

Notice of Foreclosure Sale

Date: February 26, 2016

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Feb 26, 2016 at 03:26P
As a Recording
Total Fees : 2.00
Receipt Number - 189057
By,
Krystle Hidalgo,

Deed of Trust:

Dated: July 24, 2009

Grantor: Susan Annette Conlee

Trustee: Gerald V. Sekula

Lender: Falls City National Bank

Recorded: Volume 1519, Page 472 of the Official Public Records of Wilson County, Texas.

Secures: Texas Home Equity Real Estate Note and Truth In Lending Disclosures ("Note") in the original principal amount of \$38,800.00 executed by Susan Annette Conlee ("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:

Lot 2, Block 6, of Phase III-A of the Creekwood Park Subdivision as shown by a Plat of the Creekwood Park Subdivision, Phase III-A recorded at Volume 5, Page 34 of the Plat Records of Wilson County, Texas.

Substitute Trustee: Howard C. Berger

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

Foreclosure Sale:

Date: Tuesday, April 5, 2016

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m.

Place: At the Northwest door of the Wilson County Courthouse, being the door facing Library Lane, 1420 Third Street, Floresville, Texas 78114, in

Floresville, Wilson County, Texas and being the officially designated location for foreclosure sales.

Terms
of Sale:

The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

Mortgage Servicer is representing Lender in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Lender. The address of Mortgage Servicer is set forth above.

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 Conlee

COPY

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Feb 25, 2016 at 01:32P
As a Recording

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WILSON County
Deed of Trust Dated: November 22, 2006
Amount: \$275,000.00
Grantor(s): NICOLE SALINAS and STEVEN SALINAS

Total Fees : 2.00

Receipt Number - 188997
By:
Krystle Hidalgo

Original Mortgagee: EQUIFIRST CORPORATION
Current Mortgagee: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE HOME EQUITY ASSET TRUST 2007-2 HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2007-2

Mortgagee Servicer and Address: c/o SELECT PORTFOLIO SERVICING, INC., 3217 South Decker Lake Drive, Salt Lake City, UT 84119

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 00020020

Legal Description: LOT 262, ROSEWOOD SUBDIVISION, UNIT 6, DAVID HARDING SURVEY, A-137 AND T C EMEY SURVEY, A-534, WILSON COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9, PAGES 70-71, MAP AND PLAT RECORDS OF WILSON COUNTY, TEXAS.

Date of Sale: April 5, 2016 between the hours of 12:00 PM and 3:00 PM.

Earliest Time Sale Will Begin: 12:00 PM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the WILSON County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

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

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

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

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

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

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

SARAH ROBBINS, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2015-002005

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

COPY

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Feb 25, 2016 at 01:30P
As a Recording

NOTICE OF FORECLOSURE 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.

Receipt Number: 188996
By: [Signature]
Address: [Address]

- 1. *Property to Be Sold.* The property to be sold is described as follows: EXHIBIT A
- 2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 08/21/2013 and recorded in Book OP 1746 Page 177 Document 00027606 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: 04/05/2016
Time: The sale will begin no earlier than 12:00 PM or no later than three hours thereafter.
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 STEVEN D ST JOHN AND CONNIE E. ST. JOHN, provides that it secures the payment of the indebtedness in the original principal amount of \$164,957.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. PACIFIC UNION FINANCIAL, LLC. is the current mortgagee of the note and deed of trust and PACIFIC UNION FINANCIAL, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is PACIFIC UNION FINANCIAL, LLC. c/o PACIFIC UNION FINANCIAL, LLC, 1603 LBJ Freeway, Suite 500, Dallas, TX 75234 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, IRENE SALAZAR, VANESSA RAMOS, RICHARD HOLTON, DEBORAH MARTIN OR DEANNA RAY, 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.

[Signature]

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

[Signature]

TROY MARTIN, IRENE SALAZAR, VANESSA RAMOS,
RICHARD HOLTON, DEBORAH MARTIN OR DEANNA RAY
c/o AVT Title Services, LLC
13770 Noel Road #801529
Dallas, TX 75380-1529



EXHIBIT A

BEING 1.47 acres in the City of Sutherland Springs, Wilson County, Texas, out of the M. Rodriguez Survey, A-289; being a portion of that certain 2.32 acre tract described in Instrument recorded in Volume 1128, Page 34 of the Official Public Records of Wilson County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" Iron pin set with cap on the southwest line of US 87 for the north corner of this tract, being S. 32 deg. 27 min. 44 sec. E., a distance of 175.35 feet from a fence post found at the north corner of said 2.32 acre parent tract and same being the east corner of the Robert Vidal tract, recorded in Volume 1514, Page 498 of the Official Public Records of Wilson County, Texas;

THENCE S. 32 deg. 27 min. 44 sec. E., a distance of 288.91 feet to a concrete monument found at the east corner of said 2.32 acre parent tract and north corner of the Fred B. Anderson tract, recorded in Volume 911, Page 45 of the Official Public Records of Wilson County, Texas for the east corner of this tract;

THENCE S. 41 deg. 45 min. 44 sec. W., a distance of 188.99 feet to a 1/2" Iron pin found on the northeast line of Old US 87 at the south corner of said 2.32 acre parent tract and same being the west corner of said Fred B. Anderson tract for the south corner of this tract;

THENCE N. 49 deg. 08 min. 02 sec. W., a distance of 276.44 feet to a 1/2" iron pin set with cap for the west corner of this tract;

THENCE N. 41 deg. 25 min. 14 sec. E., a distance of 271.88 feet to the POINT OF BEGINNING.

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

On: Aug 23, 2013 at 11:23A
As a Recordings

Document Number: 00027606
Total Fees: 52.00

Receipt Number - 155762
By:
Oralia Vela

FWCA

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid 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 the Volume: 1746 and Page: 177 of the named records of: Wilson County as stamped hereon by me.

AUG 23 2013



Eva Martinez
COUNTY CLERK
WILSON COUNTY, TEXAS

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.

