

COPY

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

County Clerk
On: Dec 28, 2017 at 01:10P
As a Recording
Total Fees : 2.00

Receipt Number - 213514
By:
Krystle Hidalgo

DEED OF TRUST INFORMATION:

Date: 11/25/2013
Grantor(s): KIT L. RAMZINSKI, A SINGLE WOMAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR HOUSTONIAN MORTGAGE GROUP, INC. DBA RESIDENCE LENDING, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$231,725.00
Recording Information: Book 1763 Page 737 Instrument 00030660
Property County: Wilson
Property: LOT 3 OF THE WESTOVER SUBDIVISION, UNIT II, BLOCK 4, ACCORDING TO PLAT RECORDED IN VOLUME 10, PAGE 47, AMENDED IN VOLUME 10, PAGE 56 OF THE MAP AND PLAT RECORDS OF WILSON COUNTY, TEXAS.
Reported Address: 121 NORTH ELISE DRIVE, LA VERNIA, TX 78121

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Wells Fargo Bank, NA
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: Wells Fargo Bank, NA
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of March, 2018
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): Patricia Sanders, Jonathan Schendel, Doug Woodard, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Stacey Bennett, Amy Ortiz, Robert Gomez, Troy Martin, Deborah Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, 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 Patricia Sanders, Jonathan Schendel, Doug Woodard, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Stacey Bennett, Amy Ortiz, Robert Gomez, Troy Martin, Deborah Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, 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. Patricia Sanders, Jonathan Schendel, Doug Woodard, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Stacey Bennett, Amy Ortiz, Robert Gomez, Troy Martin, Deborah Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, 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,

Bonial & Associates, P.C. f/k/a Buckley Madole, P.C.

COPY

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Dec 28, 2017 at 01:10P
As a Recording
Total Fees : 2.00
Receipt Number - 213514
By: Krystie Hidalgo

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE
(TO BE RECORDED)

DEED OF TRUST INFORMATION:

Date: 11/11/2005
Grantor(s): LESLIE J. DUGI AND WIFE, GLORI DUGI
Original Mortgagee: FAMILY FIRST MORTGAGE CORP.
Original Principal: \$78,271.00
Recording Information: Book 1310 Page 804 Instrument 00009014
Property County: Wilson
Property:

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 DEGREES 57' 10" WEST, 1108.49 FEET FROM THE SOUTH LINE OF LOST SPRING DRIVE. THENCE NORTH 14 DEGREES 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 DEGREES 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 DEGREES 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 DEGREES 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.

Reported Address: 409 HIDDEN DEER, LA VERNIA, TX 78121

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Wells Fargo Bank, NA
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: Wells Fargo Bank, NA
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of March, 2018
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): Patricia Sanders, Jonathan Schendel, Doug Woodard, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Stacey Bennett, Amy Ortiz, Robert Gomez, Troy Martin, Deborah Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, 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 Patricia Sanders, Jonathan Schendel, Doug Woodard, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Stacey Bennett, Amy Ortiz, Robert Gomez, Troy Martin, Deborah Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, 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. Patricia Sanders, Jonathan Schendel, Doug Woodard, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Stacey Bennett, Amy Ortiz, Robert Gomez, Troy Martin, Deborah Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, 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,


Bonial & Associates, P.C. f/k/a Buckley Madole, P.C.

Notice of Foreclosure Sale

December 18, 2017

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Dec 20, 2017 at 11:37A
As a Recording

Deed of Trust:

Total Fees \$ 2.00

Dated: November 3, 2011

Receipt Number - 213329
By:
Hans Seaman

Grantor: Betty A. Valadez and Robert S. Valadez

Trustee: Gerald V. Sekula

Lender: Falls City National Bank

Recorded: Volume 1632, Page 655 of the Official Public Records of Wilson County, Texas.

Secures: Adjustable Rate Note ("Note") in the original principal amount of \$20,734.32 executed by Betty A. Valadez and Robert S. Valadez ("Borrower") and payable to the order of Lender, and all other indebtedness of Borrower to Lender, imposing a lien on 0.233 acres of land in Wilson County, Texas, a part of the S. & J. Arocha Grant, lying within the corporate limits of the City of Floresville, Wilson County, Texas.

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 tract or parcel of land containing 0.233 acres of land in Wilson County, Texas, a part of the S. & J. Arocha Grant, lying within the corporate limits of the City of Floresville and being described by metes and bounds as follows:

BEGINNING at on the southeast boundary of what is known as A Street of said City of Floresville, whence the intersection of such southeast boundary with the northeast boundary of what is known as Seventh Street of said City of Floresville bears S. 48 deg. 45 min. W., a distance of 319.00 feet;

THENCE S. 41 deg. 15 min. E., a distance of 203.00 feet to a corner;

THENCE N. 48 deg. 45 min. E., a distance of 50.00 feet to a corner;

THENCE N. 41 deg. 15 min. W., a distance of 203.00 feet to said A Street;

THENCE S. 48 deg. 45 min. W., a distance of 50.00 feet to the PLACE OF BEGINNING.

