

409 HIDDEN DEER
LA VERNIA, TX 78121

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Total Fees : 2.00

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.

Document Number - 201632
By: Rikki Harris

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

Date: March 07, 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: _____



NOS00000006527840

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.



NOS00000006527840

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Jan 30, 20000006547905
As a Recording

108 HOMESTEAD DR
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.

Fees : 2.00
Number - 201632
By, Rikki Harris

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

Date: March 07, 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

0000006547905

WILSON

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

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Jan 30, 2017 at 10:35A
As a Recording

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

Total Fees : 2.00

DEED OF TRUST INFORMATION:

Date: 04/01/2003
Grantor(s): SELMA V. GALLEGOS, A MARRIED WOMAN, AND JOHN F. GALLEGOS
Original Mortgagee: WASHINGTON MUTUAL BANK, FA
Original Principal: \$62,848.00
Recording Information: Book 1154 Page 409 Instrument 00002764
Property County: Wilson
Property:

Receipt Number - 201599
By: Rikki Harris

THE FOLLOWING REAL PROPERTY SITUATE IN THE CITY OF FLORESVILLE, COUNTY OF WILSON, STATE OF TEXAS, TO-WIT:
ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A ONE ACRE OUT OF LOT 171, SECTION 1B, EAGLE CREEK RANCH SUBDIVISION, WILSON COUNTY, TEXAS, AS PER MAP OF SAID SUBDIVISION RECORDED IN VOL. 5, PAGE 36-38 OF THE MAP RECORDS OF WILSON COUNTY, TEXAS, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID LOT 171 AND IN THE WEST RIGHT OF WAY LINE OF A 60" WIDE SUBDIVISION ROAD; THENCE N. 15 DEGREES 40' W. 30.0 FEET WITH THE EAST LINE OF LOT 171 AND THE WEST RIGHT OF WAY LINE OF SAID ROAD TO AN IRON PIN SET FOR CORNER; THENCE S. 74 DEGREES 20' W, 400.0 FEET TO AN IRON PIN SET FOR AN INTERIOR CORNER OF THIS TRACT; THENCE N. 15 DEGREES 40' W, 127.8 FEET TO AN IRON PION SET FOR CORNER. THENCE S. 74 DEGREES 20' W, 200.0 FEET TO AN IRON PIN SET FOR CORNER. THENCE S. 15 DEGREES 40' E, 157.8 FEET TO AN IRON PIN SET IN THE SOUTHLINE OF LOT 171 AND THE NORTH LINE OF LOT 172; THENCE N. 74 DEGREES 20' E, 600.0 FEET WITH THE COMMON LINE OF LOTS 171 AND 172 TO THE PLACE OF BEGINNING OR CONTAINING ONE ACRE OF LAND MORE OR LESS.

Reported Address: 231 EAGLE RIDGE DR, FLORESVILLE, TX 78114

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America

Mortgage Servicer: Seterus, Inc.

Current Beneficiary: Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America

Mortgage Servicer Address: 14523 SW Millikan Way, Suite 200, Beaverton, OR 97005

SALE INFORMATION:

Date of Sale: Tuesday, the 7th day of March, 2017
Time of Sale: 12:00PM or within three hours thereafter.

Place of Sale: AT THE MOST NORTH-EASTERLY DOOR OF THE WILSON COUNTY COURTHOUSE, BEING THE COURTHOUSE DOOR FACING THE OFFICE OF THE WILSON COUNTY TAX ASSESSOR-COLLECTOR, IN FLORESVILLE, WILSON COUNTY, TEXAS, WHICH BEARS THE ADDRESS OF 2 LIBRARY LANE in Wilson County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Wilson County Commissioner's Court.

Substitute Trustee(s): Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

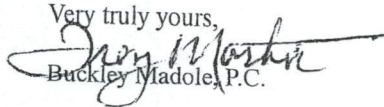
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,


Jay Madole, P.C.

Our File Number: 16-04277
Name: JOE R GONZALES AND WIFE, ELIZABETH A GONZALES

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Jan 26, 2017 at 09:45A
As a Recording

COPY

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 9, 1997, JOE R. GONZALES AND WIFE, ELIZABETH A. GONZALES, executed a Deed of Trust/Security Instrument conveying to JOHN H. HARRIS, as Trustee, the Real Estate hereinafter described, to TEMPLE-INLAND MORTGAGE CORPORATION, A CORPORATION, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 66752, in Book 932, at Page 743, in the DEED OF TRUST OR REAL PROPERTY records of WILSON COUNTY, TEXAS; and

WHEREAS, An Amended and Restated Note dated APRIL 9, 1997, to COUNTRYWIDE HOME LOANS, INC., AND ITS SUCCESSORS AND ASSIGNS in the principal sum \$82,216.37, to which reference is here made for a description of such Note; and

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 the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, MARCH 7, 2017**, 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 at the County Courthouse in **WILSON COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said 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 was posted.

Said Real Estate is described as follows:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 1.00 ACRES SITUATED IN THE A. TREVINO GRANT, SURVEY NO. 10, ABSTRACT 21 IN WILSON COUNTY, TEXAS, BEING THE SAME 1.00 ACRE TRACT DESCRIBED IN VOLUME 501, PAGE 113, DEED RECORDS OF WILSON COUNTY, TEXAS, AND BEING A PART OF A TRACT CALLED FIRST TRACT (479.13 ACRES) IN CONVEYANCE FROM A. W. FOERSTER, ET UX, TO W. J. DEAGEN, ET AL, RECORDED IN VOL 357 PAGE 578 OF THE DEED RECORDS OF WILSON COUNTY, TEXAS. SAID 1.00 ACRE TRACT, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 7215 FM 539 SOUTH
SUTHERLAND SPRINGS, TX 78161
Mortgage Servicer: BANK OF AMERICA, N.A.
Noteholder: BANK OF AMERICA, N.A.
7105 CORPORATE DRIVE
PLANO, TX 75024-4100

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.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 26th day of January, 2017.