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

Date: April 05, 2016

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place THE MOST NORTH-EASTERLY DOOR OF THE WILSON COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners

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

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 03, 2013 and recorded in Document VOLUME 1730, PAGE 783 real property records of WILSON County, Texas, with TRACY H BECERRA AND MICHAEL M BECERRA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

On: Feb 22, 2016 at 02:07P
As of Recording
Receipt Number - 188806

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by TRACY H BECERRA AND MICHAEL M BECERRA, securing the payment of the indebtednesses in the original principal amount of \$191,621.00, 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



BRUCE NEYLAND OR KAREN WORK
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 15000 Surveyor Boulevard, 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: _____



0000005615323

WILSON

EXHIBIT "A"

LOT 333, WHISPERING OAKS SUBDIVISION, SECTION 4, WILSON COUNTY, TEXAS, AS PER PLAT OF RECORD IN VOLUME 7, PAGES 28-32, MAP OR PLAT RECORDS OF WILSON COUNTY, TEXAS.



NOS0000005615323

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

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

All property (real, personal or otherwise) described in the Deed of Trust (as hereinafter defined), together with the rights, appurtenances and improvements thereto, including, but not limited to, the real property described on **Exhibit A** attached hereto and made a part hereof. In the event any property encumbered by the Deed of Trust has been released by Lender (or its predecessor in interest, as applicable), then said released property shall be excluded from the property sold at foreclosure.

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

Date: **Tuesday, March 1, 2016.**

Time: The sale shall begin no earlier than **1:00 p.m.** or no later than three hours thereafter. The sale shall be completed by no later than **4:00 p.m.**

Place: **The sale will take place at the Wilson County Courthouse at the place designated by the Wilson County Commissioner's Court.**

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

On: Feb 08, 2016 at 01:49P

As a Recording

Total Fees : 2.00

Receipt Number - 188291

By:
Genevieve Sanchez

The Deed of Trust permits the Lender (as hereinafter defined) to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code and/or Texas Business and Commerce Code. Such reposting or refiled may be after the date originally scheduled for this sale.

3. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Lender to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

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

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. Prospective bidders are strongly

urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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 (Texas UCC).

4. Type of Sale. The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by that certain Deed of Trust (as amended, the "Deed of Trust") recorded under Instrument No. 00028482 in the Real Property Records of Wilson County, Texas, and executed by Esteban M. Rosales, Martin D. Sweeten and Veronica M. Sweeten (whether one or more, the "Grantor"), for the benefit of 21st Mortgage Corporation ("Lender"), covering the property described above.

5. Obligations Secured. The Deed of Trust provides that they secure the payment of the indebtedness and obligations therein described (collectively the "Indebtedness") including but not limited to the unpaid principal and interest owing on: that certain Consumer Loan Note, Security Agreement and Disclosure Statement (as amended, the "Note") dated on or about August 30, 2013, in the maximum principal amount of \$67,731.97, executed by the Grantor and payable to the order of Lender, and all renewals, modifications and extensions of the Note. Lender is the current owner and holder of the Note and the Indebtedness and is the beneficiary under the Deed of Trust.

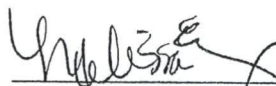
Questions concerning the sale may be directed to the undersigned or to the Lender:

21st Mortgage Corporation
620 Market Street One Center Square
Knoxville, TN 37902
Attn: Shawn Cupp
Phone: 800-955-0021 ext. 1425
Fax: 866-231-4851

6. Default and Request To Act. Default has occurred under the Deeds of Trust, and Lender has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale Lender may appoint another person as substitute trustee to conduct the sale.

7. Armed Forces 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.**

DATED: January 29, 2016.



Melissa A. McKirney, Substitute Trustee
Higier Allen & Lautin, P.C.
The Tower at Cityplace
2711 N. Haskell Ave., Suite 2400
Dallas, Texas 75204
Telephone: (972) 716-1888
Fax: (972) 716-1899

*****PLEASE FAX ALL COMMUNICATIONS REGARDING THIS MATTER TO THE
SUBSTITUTE TRUSTEE AT 972-716-1899 (FAX), NOTE THE SUBSTITUTE
TRUSTEE'S NAME ON YOUR COVER SHEET AND CONTACT THE SUBSTITUTE
TRUSTEE AT 972-716-1888 (PHONE) TO CONFIRM RECEIPT. PLEASE ASSUME
YOUR FAX HAS NOT BEEN RECEIVED UNTIL YOU VERBALLY CONFIRM
RECEIPT THEREOF WITH OUR OFFICE. THANKS IN ADVANCE FOR YOUR
COOPERATION.*****

EXHIBIT A

PROPERTY DESCRIPTION

[FOLLOWS THIS COVER PAGE]

EXHIBIT "A"

METES AND BOUNDS

Being 5.000 acres of land, more or less, out of the S. & J. Arocha Grant, Abstract 1, Wilson County, Texas, and being a part of Lot 5 and Lot 6, Terrace Hill Farms, as shown on the plat of record in Volume 8, Page 17 of the Plat Records of Wilson County, Texas, and being out of that property described in a Warranty Deed recorded in Volume 1726, Page 48, Official Public Records, Wilson County, Texas, and subject to a 10 foot access easement, said 5.000 acres and said Easement being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the lower northwest corner of this 5.000 acres, same being the North corner of the James and Carolyn Freeman 2.05 acres (Volume 1133, Page 303) and on the southeast Right-of-Way line of CR 331, same also being the lower northwest corner of said Lot 5 and the North corner of said Lot 6, same also being the **POINT OF BEGINNING**;

THENCE along the southeast Right-of-Way line of said CR 331, North 48 degrees 54 minutes 54 seconds East (called North 49 degrees 04 minutes 13 East), a distance of 59.99 feet to a 1/2 inch iron rod found for the upper northwest corner of this 5.000 acres, same being the lower northwest corner of Lot 3;

