

COPY

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.

Filed for Record in  
by Heron, Leiva, Martinez  
On: Nov 29, 2017 at 03:23P  
As a Recording

**NOTICE OF SALE**

Total Fees : 2.00

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated August 18, 2006, executed by **MARTHA P. RINCON** ("Mortgagor") to Michael Gary Orlando, Trustee for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Instrument No. 00017342, Official Public Records of Wilson County, Texas, Mortgagee appoints K. Clifford Littlefield, whose address is listed below, and Mark Steiner, whose business address is 2186 Jackson Keller, #434, San Antonio, Texas 78213, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, January 2, 2018**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Wilson County Courthouse at the place designated by the Commissioner's Court for such sales in Wilson County, Texas, (on the steps of the county courthouse, or as designated by the County Commissioner), the sale to begin at 10:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the Manufactured Housing Unit, 2006 CMH Manufactured Housing Unit, Serial No. CW2010762TXAB.

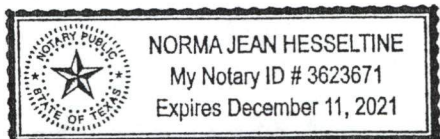
Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the Armed Forces of the United States, Please Send Written Notice of the Active Duty Military Service to the Sender of this Notice Immediately.

EXECUTED this 20<sup>th</sup> day of November, 2017.

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

THE STATE OF TEXAS §  
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 20<sup>th</sup> day of November, 2017, to certify which witness my hand and official seal.



*Norma Jean Hesseltnine*  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

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

EXHIBIT "A"

All that certain tract or parcel of land known as LOT 58 of BLOCK 1, of the OAK HOLLOW PARK, PHASE I, as shown by a map or plat of record at Vol. 4, Page 4, 5, and 6 of the Plat Records of Wilson County, Texas, said tract of land being the same property described in a Deed from Ray E. Smith to Donald McReynolds, et ux, dated May 23, 1987, filed for record at Vol. 680, Page 560 of the Deed Records of Wilson County, Texas.

On: Nov 27, 2017 at 10:46A

As a Recording

## Notice of Foreclosure Sale

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard 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. *Property to Be Sold.* The property to be sold is described as follows:

All that certain tract of land in the J.M. Balmaseda Grant (A-2) Wilson County Texas, containing 3.66 acres of land, more or less, being Lot 11 of Post Oak Hills Ranchettes as shown on an unrecorded plat of said subdivision; TOGETHER WITH the right to use the sixty (60) foot wide easement to U.S. Highway 87, shown thereon and is subject to said easement across the lot herein conveyed.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded in Volume 1494, Page 893 of the 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: January 2, 2018

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: Wilson County Courthouse in Floresville, Texas, at the following location: At the rear of the old Courthouse on 3<sup>rd</sup> Street near the Posting Board.

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.

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.

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 Cynthia Doschka.

The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

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 the promissory note in the original principal amount of \$72,000.00, executed by Cynthia Doschka, and payable to the order of William C. Poole, Independent executor of the Estate of Ursula E. Lett, deceased, who is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

As of October 10, 2017, there was owed \$25,954.10 on the note, being principal and accrued interest and taxes in the following amounts: \$6,559.46 of principal and \$14,535.72 interest and \$4,858.92 taxes.. The note is bearing interest at the rate of \$10.27 per day thereafter.

The foreclosure of this mortgage is being administered by a Trustee. Questions concerning the sale may be directed to the undersigned.

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated: November 27, 2017.

*Scott R. Donaho*

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SCOTT R. DONAHO  
P.O. Box 459  
Floresville, Texas 78114  
Telephone (830) 393-2700  
Telecopier (830) 393-3029

Our File Number: 17-14593  
Name: BRITTANI R. ADAMS, A SINGLE PERSON

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

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on May 6, 2015, BRITTANI R ADAMS, A SINGLE PERSON, executed a Deed of Trust/Security Instrument conveying to PAT PIPER, as Trustee, the Real Estate hereinafter described, to BOKF, N.A. DBA BANK OF TEXAS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 00044530, in Book 1848, at Page 719, in the DEED OF TRUST/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, DECEMBER 5, 2017**, between ten o'clock AM and four o'clock PM and beginning not earlier than 12:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in **WILSON COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

&#65279;LOT 122, TIERRA ROBLES SUBDIVISION, UNIT 2, WILSON COUNTY, TEXAS, ACCORDING TO PLAT OR RECORD IN VOLUME 8, PAGE 57, PLAT RECORDS OF WILSON COUNTY, TEXAS.