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

Marinosci & Law Group
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300



4607405

Vol. 932 Page 748

LEGAL DESCRIPTION PAGE 1 OF 2

Survey Associates
2544 Boardwalk
San Antonio, Texas 78217
(210) 828-1102

STATE OF TEXAS
COUNTY OF WILSON

1.00 ACRE TRACT

All that certain tract or parcel of land containing 1.00 acres situated in the A. Trevino Grant, Survey No. 10, Abstract 21 in Wilson County, Texas, being the same 1.00 acre tract described in Volume 501, Page 113, Deed Records of Wilson County, Texas, and being a part of a tract called First Tract (479.13 acres) in conveyance from A. W. Foerster, et ux, to W. J. Deagen, et al, recorded in Vol. 357 Page 578 of the Deed Records of Wilson County, Texas. Said 1.00 acre tract, being more particularly described by metes and bounds as follows:

- BEGINNING:** at a 1/2 inch diameter iron stake marking the East corner of the tract herein described and lying in the common line of said 479.13 acre tract and F. M. Highway No. 539, at a Southeast corner of a 5.00 acre tract described in Volume 858, Page 542, Official Public Records of Wilson County, Texas, said 1/2 inch diameter iron stake bears, South 84 deg. 40 min. 47 sec. West, 155.83 feet and South 59 deg. 21 min. 00 sec. West, 193.80 feet from the Southwest line of County Road No. 314. Said place of beginning further described as marking the approximate location of the common line of the A. Trevino Grant, Survey No. 10, Abstract 21 and the Mauricio Rodriguez Survey, Abstract 269;
- THENCE:** with the Southeast line of the tract herein described, same being a segment of the common line of said 479.13 acre tract and said F. M. Highway No. 539 and along said common survey line, South 59 deg. 21 min. 00 sec. West, 190.00 feet to a 1/2 inch diameter iron stake found marking a South corner of the tract herein described, same being another Southeast corner of said 5.00 acre tract;
- THENCE:** continuing with the Southwest line of the tract herein described, North 30 deg. 39 min. 00 sec. West, a distance of 229.26 feet to a 1/2 inch diameter iron stake found marking the West corner of this herein described tract, same being a re-entrant corner of said 5.00 acre tract
- THENCE:** North 59 deg. 21 min. 00 sec. East, 190.00 feet to a 1/2 inch diameter iron stake found marking the North corner of this herein described tract, same being a reentrant corner of said 5.00 acre tract;
- THENCE:** South 30 deg. 39 min. 00 sec. East, 229.26 feet to the PLACE OF BEGINNING. AND

STATE OF TEXAS
COUNTY OF WILSON

5.00 ACRE TRACT

All that certain tract or parcel of land containing 5.00 acres situated in the A. Trevino Grant, Survey No. 10, Abstract 21 in Wilson County, Texas, being the same 5.00 acre tract described in conveyance in General Warranty Deed from Bill Deagen & Sons, Ltd. to Bernette Lynn Deagen, of record in Volume 858, Page 542, Official Public Records of Wilson County, Texas, and being a part of a tract called First Tract (479.13 acres) in conveyance from A. W. Foerster, et ux, to W. J. Deagen, et al, recorded in Vol. 357 Page 578 of the Deed Records of Wilson County, Texas. Said 5.00 acre tract, being more particularly described by metes and bounds as follows:

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

F. R. J.
G. R. J.

LEGAL DESCRIPTION PAGE 2 OF 2

- BEGINNING:** at a three-way fence corner marking the East corner of the tract herein described and lying in the common line of said 479.13 acre tract and F. M. Highway No. 539, at a corner of the remaining portion of said W. L. Deagen, et al, 479.13 acre tract, said fence corner bears, South 84 deg. 40 min. 47 sec. West, 155.83 feet from the Southwest line of County Road No. 314. Said place of beginning further described as marking the approximate location of the common line of the A. Trevino Grant, Survey No. 10, Abstract 21 and the Maurilo Rodriguez Survey, Abstract 269;
- THENCE:** with a segment of the Southeast line of the tract herein described, same being a segment of the common line of said 479.13 acre tract and said F. M. Highway No. 539 and along said common survey line, South 59 deg. 21 min. 00 sec. West, 193.80 feet to a 1/2 inch diameter iron stake found marking a Southeast corner of the tract herein described, same being the East corner of a tract called 1.0 acres described in Vol. 501 Page 113, Deed Records of Wilson County, Texas;
- THENCE:** continuing with the Southeast line of the tract herein described, same being the Northeast, Northwest and Southwest line of said 1.0 acre tract, as follows:
North 30 deg. 39 min. 00 sec. West, a distance of 229.26 feet to a 1/2 inch diameter iron stake found marking a re-entrant corner of the tract herein described, same being the North corner of said 1.0 acre tract;
South 59 deg. 21 min. 00 sec. West, 190.00 feet to a 1/2 inch diameter iron stake found marking a re-entrant corner of the tract herein described, same being the West corner of said 1.0 acre tract; and
South 30 deg. 39 min. 00 sec. East, 229.26 feet to a 1/2 inch diameter iron stake found marking a Southeast corner of the tract herein described, same being the South corner of said 1.0 acre tract and lying in the common line of said 479.13 acre tract and said F. M. Highway No. 539;
- THENCE:** continuing with a segment of the Southeast line of the tract herein described, same being a segment of the common line of said 479.13 acre tract and said F. M. Highway No. 539, South 59 deg. 21 min. 00 sec. West, 31.02 feet to a 1/2 inch diameter iron stake found marking the Northeast corner of a tract called 0.976 acre described in Volume 241 Page 506, Deed Record of Wilson County, Texas;
- THENCE:** continuing with the Southeast line of the tract herein described, same being the Northwest line of said 0.976 acre tract, a segment of the Northwest line of said F. M. Highway No. 539 and along said common survey line, as follows:
South 63 deg. 55 min. 38 sec. West, 150.50 feet to a 1/2 inch diameter iron stake found;
South 59 deg. 21 min. 00 sec. West, 150.00 feet to a 1/2 inch diameter iron stake found; and
South 52 deg. 30 min. 00 sec. West, 35.83 feet to a 1/2 inch diameter iron stake found marking the South corner of the tract herein described, and same being a corner of the remaining portion of said W. L. Deagen, et al, 479.13 acre tract said iron stake bears, North 52 deg. 30 min. 00 sec. East, 64.87 feet from a 1/2 inch diameter iron stake found marking the Southwest corner of said 0.976 acre tract;
- THENCE:** with a fence along the Southwest line of the tract herein described, into said Deagen, et al, 479.13 acre tract, North 24 deg. 35 min. 53 sec. West, 264.73 feet to a 1/2 inch diameter iron stake found;
- THENCE:** with the Northwest line of the tract herein described, as follows:
North 59 deg. 21 min. 00 sec. East, 226.48 feet to a 1/2 inch diameter iron stake found;
North 30 deg. 39 min. 00 sec. West, 128.20 feet to a 1/2 inch diameter iron stake found; and
North 59 deg. 21 min. 00 sec. East, (Based Recorded Deed Bearing) 501.75 feet to a 1/2 inch diameter iron stake found marking the North corner of the tract herein described;
- THENCE:** South 29 deg. 49 min. 40 sec. East, 399.23 feet to the PLACE OF BEGINNING.

