE HILBIG TO ALVIN J. MARTIN, RECORDED IN VOLUME 505, PAGE 621, DEED RECORDS OF WILSON COUNTY, TEXAS.



COPY

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

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.

Total Fees : 2.00

NOTICE OF SALE

Receipt Number - 202325
By:
Rikki Harris

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated June 8, 2005, executed by ENRIQUE DE LOS SANTOS ("Mortgagor") to Kevin T. Clayton, Trustee for the benefit of VANDERBILT MORTGAGE AND FINANCE, INC. ("Mortgagee"), filed for record under Instrument No. 00004648, Official Public Records of Wilson County, Texas, Mortgagee appoints K. Clifford Littlefield, whose address is listed below, or Mark Steiner, whose business address is 2186 Jackson Keller, #434, San Antonio, Texas 78213, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, April 4, 2017**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Wilson County Courthouse at the place designated by the Commissioner's Court for such sales in Wilson County, Texas, (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), the sale to begin at 10:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 2005 CMH Manufactured Housing Unit, Serial No. CW2009966TXAB.

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.

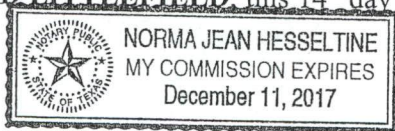
EXECUTED this 14th day of February, 2017.

K. Littlefield

K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401
Telephone: (361) 884-0612
Facsimile: (361) 884-5291
Email: clittlefield@umhlaw.com

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD** this 14th day of February, 2017, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

Return to:
K. Clifford Littlefield
Upton, Mickits & Heymann, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401

EXHIBIT "A"

Lot 10, Premier Ranch Subdivision, as Shown by plat filed of record in
Volume 8, Page 59 of the Map and Plat Records of Wilson County, Texas.

AFFIDAVIT OF POSTING SUBSTITUTE TRUSTEE'S NOTICE OF SALE

STATE OF TEXAS)(

COUNTY OF WILSON)(

KNOW ALL MEN BY THESE PRESENTS, THAT:

BEFORE ME, the undersigned authority, personally appeared

Gayle Richey, who after being by me duly sworn, said

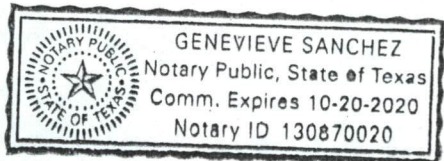
upon her oath:

"I, Gayle Richey, do solemnly swear (or affirm) that I posted a copy of the attached Substitute Trustee's Notice of Sale on the 13th day of February, 2017, such date being at least twenty-one days preceding the date of sale set forth in the attached Substitute Trustee's Notice of Sale, and that I accomplished and performed the just-mentioned date by posting a copy of the attached Substitute Trustee's Notice of Sale at the door of the county courthouse in Wilson County, Texas, which is the county in which the property described in the attached notice is located.

Signature *Gayle Richey*

Printed Name Gayle Richey, Deputy Clerk

SWORN TO AND SUBSCRIBED BEFORE ME, this 13th day of February, 2017, to which witness my hand and seal of office.



[Signature] State of Texas
Notary Public
Printed Name: Genevieve Sanchez
My Commission Expires: 10-20-2020

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Feb 13, 2017 at 02:25P
As a Recording
Total Fees : 2.00
Receipt Number - 202113
By,
Gayle Richey

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS §
COUNTY OF WILSON §

Date: February 9, 2017

Deed of Trust:

Date: January 4, 2016
Grantor: Maria Thompson
Beneficiary: Wilson County Ltd.
Recorded in: Volume 1891, Page 874, Official Public Records, Wilson County, Texas.

Property: Lot 78 of Terrace Hill Farms, Unit III, a recorded subdivision of Wilson County, Texas as shown in Volume 8, Page 37-39, Plat Records, Wilson County, Texas

Date of Sale: March 7, 2017

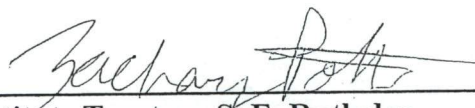
Time of Sale: The earliest time at which the sale will occur is 11:00 p.m. and no later than 2:00 p.m.