THENCE along the line common to this 5.000 acres and said Lot 3, South 40 degrees 50 minutes 28 seconds East, at a distance of 528.52 feet pass a point for the upper northeast corner of said Easement, and continuing for a total distance of 1354.06 feet to a 1/2 inch iron rod set for the upper southeast corner of this 5.000 acres;

THENCE departing the northeast line of and severing said Lot 5, South 49 degrees 40 minutes 14 seconds West, a distance of 253.34 feet to a 1/2 inch iron rod set for the lower southeast corner of this 5.000 acres, same being on the southwest line of said Lot 5 and on the northeast line of Lot 7;

THENCE along the line common to this 5.000 acres and said Lot 7, North 41 degrees 04 minutes 22 seconds West, a distance of 701.43 feet to a 1/2 inch iron rod set for the West corner of this 5.000 acres, same being on the northeast line of Lot 8 and the southwest line of said Lot 6;

THENCE departing the southwest line of and severing said Lot 6, North 49 degrees 40 minutes East, a distance of 196.21 feet to a 1/2 inch iron rod set for an interior corner of this 5.000 acres, same being on the northeast line of said Lot 6 and on the upper southwest line of said Lot 5;

THENCE along the line common to this 5.000 acres and said Lot 6, North 40 degrees 50 minutes 28 seconds West, at a distance of 102.17 feet pass a point for the southwest corner of said Easement, and continuing for a total distance of 201.60 feet to a 1/2 inch iron rod found for the southeast corner of said Freeman 2.05 acres;

THENCE along the line common to this 5.000 acres and said Freeman 2.05 acres, North 40 degrees 50 minutes 39 seconds West (bearing basis), a distance of 450.17 feet (called 450.26 feet) to the **POINT OF BEGINNING**, and containing 5.000 acres of land, more or less.

10 FOOT ACCESS EASEMENT

COMMENCING at a 1/2 inch iron rod found for the lower northwest corner of the above described 5.000 acres, same being the North corner of the James and Carolyn Freeman 2.05 acres (Volume 1133, Page 303) and on the southeast Right-of-Way line of CR 331, same also being the lower northwest corner of said Lot 5 and the North corner of said Lot 6, same also being the **POINT OF BEGINNING**;

THENCE along the southeast Right-of-Way line of said CR 331, North 48 degrees 54 minutes 54 seconds East (called North 49 degrees 04 minutes 13 East), a distance of 59.99 feet to a 1/2 inch iron rod found for the upper northwest corner of said 5.000 acres, same being the lower northwest corner of Lot 3;

THENCE along the line common to said 5.000 acres and said Lot 3, South 40 degrees 50 minutes 28 seconds East, a distance of 528.52 feet to a point for the northeast corner of this Easement, same being the **POINT OF BEGINNING**;

THENCE along the line common to this Easement and said Lot 3, South 40 degrees 50 minutes 28 seconds East, a distance of 10.17 feet to a point for the southeast corner of this Easement;

THENCE departing the northeast line of and crossing said 5.000 acres, South 38 degrees 31 minutes 30 seconds West, a distance of 61.01 feet to a point for the southwest corner of this Easement, same being on the upper southwest line of said 5.000 acres and on the northeast line of said Lot 6;

THENCE along the line common to this Easement and said Lot 6, North 40 degrees 50 minutes 28 seconds West, a distance of 10.17 feet to a point for the northwest corner of this Easement;

THENCE departing the upper southeast line of and crossing said 5.000 acres, North 38 degrees 31 minutes 30 seconds East, a distance of 61.01 feet to the POINT OF BEGINNING;

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof.



Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
July 29, 2013
Amended August 19, 2013 to correct scrivener's error.



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.

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

Date: March 01, 2016

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place THE MOST NORTH-EASTERLY DOOR OF THE WILSON COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 20, 2003 and recorded in Document VOLUME 1141, PAGE 538 real property records of WILSON County, Texas, with CORNILIA LUCIO AND PETE LUCIO, III, grantor(s) and CITIFINANCIAL MORTGAGE COMPANY, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CORNILIA LUCIO AND PETE LUCIO, III, securing the payment of the indebtednesses in the original principal amount of \$70,559.15, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. VENTURES TRUST 2013-I-H-R BY MCM CAPITAL PARTNERS, LLC, ITS TRUSTEE 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. BSI FINANCIAL SERVICES, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o BSI FINANCIAL SERVICES
7500 OLD GEORGETOWN ROAD SUITE 1300
BETHESDA, MD 20814

Karen Work

BRUCE NEYLAND OR KAREN WORK

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 15000 Surveyor Boulevard, 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: _____

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

On: Feb 08, 2016 at 01:44P

As a Recording

Total Fees : 2.00

Receipt Number - 188289
By,
Krystle Hidalgo,



NOS0000005308838

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND CONTAINING 1.63 ACRES BEING A PORTION OF THAT CERTAIN 13.07 ACRE TRACT CONVEYED TO PEDRO LUCIO IN DEED RECORDS OF WILSON COUNTY, TEXAS, LYING NEAR THE COMMUNITY OF SASPAMCO, TEXAS, A PART OF THE JOSE DE LA GARZA GRANT ABSTRACT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2 INCH IRON PIN SET IN FENCE LINE ON THE NORTHEAST PROPERTY LINE OF SAID 13.07 ACRE TRACT, BEING NORTH 24 DEGREES 30 MINUTES WEST A DISTANCE OF 513.27 FEET FROM THE EAST CORNER OF SAID 13.07 ACRE TRACT; THENCE SOUTH 65 DEGREES 30 MINUTES WEST A DISTANCE OF 415.0 FEET TO AN IRON PIN SET FOR THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT; THENCE NORTH 24 DEGREES 30 MINUTES WEST A DISTANCE OF 171.09 FEET ALONG WITH FENCE ON THE SOUTHWEST PROPERTY LINE OF SAID 13.07 ACRE TRACT FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE NORTH 65 DEGREES 30 MINUTES EAST A DISTANCE OF 415.0 FEET TO A 1/2 INCH IRON PIN SET FOR THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT; THENCE SOUTH 24 DEGREES 30 MINUTES EAST A DISTANCE OF 171.09 FEET ALONG WITH FENCE ON THE NORTHEAST PROPERTY LINE OF SAID 13.07 ACRE TRACT TO THE POINT OF BEGINNING; SUBJECT TO A 30 FOOT ROAD EASEMENT ALONG THE NORTHEAST PROPERTY LINE OF THE ABOVE DESCRIBED 1.63 ACRES SAME BEING THE NORTHEAST LINE OF SAID 13.07 ACRES, MORE OR LESS.