J.R.G.
EJG

T. Caffall
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4657 T. CAFFALL
APRIL 7, 1997



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

PAT - SEC

VOL 932 PAGE 750

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS HEREBY AND UNLAWFULLY AND UNENFORCEABLE UNDER FEDERAL LAW
THE STATE OF TEXAS
COUNTY OF WILSON

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me, and was duly RECORDED in Official Public Records VOL 932 PAGE 743-750 OF WILSON COUNTY, TEXAS ON

APR 11 1997



Eva S. Martinez
COUNTY CLERK
WILSON COUNTY, TEXAS

FILED
For record in my office
11 day of April 1997
at 2:05 o'clock PM
EVA S. MARTINEZ, County Clerk
Wilson County, Texas
B. *Jill Blum* Deputy
Ruth etc
Ethel Middleberg
1997

68752

EXHIBIT "A"

Describing land therein: ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 1.00 ACRES SITUATED IN THE A. TREVINO GRANT, SURVEY NO. 10, ABSTRACT 21 IN WILSON COUNTY, TEXAS, BEING THE SAME 1.00 ACRE TRACT DESCRIBED IN VOLUME 501, PAGE 113, DEED RECORDS OF WILSON COUNTY, TEXAS, AND BEING A PART OF A TRACT CALLED FIRST TRACT (479.13 ACRES) IN CONVEYANCE FROM A. W. FOERSTER, ET UX. TO W. J. DEAGEN, ET AL, RECORDED IN VOL 357 PAGE 578 OF THE DEED RECORDS OF WILSON COUNTY, TEXAS. SAID 1.00 ACRE TRACT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: AT A 1/2 INCH DIAMETER IRON STAKE MARKING THE EAST CORNER OF THE TRACT HEREIN DESCRIBED AND LYING IN THE COMMON LINE OF SAID 479.13 ACRE TRACT AND F.M. HIGHWAY NO. 539, AT A SOUTHEAST CORNER OF A 5.00 ACRE TRACT DESCRIBED IN VOLUME 858, PAGE 542, OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS, SAID 1/2 INCH DIAMETER IRON STAKE BEARS, SOUTH 84 DEG. 40 MIN. 47 SEC. WEST, 155.83 FEET AND SOUTH 59 DEG. 21 MIN. 00 SEC. WEST, 193.80 FEET FROM THE SOUTHWEST LINE OF COUNTY ROAD NO. 314. SAID PLACE OF BEGINNING FURTHER DESCRIBED AS MARKING THE APPROXIMATE LOCATION OF THE COMMON LINE OF THE A. TREVINO GRANT, SURVEY NO. 10, ABSTRACT 21 AND THE MAURICIO RODRIGUEZ SURVEY, ABSTRACT 269;

THENCE: WITH THE SOUTHEAST LINE OF THE TRACT HEREIN DESCRIBED, SAME BEING A SEGMENT OF THE COMMON LINE OF SAID 479.13 ACRE TRACT AND SAID F.M. HIGHWAY NO. 539 AND ALONG SAID COMMON SURVEY LINE, SOUTH 59 DEG, 21 MIN. 00 SEC. WEST, 190.00 FEET TO A 1/2 INCH DIAMETER IRON STAKE FOUND MARKING A SOUTH CORNER OF THE TRACT HEREIN DESCRIBED, SAME BEING ANOTHER SOUTHEAST CORNER OF SAID 5.00 ACRE TRACT;

THENCE: CONTINUING WITH THE SOUTHWEST LINE OF THE TRACT HEREIN DESCRIBED, NORTH 30 DEG. 39 MIN. 00 SEC. WEST, A DISTANCE OF 229.26 FEET TO A 1/2 INCH DIAMETER IRON STAKE FOUND MARKING THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT, SAME BEING A RE-ENTRANT CORNER OF SAID 5.00 ACRE TRACT

THENCE: NORTH 59 DEG. 21 MIN. 00 SEC. EAST, 190.00 FEET TO A 1/2 INCH DIAMETER IRON STAKE FOUND MARKING THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT, SAME BEING A REENTRANT CORNER OF SAID 5.00 ACRE TRACT;

THENCE: SOUTH 30 DEG. 39 MIN. 00 SEC. EAST, 229.26 FEET TO THE PLACE OF BEGINNING. MORE OR LESS; AND

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 5.00 ACRES SITUATED IN THE A. TREVINO GRANT SURVEY NO. 10, ABSTRACT 21 IN WILSON COUNTY, TEXAS, BEING THE SAME 5.00 ACRE TRACT DESCRIBED IN CONVEYANCE IN GENERAL WARRANTY DEED FROM BILL DEAGEN & SONS, LTD. TO BERNETTE LYNN DEAGEN, OF RECORD IN VOLUME 858, PAGE 542, OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS, AND BEING A PART OF A TRACT CALLED FIRST TRACT (479.13 ACRES) IN CONVEYANCE FROM A. W. FOERSTER, ET UX, TO W. J. DEAGEN, ET AL, RECORDED IN VOL. 357 PAGE 578 OF THE DEED RECORDS OF WILSON COUNTY, TEXAS. SAID 5.00 ACRE TRACT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THENCE: WITH A FENCE ALONG THE SOUTHWEST LINE OF THE TRACT HEREIN DESCRIBED, INTO SAID DEAGEN, ET AL, 479.13 ACRE TRACT, NORTH 24 DEG. 35 MIN. 53 SEC. WEST, 264.73 FEET TO A 1/2 INCH DIAMETER IRON STAKE FOUND;