Place of sale of Property: Wilson County Courthouse, 1420 3rd Street, Floresville Texas.

Designated Area: The most westerly door facing 3rd Street, bearing the address 1420 3rd Street, Floresville, Texas 78114

Because of the default by Grantor under the terms of the Deed of Trust and the Note secured thereby, as Substitute Trustee, I will sell the property by public auction to the highest bidder for cash at the place and date above specified to satisfy the debt secured by the Deed of Trust.

The property is being sold subject to all matter of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.



**Substitute Trustee - S. E. Rutledge
or Zachary Potts or James Nelson**

For more information:

P.O. Box 1249
San Marcos, Texas 78667-1249
512-396-5115

On: Feb 13, 2017 at 02:06P
As a Recording

Notice of Substitute Trustee's Sale

Date: Feb. 13, 2017
Mortgagee: Southwest Stage Funding, LLC dba Cascade Financial Services
Note: Note dated June 17, 2014 in the original principal amount of \$97,796.00
Deed of Trust

Total Fees : 2.00
Receipt Number - 202109
By: Frances Cherry

Date: June 17, 2014
Grantor: Jennifer E. Carlile
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. 00036244, Volume 1797, Page 570, of the Official Public Records of Real Property of Wilson County, Texas
Property: Description of a 4.000 acre tract of land out of the Samuel Pharr Survey, Abstract No. 252, Wilson County, Texas, being all of that same 4.006 acre tract of land conveyed to Brenda Fletcher by deed recorded in Volume 1737, Page 464 of the Official Public Records of Wilson County Texas, said 4.000 acre tract 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, Robert Steed, Mark Cummings, Phil West, Dick Vettters, Jason West or 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): April 4, 2017
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, Robert Steed, Mark Cummings, Phil West, Dick Vettters, Jason West 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: Mark Cummings
Brent A. Lane, Robert Steed, Mark Cummings, Phil West, Dick Vettters, Jason West or Patrick Armstrong, any to act

EXHIBIT "A"

Description of a 4.000 acre tract of land out of the Samuel Pharr Survey, Abstract No. 252, Wilson County, Texas, being all of that same 4.006 acre tract of land conveyed to Brenda Fletcher by deed recorded in Volume 1737, Page 464 of the Official Public Records of Wilson County, Texas, and being all of that same 3.997 acre tract of land conveyed to Neal S. and Gisele M. Bennett by deed recorded in Volume 804, Page 843 of said Official Public Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a $\frac{1}{2}$ " iron rod found at the intersection of the northwest right-of-way line of County Road 427 (CR 427) and the southwest right-of-way line of CR 427 for the east corner of said 4.006 acre tract and the east corner and **POINT OF BEGINNING** of this herein described tract;

THENCE, S $30^{\circ}10'35''$ W (the bearing basis), with the northwest right-of-way line of CR 427, a distance of 418.27 feet (called 418.28 feet) to a $\frac{1}{2}$ " iron rod found for the south corner of said 4.006 acre tract and this herein described tract, same being the east corner of that certain 2.0 acre tract of land conveyed to Russell Bennett by deed recorded in Volume 1434, Page 584 of said Official Public Records;

THENCE, N $59^{\circ}34'00''$ W (called N $59^{\circ}43'20''$ W, 417.89 feet), leaving the northwest right-of-way line of CR 427, a distance of 417.91 feet to a $\frac{1}{2}$ " iron rod found in the southeast line of that certain 3.994 acre tract of land conveyed to Michael E. and Agnes E. Moody by deed recorded in Volume 1651, Page 279 of said Official Public Records, for the west corner of said 4.006 acre tract and this herein described tract;

THENCE, N $30^{\circ}26'43''$ E (called N $30^{\circ}17'00''$ E, 417.70 feet) with the southeast line of said Moody tract, a distance of 417.51 feet to a $\frac{1}{2}$ " iron rod found in the southwest right-of-way line of CR 427 for the north corner of said 4.006 acre tract and this herein described tract, same being the east corner of said Moody tract;

THENCE, S $59^{\circ}40'17''$ E (called S $59^{\circ}48'08''$ E, 417.11 feet) a distance of 415.95 to the **POINT OF BEGINNING** containing 4.000 acres (174,229 square feet), more or less within these metes and bounds.