NOS0000005308838

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.

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

Date: March 01, 2016

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place THE MOST NORTH-EASTERLY DOOR OF THE WILSON COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 03, 2013 and recorded in Document VOLUME 1730, PAGE 783 real property records of WILSON County, Texas, with TRACY H BECERRA AND MICHAEL M BECERRA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by TRACY H BECERRA AND MICHAEL M BECERRA, securing the payment of the indebtednesses in the original principal amount of \$191,621.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD.
FORT MILL, SC 29715

Karen Work

BRUCE NEYLAND OR KAREN WORK

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 15000 Surveyor Boulevard, 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: _____

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Feb 08, 2016 at 01:44P
As a Recordins

Total Fees : 2.00

Receipt Number - 188289
By
Krustle Hidalgo



NOS00000005615323

00000005615323

WILSON

EXHIBIT "A"

LOT 333, WHISPERING OAKS SUBDIVISION, SECTION 4, WILSON COUNTY, TEXAS, AS PER PLAT OF RECORD IN VOLUME 7, PAGES 28-32, MAP OR PLAT RECORDS OF WILSON COUNTY, TEXAS.



NOS0000005615323

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.

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

Date: March 01, 2016

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 June 03, 2005 and recorded in Document VOLUME 1284, PAGE 412, AS AFFECTED BY VOLUME 1307, PAGE 830 AND MODIFICATION VOLUME 1319, PAGE 411 real property records of WILSON County, Texas, with JOSEPH SAMUEL CARTER AND AMY B. CARTER, grantor(s) and WELLS FARGO BANK, NATIONAL ASSOCIATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JOSEPH SAMUEL CARTER AND AMY B. CARTER, securing the payment of the indebtednesses in the original principal amount of \$178,100.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715

Karen Work

TROY MARTIN, DEBORAH MARTIN, IRENE SALAZAR, DEANNA RAY, VANESSA RAMOS, RICHARD HOLTON, FREDERICK BRITTON, JACK BURNS II, PATRICIA SANDERS, ZANA JACKSON, PAMELA THOMAS, KRISTOPHER HOLUB, PATRICK ZWIERS, KELLEY BURNS OR KRISTIE ALVAREZ

Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 15000 Surveyor Boulevard, 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: _____

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

On: Feb 08, 2016 at 01:44P
As a Recording

Total Fees : 2.00

Receipt Number - 188289
By:
Krystle Hidalgo



EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 10.00 ACRES IN WILSON COUNTY, TEXAS, OUT OF THE JOHN W. BROWN SURVEY NO. 269, ABSTRACT 54, BEING TRACT NO. 1, THE NORTHWEST HALF OF A 20.00 ACRE TRACT (PARENT TRACT) DESCRIBED IN CONVEYANCE FROM MATALINE BYRD, WAYNE BYRD AND VIRGINIA BYRD TO JOSEPH SAMUEL CARTER AND AMY B. CARTER RECORDED IN VOLUME 1204 PAGE 151, OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING: AT A CORNER POST ON THE NORTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 310, AT THE SOUTH CORNER OF JACK BROWN, ET UX, TRACT, RECORDED IN VOLUME 433 PAGE 410, DEED RECORDS OF WILSON COUNTY, TEXAS, AT THE WEST CORNER SAID 20,00 ACRE TRACT (PARENT TRACT), FOR THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: NORTH 60 DEG. 39 MIN. 45 SEC. EAST; A DISTANCE OF 618.48 FEET ALONG WITH GENERAL COURSE OF FENCE LINE ON THE SOUTHEAST LINE OF SAID BROWN TRACT AND THE NORTHWEST LINE OF SAID 20.00 ACRE TRACT (PARENT TRACT) TO A 1/2" IRON PIN FOUND AT THE NORTH CORNER OF SAID 20.00 ACRE TRACT (PARENT TRACT), FOR THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: SOUTH 29 DEG. 15 MIN. 00 SEC. EAST; A DISTANCE OF 704.31 FEET ALONG THE NORTHEAST LINE OF SAID 20.00 ACRE TRACT (PARENT TRACT)), AND SAME BEING THE REMAINING PORTION OF ETHEL R. WARE LAND RECORDED IN VOLUME 253 PAGE 355, DEED RECORDS OF WILSON COUNTY, TEXAS,) TO A 1/2" IRON PIN SET, AT THE NORTH CORNER OF TRACT II, SOUTHEAST HALF (10.00 ACRES), FOR THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: SOUTH 60 DEG. 39 MIN. 45 SEC. WEST; A DISTANCE OF 618.48 FEET ACROSS SAID 20.00 ACRE TRACT (PARENT TRACT) TO A 1/2" IRON PIN SET, AT THE WEST CORNER OF TRACT II, SOUTHEAST HALF (10.00 ACRE TRACT), LOCATED ON THE NORTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 310, FOR THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

TEHNCE: NORTH 29 DEG. 15 MIN. 00 SEC. WEST; A DISTANCE OF 704.31 FEET ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF COUNTYROAD NO. 310, AND SAME BEING THE SOUTHWEST LINE OF SAID 20.00 ACRE TRACT (PARENT TRACT) TO THE POINT OF BEGINNING.



