

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.

THE STATE OF TEXAS)
COUNTY OF WILSON)

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

Notice is hereby given that whereas, on May 15, 2009, ^{On: Jul 10, 2018 at 08:22A}
Guadalupe A. Estrada, executed a deed of trust to the State Director ^{As a Recording}

for Rural Development for the State of Texas and his successors in ^{Total Fees : 2.00}
office as State Director or Acting State Director, Trustee, for ^{Receipt Number - 220390} ^{By: the Spoon} the

benefit of the United States of America, Beneficiary, as more fully shown by instrument recorded in Document No. 00043902 in Volume 1508, Page 670 et seq., Official Public Records of Wilson County, Texas, reference to which is hereby made for a more complete description of the property covered thereby and the terms and effects of such instrument; and

WHEREAS, said deed of trust specifically authorized the appointment of a substitute trustee by the Beneficiary of said deed of trust; and

WHEREAS, by authority of the said deed of trust, the United States of America, Beneficiary thereunder, acting by and through the duly authorized representative of the Secretary of Agriculture, pursuant to the delegations of authority contained in the Federal Register, the contents of which publication are to be judicially

noticed pursuant to Section 1507, Title 44, United States Code, did on
May 18, 2018, appoint the undersigned as Substitute
Trustee; and

WHEREAS, default has occurred in the payment of the promissory
note described in said deed of trust and in the covenants contained in
said deed of trust; and

WHEREAS, the Beneficiary, the United States of America, acting by
and through the duly authorized representative of the Secretary of
Agriculture, as aforesaid, has requested me to enforce this deed of
trust;

NOW, THEREFORE, I hereby give notice that after the due
publication of this notice as required by said deed of trust and the
law, I will sell at public vendue to the highest bidder or bidders,
for cash, at the most north-easterly door of the Wilson County
Courthouse, being the courthouse door facing the office of the Wilson
County Tax Assessor-Collector, in Floresville, Wilson County, Texas
(which office bears the address of 2 Library Lane, Floresville, Texas)
in which county such property is situated, at 10:00 a.m., or within
three hours thereafter, on the first Tuesday of August, being the 7th
day of August 2018, the following land located in said county and more
particularly described as follows:

Lot 8, Block 1, NORTHCREST SUBDIVISION, as shown on plat of record in
Volume 6, Pages 26-27 of the map and plat records of Wilson County,
Texas.

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Shortages in area.

2. The restrictive covenants of record itemized in Volume 859, Page 171, Official Records of Wilson County, Texas.
3. Easement dated August 21, 1973 executed by W.A. Bump, et al to the City of Floresville, recorded in Volume 460, Page 507, Deed Records of Wilson County, Texas.
4. Easement and right-of-way dated May 14, 1993 executed by Earl C. McKenzie, et ux to GTE Southwest, Inc., recorded in Volume 830, Page 498, Official Public Records of Wilson County, Texas.
5. Mineral and/or royalty reservation reserved in Deed dated January 11, 1980 executed by N.E. Waldie, et al to Earl C. McKenzie, et ux, recorded in Volume 535, Page 197, Deed Records of Wilson County, Texas.
6. Easements or claims of easements which are not recorded in the public records of Wilson County, Texas.
7. Unpaid ad valorem taxes.

EXECUTED this 10th day of July, 2018.

Jimmie J. Kolodziej
 Jimmie J. Kolodziej
 Substitute Trustee
 3251 N. Hwy 123 Bypass
 Seguin, Texas 78155
 (830) 372-1043 ext. 4

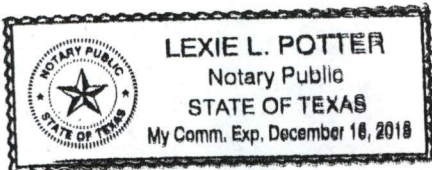
ACKNOWLEDGMENT

THE STATE OF TEXAS)
 COUNTY OF WILSON)

This instrument was acknowledged before me on July 10,
 2018, by Jimmie J. Kolodziej, as Substitute Trustee.