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
by Honorable Eva Martinez
County Clerk
On: Feb 13, 2017 at 01:53P
As a Recording
Total Fees : 2.00
Instrument Number: 202106
By: Mary Santos

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

Date: April 04, 2017

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 12, 2007 and recorded in Document VOLUME 1424, PAGE 125 real property records of WILSON County, Texas, with MICHAEL E. BREITEN, JR. AND MICHELE L. MOORE-BREITEN, grantor(s) and WELLS FARGO BANK, NATIONAL ASSOCIATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MICHAEL E. BREITEN, JR. AND MICHELE L. MOORE-BREITEN, securing the payment of the indebtednesses in the original principal amount of \$90,578.00, 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

for Karen Work

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, OR RICHARD HOLTON
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: _____



NOS0000006547905

EXHIBIT "A"

LOT 8, HOMESTEAD SUBDIVISION, WILLIAM MCNENER SURVEY NO. 10, A-237, WILSON COUNTY, TEXAS ACCORDING TO PLAT HEREOF RECORDED IN VOLUME 8, PAGE 33-34, MAP AND PLAT RECORDS OF WILSON COUNTY, TEXAS.



NOS0000006547905

COPY

NOTICE OF SUBSTITUTE TRUSTEE SALE

Wilson County
by Honorable Eva Martinez
County Clerk
On: Feb 13, 2017 at 10:16A
As a Recording

Deed of Trust Date:
11/3/1995

Grantor(s)/Mortgagor(s):
LON E GRINAGE

Total Fees : 2.00

Original Beneficiary/Mortgagee:
NATIONSBANK OF TEXAS, N.A.

Current Beneficiary/Mortgagee:
BANK OF AMERICA, N.A.

Receipt number - 202080
By:
Frances Cherry

Recorded in:
Volume: 894
Page: 347
Instrument No: 57294

Property County:
WILSON

Mortgage Servicer:
Bank of America, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
7105 Corporate Drive, Plano, TX 75024

Legal Description: ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 6.6044 ACRES OF LAND BEING A PORTION OF THAT CERTAIN 19.00 ACRE TRACT CONVEYED TO JOHN FRANKLIN CHILDRESS BY CONTRACT OF SALE OF RECORD AT VOL 486, PG 663, DEED RECORDS OF WILSON COUNTY, TX., A PART OF THE M. RODRIGUEZ SURVEY, ABSTRACT 269, BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

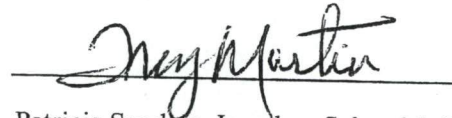
Date of Sale: 3/7/2017

Earliest Time Sale Will Begin: 12PM

Place of Sale of Property: Wilson County Courthouse, 1420 3rd Street, Floresville, TX 78114 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.

Notice Pursuant to Tex. Prop. Code § 51.002(i): 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.



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, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin or Cole D. Patton or Denny Tedrow
MCCARTHY HOLTHUS - TEXAS, LLP
ATTN: SALES
1255 West 15th Street, Suite 1060
Plano, TX 75075

MH File Number: TX-16-27513-FC
Loan Type: Conventional Residential

EXHIBIT "A"

**LEGAL DESCRIPTION
6.6044 ACRES
OF LAND**

All that certain tract or parcel of land containing 6.6044 acres of land being a portion of that certain 19.0 acre tract conveyed to John Franklin Childress by Contract of Sale of record at Volume 486, Page 663, Deed Records of Wilson County, Texas, a part of the M. Rodriguez Survey, Abstract 269, said 6.6044 acre tract being more particularly described as follows:

BEGINNING at a 5/8 inch iron pin found on the Southwest Right of Way line of an existing County Road at the North corner of aforementioned 19.0 acre tract for the North corner of this tract;