NOS0000005709092

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.

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

Date: March 01, 2016

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

TROY MARTIN, DEBORAH MARTIN, IRENE SALAZAR, DEANNA RAY, VANESSA RAMOS, RICHARD HOLTON, FREDERICK BRITTON, JACK BURNS II, PATRICIA SANDERS, ZANA JACKSON, PAMELA THOMAS, KRISTOPHER HOLUB, PATRICK ZWIERS, KELLEY BURNS OR KRISTIE ALVAREZ

Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 15000 Surveyor Boulevard, 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: _____

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Feb 08, 2016 at 01:44P
As a Recording

Total Fees : 2.00

Receipt Number - 188289
By:
Krystle Hidalgo



NOS00000005765953

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.



NOS00000005765953

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.

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

Date: April 05, 2016

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place THE MOST NORTH-EASTERLY DOOR OF THE WILSON COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 17, 2013 and recorded in Document VOLUME 1752, PAGE 658 real property records of WILSON County, Texas, with MICHAEL LAMAR TERRELL AND BETTINA CARMEN TERRELL, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MICHAEL LAMAR TERRELL AND BETTINA CARMEN TERRELL, securing the payment of the indebtednesses in the original principal amount of \$168,547.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, 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. LOANCARE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452



BRUCE NEYLAND OR KAREN WORK
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 15000 Surveyor Boulevard, 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: _____

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Feb 08, 2016 at 01:44P
As a Recordings

Total Fees : 2.00

Receipt Number - 188289
By:
Krystle Hidalgo



NOS00000005718531

0000005718531

WILSON

EXHIBIT "A"

LOT 32, RANCH COUNTRY SUBDIVISION, UNIT 2, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 3, PAGE 55. PLAT RECORDS, WILSON COUNTY, TEXAS.



NOS0000005718531

COPY

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 03/14/2005
Grantor(s): JESUS YANEZ AND GRETCHEN YANEZ, HUSBAND AND WIFE
Original Mortgagee: WELLS FARGO BANK, N.A.
Original Principal: \$133,603.00
Recording Information: Book 1270 Page 331 Instrument 00001865
Property County: Wilson
Property:

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Feb 08, 2016 at 11:58A
As a Recording

TRACT 1: TRACT 9 OF DOUBLE NN RANCH SUBDIVISION, UNIT 2, AS PER PLAT OF RECORD IN VOLUME 8, PAGE 54, PLAT RECORDS OF WILSON COUNTY, TEXAS. BEING THAT SAME LAND DESCRIBED IN DEED DATED JULY 25, 2003, FROM DOUBLE NN RANCH LTD. TO MADRID PALMER AND WIFE, PATRICIA PALMER, RECORDED IN VOLUME 1176, PAGE 140, OFFICIAL RECORDS OF WILSON COUNTY, TEXAS. TRACT 2: TRACT 10 OF DOUBLE NN RANCH SUBDIVISION, AS RECORDED IN VOLUME 8, PAGE 54, WILSON COUNTY PLAT RECORDS. BEING THAT SAME LAND DESCRIBED IN DEED DATED JANUARY 1, 2004, FROM DOUBLE NN RANCH, LTD. TO MADRID PALMER AND WIFE, PATRICIA PALMER, RECORDED IN VOLUME 1207, PAGE 852, OFFICIAL RECORDS OF WILSON COUNTY, TEXAS. THE REAL PROPERTY DESCRIBED ABOVE INCLUDES AS AN IMPROVEMENT A MANUFACTURED HOME, PERMANENTLY AFFIXED TO THE PROPERTY. THE WHEELS, AXELS AND TOWBAR HAVE BEEN REMOVED AND THE HOME IS AFFIXED TO A FOUNDATION.

Reported Address: 3620 COUNTY ROAD 307, 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 5th day of April, 2016
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, Cristina Camarata, Sammy Hooda, Michael Burns, 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

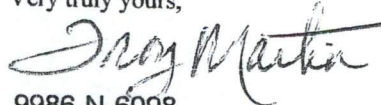
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been 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, Cristina Camarata, Sammy Hooda, Michael Burns, 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,



9986-N-6098

2146956861

PG1

POSTPKG

Buckley Madole, P.C.

COPY

NOTICE OF FORECLOSURE SALE

February 5, 2016

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Feb 05, 2016 at 02:33P
As a Recording

DEED OF TRUST ("Deed of Trust"):

Dated: June 21, 2013

Grantor: Loretta M. Hartmann and husband, William E. Hartmann

Trustee: Gerald V. Sekula

Trustee's Address: 100 S. Front Street, Falls City, Texas 78113

Lender: Falls City National Bank

Recorded in: Volume 1733, Page 796, Official Public Records of Wilson County, Texas; being in renewal and extension of Deed of Trust recorded in Volume 1680, Page 868, Official Public Records of Wilson County, Texas.

Secures: Falls City National Bank Adjustable Rate Note ("Note") in the original principal amount of \$142,174.00, executed by Loretta M. Hartmann and husband, William E. Hartmann ("**Borrower**") and payable to the order of Lender

Modifications and Renewals: Falls City National Bank Adjustable Rate Note and Deed of Trust (as used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as so modified, renewed, and/or extended)

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described below, and all rights and appurtenances thereto:

Total Fees : 2.00
Receipt Number - 188249
By, Krystle Hidalgo

TRACT 1:

BEING **37.596 acres** more or less, being a part of the Thomas Curtis Survey No. 273, A-77 in Wilson County, Texas, being part of the same land described as Tract One containing 97.99 acres described in Deed to Robert L. Mills Family Trust, recorded in Volume 1023, Page 15 of the Official Public Records of Wilson County, Texas and being described by metes and bounds as follows:

