

COPY

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: May 28, 2015 at 01:03P
As a Recording
Total Fees : 2.00
Receipt Number - 179319
By,
Genevieve Sanchez,

DEED OF TRUST INFORMATION:

Date: 10/19/2004
Grantor(s): TERESA M. MILLER
Original Mortgagee: WASHINGTON MUTUAL BANK, FA
Original Principal: \$64,678.00
Recording Information: Book 1249 Page 374 Instrument 00019390
Property County: Wilson
Property:

LOT 46, LOST TRAILS SUBDIVISION, UNIT FIVE, AS SHOWN ON PLAT FILED OF RECORD AT VOLUME 5, PAGE 5 OF THE MAP AND PLAT RECORDS OF WILSON COUNTY, TEXAS.

Reported Address: 240 LOST TRAIL, LA VERNIA, TX 78121

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Wells Fargo Bank, 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 July, 2015
Time of Sale: 12:00PM or within three hours thereafter.
Place of Sale:

AT THE MOST NORTH-EASTERLY DOOR OF THE WILSON COUNTY COURTHOUSE, BEING THE COURTHOUSE DOOR FACING THE OFFICE OF THE WILSON COUNTY TAX ASSESSOR-COLLECTOR, IN FLORESVILLE, WILSON COUNTY, TEXAS, WHICH BEARS THE ADDRESS OF 2 LIBRARY LANE in Wilson County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Wilson County Commissioner's Court.

Substitute Trustee(s): Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

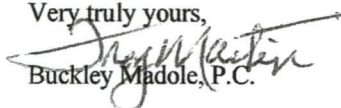
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been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

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,


Buckley Madole, P.C.

COPY

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 12/08/2003
Grantor(s): PATRICIA ALCOSER
Original Mortgagee: CITIFINANCIAL, INC.
Original Principal: \$15,829.49
Recording Information: Book 1196 Page 912 Instrument 00010267
Property County: Wilson
Property:

Reported Address:

BEING WHAT IS KNOWN AS LOTS 16,17 AND 18 IN WHAT IS KNOWN AS BLOCK 6
OF THE TOWN OF CALAVERAS, WILSON COUNTY, TEXAS.
327 CR 123, FLORESVILLE, TX 78114

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: May 28, 2015 at 01:03P
As a Recording
Total Fees : 2.00
Receipt Number - 179319
By:
Genevieve Sanchez,

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: CitiFinancial Servicing LLC
Mortgage Servicer: CitiFinancial Servicing LLC
Current Beneficiary: CitiFinancial Servicing LLC
Mortgage Servicer Address: 1000 Technology Drive, O Fallon, MO 63368

SALE INFORMATION:

Date of Sale: Tuesday, the 7th day of July, 2015
Time of Sale: 12:00PM or within three hours thereafter.

Place of Sale: AT THE MOST NORTH-EASTERLY DOOR OF THE WILSON COUNTY COURTHOUSE, BEING THE COURTHOUSE DOOR FACING THE OFFICE OF THE WILSON COUNTY TAX ASSESSOR-COLLECTOR, IN FLORESVILLE, WILSON COUNTY, TEXAS, WHICH BEARS THE ADDRESS OF 2 LIBRARY LANE in Wilson County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Wilson County Commissioner's Court.

Substitute Trustee(s): Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

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

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,


Buckley Madole, P.C.

IN RE: ORDER FOR FORECLOSURE
CONCERNING
327 CR 123, FLORESVILLE, TX 78114
UNDER TEX. R. CIV. PROC. 736

IN THE DISTRICT COURT

PETITIONER:

CITIFINANCIAL SERVICING LLC

WILSON COUNTY, TEXAS

RESPONDENT(S):

PATRICIA ALCOSER

81ST DISTRICT COURT

DEFAULT ORDER ALLOWING FORECLOSURE

1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of each Respondent subject to this order is
Patricia Alcoser, whose last known address is
964 US Highway 181 N, Floresville, TX 78114
Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.
3. The property that is the subject of this foreclosure proceeding is commonly known as 327 CR 123, Floresville, TX 78114 with the following legal description:

BEING WHAT IS KNOWN AS LOTS 16,17 AND 18 IN WHAT IS
KNOWN AS BLOCK 6 OF THE TOWN OF CALAVERAS, WILSON
COUNTY, TEXAS.
4. The lien to be foreclosed is indexed or recorded at Volume: 1196, Page: 912, Instrument

39/7-8

Number: 00010267 and recorded in the real property records of Wilson County, Texas.


5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 et seq.
7. Therefore, the Court grants Petitioner's motion for a default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract, or lien sought to be foreclosed.
8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 6 day of April, 2015.