THENCE South 33° 38' 00" East 306.28 feet along said existing Co. Rd. to a found 60d nail at the North corner of a 3.96 acre tract as described in Volume 819, Page 90 Deed Records of Wilson County, Texas

THENCE South 61° 48' 45" West at 251.0 feet the East corner of said 3.96 acre tract in all 965.21 to a 1/2 inch iron pin found in the Westerly line of said 19.0 acre tract for the South corner of this tract;

THENCE North 28° 48' 26" West 299.23 feet to a 1/2 inch iron pin found in the Westerly line of said 19.0 acre tract for the West corner of this tract;

THENCE North 61° 27' 58" East 939.39 feet to the **POINT OF BEGINNING** 6.6044 acres of land, more or less.

COPY

Wilson County
by Honorable Eva Martinez
County Clerk
On: Feb 13, 2017 at 10:16A
As a Recording

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Total Fees \$ 2.00

WILSON County
Deed of Trust Dated: January 12, 2007
Amount: \$93,500.00
Grantor(s): EDUARDO DEHOYOS and MARGARET DEHOYOS

Receipt Number - 202080
By:
Frances Cherry

Original Mortgagee: DALLAS HOME LOANS, INC.
Current Mortgagee: U.S. Bank National Association, as Indenture Trustee on behalf of and with respect to Ajax Mortgage Loan Trust 2015-B, Mortgage-Backed Notes, Series 2015-B

Mortgagee Servicer and Address: c/o GREGORY FUNDING LLC, P O BOX 25430, PORTLAND, OR 97298
Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 00021615

Legal Description: LOT 46, WILDFLOWER SUBDIVISION, SITUATED IN WILSON COUNTY, TEXAS AS PER PLAT THEREOF RECORDED IN VOLUME 4, PAGE 14 DEED AND PLAT RECORDS OF WILSON COUNTY, TEXAS.

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on January 3, 2017 under Cause No. 16-10-0642-CVW in the 218th Judicial District Court of WILSON County, Texas
Date of Sale: March 7, 2017 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.

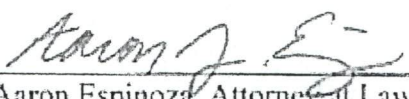
The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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



Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2016-016936



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

Notice of Foreclosure Sale

February 8, 2017

Deed of Trust:

- Dated: August 29, 2014
- Grantor: Karen Herber and Charles W. Herber, III
- Trustee: Gerald V. Sekula
- Lender: Falls City National Bank
- Recorded: Volume 1815, Page 260 of the Official Public Records of Wilson County, Texas.
- Secures: Adjustable Rate Note ("Note") in the original principal amount of \$164,919.26 executed by Karen Herber and Charles W. Herber, III ("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:

The surface only 15.00 acres out of the S.S. Sanders Survey A-305 and the D. Murphee Survey, A-219 in Wilson County, Texas, and also being a portion of that certain 128.00 acre tract called Tract One and a portion of that certain 68.15 acre tract called Tract Two, both described in instrument recorded in Volume 1249, Page 479 of the Official Public Records of Wilson County, Texas, and also being a portion of that certain 66.50 acre tract as shown on revised survey dated July 15, 2014, prepared by Sherman L Posey, RP.LS. #6433, and being a portion of said 128.00 acre and 68.15 acre tract, said 15.00 acre tract being more particularly described as follows:

BEGINNING at a wood fence corner post found in the northwest line of FM 541 for the occupied south corner of Kosciusko Community Hall, an occupied east corner of said 128.00 acre tract, the east corner of said 66.50 acre tract and of this tract;

THENCE S. 59 deg. 42 min. 58 sec. W., a distance of 596.58 feet to the northwest line of said FM 541, the southeast line of said 128.00 acre tract and the southeast line of said 66.50 acre tract to a calculated point for the southwest corner of this tract and from which a 1/2" iron rod set in the common line of said FM 541 and

said 128.00 acre tract for a southeast corner of said 66.50 acre tract bears S. 59 deg. 42 min. 58 sec. W., a distance of 1427.82 feet;