(SEAL)

Lexie L. Potter
 Notary Public, State of Texas



Our File Number: 18-02120

Name: KATHERINE M SCHMIDT, A SINGLE WOMAN

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 30, 2015, KATHERINE M. SCHMIDT, A SINGLE WOMAN, executed a Deed of Trust/Security Instrument conveying to EASTON W. CRAFTS, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR DIRECTIONS EQUITY, LLC, its successors and assigns, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 00044463, in Book 1848, at Page 300, in the DEED OF TRUST OR REAL PROPERTY records of WILSON COUNTY, TEXAS; and

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, SEPTEMBER 4, 2018**, between ten o'clock AM and four o'clock PM and beginning not earlier than 12:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in **WILSON COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

LOT 17, OF THE ESTATES AT EAGLE CREEK, SECTION 1, WILSON COUNTY, TEXAS, AS PER PLAT OF THE ESTATE AT EAGLE CREEK, SECTION 1 OF RECORD IN VOLUME 6, PAGES 29-33, MAP OR PLAT RECORDS OF WILSON COUNTY, TEXAS.

Property Address: 115 SKY HAWK LN
FLORESVILLE, TX 78114
Mortgage Servicer: LOANCARE, LLC
Noteholder: LAKEVIEW LOAN SERVICING, LLC
3637 SENTARA WAY, SUITE 303
VIRGINIA BEACH, VA 23452


Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Jun 29, 2018 at 03:33P
As a Recording

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Media Fee : 2.00
Receipt Number - 220135
By: Elsy Barreto

ACTIVE MILITARY SERVICE NOTICE

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

WITNESS MY HAND this 29th day of June, 2018.


Jo Woolsey, Terri Martin, Deborah Martin, Bob Frisch, Cassie Martin, Deanna Ray, Jamie Steen, Troy Martin, Jodi Steen, Janice Stoner, Substitute Trustees
c/o Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300



NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

On: Jun 28, 2018 at 09:20A

As a Recording

DEED OF TRUST INFORMATION:

Date: 04/18/2006

Grantor(s): WILLIAM J. SNELL, JOINED HEREIN PRO FORMA BY HIS SPOUSE LISA SNELL

Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE 2.00

Original Principal: \$163,875.00 Receipt number - 220040

Recording Information: Book 1336 Page 558 Instrument 00013596 By: Georgina Lira

Property County: Wilson

Property: LOT 183, WHISPERING OAKS SUBDIVISION, SECTION 3, WILSON COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 6, PAGE 67-68, PLAT RECORDS, WILSON COUNTY, TEXAS.

Reported Address: 727 FALLING LEAVES DRIVE, ADKINS, TX 78101

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, N.A.

Mortgage Servicer: Wells Fargo Bank, N.A.

Current Beneficiary: Wells Fargo Bank, N.A.

Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 7th day of August, 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): Frederick Britton, Pamela Thomas, Stacey Bennett, Amy Ortiz, Robert Gomez, Troy Martin, Deborah Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Bruce Neyland, Karen Work, Michael Burns, Elizabeth Hayes, Marilyn Jones, or Suzanne Suarez, 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 Frederick Britton, Pamela Thomas, Stacey Bennett, Amy Ortiz, Robert Gomez, Troy Martin, Deborah Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Bruce Neyland, Karen Work, Michael Burns, Elizabeth Hayes, Marilyn Jones, or Suzanne Suarez, 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. Frederick Britton, Pamela Thomas, Stacey Bennett, Amy Ortiz, Robert Gomez, Troy Martin, Deborah Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Bruce Neyland, Karen Work, Michael Burns, Elizabeth Hayes, Marilyn Jones, or Suzanne Suarez, 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" and the seller will not be responsible for the condition of the property at the time of sale.