BEGINNING at a point marked by a 5/8" steel rod monument with cap stamped John W. Schmacht, RPLS 5670, set on the northwest right-of-way line of St. Hwy 97, said point lying N. 48° 19' 19" E., a distance of 1944.84 feet along the northwest right-of-way line of said St. Hwy 97 from a 5/8" steel rod monument with cap stamped John W Schmacht, RPLS 5670 set adjacent to an 8" wood corner post found at the intersection of the northwest right-of-way line of St. Hwy 97 with the northeast right-of-way line as fenced of CR 305, lying on the southeast line of said 97.99 acre parent tract and lying N. 9° 15' 52" E., a distance of 3032.92 feet from the recognized southerly corner of said Curtis Survey and being the easterly corner of that .59.877 acre tract denoted as Tract B and the southerly corner of this tract;

THENCE northeasterly along the northwest right-of-way line of St. Hwy. 97, being the southeast line of said 97.99 acre parent tract as follows:

N. 48° 19' 19" E., a distance of 906.31 feet to a point marked by the remains of a Texas Department of Transportation concrete monument found at an angle point in the northwest right-of-way line of St. Hwy 97;

N. 21° 45' 25" E., a distance of 111.80 feet to a point marked by a 5/8" steel rod monument with cap stamped John W. Schmacht, RPLS 5670 set at an angle point in the northwest right-of-way line of St. Hwy. 97; and

N. 48° 19' 10" E., a distance of 210.98 feet to a point lying within an 8" wood corner post found at the southerly most easterly corner of said 97.99 acre parent tract and being the southerly corner of that tract described as First Tract, containing 23.90 acre described in Deed to Jimmy B. Jackson, recorded in Volume 387, Page 22 of the Deed Records of Wilson County, Texas and the southerly most easterly corner of this tract;

THENCE northerly following the fence line along the easterly line of said 97.99 acre parent tract and westerly line of the said 23.90 acre tract as follows:

N. 29° 56' 00" W., a distance of 265.82 feet to a point marked by a 3/4" steel pipe monument found as called for at an interior corner on the easterly line of said 97.99 acre parent tract;

N. 59° 34' 10" E., a distance of 435.51 feet to a point marked by a 3/4" steel pipe monument found as called for at the most easterly corner of said 97.99 acre parent tract; and

N. 31° 03' 08" W., a distance of 175.63 feet to a point marked by a 5/8" steel rod monument with cap stamped John W. Schmacht, RPLS 5670 set adjacent to railroad tie corner post found at an angle point in the fence line along the northeast line of said 97.99 acre parent tract at or near the northerly most westerly corner of said 23.90 acre tract and southerly corner of that tract containing 14.97 acre described in Deed to Lorraine Ferrell, recorded in Volume 832, Page 692 of the Official Public Records of Wilson County, Texas;

THENCE N. 30° 35' 46" W., a distance of 572.60 feet along the northeast line of said 97.99 acre parent tract and southwest line of said 14.97 acre tract to a point marked by a 3/4" steel pipe monument found as called for at the northerly corner of said 97.99 acre parent tract and northerly corner of this tract;

THENCE southwesterly along the northwest line as fenced of said 97.99 acre parent tract as follows:

S. 50° 32' 06" W., a distance of 45.47 feet to a point marked by a 5/8" steel rod monument with cap stamped John W. Schmacht, RPLS 5670 set at an angle point in the fence line; and

S. 56° 17' 57" W., a distance of 34.55 feet to a point marked by a 5/8" steel rod monument with cap stamped John W. Schmacht, RPLS 5670 set in the fence line along the northwest line of the abandoned Floresville-Sutherland Springs Road, lying S. 17° 48' 37" E., a distance of 10.47 feet from a 1/2" steel rod monument found at the southerly most easterly corner of that tract containing 48.00 acres described in Deed to Gloria M. Lazzari, recorded in Volume 975, page 815 of the Official Public Records of Wilson County, Texas, being on the northwest line of said 97.99 acre parent tract;

THENCE southwesterly, generally following the fence line along the northwest line of said 97.99 acre tract of land and northwest line of said Floresville-Sutherland Springs Road as follows:

S. 58° 10' 49" W., a distance of 76.22 feet to a point marked by a 5/8" steel rod monument with cap stamped John W. Schmacht, RPLS 5670;

S. 59° 04' 27" W., a distance of 678.14 feet to a point marked by a 3/4" steel pipe monument found as called for at an angle point in the fence line along the northwest line of said 97.99 acre parent tract and an angle point in the southeasterly line of said 48.00 acre tract; and

S. 59° 23' 17" W., a distance of 288.41 feet to a point marked by a 3/4" steel pipe monument found as called for at an angle point in the fence line along the northwest line of said 97.99 acre parent tract and an angle point in the southeasterly line of said 48.00 acre tract and the northerly most northwest corner of this tract;

THENCE S. 43° 16' 22" E., a distance of 56.63 feet to a point marked by a 3/4" steel pipe monument found as called for at an angle point in the northwest line of said 97.99 acre parent tract and northwesterly interior corner of this tract;

THENCE S. 59° 57' 07" E., a distance of 214.58 feet generally following the fence line along the northwest line of said 97.99 acre tract to a point marked by a 5/8" steel rod monument with cap stamped John W. Schmacht, RPLS 5670 set at the northerly corner of said Tract B and the most westerly corner of this tract;

THENCE S. 30° 02' 36" E., a distance of 1173.41 feet across said 97.99 acre parent tract along the northeast line of said Tract B to the POINT OF BEGINNING.

And being the same property described as Tract 1 in Deed dated April 21, 2008, executed by Novelle Mills, et al to Loretta M. Hartmann, recorded in Volume 1455, Page 355 of the Official Public Records of Wilson County, Texas.