THENCE N. 30 deg. 07 min. 32 sec. W., a distance of 1291.41 feet crossing said 128.00 acre tract, said 68.15 acre tract and said 66.50 acre tract to a calculated point in the southeast line of that certain 15.7625 acre tract described in instrument recorded in Volume 985, Page 496 of the Official Public Records of Wilson County, Texas, the northwest line of said 68.15 acre tract and the northwest line of said 66.50 acre tract for the northwest corner of this tract and from which a 1/2" iron rod set for the west corner of said 66.50 acre tract bears S. 59 deg. 52 min. 28 sec. W., a distance of 1733.65 feet;

THENCE N. 59 deg. 52 min. 28 sec. E., a distance of 396.49 feet along the southeast line of said 15.7625 acre tract, the northwest line of said 68.15 acre tract and the northwest line of said 66.50 acre tract to a 1/2" iron rod set for the northwest corner of that certain 1.75 acre tract described in instrument recorded in Volume 806, Page 179 of the Official Public Records of Wilson County, Texas, the north corner of said 66.50 acre tract and of this tract;

THENCE S. 31 deg. 32 min. 35 sec. E., a distance of 204.88 feet along the southwest line of said 1.75 acre tract and the northeast line of said 66.50 acre tract to a wood fence corner post found for the northwest corner of that certain 4.35 acre tract, being a portion of said 68.15 acre tract and said 128.00 acre tract, the south corner of said 1.75 acre tract, an east corner of said 66.50 acre tract and of this tract;

THENCE along the general meanders of a fence and along the west and south lines of said 4.35 acre tract and the north and east lines of said 66.50 acre tract as follows:

S. 45 deg. 45 min. 01 sec. E., a distance of 244.14 feet to a wood fence corner post found for a corner of this tract;

S. 27 deg. 40 min. 14 sec. E., a distance of 402.99 feet to a wood fence corner post found for a corner of this tract; and

N. 71 deg. 16 min. 05 sec. E., a distance of 245.77 feet to a 1/2" iron rod found in the west occupied line of said Kosciusko Community Hall for the southeast corner of said 4.35 acre tract, an east corner of said 66.50 acre tract and of this tract;

THENCE S. 16 deg. 48 min. 14 sec. E., a distance of 409.71 feet along the occupied line of said Kosciusko Community Hall and said 128.00 acre tract and being on the east line of said 66.50 acre tract to the POINT OF BEGINNING.

Substitute Trustee: Howard C. Berger

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

Foreclosure Sale:

Date: Tuesday, March 7, 2017

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
Website: www.howardcberger.com
Attorney for the Falls City National Bank

tdt/Berger/FCNB Herber

Notice of Foreclosure Sale

January 31, 2017

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Feb 01, 2017 at 09:43A
As a Recording

Deed of Trust:

Dated: December 3, 2012
Grantor: William C. Moore
Trustee: Terrie Diane Trip
Lender: T R Land Co., LLC
Recorded: Volume 1696, Page 684 of the Official Public Records of Wilson County, Texas.
Secures: Real Estate Lien Note ("Note") in the original principal amount of \$25,200.00 executed by William C. Moore ("Borrower") and payable to the order of Lender, and all other indebtedness of Borrower to Lender.

Total Fees \$ 2.00
Receipt Number - 201704
By: Mary Santos

Notice is Provided to Heirs of William C. Moore:

Latonya Moore
6030 Encanto Point
San Antonio, Texas 78224

Latrissa Moore
419 Cherry Street
Blanco, Texas 78606

Cynthia Moore
419 Cherry Street
Blanco, Texas 78606

Sabrina Moore
419 Cherry Street
Blanco, Texas 78606

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 piece, parcel, or tract of land known as Lot 168, Tierra Robles Subdivision, Unit III, as per Plat of Tierra Robles Subdivision, Unit III, of record at Volume 9, Page 18 of the Map and Plat Records of Wilson County, Texas.

Substitute Trustee: Howard C. Berger

Substitute Trustee's

Address: 433A West Oaklawn, Pleasanton, Texas 78064

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Website: www.howardcberger.com
Attorney for the T R Land Co., LLC