Our File Number: 16-17167

Name: ALBERTO R PENA AND JESSICA P PENA, HUSBAND AND WIFE

County Clerk

On: Jun 26, 2018 at 10:58A

As a Recording

NOTICE OF TRUSTEE'S SALE

WHEREAS, on May 26, 2015, ALBERTO R. PENA AND JESSICA P. PENA, HUSBAND AND WIFE, executed a Deed of Trust/Security Instrument conveying to RUTH W. GARNER, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS NOMINEE FOR SENTE MORTGAGE, INC., its successors and assigns, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 00045174, in Book 1852, at Page 768, in the DEED OF TRUST OR REAL PROPERTY records of WILSON COUNTY, TEXAS; and

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, AUGUST 7, 2018, between ten o'clock AM and four o'clock PM and beginning not earlier than 12:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in WILSON COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

LOT 199, ABREGO LAKE SUBDIVISION, UNIT SIX, WILSON COUNTY, TEXAS, AS PER PLAT OF RECORD IN VOLUME 11, PAGES 41-43, MAP OR PLAT RECORDS OF WILSON COUNTY, TEXAS

Property Address: 117 MEDORA BRANCH DR
FLORESVILLE, TX 78114

Mortgage Servicer: CENLAR FSB

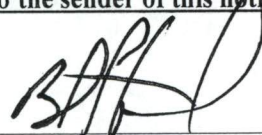
Noteholder: PINGORA LOAN SERVICING, LLC
425 PHILLIPS BOULEVARD
EWING, NJ 08618

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

ACTIVE MILITARY SERVICE NOTICE

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

WITNESS MY HAND this 26th day of June, 2018.


Jo Woolsey, Terri Martin, Deborah Martin, Bob Frisch, Alexis Martin, Cassie Martin, Deanna Ray, Yelena Lantsova, Frederick Britton, Jamie Steen, Richard Holton, Jr., Irene Salazar, Vanessa Ramos, Troy Martin, Jodi Steen, Pamela Thomas, Amy Ortiz, Stacey Bennett, Shelby Martin, Janice Stoner, Garrett Sanders, Substitute Trustees

c/o Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

COPY

NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE

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

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

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

On: Jun 25, 2018 at 10:43A

As a Recording

Tract 52, TERRACE HILL FARMS SUBDIVISION, UNIT II, as shown in Plat Records, Volume 8, Page 23-25, Plat Records of Wilson County, Texas.

Total Fees = 2.00

Commonly known as: 604 Terrace Hill Lane, Floresville, TX 78114

Receipt Number - 219883
By: Mary Spooner

2. Instrument to be Foreclosed. The instrument to be foreclosed is the deed of trust to Mortgage Electronic Registration Systems, Inc. as nominee for Alacrity Lending Company, recorded on 05/14/2009 as Document No. 00043779 in the real property records of Wilson County, Texas. Assignment of Deed of Trust to Freedom Mortgage Corporation recorded on 02/20/2018 as Document No. 201800071274 of the real property records of Wilson County, Texas. The holder or servicer of the instrument is: Freedom Mortgage Corporation.

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

Date: 08/07/2018

Time: The sale will begin no earlier than 12:00 PM or no later than three hours thereafter. The sale will be completed by no later than 4:00 P.M.

Place: 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 any other area designated by the 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.

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



4661962

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

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. The sale shall not cover any part of the property that has been released of public record from the lien of 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.

If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the mortgagor, the mortgagee, or the mortgagee's attorney.

Pursuant to the deed of trust, the beneficiary 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

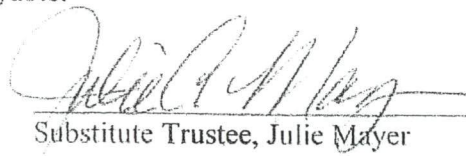

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. Type of Sale. The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Andrew Bravo, an unmarried man .

6. Obligations Secured. The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of \$126,017.00, executed by Andrew Bravo, and payable to the order of Alacrity Lending Company; (b) all renewals and extensions of the note; (c) any and all present and future indebtednesses of Andrew Bravo, an unmarried man to Alacrity Lending Company. Freedom Mortgage Corporation is the current holder of the Obligations and is the beneficiary under the deed of trust.

7. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has requested Names: Texas Foreclosure Management Corporation d/b/a Foreclosure Network of Texas Troy Martin, Deborah Martin, Cassie Martin, Terri Martin, Deanna Ray, 10406 Rockley Rd., Houston, TX 77099, Brian Sayer, C. Morgan Lasley, Shannon E. Coleman, and Julie Mayer, 925 E. 4th St., Waterloo, IA 50703 as Substitute Trustees, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person as Substitute Trustee to conduct the sale.

