

SELENE FINANCE LP (SLE)
PEL, TASHIA AND MARK WEBB
4135 COUNTY ROAD 331, FLORESVILLE, TX 78114

COPY

FHA 495-7903405-703
Our File Number: 15-020388

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Oct 11, 2016 at 11:10A
As a Recording

Total Fees : 2.00

NOTICE OF TRUSTEE'S SALE

WHEREAS, on June 3, 2008, TASHIA M. PESH AND MARK D. WEBB, WIFE AND HUSBAND, executed a Deed of Trust conveying to ALAMO TITLE, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SOUTHWEST STAGE FUNDING, LLC DBA CASCADE FINANCIAL SERVICES in payment of a debt therein described. The Deed of Trust was filed in the real property records of WILSON COUNTY, TX and is recorded under Clerk's File/Instrument Number 00035431 Volume 1462, Page 627, to which reference is herein made for all purposes.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **December 6, 2016** 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 in the area designated by the Commissioners Court, of Wilson 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 of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Wilson, State of Texas:

BEING 5.00 ACRES OF LAND OUT OF THE S.&J. AROCHA GRANT, ABSTRACT NO. 1, WILSON COUNTY, TEXAS, BEING THE LAND DESCRIBED IN A CONVEYANCE TO MARIA ROSE LINDA LARA BY DEED OF RECORD IN VOLUME 505, PAGE 910, DEED RECORDS OF WILSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: 4135 COUNTY ROAD 331
FLORESVILLE, TX 78114
Mortgage Servicer: SELENE FINANCE LP
Noteholder: SELENE FINANCE LP
9990 RICHMOND AVENUE
SUITE 400S
HOUSTON, TEXAS 77042

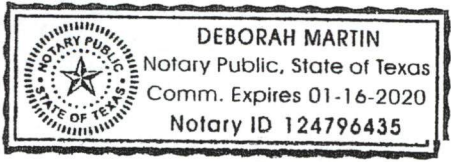
The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property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

Don Martin
SUBSTITUTE TRUSTEE
DEBORAH MARTIN OR TROY MARTIN OR ALEXIS MARTIN OR CASSIE MARTIN OR TERRI MARTIN OR SHELBY MARTIN OR IRENE SALAZAR OR DEANNA RAY OR VANESSA RAMOS OR RICHARD HOLTON OR JILL NICHOLS OR FREDERICK BRITTON OR JACK BURNS II OR PATRICIA SANDERS OR ZANA JACKSON OR PAMELA THOMAS OR KRISTOPHER HOLUB OR PATRICK ZWIERS OR KELLEY BURNS
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

THE STATE OF Texas
COUNTY OF Medina

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Troy Martin, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

20 16. GIVEN UNDER MY HAND AND SEAL OF OFFICE this 11 day of October



Deborah Martin
NOTARY PUBLIC in and for
Dallas COUNTY,
My commission expires: 1/16/2020
Type or Print Name of Notary
Deborah Martin

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 military service to the sender of this notice immediately.

EXHIBIT A

STATE OF TEXAS
COUNTY OF WILSON

FIELD NOTES FOR 5.00 ACRES OF LAND

BEING 5.00 acres of land out of the S. & J. Arocha Grant, Abstract No. 1, Wilson County, Texas, being the land described in a conveyance to Maria Rose Linda Lara by deed of record in Volume 505, Page 910, Deed Records of Wilson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2 pin on the northwest right-of-way line of County Road No. 331 for the east corner of the Robert H. Kolb, et al land described in Volume 515, Page 555, Wilson County Deed Records and the south corner of this tract;

THENCE North 41° 53' 44" West, with the common line of the Kolb land and of this tract, a distance of 1434.47 feet to a found 1/2 inch pin for a common corner on the southeast line of the Gary L. Otto land described in Volume 1149, Page 487, Wilson County Official Public Records;

THENCE North 47° 41' 07" East, with the common line of the Otto land and of this tract, a distance of 152.05 feet to a found 1/2 inch pin for the north corner of this tract and west corner of the Rodolfo Gutierrez land described in Volume 1181, Page 521, Wilson County Official Public Records;

THENCE South 41° 52' 15" East, with the northeast line of this tract, southwest line of the Gutierrez land, the Silvia Gutierrez-Hoem land in Volume 1181, Page 515, the Eduardo Gutierrez land in Volume 1181, Page 518, the Concepcion Gutierrez land in Volume 1181, Page 517 and the Antonio Gutierrez land in Volume 1181, Page 524, Wilson County Official Public Records, total distance of 1437.66 feet to a 1/2 inch pin for the east corner of this tract on the northwest right-of-way line of County Road No. 331;

THENCE South 48° 53' 34" West, with said road right-of-way line, a distance of 151.43 feet to the **POINT OF BEGINNING** containing 5.00 acres of land as shown on a plat that accompanies this description.