THENCE: WITH THE NORTHWEST LINE OF THE TRACT HEREIN DESCRIBED, AS FOLLOWS:
NORTH 59 DEG. 21 MIN. 00 SEC. EAST, 226.48 FEET TO A 1/2 INCH DIAMETER IRON STAKE FOUND;
NORTH 30 DEG. 39 MIN. 00 SEC. WEST, 128.20 FEET TO A 1/2 INCH DIAMETER IRON STAKE FOUND; AND
NORTH 59 DEG. 21 MIN. 00 SEC. EAST, (BASED RECORDED DEED BEARING) 501.75 FEET TO A 1/2 INCH DIAMETER IRON STAKE FOUND MARKING THE NORTH CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE: SOUTH 29 DEG. 49 MIN. 40 SEC. EAST, 399.23 FEET TO THE PLACE OF BEGINNING, MORE OR LESS.

Notice of Foreclosure Sale

Date: January 24, 2017

Deed of Trust:

- Dated: March 28, 2013
- Grantor: Gilbert Saldana
- Trustee: Gerald V. Sekula
- Lender: Falls City National Bank
- Recorded: Volume 1717, Page 550 of the Official Public Records of Wilson County, Texas.
- Secures: Adjustable Rate Note ("Note") in the original principal amount of \$14,904.48 executed by Gilbert Saldana ("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 1.38 acres of land in the City of Floresville, being the same property described in Deed to Julia A. Ramirez, recorded in Volume 1070, Page 849 of the Official Public Records of Wilson County, Texas, and being a part of the S & J. Arocha Grant, A-1 in Wilson County, Texas, and being more particularly described as follows

BEGINNING at a set 1/2" rebar with a cap at the intersection of the southwest line of the Otto Kaatz, et ux, land described in instrument recorded in Volume 354, Page 151 of the Deed Records of Wilson County, Texas, and the center of Pajarito Creek, also being the northeast line of the V. L. Riley Subdivision, Unit One as shown on plat recorded in Volume 2, Page 54 of the Plat Records of Wilson County, Texas, for the north corner of this tract;

THENCE S. 41° 10' 00" E, (record bearing per the Deed), with the common line of said Kaatz land, a distance of 378.80 feet to a found pipe in the northeast line of what is now known as Lot 22, Block 9 of the said V.L. Riley Subdivision for the east corner of this tract, from which a found pipe for the east corner of said subdivision bears S 41° 10' 00" E, a distance of 1715.19 feet;

THENCE S 49° 30' 00" W, into Lot 22, a distance of 140.00 feet to a set 1/2" rebar with cap for the southeast corner of this tract on the northeasterly right-of-way of Redbird Drive;

THENCE with said right-of-way and a curve to the left having a radius of 50.00 feet, a central angle of $130^{\circ} 11' 57''$, a length of curve of 113.62 feet and a chord bearing of $N. 76^{\circ} 24' 55'' W.$, a distance of 90.70 feet to a set 1/2" rebar with a cap for the southwest corner of this tract;

THENCE $N. 41^{\circ} 10' 00'' W.$, into Lot 24 of said V. L. Riley Subdivision, a distance of 217.10 feet to a set 1/2" rebar with a cap in the center of the said Pajarito Creek for the west corner of this tract;

THENCE with the center of said Pajarito Creek as follows:

- N $01^{\circ} 57' 58'' E$, a distance of 14.53 feet to a set 1/2" rebar with cap;
- N. $34^{\circ} 10' 08'' E$, a distance of 65.47 feet to a set 1/2" rebar with cap and
- N. $22^{\circ} 32' 31'' E.$, a distance of 132.80 feet to the POINT OF BEGINNING.

And being the same property described in Deed dated July 14, 2001, executed by Albert Sanchez to Julia A Ramirez, recorded in Volume 1070, Page 849 of the Official Public Records of Wilson County, Texas.

And also being the same property described in Deed dated June 16, 2011, executed by Julia A Ramirez to Kimberly Serrano, recorded in Volume 1611, Page 677 of the Official Public Records of Wilson County, Texas.

LESS and EXCEPT

All that certain tract or parcel of land being that portion of the property identified as Lot 22 of the V. L. Riley Subdivision, Unit One, as shown on plat of the V. L. Riley Subdivision, recorded in Volume 2, Page 54 of the Plat Records of Wilson County, Texas, and on survey dated August 7, 2002, prepared by Larry J. Pollok, RP L S #5186.

and LESS and EXCEPT:

Any portion of the property used or claimed as a street as shown on plat of the V. L. Riley Subdivision, recorded in Volume 2, Page 54 of the Plat Records of Wilson County, Texas, and on survey dated August 7, 2002, prepared by Larry J. Pollok, RP LS. #5186.

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 to Saldana, Gilbert

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

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

On: Jan 19, 2017 at 03:19P
As a Recording
Total Fees : 2.00
Receipt Number - 201280
By,
Mary Santos,

NOTICE OF TRUSTEE'S SALE

Notice is hereby given of a public foreclosure sale to be conducted in accordance with the terms and provisions of Texas Property Code, Section 51.002, and in compliance with that certain Default Order Granting Application for Expedited Court Order Under Rule 736, Allowing Foreclosure on a Home Equity Lien Under Tex. Const. Art. XVI, Section 50(a)(6)(D) and Sale of Real Property, granted on October 14, 2015, under Cause No. 15-08-0496-CVW, styled In Re: Order for Foreclosure Concerning: 227 Shady Oaks Dr., Floresville, TX 78114, Under Tex. R. Civ. Proc. 736, in The District Court, 81st - 218th Judicial District of Wilson County, Texas.

1. **Property To Be Sold.** The property to be sold is commonly known as 227 Shady Oaks Dr., Floresville, Wilson County, TX 78114, and described as follows:

Lot 17 of SHADY OAKS ESTATES SUBDIVISION, in Wilson County, Texas, as shown on plat of record in Volume 3, Page 53, Plat Records of Wilson County, Texas, and being the same Lot 17, described in Deed dated August 15, 1988, from Shady Oaks Estates, Inc. to David U. Sonck, of record in Volume 707, Page 667, Deed Records of Wilson County, Texas; together with all improvements, fixtures, and appurtenances thereto.