8. Acceleration. Default has occurred in the payment of the Indebtedness secured by the deed of trust. Therefore, the beneficiary accelerates the maturity of the Indebtedness and declares the entire Indebtedness immediately due and payable.

 
Substitute Trustee, Julie Mayer

Sent to obligors via certified mail by The Sayer Law Group, P.C., 925 E. 4th St., Waterloo, IA 50703, 319-234-2530.

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.

The Sayer Law Group, P.C. is, or may be considered, a debt collector attempting to collect a debt, and any information will be used for that purpose. However, if you have had your debt discharged in bankruptcy and you did not reaffirm your loan in your bankruptcy case, Freedom Mortgage Corporation will only exercise its right as against the property and is not attempting to assess or collect the debt from you personally. You are further advised that unless you notify The Sayer Law Group, P.C. in writing within 30 days of your receipt of this notice that you dispute the validity of the amount owed to Freedom Mortgage Corporation or any portion thereof, the debt will be assumed to be valid. As of this writing, Freedom Mortgage Corporation asserts that you owe \$109,611.47, plus applicable interest, fees, costs, and attorney's fees.

Please note these Fair Debt Collection Practices Act provisions:

(a) If the consumer notifies the debt collector in writing within the 30-day period that the debt, or any portion thereof, is disputed, the debt collector will obtain verification of the debt or a copy of a judgment against the consumer and a copy of such verification of the debt or a copy of a judgment against the consumer and a copy of such verification or judgment will be mailed to the consumer by the debt collector;

(b) If the consumer requests, upon the consumer's written request, within the 30-day period, the name and address of the original creditor, the debt collector will provide the consumer with the name and address of the original creditor if different from the current creditor; and,

(c) The debt collector shall cease collection of the debt or any disputed portion thereof, until the debt collector obtains verification of the debt or a copy of a judgment, or the name and address of the original creditor if different from the current creditor.

This notice and all further steps undertaken by The Sayer Law Group, P.C., of 925 E. 4th St., Waterloo, IA 50703, will be in compliance with applicable state and federal laws.

For Texas Loans: 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.

COPY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WILSON County
Deed of Trust Dated: February 19, 2004
Amount: \$164,800.00
Grantor(s): GREGORY BURNELL WILKISON and REBECCA ANDREA WILKISON

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Jun 21, 2018 at 10:48A
As a Recording
Total Fees : 2.00

Original Mortgagee: LONG BEACH MORTGAGE COMPANY
Current Mortgagee: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED Number - 219793
HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2004-2, ASSET-BACKED CERTIFICATES, SERIES 2004-2 By: Georgina Lira

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. 00012228

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN.

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on May 29, 2018 under Cause No. 17-06-0343-CVW in the 81st Judicial District Court of WILSON County, Texas
Date of Sale: August 7, 2018 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.

FREDERICK BRITTON OR PAMELA THOMAS, STACEY BENNETT, AMY ORTIZ, ROBERT GOMEZ, TROY MARTIN, DEBORAH MARTIN, IRENE SALAZAR, DEANNA RAY, VANESSA RAMOS, RICHARD HOLTON, ALEXIS MARTIN, CASSIE MARTIN, TERRI MARTIN, SHELBY MARTIN, BRUCE NEYLAND, KAREN WORK OR CHRIS LAFOND have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.


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

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

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

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

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


Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2014-027922



FREDERICK BRITTON OR PAMELA THOMAS, STACEY
BENNETT, AMY ORTIZ, ROBERT GOMEZ, TROY MARTIN,
DEBORAH MARTIN, IRENÉ SALAZAR, DEANNA RAY,
VANESSA RAMOS, RICHARD HOLTON, ALEXIS MARTIN,
CASSIE MARTIN, TERRI MARTIN, SHELBY MARTIN, BRUCE
NEYLAND, KAREN WORK OR CHRIS LAFOND
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