TRACT TWO:

BEING **22.281 acres**, more or less, being part of the Thomas Curtis Survey No. 273, A-77, Wilson County, Texas, said 22.281 acre tract of land being part of that same tract of land described as tract two,

containing 154.07 acres conveyed to the Robert L. Mills Family Trust by deed recorded in Volume 1023, Page 15, of the Official Public Records of Wilson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point marked by a 5/8" steel rod monument with cap stamped John W. Schmach, RPLS 5670, set on the southeast right-of-way line of Hwy. 97, being the northwest line of said 154.07 acre tract of land, said point lying N. 48 deg. 19 min. 19 sec. E., a distance of 2205.98 feet along the southeast right-of-way line of Hwy. 97, from a 5/8" steel rod monument with cap stamped John W. Schmach, RPLS 5670, set at the westerly corner of said 154.07 acre tract of land, at the intersection of the southeast right-of-way line of Hwy. 97, with the southeasterly extension of the fence line along the southwest right-of-way line of CR 305, said point of beginning lying (for reference only) N. 13 deg. 01 min. 06 sec. E., a distance of 3132.61 feet, from the recognized southerly corner of said Curtis Survey, said point of beginning also being the most northerly corner of that 59.877 acre tract of land denoted as Tract D, surveyed this same day, and also being the most westerly corner of this tract of land;

THENCE N. 48 deg. 19 min. 19 sec. E., a distance of 170.95 feet along the southeast right-of-way line of Hwy. 97, being the northwest line of said 154.07 acre tract of land, to a point marked by a 5/8" steel rod monument with cap stamped John W. Schmach, RPLS 5670, set at the most westerly corner of that tract of land described as containing 6.131 acres, conveyed to Loretta M. Hartman by deed recorded in Volume 1085, Page 537, of the Official Public Records of Wilson County, Texas, said point being the westerly most northerly corner of this tract of land;

THENCE S. 30 deg. 26 min. 34 sec. E., a distance of 774.65 feet across said 154.07 acre tract of land, along the southwest line of said 6.131 acre tract of land, to a point marked by a 5/8" steel rod monument with cap stamped John W. Schmach, RPLS 5670, set at the southerly corner of said 6.131 acre tract of land;

THENCE N. 59 deg. 33 min. 26 sec. E., a distance of 408.70 feet along the southeast line of said 6.131 acre tract of land, to a point marked by a 5/8" steel rod monument with cap stamped John W. Schmach, RPLS 5670, set at the easterly corner of said 6.131 acre tract of land;

THENCE N. 30 deg. 26 min. 34 sec. W., a distance of 855.84 feet along the northeast line of said 6.131 acre tract of land, to a point marked by a 5/8" steel rod monument with cap stamped John W. Schmach, RPLS 5670, set at the most northerly corner of said 6.131 acre tract of land, on the southeast right-of-way line of Hwy. 97, being the northwest line of said 154.07 acre tract of land, said point being the northerly most westerly corner of this tract of land;

THENCE northeasterly, along the southeast right-of-way line of Hwy. 97, being the northwest line of said 154.07 acre tract of land, the following courses and distances:

N. 48 deg. 19 min. 19 sec. E., a distance of 117.81 feet to a point marked by a Texas Department of Transportation concrete monument;

N. 74 deg. 53 min. 13 sec. E., a distance of 111.80 feet to a point marked by a Texas Department of Transportation concrete monument; and

N. 48 deg. 19 min. 19 sec. E., a distance of 168.54 feet to a point marked by a 5/8" steel rod monument with cap stamped John W. Schmacht, RPLS 5670, set at the northerly corner of said 154.07 acre tract of land, said point being the westerly corner of that tract of land described as second tract containing 139.7 acres conveyed to Jimmy B. Jackson by deed recorded in Volume 387, Page 22, of the Deed Records of Wilson County, Texas, said point being the most northerly corner of this tract of land;

THENCE S. 29 deg. 56 min. 36 sec. E., a distance of 1435.29 feet along the northeast line of said 154.07 acre tract of land, being the southwest line of said 139.7 acre tract of land, to a point marked by a 5/8" steel rod monument with cap stamped John W. Schmacht, RPLS 5670, set at the easterly most northerly corner of said tract D, said point being the easterly corner of this tract of land;

THENCE S. 61 deg. 19 min. 38 sec. W., a distance of 946.90 feet across said 154.07 acre tract of land, along the easterly northwest line of said Tract D, to appoint marked by a 5/8" steel rod monument with cap stamped John W. Schmacht, RPLS 5670, set at the northerly interior corner of said Tract D, said point being the southerly corner of this tract of land;

THENCE N. 30 deg. 43 min. 09 sec. W., a distance of 1265.27 feet along the northerly northeast line of said Tract D, to the POINT OF BEGINNING.

And being the same property described as Tract 1 in Deed dated April 21, 2008, executed by Novelle Mills, et al to Loretta M. Hartmann, recorded in Volume 1455, Page 355 of the Official Public Records of Wilson County, Texas.

TRACT THREE:

BEING **6.131 acres** out of the Thomas Curtis Survey No. 273 in Wilson County, Texas; being a part of the Robert Lee Mills original 283.24 acre tract described in instrument recorded in Volume 231, Page 359 of the Deed Records of Wilson County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 3/4" diameter iron pipe found on the south right-of-way line of where St. Hwy 97 intersects with the west line of said original Robert Lee Mills 283.24 acre tract and being located S. 30° 00' 00" E., a distance of 120.00 feet from the intersection point of the west right-of-way line of CR 305 and the north right-of-way line of St. Hwy. 97;

THENCE N. 48° 21' 53" E., a distance of 2473.74 feet along the south right-of-way line of St. Hwy 97 to an iron pipe set for the northeast corner

of a 1.518 acre tract as surveyed on February 17, 1997, by Victor Seguin, RPLS 1776, and being a northerly corner and point of BEGINNING:

THENCE continuing along the south right-of-way line of St. Hwy 97, N. 40° 21 min. 53 sec. E., a distance of 204.23 feet to an iron pin set for the northeast corner of this tract;

THENCE S. 30 deg. 24 min. 00 sec. E., a distance of 832.30 feet to an iron pin set for the southeast corner of this tract;