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

Date: March 7, 2017

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: The most north-easterly door of the Wilson County Courthouse, Floresville, Texas, or as designated by the Wilson County Commissioners; or if said area is no longer the designated area, at the area most recently designated where foreclosure sales are to take place by the Wilson County Commissioner's Court.

The Texas Property Code, Section 51.002 permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee appointed by the Beneficiary 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 re-posted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such re-posting or re-filing may be after the date originally scheduled for this sale.

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

On: Jan 19, 2017 at 03:19P
As a Recording

Total Fees : 2.00

Receipt Number - 201280
By,
Mary Santos,

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 Texas Property Code, Section 51.002, and permitting the beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Equity Lien Contract on Homestead Property at the time of sale.

Those desiring to purchase said parcel of real 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 out in the Equity Lien Contract on Homestead Property, 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 Equity Lien Contract on Homestead Property. 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 foreclosure sale being conducted in accordance with the terms and provisions of Texas Property Code, Section 51.002, and pursuant to the provisions of the Equity Lien Contract on Homestead Property executed by Laurie L. Lake, a single person, formerly known as Laurie L. Sonck, also known as Laurie Wilson Sonck. The Equity Lien Contract on Homestead Property is dated November 24, 2004, and is recorded in the office of the County Clerk of Wilson County, Texas, in Volume 1255, Page 426, of the Real Property Records of Wilson County, Texas, and in compliance with that certain Default Order Granting Application for Expedited Court Order Under Rule 736, Allowing Foreclosure on a Home Equity Lien Under Tex. Const. Art. XVI, Section 50(a)(6)(D) and Sale of Real Property, granted on October 14, 2015, under Cause No. 15-08-0496-CVW, styled In Re: Order for Foreclosure Concerning: 227 Shady Oaks Dr., Floresville, TX 78114, Under Tex. R. Civ. Proc 736, Petitioner: Generations Community Federal Credit Union; Defendant: Laurie L. Lake, formerly known as Laurie L. Sonck, also known as Laurie Wilson Sonck, in The District Court, 81st - 218th Judicial District of Wilson County, Texas, with a certified copy of said Order being recorded in the office of the County Clerk of Wilson County, Texas, in Volume 1876, Page 642, of the Real Property Records of Wilson County, Texas.

5. **Obligations Secured.** The Equity Lien Contract on Homestead Property provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the Home Equity Loan Promissory Note in the original principal amount of \$82,928.00, executed by Laurie L. Lake, a single person, formerly known as Laurie L. Sonck, also known as Laurie Wilson Sonck, and payable to the order of San Antonio City Employees Federal Credit Union; and (2) all renewals and extensions of the note. Generations Community Federal Credit Union, formerly known as San Antonio City Employees Federal Credit Union, is the current owner and holder of the obligation and is the beneficiary/lender under the Equity Lien Contract on Homestead Property.

As of January 18, 2017, there was owed \$ 38,478.32, on the Note in the following amounts: \$35,108.78 principal, accrued interest and late fees; and \$ 3,369.54 attorney's fees and costs of collection up to foreclosure. The Note is bearing interest at the rate of 6.750% per annum, (\$6.8270 per day) thereafter.

Questions concerning the sale may be directed to the undersigned.

6. **Default and Request to Act.** Default has occurred under the Home Equity Loan Promissory Note and Equity Lien Contract on Homestead Property, and the Beneficiary/Lender by Default Order Granting Application for Expedited Court Order Under Rule 736, Allowing Foreclosure on a Home Equity Lien Under Tex. Const. Art. XVI, Section 50(a)(6)(D) and Sale of Real Property dated October 14, 2015, filed under Cause No. 15-08-0496-CVW, styled In Re: Order for Foreclosure Concerning: 227 Shady Oaks Dr., Floresville, TX 78114, Under Tex. R. Civ. Proc 736, Petitioner: Generations Community Federal Credit Union; Defendant: Laurie L. Lake, formerly known as Laurie L. Sonck, also known as Laurie Wilson Sonck, in The District Court, 81st - 218th Judicial District of Wilson County, Texas, has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the beneficiary/lender may appoint another person substitute trustee to conduct the sale.

DATED: January 18, 2017

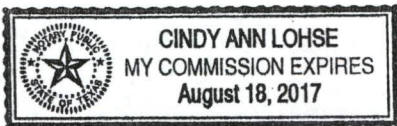



Robert P. Sims, Trustee
P.O. Box 830766
San Antonio, Texas 78283-0766
Phone #(210) 225-3535, Fax #(210) 225-3537
Email: bobsims@flash.net

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME Cindy Ann Lohse, Notary Public, (name and type of officer) on this day personally appeared ROBERT P. SIMS, 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, and in the capacity therein stated.

Given under my hand and seal of office on this 18 day of January, A.D. 2017.




Notary Public, State of Texas
My Commission Expires: 08/18/2017

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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 on 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.

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated March 20, 1996, Donald Doyle Wildenstein a/k/a Donald Wildenstein and Maria E. Wildenstein conveyed to Larry Speck, as Trustee, the property situated in Wilson County, Texas, to wit:

Property:

2.40 acres of land, more or less, in Wilson County, Texas, a part of the J.M. Balmaseda Grant (A-2), being part of that same 11.28 acre tract (hereinafter called the parent tract) in Deed from Dan Bosanko, et al to H. H. Murphy of record in Volume 458 at Page 139, Deed Records of Wilson County, Texas, said 2.40 acres being more particularly described on Exhibit "A" attached hereto, as well as a 1996 American Homestar manufactured home, 28' x 58', Serial Numbers AH02961515A and AH02961515B; HUD Label/Seal Numbers PFS0382794 and PFS0382795, together with all furnishings, equipment, appliances, and accessories included at the time of purchase.