EXHIBIT A

Being 1.99 acres of land out of the A. Trevino Grant, Survey No. 11, A-20, Wilson County, Texas; being part of the land described in a conveyance from Clem C. Pollok, Jr., and wife, Janet Pollok to Walton W. Dietz and wife, Alice Dietz, of record in Volume 600, Page 38, Deed Records of Wilson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron pin set on the Southeasterly right-of-way of County Road No. 421 for a Northerly corner of this tract and a Westerly corner of a 83.34 acre tract, being S60-23-28W, distance of 699.0 feet from a 1/2 inch iron pin set at the intersection of the Southeasterly right-of-way of County Road No. 421 and the Southwesterly right-of-way of County Road No. 422;

THENCE S29-36-32E, with the common line of the 83.34 acre tract and of this tract, 300.0 feet to a 1/2 inch iron pin set for an interior corner of this tract and a Southerly corner of the 83.34 acre tract;

THENCE N60-23-28E, continuing with said common line, 108.72 feet to a 1/2 inch iron pin set for a common corner of said two tracts;

THENCE S29-36-32E, continuing with said common line, 267.44 feet to a 1/2 inch iron pin set for a common corner;

THENCE S60-23-28W, continuing with said common line, 267.44 feet to a 1/2 inch iron pin set for a common corner;

THENCE N29-36-32@, continuing with said common line, 267.44 feet to a 1/2 inch iron pinset for a common corner;

THENCE N60-23-28E, continuing with said common line, 108.72 feet to a 1/2 inch iron pin set for a common corner;

THENCE N29-36-32W, continuing with said common line, 300.0 feet to a 1/2 inch iron pin set on the Southeasterly right-of-way of County Road No. 421 for a Westerly corner of this tract;

THENCE N60-23-28E, with said road right-of-way, 50.0 feet to the PLACE OF BEGINNING containing 1.99 acres of land.

COPY

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

NOTICE OF FORECLOSURE SALE

On: Jun 12, 2018 at 09:40A

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES, IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

By:
Georgina Lira

- 1. **Property to Be Sold.** The property to be sold is described as follows: SEE EXHIBIT A
- 2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 10/09/2009 and recorded in Document 00048056 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: 11/06/2018
 Time: 12:00 PM
 Place: Wilson County Courthouse, Texas, at the following location: THE MOST NORTH-EASTERLY DOOR OF THE WILSON COUNTY COURTHOUSE, BEING THE COURTHOUSE DOOR FACING THE OFFICE OF THE WILSON COUNTY TAX ASSESSOR-COLLECTOR, IN FLORESVILLE, WILSON COUNTY, TEXAS, WHICH BEARS THE ADDRESS OF 2 LIBRARY LANE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

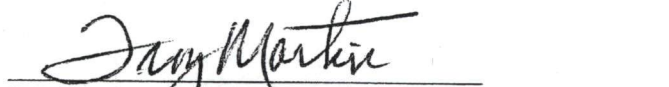
4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009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

5. **Obligations Secured.** The Deed of Trust executed by ROBERT M. CORRIGAN AND SHANI CORRIGAN, provides that it secures the payment of the indebtedness in the original principal amount of \$160,571.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Ocwen Loan Servicing, LLC is the current mortgagee of the note and deed of trust and OCWEN LOAN SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Ocwen Loan Servicing, LLC c/o OCWEN LOAN SERVICING, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 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 FREDERICK BRITTON, PAMELA THOMAS, STACEY BENNETT, AMY ORTIZ, TROY MARTIN, DEBORAH MARTIN, IRENE SALAZAR, YELENA LATSOVA, GARRETT SANDERS, CASSIE MARTIN, TERRI MARTIN, ALEXIS MARTIN, SHELBY MARTIN, DEANNA RAY, VANESSA RAMOS, RICHARD HOLTON, BOB FRISCH, JAMIE STEEN, JODI STEEN OR JO WOOLSEY, Substitute Trustee to act under and by virtue of said Deed of Trust.