JUDGE PRESIDING

Return to:

Buckley Madole, P.C.
Attn: Home Equity Department
14841 Dallas Parkway, Suite 425
Dallas, TX 75254

FILED FOR RECORD
WILSON COUNTY, TEXAS
2015 APR - 6 PM 3: 08
DEBORAH BRYAN
DISTRICT CLERK
BY: 
DEPUTY

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: July 07, 2015

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

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

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

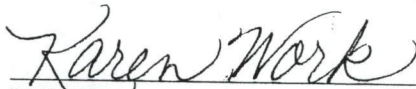
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 26, 2005 and recorded in Document VOLUME 1283, PAGE 309 real property records of WILSON County, Texas, with MICHELLE D. CONKEL AND MICHAEL CONKEL, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MICHELLE D. CONKEL AND MICHAEL CONKEL, securing the payment of the indebtednesses in the original principal amount of \$107,793.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC LOAN SERVICES, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o PENNYMAC LOAN SERVICES, LLC
6101 CONDOR DRIVE
MOORPARK, CA 93021



BRUCE NEYLAND OR KAREN WORK

Substitute Trustee

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

Certificate of Posting

My name is _____, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the WILSON County Clerk and caused to be posted at the WILSON County courthouse this notice of sale.

Declarants Name: _____
Date: _____

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

On: May 26, 2015 at 01:07P
As a Recording

Total Fees : 2.00

Receipt Number - 179185
By:
Krustle Hidalgo,



EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 10.0 ACRES, MORE OR LESS, BEING A PART OF LOT 11 AND A PORTION OF TRACT 4 OF THE ORIGINAL J.N. KOENIG SUBDIVISION PLAT OF RECORD IN VOLUME 1, PAGE 73, PLAT RECORDS OF WILSON COUNTY, TEXAS, A PART OF THE T.F.L. PARROTT SURVEY, ABSTRACT NO. 253, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIN ON THE NORTHEAST BOUNDARY LINE OF SAID ORIGINAL J.N. KOENIG SUBDIVISION TRACT 4, FOR THE NORTHWEST CORNER OF THIS 10.0 ACRE TRACT, FROM WHICH PLACE OF BEGINNING THE ORIGINAL NORTHEAST CORNER OF SAID TRACT 4 BEARS SOUTH 60 DEG. 00' 00" EAST, 1838.61 FEET;

THENCE, SOUTH 60 DEG. 00' 00" EAST, 417.84 FEET ALONG THE NORTHEAST BOUNDARY LINE OF SAID TRACT 4 TO A 1/2 INCH IRON PIN FOR THE NORTHEAST CORNER OF THIS 10.0 ACRE TRACT;

THENCE, SOUTH 30 DEG. 00' 00" WEST, 1042.5 FEET TO A 1/2 INCH IRON PIN ON THE NORTHEAST RIGHT-OF-WAY LINE OF A 30 FOOT WIDE ROAD EASEMENT FOR THE SOUTHEAST CORNER OF THIS 10.0 ACRE TRACT;

THENCE, NORTH 60 DEG. 00' 00" WEST, 417.82 FEET ALONG WITH NORTHEAST RIGHT-OF-WAY LINE OF SAID 30.0 FOOT WIDE ROAD EASEMENT TO A 1/2 INCH IRON PIN FOR THE SOUTHWEST CORNER OF THIS 10.0 ACRE TRACT;

THENCE, NORTH 30 DEG. 00' 00" EAST, 1042.5 FEET TO THE PLACE OF BEGINNING, CONTAINING 10.0 ACRES OF LAND, MORE OR LESS.



NOS0000005217096

COPY

NOTICE OF FORECLOSURE SALE

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: May 26, 2015 at 09:51A
As a Recording
Total Fees: 2.00
Receipt Number: 179158
By: Oralia Velaz

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

LOT 16 OF THE PLAINVIEW SUBDIVISION, AS SHOWN BY A MAP OR PLAT THEREOF OF RECORD AT VOLUME 3, PAGE 52, OF THE PLAT RECORDS OF WILSON COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 08/15/2006 and recorded in Document 00016958 real property records of Wilson County, Texas.

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

Date: 08/04/2015

Time: The sale will begin no earlier than 12:00 PM or no later than three hours thereafter.

Place: Wilson County Courthouse, Texas, at the following location: THE MOST WESTERLY DOOR OF THE WILSON COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

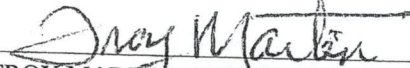
4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

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.

5. **Obligations Secured.** The Deed of Trust executed by SCOTT D. CONDIT AND CAROLYN M. CONDIT, provides that it secures the payment of the indebtedness in the original principal amount of \$78,400.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2006-8 is the current mortgagee of the note and deed of trust and SELECT PORTFOLIO SERVICING, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2006-8 c/o SELECT PORTFOLIO SERVICING, INC., 3815 South West Temple, Salt Lake City, UT 84115 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Default and Request to Act.** Default has occurred under the deed of trust, and the mortgagee has requested a Substitute Trustee conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.