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Jan 17, 2017 at 04:28P
As a Recording
Total Fees : 2.00
Receipt Number - 201202
By:
Judy Fleming,

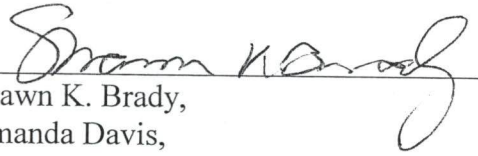
To secure that certain Note executed by Donald Doyle Wildenstein a/k/a Donald Wildenstein and Maria E. Wildenstein and made payable to 21st Mortgage Corporation, successor in interest 21st Century Mortgage Corporation (incorrectly identified as 21st Century Home Mortgage Corporation in the Deed of Trust being foreclosed upon) (hereinafter the "Note"), which such Deed of Trust filed and recorded on June 11, 1996 under Document/Instrument No. 61155, VOL. 909, PGS. 615-623 in the Official Public Records of Wilson County, Texas (hereinafter "Deed of Trust"); and

WHEREAS, the undersigned is the Substitute Trustee as appointed in the aforesaid Deed of Trust by a substitution, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned Substitute Trustee to sell the Property to satisfy same.

NOW, THEREFORE, notice is hereby given that on Tuesday, the 7th day of February, 2017, the Property will be sold at auction at the earliest of 1:00 p.m. or no later than three (3) hours after that time 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, Texas), or as designated by the County Commissioners, to the highest bidder for cash. The Trustee's sale will occur between the earliest time to begin the sale as specified above, and 4:00 p.m.

Witness my hand this the 13th day of January, 2017.



Shawn K. Brady,
Amanda Davis,
Diana Wilson, and
John A. Seib, Jr., any to act,
Substitute Trustee

c/o BRADY LAW FIRM, PLLC
6351 Preston Road, Suite 160
Frisco, Texas 75034
(972) 424-7200 Telephone
(972) 424-7244 Facsimile

GRANTEE'S MAILING ADDRESS:

21st Mortgage Corporation
620 Market Street
One Center Square
Knoxville, Tennessee 37902

EXHIBIT "A"

2.40 acres of land in Wilson County, Texas, a part of the J. M. Bellocoda Grant (A-2), being part of that same 11.20 acre tract (herein after called the parent tract) in deed from Dan Bosanko, et al, to H. H. Murphy, of record in Vol. 490 Page 139, Deed Records of Wilson County, Texas, said 2.40 acre tract being described by metes and bounds as follows:

BEGINNING at the South corner of the parent tract. said corner being in the Northwest line of a public road known as Blackjack Road and situated S. 67 deg. 55 min. W., 1,678.9 feet from the intersection of said line and the Southwest line of U.S. Highway No. 87;

THENCE with the Southwest line of the parent tract, N. 22 deg. 05 min. W., 504.8 feet to its West corner;

THENCE with fence along the Northwest line of the parent tract, N. 67 deg. 02 min. E., 200.6 feet to the North corner of the tract herein described;

THENCE S. 22 deg. 05 min. E., 508.0 feet to the Northwest line of Blackjack Road;

THENCE with said Northwest line, S. 67 deg. 55 min. W., 200.6 feet to the place of beginning.

And being that same 2.40 acres of land described in deed dated October 22, 1988 from Henry D. Murphy, et ux, to Georgia L. Murphy, of record in Vol. 668 Page 307, Deed Records of Wilson County, Texas.

Filed for Record in:
Wilson County
by: Honorable Eva Martinez
County Clerk
On: Jan 17, 2017 at 02:08P
As a Recording

[FILING REQUESTED BY
AND WHEN FILED MAIL TO:]

Entra Default Solutions, LLC
1355 Willow Way, Suite 115
Concord, California 94520
For Sale Information: (925)272-4993
For Reinstatement / Pay Off Requests: (925)272-4993

Total Fees = 2.00

Receipt Number - 201166
By:
Nary Santos

T.S. Number: 2013-01057
Loan Number: 511097779

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 5/7/2008, KENNETH E. BURGETT AND JENNIE BURGETT MARTIN, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of NATIONAL REGISTERED AGENTS, INC., as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., AS NOMINEE FOR AMERIBANK MORTGAGE COMPANY, LLC, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$122,084.00, payable to the order of AMERIBANK MORTGAGE COMPANY, LLC, which Deed of Trust is Recorded on 5/8/2008 as Instrument No: 00034553, in Volume 1457 Page 566 Official Public Records of 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

Commonly known as: **1358 FM 538, STOCKDALE, TX 78160**

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 **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, Mark Cummings, Phil West, Dick Vettters, Jason West and/or Patrick Armstrong** 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 **VENTURES TRUST 2013-I-NH BY MCM CAPITAL PARTNERS, LLC, ITS TRUSTEE**, 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.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **TUESDAY, 2/7/2017 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 Auction to the highest bidder for cash, in **Floresville, Wilson County, Texas**, 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).

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.

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.

WITNESS, my hand this 1/16/2017



Substituted Trustee

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

Address for Trustee or Substitute Trustee
c/o Entra Default Solutions, LLC
1355 Willow Way Suite 115
Concord, CA 94520
925 272-4993

STATE OF TEXAS
COUNTY OF WILSON

FIELD NOTES FOR 3.04 ACRES OF LAND

BEING 3.04 ACRES OF LAND OUT OF THE J. CURTIS SURVEY NO. 114, ABSTRACT NO. 81 WILSON COUNTY, TEXAS AND BEING A PART OR PORTION OF THE SAME LAND DESCRIBED IN A CONVEYANCE TO MICHAEL T. HARRIS BEING OF RECORD IN VOLUME 1000, PAGE 877 OF THE OFFICIAL PUBLIC RECORD OF WILSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found 3/4" pin on the northeast line of the Edward V. Laskowski land as described in Volume 655, Page 60, of the Deed Records of Wilson County, Texas, and also being on the southwest line of a 30' Road Easement as described in Volume 1000, Page 877 of the Official Public Records of Wilson County, Texas, for the south corner of the Craig R. Jones et ux land as described in Volume 1052, Page 622 of the Official Public Records of Wilson County, Texas, and the west corner of this tract;

THENCE North 59° 24' 31" East, with the common line of said Jones land, at 30 feet passing a point in the northeast line of said 30' Road Easement, in all a distance of 466.86 feet to a set 1/2 rebar with (POLLOK & SONS) cap for the north corner of this tract;

THENCE South 30° 35' 29" East, across the parent tract, a distance of 283.52 feet, a set 1/2 rebar with (POLLOK & SONS) cap east corner of this tract;

THENCE South 59° 26' 12" West, a distance of 467.00 feet, to a set 1/2 rebar with (POLLOK & SONS) cap on the aforementioned northeast line of the Laskowski land and southwest line of the aforementioned 30' Road Easement for the south corner of this tract;

THENCE North 30° 33' 48" West, with the common line of said Laskowski land and said 30' Road Easement, a distance of 283.29 feet to the POINT OF BEGINNING containing 3.04 acres of land.