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


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


 FREDERICK BRITTON, PAMELA THOMAS, STACEY BENNETT,
 AMY ORTIZ, TROY MARTIN, DEBORAH MARTIN, IRENE
 SALAZAR, YELENA LATSOVA, GARRETT SANDERS, CASSIE
 MARTIN, TERRI MARTIN, ALEXIS MARTIN, SHELBY MARTIN,
 DEANNA RAY, VANESSA RAMOS, RICHARD HOLTON, BOB
 FRISCH, JAMIE STEEN, JODI STEEN OR JO WOOLSEY
 c/o AVT Title Services, LLC
 1101 Ridge Rd. Suite 222
 Rockwall, TX 75087

Certificate of Posting
 I am _____ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Wilson County Clerk and caused it to be posted at the location directed by the Wilson County Commissioners Court.

NETCO

NETCO File Number: VTX-1086166

Borrower Last Name: Corrigan

Appendix A
Legal Description

Metes and bounds description of a 2.00 acre tract of land situated in the Jesus Goges Survey No. 239, a-116, Wilson County, Texas, and being part or portion of that certain 87.92 acre tract described in a partition deed to Charlie Hild of record in volume 339, page 346, deed records of Wilson County, Texas.

This 2.00 acre tract of land being more particularly described as follows:

Beginning at an iron pin on the northwesterly right of way of State Highway 97 for the southerly corner of this tract and easterly corner of the Kenneth L Williams, et ux land described in volume 720, page 126, deed records of Wilson County, Texas,
Thence North 30°33'33" West, with fence, distance of 611.60 feet to an iron pin for the westerly corner of this tract and a southerly corner of the Preston W Gordon land described in volume 697, page 66, deed records of Wilson County, Texas;
Thence N 52°54'52" East, with fence, distance of 145.02 feet to a 1/2 inch iron pin set for the northerly corner of this tract;
Thence South 30°33'33" South, distance of 597.75 feet to a 1/2 inch iron pin set on the northwesterly right of way of State Highway 97 for the easterly corner of this tract;
Thence South 47°33" West, with said Highway right of way distance of 147.24 feet to the place of beginning and containing 2.00 acres of land more or less.

Together with the Manufactured Home situated thereon which is affixed to the aforementioned real property and incorporated herein. Said Manufactured Home is identified as follows:

Year/Make/Model: December 16, 2008 KAT 36005
Serial/VIN Number(s): MP1515482A and B

891181
RWC
SCLC

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

NETCO

Commonly known as: 7657 Hwy 97 E, Floresville, TX 78114

Parcel Number: 14866

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

On: Oct 28, 2009 at 03:49P

As a Recordings

Document Number: 00048056
Total Fees : 88.00

Receipt Number - 96645
By:
Judy Flewings

Any provision herein which restricts the sale,
rental, or use of the described realproperty
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: 1532 and Page: 219 of the
named records of: Wilson County
as stamped hereon by me.

89119

Oct 28, 2009



Eya Martinez
COUNTY CLERK
WILSON COUNTY, TEXAS

PORTIONS OF THIS DOCUMENT MAY
BE RELEASABLE/REPRODUCIBLE
IF A RECEIVED FOR RECORDING

*RMC
SRC*

NOTICE OF FORECLOSURE SALE

July 3, 2018

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Jun 11, 2018 at 02:12P
As a Recording

Deed of Trust ("Deed of Trust"):

Dated: January 5, 2016
Grantor: CHRIS EARLY and NATASHA SIMMON EARLY
Trustee: JOHN CREIGHTON III
Lender: SHAVER FAMILY PARTNERS, LTD.
Recorded in: Volume 1889, Page 8 of the real property records of Wilson County, Texas
Legal Description: 5.37 acres, more or less, in the City of Poth, Wilson County, Texas; being out of the Luis Manchaca Grant, A-18 called TRact 2 and beign comprised of part of a 66.198 acre tract described as Tract 1 and all of a 0.172 acre tract described as Tract II in a Deed recorded in Volume 907, Page 802 of the Official Public Records of Wilson County, Texas, and being more fully described by metes and bounds in Exhibit "A-1" in the above referenced Deed of Trust.
Secures: Promissory Note ("Note") in the original principal amount of \$600,000.00, executed by CHRIS EARLY and NATASHA SIMMON EARLY ("Borrower") and payable to the order of Lender