THENCE S. 59° 16' 00 sec. W., a distance of 408.70 feet to an iron pin set for the southwest corner of this tract;

THENCE N. 30 deg. 24 min. 00 sec. W., a distance of 751.24 feet to an iron pin set on the south right-of-way line of St. Hwy 97 for the northwest corner of this tract;

THENCE N. 40 deg. 21 min. 53 sec. E., a distance of 101.95 feet along the south right-of-way line of said St. Hwy 97 to an iron pin found at the northwest corner of said 1.518 acre tract for another northerly corner of this tract;

THENCE S. 30 deg. 24 min. 00 sec. E., a distance of 671.10 feet along the west boundary line of said 1.518 are tract to an iron pin found at its southwest corner for an interior corner of this tract;

THENCE N. 59 deg. 36 min. 00 sec. E., a distance of 208.70 feet to another iron pipe found at the southeast corner of said 1.518 acre tract for another interior corner of this tract;

THENCE N. 30 deg. 24 min. 00 sec. W., a distance of 259.60 feet to another iron pipe found at the northeast corner of said 1.518 acre tract for another interior corner of this tract;

THENCE S. 59 deg. 36 min. 00 sec. W., a distance of 178.79 feet to another iron pipe found at a northerly corner of said 1.518 acre tract for another interior corner of this tract;

THENCE N. 30 deg. 24 min. 00 sec. W., a distance of 417.32 feet along the east boundary line of said 1.518 acre tract to the PLACE OF BEGINNING.

And being the same property described as First Tract in Deed dated June 15, 2012, executed by William E. Hartmann and Loretta G. Hartmann, Trustees of the WE & LG Hartmann Living Trust to Loretta Hartmann and husband, William E. Hartmann, recorded in Volume 1667, Page 764 of the Official Public Records of Wilson County, Texas.

TRACT FOUR:

BEING **1.518 acres** out of the Thomas Curtis Survey No. 273, Wilson County, Texas and being a part of the Robert Lee Mills original 283.24 acre tract described in instrument recorded in Volume 231, Page 359 of the Deed Records of Wilson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a ¾" diameter iron pipe found on the south right-of-way line of where St. Hwy. 97 intersects with the west line of said original 283.24 acre tract and being located S. 30 deg. 00 min. 00 sec. E., a distance of 120.00 feet from the intersection point of the west right-of-way line of CR 305 and the north right-of-way line of St. Hwy 97;

THENCE N. 48 deg. 21 min. 53 sec. E., a distance of 2443.19 feet along the south right-of-way line of St. Hwy 97 to an iron pipe set for the northwest corner of this tract and point of BEGINNING;

THENCE S. 30 deg. 24 min. 00 sec. E., a distance of 671.10 feet to a galvanized iron pipe set for the southwest corner of this tract;

THENCE N. 59 deg. 36 min. 00 sec. E., a distance of 208.70 feet to another galvanized pipe set for the southeast corner of this tract;

THENCE N. 30 deg. 24 min. 00 sec. W., a distance of 259.60 feet to another galvanized iron pipe set for an easterly right angle corner of this tract;

THENCE S. 59 deg. 36 min. 00 sec. 178.70 feet to another galvanized iron pipe set for an easterly right angle corner of this tract;

THENCE N. 30 deg. 24 min. 00 sec. W., a distance of 417.32 feet to another galvanized pipe set on the south right-of-way line of St. Hwy 97 for the most northeasterly corner of this tract;

THENCE S. 48 deg. 21 min. 53 sec. W., a distance of 30.56 feet along the south right-of-way line of St. Hwy 97 to the PLACE OF BEGINNING.

And being the same property described as Second Tract in Deed dated June 15, 2012, executed by William E. Hartmann and Loretta G. Hartmann, Trustees of the WE & LG Hartmann Living Trust to Loretta Hartmann and husband, William E. Hartmann, recorded in Volume 1667, Page 764 of the Official Public Records of Wilson County, Texas

FORECLOSURE SALE:

Date: TUESDAY, MARCH 1, 2016

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; **the earliest time at which the Foreclosure Sale will begin is 10:00a.m.**

Place: 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, Wilson County, Texas,) bearing the address of 1420 Third Street, Floresville, Wilson County, Texas, in accordance with Certified Copy of Resolution of the Commissioner's Court of Wilson County, Texas, of record in Volume 1253, Page 671, Official Public Records of Wilson County, 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 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 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, 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 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 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, 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 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.


GERALD V. SEKULA, TRUSTEE

STATE OF TEXAS §
 §
COUNTY OF KARNES §

This document was acknowledged before me on FEBRUARY 5, 2016, by GERALD V. SEKULA.

Patricia Pollok

Notary Public, State of Texas



Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Feb 05, 2016 at 11:25A
As a Recording

Notice of Trustee's Sale

Date of Notice: February 4, 2016

Deed of Trust

Date: August 15, 2013

Grantors: Missy Ann Thomas and Michael Scott Williams

Mortgagee: Efrain Garza, doing business as Circle G Ventures

Trustee: Phyllis J. Mulder

Recorded in: Volume 1744, Page 527 of the Official Public Records of Wilson County, Texas

Property: Lot 2, Block 3, Creekwood Park Subdivision, Phase I, as shown on map or plat recorded in Volume 5, Page 6 of the Plat Records of Wilson County, Texas, and manufactured home identified in TDHCA Certificate Number MH00262215; HUD Label Number NTA1454952; Serial Number OC010819262.

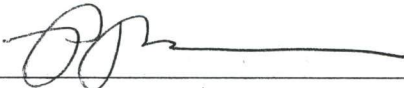
County: Wilson County, Texas

Date of Sale: March 1, 2015

*Earliest Time
Sale Will Begin:* 10:00 a.m.

Place of Sale: Wilson County Courthouse in the area designated by the Commissioners Court of Wilson County

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The sale will begin at the earliest time state above or within three hours after that time.



Phyllis J. Mulder, Trustee