Property Address: 175 ENCINO TORCIDO  
ADKINS, TX 78101

Mortgage Servicer: BANK OF OKLAHOMA

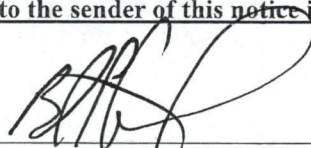
Noteholder: BOKF, N.A., A NATIONAL BANKING ASSOCIATION D/B/A BANK OF OKLAHOMA, A SUCCESSOR IN INTEREST BY MERGER TO BANK OF TEXAS, N.A.  
7060 SOUTH YALE AVENUE, #200  
TULSA, OK 74136

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 13<sup>th</sup> day of November, 2017.

  
Troy Martin, Terri Martin, Deborah Martin, Jo Woolsey, Bob Frisch, Alexis Martin, Cassie Martin, Deanna Ray, Jamie Steen, Jodi Steen, Substitute Trustees

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



**Notice of Trustee's Sale**

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

**Date:** November 10, 2017

**Substitute Trustee:** David L. Ricker

On: Nov 13, 2017 at 01:01P

**Substitute Trustee's Address:** P. O. Box 1571  
Boerne, Texas 78006

As a Recording

Total Fees : 2.00

**Mortgagee:** Pearl Properties, Inc., a Texas corporation

Receipt Number - 212137

**Note:** Note dated December 18, 2009 in the amount of \$28,400.00

By:  
Mary Spooner

**Contract for Deed**

**Date:** December 18, 2009

**Grantor:** Tammy Lynn Worthington

**Mortgagee:** Pearl Properties, Inc., a Texas corporation

**Recording information:** Unknown

**Property:**

Lot #82, (1.90 Acres), Phase 1, Oak Hollow Park (also known as 156 Oakview, La Vernia, Texas 78121) Volume 4, Pages 4-6, Map and Plat Records of Wilson County, Texas., including all personal property secured by the security agreement included in the Deed of Trust.

**County:** Wilson County

**Date of Sale (first Tuesday of month):** December 5, 2017

**Time of Sale:** 10:00 a.m.

**Place of Sale:** Wilson County Courthouse, Texas at the following location: THE MOST NORTHEASTERLY DOOR OF THE WILSON COUNTY COURTHOUSE, BEING THE CURTHOULSE 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 Commissioner's Court.

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.

Mortgagee has appointed David L. Ricker as Trustee under the Contract for Deed. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

**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.**

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



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David L. Ricker  
P. O. Box 1571  
Boerne, Texas 78006



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

On: Nov 13, 2017 at 09:55A

As a Recording

Total Fees : 2.00

Receipt Number - 212089  
By:  
Rikki Harris,

**COPY**

C&S No. 44-17-3171 / FHA / Yes  
LoanCare, LLC

### NOTICE OF TRUSTEE'S SALE

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a 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: December 21, 2015

**Grantor(s):** Kenneth L. Yazell and Janine Yazell, husband and wife  
**Original Trustee:** Jeffrey E. Bode  
**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Mid America Mortgage, Inc., its successors and assigns  
**Recording Information:** Vol. 1889, Page 864, or Clerk's File No. 00051118, in the Official Public Records of WILSON County, Texas.  
**Current Mortgagee:** Mid America Mortgage, Inc., an Ohio Corporation  
**Mortgage Servicer:** LoanCare, LLC, whose address is C/O 3637 Sentara Way, Virginia Beach, VA 23452 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:**

BEING 3.006 ACRES OF LAND, MORE OR LESS, OUT OF THE CATARINA ZEPEDA SURVEY NUMBER 339, ABSTRACT 362, WILSON COUNTY, TEXAS AND BEING THAT SAME PROPERTY DESCRIBED IN A WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 1747, PAGE 780, OFFICIAL PUBLIC RECORDS, WILSON COUNTY, TEXAS, SAID 3.006 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**Date of Sale:** 12/05/2017 **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, Frederick Britton as Successor Substitute Trustee, Patricia Sanders as Successor Substitute Trustee, Pamela Thomas as Successor Substitute Trustee, Mary C. (Chris) LaFond as Successor Substitute Trustee, Jonathan Schendel as Successor Substitute Trustee, Doug Woodard as Successor Substitute Trustee, Aarti Patel as Successor Substitute Trustee, Maryna Danielian as Successor Substitute Trustee, Deanna Ray as Successor Substitute Trustee, Terri Martin as Successor Substitute Trustee, Cassie Martin as Successor Substitute Trustee, Amy Ortiz as Successor Substitute Trustee, Irene Salazar as Successor Substitute Trustee, Richard Holton as Successor Substitute Trustee, Robert Gomez as Successor Substitute Trustee, Stacey Bennett as Successor Substitute Trustee, Vanessa Ramos as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee



4638176

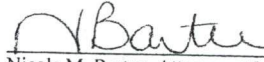
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be 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.