Total Fees : 2.00

Receipt Number - 219406
By: Elsa Barreto

Foreclosure Sale:

Date: Tuesday, July 3, 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 1:00 o'clock p.m. and not later than three hours thereafter.
Place: The area located at the most north-easterly door of the Wilson County Courthouse, being the courthouse door facing the office of the Wilson County Tax Assessor-Collector, in Floresville, Wilson County, Texas (which office bears the address of 2 Library Lane, Floresville, Texas) such sales of real estate to take place in accordance with the provisions of the Property Code of the State of Texas; or at such other location as may be designated by the commissioners court for such 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 SHAVER FAMILY PARTNERS, LTD.'s bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. **THOSE DESIRING TO BID AND PURCHASE THE PROPERTY WILL NEED TO DEMONSTRATE THEIR ABILITY TO PAY THEIR BID IMMEDIATELY BY CASHIER'S CHECK MADE PAYABLE TO THE ORDER OF THE UNDERSIGNED TRUSTEE. NO THIRD PARTY CASHIER'S CHECKS WILL BE ACCEPTED.**

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, SHAVER FAMILY PARTNERS, LTD., 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 SHAVER FAMILY PARTNERS, LTD.'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with SHAVER FAMILY PARTNERS, LTD.'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 SHAVER FAMILY PARTNERS, LTD. 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 SHAVER FAMILY PARTNERS, LTD.. 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.



Kevin H. Berry
Attorney and Substitute Trustee for Mortgagee
242 W. Sunset Rd., Suite 201
San Antonio, Texas 78209
Telephone (210) 828-5844
Telecopier (210) 828-5899

COPY

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Jun 11, 2018 at 10:56A
As a Recording

C&S No. 44-18-1470 / VA / No / FILE NOS
Freedom Mortgage Corporation

NOTICE OF TRUSTEE'S SALE

Total Fees : 2.00

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: May 25, 2016

Grantor(s): James Lavern Hankins, a married man, and Karla A. Hankins, his wife with her joining herein to perfect the security instrument but not to be otherwise liable

Original Trustee: Michael H. Patterson

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., solely as nominee for First Guaranty Mortgage Corporation, its successors and assigns

Recording Information: Vol. 1913, Page 655, or Clerk's File No. 00054909, in the Official Public Records of WILSON County, Texas.

Current Mortgagee: Freedom Mortgage Corporation

Mortgage Servicer: Freedom Mortgage Corporation, whose address is C/O 907 Pleasant Valley Ave, Suite 300, Mt. Laurel, NJ 08054 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Legal Description:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 4.00 ACRES IN WILSON COUNTY, TEXAS, BEING A PORTION OF LOT 6, HERITAGE FARMS SUBDIVISION, OF ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 32, PLAT RECORDS OF WILSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Date of Sale: 07/03/2018 Earliest Time Sale Will Begin: 12:00 PM

APPOINTMENT OF SUBSTITUTE TRUSTEE

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.

WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Troy Martin as Substitute Trustee, Deborah Martin as Successor Substitute Trustee, Mary C. (Chris) LaFond as Successor Substitute Trustee, Deanna Ray as Successor Substitute Trustee, Terri Martin as Successor Substitute Trustee, Cassie Martin as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee

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 Mortgagee or the Mortgagee's attorney.



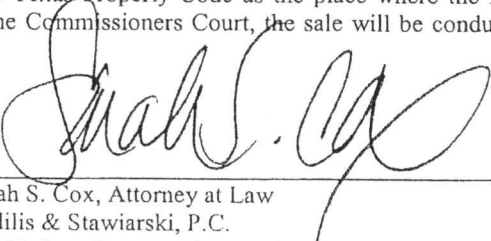
4660518

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

Executed on this the 7th day of June, 2018.

For Information:


"Servicelink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038



Sarah S. Cox, Attorney at Law
Codilis & Stawiarski, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by:

Printed Name:



TROY MARTIN

C&S No. 44-18-1470 / VA / No
Freedom Mortgage Corporation

EXHIBIT "A"

Legal Description

All that certain tract or parcel of land containing 4.00 acres in Wilson County, Texas, being a portion of Lot 6, Heritage Farms Subdivision, of according to map or plat thereof recorded in Volume 3, Page 32, Plat Records of Wilson County, Texas.