The bearing system is based on WGS 84.

POLLOK & SONS SURVEYING, INC.

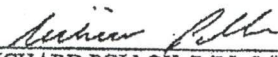

RICHARD POLLOK, R.P.L.S.# 5825
July 12, 2005



EXHIBIT "A"

COPY

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Troy Martin, Deborah Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Jan 17, 2017 at 01:03P
As a Recording

Total Fees 2.00

Receipt Number - 201153

TS No TX08000008-15-1S

APN 22878 / 0907-00000-05000

TO No 150098396-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on March 13, 2007, DAVID T. DANYSH as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of OLD REPUBLIC TITLE as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

as nominee for MORTGAGETREE LENDING, A CALIFORNIA CORPORATION, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$58,974.00, payable to the order of Newlands Asset Holding Trust as current Beneficiary, which Deed of Trust recorded on March 14, 2007 as Document No. 00023044 in Book 1390, on Page 92 in Wilson County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 22878 / 0907-00000-05000

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 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 Newlands Asset Holding Trust, 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.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, March 7, 2017 at 12:00 PM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Wilson County, Texas, 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 NORTHEASTERLY DOOR OF THE WILSON COUNTY COURTHOUSE, BEING THE COURTHOUSE DOOR FACING THE OFFICE OF THE WILSON COUNTY TAX ASSESSOR-COLLECTOR located at 2 Library Lane Floresville, Texas 78114.**



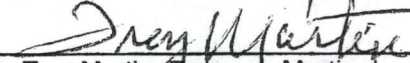
4605920

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

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. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 17 day of January, 2017


By: Troy Martin, Deborah Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton
Substitute Trustee(s)

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.

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

TS No TX08000008-15-1S

APN 22878 / 0907-00000-05000

TO No 150098396-TX-RWI

EXHIBIT "A"

Lot 50, SHADY OAK ESTATES, as shown by plat recorded in Volume 3, Pages 53-54 of the Map and Plat records of Wilson County Texas

NOTICE OF 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 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. Sender is: Codilis & Stawiariski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: February 05, 2013

Grantor(s): Andrew B Wicks, and wife and Melissa F Wicks

Original Trustee: Karen Mawyer

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for USAA Federal Savings Bank, its successors and assigns

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

On: Jan 17, 2017 at 01:03P
As a Recording

Recording Information: Vol. 1709, Page 369, or Clerk's File No. 0021412, in the Official Public Records of WILSON County, Texas. Total Fees: 2.00

Receipt Number - 201158
By:
Rikki Harris

Current Mortgagee: PHH Mortgage Corporation

Mortgage Servicer: PHH Mortgage Corporation, whose address is C/O One Mortgage Way Mt. Laurel, NJ 08054 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.

Date of Sale: 02/07/2017 Earliest Time Sale Will Begin: 12:00 PM


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.

Legal Description:
LOT 15, HOME PLACE SUBDIVISION, WILSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGES 25-27, PLAT RECORDS OF WILSON COUNTY, TEXAS.

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

For Information:
Codilis & Stawiariski, P.C.
650 N. Sam Houston Parkway East
Suite 450
Houston, TX 77060
(281) 925-5200


Troy Martin as Substitute Trustee, Deborah Martin as Successor Substitute Trustee, Mary C. (Chris) LaFond as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee
c/o Servicelink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038



4605487

SUBSTITUTE TRUSTEE'S NOTICE OF 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.

Note: Retail Installment Contract
Date: December 15, 2004
Original Creditor: Jim Walter Homes, Inc.
Debtor: Adrian & Natalie Jane Arguello
Current Holder: U. S. Bank, N.A., as trustee for Mid-State Capital Corporation 2005-1 by Ditech Financial LLC, as servicer with delegated authority

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Jan 13, 2017 at 02:21P
As a Recording
Total Fees : 2.00

Mechanic's Lien Contract with Power of Sale:

Date: December 15, 2004
Grantor: Adrian & Natalie Jane Arguello
Trustee: Ronald K. Achille
Recording Information: Volume 1261 at pages 418 et seq. recorded in the Official Records of Wilson County, Texas
Property: All that property (and improvements thereon) covered by and described in the above Mechanic's Lien Contract with Power of Sale (attached hereto for convenience is an **Exhibit "A"** intended to be a copy of the property description contained in or attached to the aforesaid Mechanic's Lien Contract with Power of Sale).
Current Holder: U. S. Bank, N.A., as trustee for Mid-State Capital Corporation 2005-1 by Ditech Financial LLC, as servicer with delegated authority

Receipt Number - 201093
By:
Frances Cherry

County: Wilson, Texas

Date of Sale (first Tuesday of month): February 7th, 2017

Time of Sale: 1:00 o'clock P.M. or no later than three (3) hours thereafter

Place of Sale: The sale will be held at the county courthouse in Wilson County, Texas (located at 1420 3rd Street, Floresville, Texas), the county in which the above described Property is located, and at that area of said county courthouse which has been so designated by the Commissioners' Court as follows: Most westerly courthouse door (faces Third Street).

Substitute Trustee: Current Holder has appointed Kenneth M. Culbreth, Jr. and others (identified in **Exhibit "B"** attached hereto) as Substitute Trustee, each to act individually (the "Substitute Trustee") under the Mechanic's Lien Contract with Power of Sale and has instructed Substitute Trustee to offer the above-described Property for sale toward satisfaction of the Retail Installment Contract, as a result of the default thereunder.