THE bearing system is based on WGS84.

Filed for Record in:
Wilson County
by Eva S. Martinez
County Clerk

On: Jun 11, 2008 at 03:33P

As a Recording

Document Number: 00035431
Total Fees: 92.00

Receipt Number - 77848
By:
Oralia Vela,

F:MGTC

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 herein by me and was duly RECORDED in Official Public Records the Volume: 1462 and Page: 627 of the named records of: Wilson County as stamped herein by me.

Jun 11, 2008



Eva S. Martinez
COUNTY CLERK
WILSON COUNTY, TEXAS

COPY

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Oct 10, 2016 at 10:44A
As a Recording

198 Oak Valley Dr, La Vernia, TX 78121

Total Fees : 2.00
16-018675
Receipt Number - 197787
By:
Frances Cherry

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: November 1, 2016
Time: Between 12pm-3pm and beginning not earlier than 12pm-3pm or not later than three hours thereafter.
Place: The area designated by the Commissioners Court of Wilson County, pursuant to §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 of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.


3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 09/26/2014 and recorded in the real property records of Wilson County, TX and is recorded under Clerk's File/Instrument Number, Book 1815, Page 312, with Bobby Lamar Caldwell (grantor(s)) and Mortgage Electronic Registration Systems, Inc. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Bobby Lamar Caldwell, securing the payment of the indebtedness in the original amount of \$135,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. The Money Source, Inc. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT 35, OAK VALLEY SUBDIVISION UNIT 11, ACCORDING TO PLAT RECORDED IN VOLUME 4, PAGE 19 OF THE MAP AND PLAT RECORDS OF WILSON COUNTY, TEXAS

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. The Money Source, Inc., as Mortgage Servicer, is representing the current Mortgagee whose address is:

The Money Source, Inc.
500 South Broad Street, Suite #100a
Meriden, CT 06450


SUBSTITUTE TRUSTEE
Cory Jacocks, Esq., Stacey Mestayer, Esq., Troy Martin, Deborah Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton, Chris LaFond,
1320 Greenway Drive, Suite 300
Irving, TX 75038

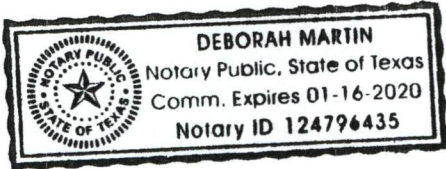


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STATE OF Texas
COUNTY OF Medina

Before me, the undersigned authority, on this day personally appeared Troy Martin, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10 day of October, 2016.



Deborah Martin
NOTARY PUBLIC in and for

Medina COUNTY
My commission expires: 1/16/2020
Print Name of Notary:
Deborah Martin

CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on _____ I filed at the office of the Wilson County Clerk and caused to be posted at the Wilson County courthouse this notice of sale.

Declarants Name: _____
Date: _____

COPY

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Oct 10, 2016 at 10:44A
As a Recording

NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE

Total Fees : 2.00

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

Receipt Number - 197787
By: Frances Cherry

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

LOT 26 OF THE ESTATES AT EAGLE CREEK, SECTION I, IN WILSON COUNTY, TEXAS, AS SHOWN BY A MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 29, PLAT RECORDS OF WILSON COUNTY, TEXAS.

Commonly known as: 222 South Palo Alto Drive, Floresville, TX 78114

2. Instrument to be Foreclosed. The instrument to be foreclosed is the deed of trust to Mortgage Electronic Registration Systems, Inc. as nominee for NTFN, Inc., recorded on 08/04/2014 as Doc#: 00037367 Bk: OP Vol: 1804 Pg: 397 in the real property records of Wilson County, Texas. Assignment of Deed of Trust to Freedom Mortgage Corporation recorded on 08/29/2016 as Document No. 00057152 Book OP Volume 1927 Page 517 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: 11/01/2016

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 3:00 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

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posting and filing requirements of the Texas Property Code. The reposting or refiling 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.

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 Juan A. Partida, a single person.

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 \$248,417.00, executed by Juan A. Partida, and payable to the order of NTFN, Inc. ; (b) all renewals and extensions of the note; (c) any and all present and future indebtednesses of Juan A. Partida, a single person to NTFN, Inc. . 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 Texas Foreclosure Management Corporation d/b/a Foreclosure Network of Texas, 10406 Rockley Road, Houston, TX 77099, Sandy Dasigenis, Troy Martin, Deborah Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton, Steven Westergren, Julie Mayer, Emily Priske, Jacy Mitchell, James Miller, Sarah Even and C. Morgan Lasley, 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.

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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.

Jay Martin
Jacy Mitchell
Substitute Trustee *Jacy Mitchell*

Sent to obligors via certified mail by Klatt, Augustine, Sayer, Treinen, & Rastede, 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.

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