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 9th day of November, 2017.

**For Information:**

Auction.com  
I Mauchly  
Irvine, CA 92618




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

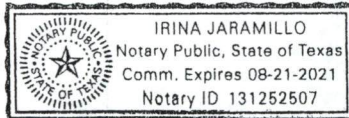
STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Nicole M. Bartee as Attorney for the Mortgagee and/or Mortgage Servicer known to me or proved to me through a valid State driver's license or other official identification described as Personal Knowledge, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

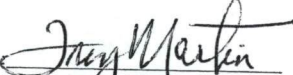
Given under my hand seal of office on this the 9th day of November, 2017.

  
Notary Public  
Signature



Posted and filed by:

Printed Name:

  
Troy Martin

C&S No. 44-17-3171 / FHA / Yes  
LoanCare, LLC

EXHIBIT "A"

Being 3.006 acres of land, more or less, out of the Catarina Zepeda Survey Number 339, Abstract 362, Wilson County, Texas, and being that same property described in a Warranty Deed with Vendor's Lien recorded in Volume 1747, Page 780, Official Public Records, Wilson County, Texas, said 3.006 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found for the southwest corner of this 3.006 acres, same being the southeast corner of the John L. Haby 1.906 acres (Volume 1586, Page 552) and on the northwest Right-of-Way line of F.M. 3335, same also being the **POINT OF BEGINNING**;

**THENCE** along the line common to this 3.006 acres and said Haby 1.906 acres, North 19 degrees 00 minutes 22 seconds East (bearing basis), a distance of 482.43 feet (called 482.46 feet) to a 1/2 inch iron rod found for the northwest corner of this 3.006 acres, same being the East corner Lorraine Bonright 25.259 acres (Volume 631, Page 169) and on the southwest Right-of-Way line of the Damon Cassidy, et al 5.014 acres (Volume 1414, Page 294);

**THENCE** along the line common this 3.006 acres and said Cassidy 5.014 acres, South 58 degrees 41 minutes 57 seconds East, a distance of 555.67 feet (called 555.68 feet) to a 1/2 inch iron rod set for the southeast corner of this 3.006 acres, same being the southeast corner of said Cassidy 5.014 acres and the David Dunn, et ux 10.00 acres (Volume 1155, Page 178), same also being on the northwest Right-of-Way line of said F.M. 3335;

**THENCE** along the northwest Right-of-Way line of said F.M. 3335 the following courses and distances;

South 73 degrees 25 minutes 05 seconds West, a distance of 215.67 feet (called 215.89 feet to a 1/2 inch iron rod set for an angle point;

South 78 degrees 11 minutes 19 seconds West, a distance of 259.75 feet to a highway monument found for an angle corner;

South 72 degrees 51 minutes 34 seconds West (called South 72 degrees 51 minutes 14 seconds West), a distance of 178.89 feet (called 178.70 feet) to the **POINT OF BEGINNING**, and containing 3.006 acres of land, more or less.

**NOTE:** The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for information and/or identification purposes and does not override Item 2 of Schedule B hereof.



COPY

C&S No. 44-16-3696 / Home Equity / No  
JPMorgan Chase Bank, National Association

NOTICE OF TRUSTEE'S SALE

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a 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**

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

On: Nov 13, 2017 at 09:55A  
As a Recording

Total Fees : 2.00

Receipt Number - 212089  
WILSON  
Rikki Harris,

Date of Security Instrument: May 06, 2006  
Grantor(s): Donald E. Frazier and Paula Frazier  
Original Trustee: James L. Robertson  
Original Mortgagee: JPMorgan Chase Bank, National Association  
Recording Information: Vol. 1351, Page 527, or Clerk's File No. 00016185, in the Official Public Records of Wilson County, Texas.  
Current Mortgagee: JPMorgan Chase Bank, National Association

Mortgage Servicer: JPMorgan Chase Bank, National Association, whose address is C/O 3415 Vision Drive Columbus, OH 43219-6009 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 12/05/2017 Earliest Time Sale Will Begin: 12:00 PM