Said 4.00 acre tract, being more particularly described as follows:

BEGINNING: at a 1/2" iron pin found at the intersection of the Northeast line of F.M. Road No. 1303 with the Northwest line of CR 121 at the South corner of Lot 6, for the South corner of this herein described tract;

THENCE: North 67 deg. 50 min. 01 sec. West, 210.29 feet along with the Northeast line of F.M. Road No. 1303 at the South corner of Lot 5, said Heritage Farms Subdivision, at the West corner of Lot 6, for the West corner of this herein described tract;

THENCE: North 29 deg. 11 min. 04 sec. East, 835.39 feet along with the common line between said Lots 5 and 6 to a 1/2" iron pin set with cap, for the North corner of this herein described tract;

THENCE: South 67 deg. 32 min. 07 sec. East, 210.15 feet across said Lot 6 to a 1/2" iron pin set with cap on the common line between said Lot 6 and said CR 121, for the East corner of this herein described tract

THENCE: South 29 deg. 11 min 01 sec. West, 834.28 feet to the POINT OF BEGINNING.

Bearing Basis- North 29 deg. 11 min. 04 sec. East- from the Northwest line of Lot 6, of according to map or plat thereof recorded in Volume 3, Page 32, Plat Records of Wilson County, Texas.

Parcel ID Number: 69738

Known As: 5770 FM 1303 Floresville Texas 78114

COPY

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Jun 08, 2018 at 08:22A
As a Recording

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on January 19, 2009, a certain Adjustable Rate Home Equity Conversion Deed of Trust ("Reverse Mortgage") was executed by NORMAN MILLER, as mortgagor in favor of WELLS FARGO BANK, N.A., as mortgagee and ROBERT K. FOWLER, as trustee, and was recorded on January 20, 2009 under Clerk's Instrument Number 00040972, Book 1492, Page 157 in the real property records of Wilson, Texas. Total Fees : 2.00
Instrument Number - 219300
By: Oralia Velaz

WHEREAS, the Reverse Mortgage was insured by the United States Secretary of Housing and Urban Development (the "Secretary") pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the beneficial interest in the Reverse Mortgage is now owned by the Secretary, pursuant to an assignment dated August 18, 2015, and recorded on August 24, 2015, under Clerk's Instrument Number 47461 in the real property records of Wilson County, Texas; and

WHEREAS, a default has been made in the covenants and conditions of the Reverse Mortgage in that the Mortgagors are now deceased; and

WHEREAS, the entire amount delinquent as of July 3, 2018 is \$225,184.95; and

WHEREAS, by virtue of the default, the Secretary has declared the entire amount of the indebtedness secured by the Reverse Mortgage to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, recorded on October 15, 2007 in Dallas County under Clerk's File Number 20070369306, notice is hereby given that on July 3, 2018, at 12:00 PM local time or no later than three hours thereafter, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

LOT 273 OF THE EAGLE CREEK RANCH SUBDIVISION, SECTION 2-A, AS SHOWN BY A MAP OR PLAT THEREOF OF RECORD AT VOL. 5, PAGE 51 OF THE PLAT RECORDS OF WILSON COUNTY, TEXAS.

THE ESTATE INSURED HEREIN DOES NOT EXTEND TO THE OIL, GAS AND OTHER MINERALS IN, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, OR TO THE RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO HERETOFORE RESERVED UNTO AND/OR CONVEYED BY PREDECESSORS IN TITLE.

Commonly known as: 126 TIERRA CIR, FLORESVILLE, TX 78114.

The sale will be held at the 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.

The Secretary of Housing and Urban Development will bid \$225,184.95.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorated share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$22,518.50 in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$22,518.50 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All

extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extension of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be paid in full prior the scheduled sale is \$225,184.95, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: June 7, 2018

L. Keller Mackie 
Foreclosure Commissioner
Mackie Wolf Zientz & Mann, P.C.
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254
(214) 635-2650
(214) 635-2686 Fax