And being the same property described in a Deed dated July 28, 2008, executed by John Moy to Betty A. Valadez, recorded in Volume 1469, Page 703 of the Official Public Records of Wilson County, Texas.

Substitute Trustee: Howard C. Berger

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

Foreclosure Sale:

Date: Tuesday, February 6, 2018

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

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Dec 12, 2017 at 12:59P
As a Recording
Total Fees \$ 2.00
Receipt Number - 213060
By,
Mary Spooner

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS §
 §
COUNTY OF WILSON §

WHEREAS, Arthur Martinez and Mary D. Martinez executed and delivered a certain Deed of Trust (the "Security Instrument") conveying to William G. Reich, Trustee, the real property described on Exhibit "A" attached hereto and in that Security Instrument, together with the related personal property (the real and personal property being collectively referenced to herein as the "Property"), which Security Instrument is recorded in the Official Public Records of Wilson County, Texas, as follows:

| <u>DATE RECORDED</u> | <u>CLERK'S FILE NO</u> |
|----------------------|------------------------|
| February 28, 2005 | 00001363 |

WHEREAS, the indebtedness and all rights under the Security Interest were transferred by Priority One Mortgage Corporation to First Community Bank pursuant to an Assignment dated July 1, 2005 and filed for record on November 4, 2011 under Clerk's File No. 00008047 in the Real Property Records of Wilson County, Texas;

WHEREAS, Pulaski Bank and Trust Company merged with and into First Community Bank and such resulting institution was named Pulaski Bank and Trust Company pursuant to the Articles of Combination of Pulaski Bank and Trust Company with and into First Community Bank dated April 19, 2007;

WHEREAS, Pulsaki Bank and Trust Company changed its corporate title to IBERIABANK *fsb* as acknowledged by that certain letter dated April 1, 2009 from the Office of Thrift Supervision/Department of Treasury;

WHEREAS, IBERIABANK *fsb* merged into and with IBERIABANK as certified in that certain Certificate of Merger dated December 23, 2010 issued by the State of Louisiana Office of Financial Institutions, Baton Rouge, Louisiana;

WHEREAS, a default has occurred under the terms of this Security Instrument, and the owner and holder of that indebtedness, has requested that the Substitute Trustees exercise the power to sell this Property;

WHEREAS, the undersigned has been appointed Substitute Trustees in place of the trustee originally designated in that Security Instrument; and

NOW, THEREFORE, notice is hereby given that at 1:00 o'clock p.m. (or within three hours thereafter) on January 2, 2018, I will sell the Property to the highest bidder for cash, which sale shall be conducted at the following location:

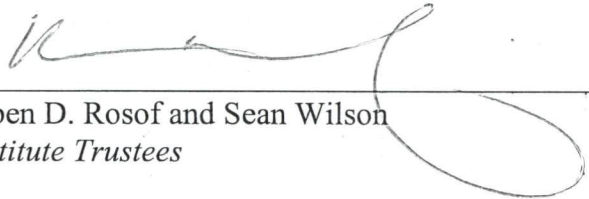
The most north-easterly door of the Wilson County Courthouse, being the courthouse door facing the office of the Wilson County Tax Assessor-Collector, in Wilson County, Texas (which office bears the address of 2 Library Lane, Floresville, Texas) or as designated by the Commissioners Court of Wilson County, Texas.

In accordance with TEX. BUS. & COMM. CODE §22.004, the winning bidder at the foreclosure sale, other than the owner and holder of the indebtedness, shall provide the following information to the Substitute Trustee at the time the Substitute Trustee completes the sale:

- (1) the name, address, telephone number, and e-mail address of the bidder and of each individual tendering or who will tender the sale price for the winning bid;
- (2) if the bidder is acting on behalf of another individual or organization, the name, address, telephone number, and e-mail address of the individual or organization and the name of a contact person for the organization;
- (3) the name and address of any person to be identified as the grantee in the Trustee's Deed;
- (4) the purchaser's tax identification number;
- (5) a government-issued photo identification to confirm the identity of each individual tendering funds for the winning bid; and
- (6) any other information reasonably needed to complete the Substitute Trustee's duties and functions concerning the sale.

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

EXECUTED this 11th day of December, 2017.

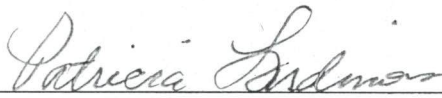
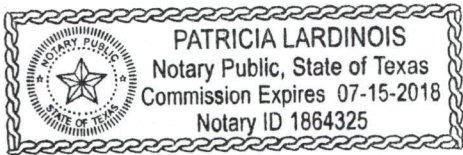


Reuben D. Rosof and Sean Wilson
Substitute Trustees

Address of Trustee
Gardere Wynne Sewell LLP
1000 Louisiana, Suite 2000
Houston, TX 77002

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 11th day of December, 2017 by Reuben D. Rosof, as Substitute Trustee.