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

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

Legal Description:  
BEING 0.50 ACRES OF LAND OUT OF THE S AND J AROCHA GRANT, A1, WILSON COUNTY, TEXAS; BEING PART OR PORTION OF A CALLED 4.785 ACRE TRACT OF LAND CONVEYED TO HILBERT C REININGER AND WIFE HALLIE F REININGER OF RECORD IN VOLUME 644, PAGE 859, DEED RECORDS OF WILSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

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

For Information:  
Codilis & Stawiarski, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

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



4638218

Parcel ID Number: 027100200000103

BEING 0.50 ACRES OF LAND OUT OF THE S AND J AROCHA GRANT, A1, WILSON COUNTY TEXAS; BEING PART OR PORTION OF A CALLED 4.785 ACRE TRACT OF LAND CONVEYED TO HILBERT C REININGER AND WIFE HALLIE F REININGER OF RECORD IN VOLUME 644, PAGE 859, DEED RECORDS OF WILSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT AN IRON PIN FOUND ON THE SOUTHEASTERLY R O W OF STATE HIGHWAY 97 FOR THE NORTHERLY CORNER OF THE MEADOW CREST SUBDIVISION, UNIT 1, ACCORDING TO PLAT OF RECORD IN VOLUME 2, PAGE 6, PLAT RECORDS OF WILSON COUNTY, TEXAS, THE WESTERLY CORNER OF THE REININGER LAND AND OF THIS TRACT; THENCE N 48 DEG 00 MIN E, WITH SAID HIGHWAY R O W, 97.0 FEET TO A 1/2 INCH IRON PIN SET FOR THE NORTHERLY CORNER OF THIS TRACT; THENCE S 42 DEG 36 MIN 08 SEC E, INTO THE REININGER LAND, 251.70 FEET TO A 1/2 INCH IRON PIN SET FOR THE EASTERLY CORNER OF THIS TRACT; THENCE S 48 DEG 00 MIN W, DISTANCE OF 76.08 FEET TO A 1/2 INCH IRON PIN SET ON THE NORTHEASTERLY LINE OF MEADOW CREST SUBDIVISION FOR THE SOUTHERLY CORNER OF THIS TRACT; THENCE N 47 DEG 20 MIN 54 SEC W, WITH THE COMMON LINE OF SAID SUBDIVISION AND THE REININGER LAND 252.79 FEET TO THE PLACE OF BEGINNING CONTAINING 0.50 ACRES OF LAND.

Filed for Record in:  
Wilson County  
by Honorable Eva Martinez  
County Clerk  
On: Nov 08, 2017 at 01:15P  
As a Recording  
Total Fees : 2.00

## 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: Receipt Number - 212021  
By Rikki Harris,

All the real property described in the below described recorded Deed of Trust, including but not necessarily limited to:

TRACT(S) 38 & 39, SOUTH BREEZE ESTATES SUBDIVISION, Unit 1, as shown by Plat of said subdivision duly recorded in the Office of the County Clerk of Wilson County, Texas, in Volume 8, Page(s) 80 of the Map and Plat Records of Wilson County, Texas reference to which is hereby made.

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

Date: December 5, 2017

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

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. 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 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 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.

COPY



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 the deed of trust executed by KANDACE LYNCH and LARRY W. LYNCH. The deed of trust is dated July 20, 2008 and recorded under Document No. 00037456 in Volume 1473, Page 406 in the Official Public Records of Wilson County, Texas.

5. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the Real Estate Lien Note in the original principal amount of \$37,530.00, executed by KANDACE LYNCH and LARRY W. LYNCH, and payable to the order of RG PROPERTIES, LLC, formerly known as R.G. PROPERTIES, L.P., A TEXAS LIMITED PARTNERSHIP and all other sums of indebtedness permitted by the deed of trust. RG PROPERTIES, LLC, is the current owner and holder of the Obligations and the beneficiary under the deed of trust.

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as one of the Substitute Trustees, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the 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.**

DATED November 8, 2017.



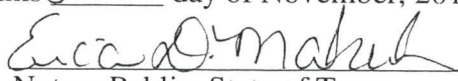
Donald T. Brennan  
Substitute Trustee  
Hayden & Cunningham, PLLC  
7750 Broadway  
San Antonio, Texas 78209

STATE OF TEXAS §

COUNTY OF BEXAR §

Before me, the undersigned Notary Public, on this day personally appeared Donald T. Brennan, Substitute Trustee, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 8<sup>TH</sup> day of November, 2017.



Notary Public, State of Texas