NOTICE IS HEREBY GIVEN that Substitute Trustee will offer the above described Property (and improvements thereon) to the highest bidder for cash on the Date of Sale, at the Time of Sale and at the Place of Sale as stated above.

Please be advised that Ditech Financial LLC is representing Mid-State Capital Corporation 2005-1 under a Servicing Agreement with Mid-State Capital Corporation 2005-1. The address of Ditech Financial LLC is 7360 S. Kyrene Road, Mailstop T325, Tempe, Arizona 85283.

Dated: January 11, 2017



Kenneth M. Culbreth, Jr., Substitute Trustee
500 N. SHORELINE, SUITE 900
CORPUS CHRISTI, TX 78401-0341
(361) 884-5678 (361) 888-9149 telefax

Exhibit "A"

0.52 of an acre of land out of the Juan Delgado Grant, Survey No. 8, A-8, within the corporate limits of La Vernia, Wilson County, Texas; being part of the land described in a conveyance from Paul B. Lenz and wife, Frances Lenz to Pablo Rangel and wife, Valentina Rangel of record in Volume 250, Page 501 and Volume 257, Page 112, Deed Records of Wilson County, Texas, said 0.52 of an acre tract being more particularly described as follows:

BEGINNING at a found iron pin on the northeast R.O.W. of Crews Street for the west corner of the Nicolasa Gonzales land described in Volume 541, Page 130, Wilson County Deed Records and the south corner of this tract.

THENCE N 16-05-44 W, with said R.O.W. of Crews Street, 99.19 feet to a found iron pin for the west corner of this tract and south corner of a 0.40 acre tract.

THENCE N 73-03-07 E, with the common line of the 0.40 acre tract and of this tract, 344.37 feet to a set 1/2 inch iron pin for the north corner of this tract on the southwest line of the Dan C. Bosanko land described in Volume 680, Page 310, Deed Records of Wilson County, Texas.

THENCE S 14-57-13 E, with the common line of the Bosanko land and of this tract, 51.37 feet to a found iron pin for the upper east corner of this tract and the north corner of a 0.28 acre tract.

THENCE S 73-36-00 W, with the common line of the 0.28 acre tract and of this tract, 237.60 feet to a set 1/2 inch iron pin for a common corner of said lands.

THENCE S 16-24-00 E, continuing with said common line, 51.13 feet to a set 1/2 inch iron pin for a common corner of said lands on the northwest line of the aforementioned Nicolasa Gonzales land.

THENCE S 73-36-00 W, (record bearing-Volume 541, Page 130) with the common line of the Gonzales land and of this tract, 105.99 feet to the POINT OF BEGINNING containing 0.52 acres of land, more or less.

And being that same land described in deed dated March 6, 1999, from Antonia Ojeda to Leonor Arguello, of record in Vol. 994, Page 872, Official Public Records of Wilson County, Texas.

Exhibit "B"

Kenneth M. Culbreth, Jr.
500 North Shoreline, Suite 900
Corpus Christi, Nueces County, Texas 78401

Jim Mills
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Susan Mills
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Emily Northern
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Alexandra Zografos Holub
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Sid Bemus
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Georgia McInvale
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Chris Lafond
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Kyle Walker
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Justin Holiday
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Note: Individually and separate, each Substitute Trustee listed above is authorized to act alone without the joinder of the other Substitute Trustees.

Wilson

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: Jan 13, 2017 at 02:17P
As a Recording
Total Fees : 2.00
Receipt Number - 201092
By: Mary Santos

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

Date: February 07, 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 June 05, 2010 and recorded in Document VOLUME 1559, PAGE 294; AS AFFECTED BY LOAN MODIFICATION AGREEMENT IN VOLUME 1751, PAGE 536 real property records of WILSON County, Texas, with GEORGE W RAMSDELL, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by GEORGE W RAMSDELL, securing the payment of the indebtednesses in the original principal amount of \$74,880.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PLANET HOME LENDING, LLC 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. PLANET HOME LENDING, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PLANET HOME LENDING, LLC
321 RESEARCH PARKWAY SUITE 303
MERIDEN, CT 06450



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: _____



0000006473730

WILSON

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING LOT 4, BLOCK 1, OF THE LONGRIDGE HEIGHTS SUBDIVISION TO THE CITY OF FLORESVILLE, WILSON COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 3, PAGE 66 OF THE PLAT AND MAP RECORDS OF WILSON COUNTY, TEXAS.



NOS0000006473730

COPY

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

On: Jan 13, 2017 at 10:19A

As a Recording

Total Fees : 2.00

NOTICE OF FORECLOSURE 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 OR 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. Property to Be Sold. The property to be sold is described as follows: LOT 12 OF BLOCK 3, UNIT 2 OF THE LONGRIDGE HEIGHTS SUBDIVISION, UNIT 2, ACCORDING TO MAP OR PLAT THEREOF OF RECORD AT VOLUME 3, PAGE 28 OF THE PLAT RECORDS OF WILSON COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 11/20/2008 and recorded in Book 1486 Page 865 Document 00039949 real property records of Wilson County, Texas.

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

Date: 03/07/2017

Time: 12:00 PM

Place: Wilson County Courthouse, Texas at the following location: 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 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. Obligations Secured. The Deed of Trust executed by HENRY S. FLORES, provides that it secures the payment of the indebtedness in the original principal amount of \$150,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is the current mortgagee of the note and deed of trust and CHAMPION MORTGAGE COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY c/o CHAMPION MORTGAGE COMPANY, 8950 Cypress Waters Blvd, Coppell, TX 75019 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint TROY MARTIN, DEBORAH MARTIN, CHRIS LAFOND, BOB FRISCH, JAMIE STEEN, JODI STEEN OR JO WOOLSEY, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Tracey Midkiff, Attorney at Law
Joseph Modric, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254

TROY MARTIN, DEBORAH MARTIN, CHRIS LAFOND,
BOB FRISCH, JAMIE STEEN, JODI STEEN OR JO
WOOLSEY
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

Certificate of Posting

I am _____ whose address is 14160 N. Dallas Pkwy, Suite 900, Dallas, TX 75254. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Wilson County Clerk and caused it to be posted at the location directed by the Wilson County Commissioners Court.



4605824