Notary Public in and for
the State of T E X A S

EXHIBIT A

Two Tracts of land as follows:

Tract 1:

BEING 6.171 acres of land, more or less, out of the Francisco Flores Survey No. 18, Abstract 10, Wilson County, Texas and also being out of a 22.16 acre tract described as "Ninth" in Volume 426, Page 155 of the Deed Records of Wilson County, Texas and being more particularly described as follows:

BEGINNING at an iron rod found in the existing south R.O.W. line of F.M. Highway 536 for the most northwesterly corner of this tract and the most northwesterly corner of the above referenced 22.16 acre tract;

THENCE N 84 degrees 48'00" E, (Ref. Brg.) 272.71 feet along said south R.O.W. line to an iron rod set for the beginning of a curve to the right;

THENCE, along said south R.O.W. line in an easterly direction along said curve having a central angle of 04 degrees 04'59", a radius of 2824.79 feet, a tangent distance of 100.69 feet, an arc length of 201.30 feet and a chord bearing and distance of N 86 degrees 50'29" E, 201.26 feet to an iron rod found in same for the most northeasterly corner of this tract;

THENCE, S 32 degrees 24'16" W, 841.51 feet along the common fence line with a 10.041 acre tract described in Volume 691, Page 353 of the Deed Records of Wilson County, Texas and a 32.7 acre tract described in Volume 980, Page 261 of the Official Records of Wilson County, Texas to an iron rod set for the most southerly corner of this tract;

THENCE, N 58 degrees 24'12" W, 382.76 feet along the common fence line with a 2.0 acre tract described in Volume 538, Page 687 of the Deed Records of Wilson County, Texas to an iron stake found for the most westerly corner of this tract;

THENCE, N 32 degrees 42'17" E, 563.45 along the common fence line with a 17 acre tract described in Volume 1100, Page 471 of the Official Records of Wilson County, Texas to the POINT OF BEGINNING and containing 6.171 acres of land, more or less.

Tract 2:

All that certain tract of land containing 18.4 acres being taken out of that certain 22.4 acre tract conveyed to Amador Martinez by deed of record in Vol. 427, Pg. 480 Deed Records of Wilson County, Texas a part of the Francisco Flores Survey #20, Abstract #11, being more particularly described by metes and bounds as follows:

BEGINNING at the South corner of said original 22.4 acre tract for the South corner of this tract;

THENCE North 57 deg. 35 min., 56 sec. West 1,466.43' to the existing West corner of said 22.4 acre tract located on the Southeast ROW line of an exiting 30' road easement for the West Corner of this Tract;

THENCE North 27 deg., 16 min., 59 sec., East 589.7' along the Southeast ROW line of said 30' road easement to the existing West corner of a 2 acre tract for the North corner of this tract;

THENCE South 53 deg., 46 min., 28 sec., East 1,518.68' along the Southwest line of said 2 acre tract to the existing south corner of said 2 acre tract for the East corner of this tract;

THENCE South 31 deg., 57 min., 26 sec., West 486.05' to the Place of Beginning.

Total Fees : 2.00

Receipt Number - 213013
By:
Rikki Harris

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS §
COUNTY OF WILSON §

Date: December 8, 2017

Deed of Trust:

Date: July 13, 2009
Grantor: Daniel Garcia
Beneficiary: Wilson County Ltd.
Recorded in: Volume 1516, Page 720, Official Public Records, Wilson County, Texas.

Property: Lot 75 of Terrace Hill Farms, Unit II, a recorded subdivision of Wilson County, Texas as shown in Volume 8, Page 23-25, Plat Records, Wilson County, Texas

Date of Sale: January 2, 2018

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**

Notice of Foreclosure Sale

December 5, 2017

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

On: Dec 06, 2017 at 01:03P
As a Recording

Total Fees : 2.00

Receipt Number - 212854
By:
Mary Spooner

Deed of Trust ("Deed of Trust"):

Dated: December 19, 2016

Grantor: Aurora, LLC

Trustee: Paula McGee

Lender: Robert Herrera and Audrey Herrera

Recorded in: Volume 1956, Page 146 of the real property records of Wilson County, Texas

Legal Description: ALL OF THAT CERTAIN TRACT OF LAND IN THE VINCENT ZEPEDA SURVEY A-23 WILSON COUNTY, TEXAS, KNOWN AS LOT 6 AND 7 OF THE INDEPENDENCE HILLS SUBDIVISION, A PLAT OF WHICH IS OF RECORD IN VOLUME 2 PAGE 22 OF THE MAP AND PLAT AND RECORDS OF WILSON COUNTY, TEXAS

Secures: Promissory Note ("Note") in the original principal amount of \$11,259.60, executed by Aurora, LLC ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, January 2, 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. and not later than three hours thereafter.

Place: Wilson County Courthouse in Floresville, Texas at the following location: The most north-easterly door of the Wilson County Courthouse, Floresville, Texas.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Robert Herrera and Audrey Herrera'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, Robert Herrera and Audrey Herrera, 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 Robert Herrera and Audrey Herrera's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Robert Herrera and Audrey Herrera'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 Robert Herrera and Audrey Herrera passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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

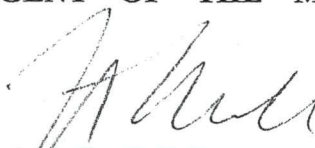
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

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.



Trent C. Rowell
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