TROY MARTIN, ALEXIS MARTIN, CASSIE MARTIN,
TERRI MARTIN, HILL NICHOLS, IRENE SALAZAR OR
DEANNA RAY
c/o AVT Title Services, LLC
13770 Noel Road #801529
Dallas, TX 75380-1529

15-000039-850
132 PLAINVIEW DRIVE
POTH, TX 78147

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.



4526790

COPY

Filed for Record in:
Wilson County
by Honorable Eva Martinez

WILSON COUNTY
On: May 18, 2015 at 08:07A

As a Recording

Total Fees : 2.00

Receipt Number: 178910
Genevieve Sanchez

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated March 1, 2012, executed by **JOHN J. HOLMES AND MARY I. HOLMES** ("Mortgagor") to Michael Gary Orlando, Trustee for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Instrument No. 00011365, Official Public Records of Wilson County, Texas, a Substitute Trustee, 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, will sell on **Tuesday, July 7, 2015**, (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, 2000 American Homestar Vicksburg Manufactured Housing Unit, Serial No. AH02005232-3.

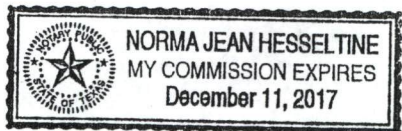
EXECUTED this 12 day of May, 2015.

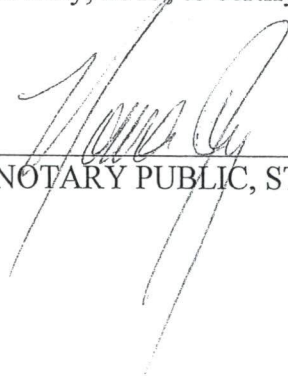



K. CLIFFORD LITTLEFIELD, Substitute Trustee
UPTON, MICKITS & HEYMANN, L.L.P.
Frost Bank Plaza
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401
Email: clittlefield@umhlaw.com
Telephone: (361) 884-0612
Facsimile: (361) 884-5291
Email: clittlefield@umhlaw.com

THE STATE OF TEXAS §
§
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 12th day of May, 2015, to certify which witness my hand and official seal.



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
Z:\KCLData\KCL\VanderbiltHolmes, John & Mary\Pleadings\FORCLSR.upd

EXHIBIT "A"

STATE OF TEXAS
COUNTY OF WILSON

FIELD NOTES FOR 3.00 ACRES OF LAND

BEING 3.00 acres of land out of the James Roden League, Abstract No. 541, Wilson County, Texas, being part or portion of the land described in a conveyance to Florence Ivey Bauer in a deed of record in Volume 852, Page 906, Official Public Records of Wilson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a corner post on the easterly right-of-way line of State Highway No. 80 for the westerly corner of the Morris Leslie, et ux land described in Volume 693, Page 73, Wilson County Deed Records, the southerly corner of the Bauer land and of this tract;

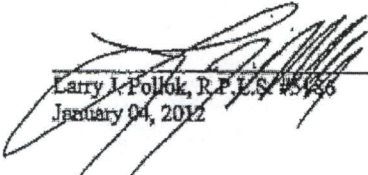
THENCE North 19° 27' 18" West, with said Highway right-of-way line, distance of 594.02 feet to a set ½ inch rebar with a "Pollok & Sons" cap for the northwesterly corner of this tract;

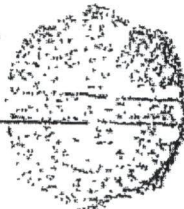
THENCE South 85° 45' 00" East, across the Bauer land, distance of 480.53 feet to a set ½ inch rebar with a "Pollok & Sons" cap for the northeasterly corner of this tract on the westerly line of the aforementioned Morris Leslie Caraway, et ux land;

THENCE South 28° 12' 42" West, with the common line of the Caraway land and of this tract, distance of 595.19 feet to the POINT OF BEGINNING containing 3.00 acres of land as shown on a plat that accompanies this description.

THE bearing system is based on NAD83.

POLLOK & SONS SURVEYING, INC.


Larry J. Pollok, R.F.L.S. #5436
January 04, 2012



NOTICE OF FORECLOSURE SALE

State of Texas §
County of Wilson §

Notice is hereby given of a public non-judicial foreclosure sale.

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

See Exhibit "A" attached hereto and made a part hereof for all purposes

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

Date: June 2, 2015
Time: The sale shall begin no earlier than 01:00 PM or no later than three hours thereafter.
Place: Wilson County Courthouse in Floresville, Texas, at the following location: the area designated by the Commissioners Court of Wilson County, Texas, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

The deed of trust permits the Mortgagee of Record 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.

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.

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 Mortgagee of Record 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.

4. Type of Sale. The sale is a non-judicial 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 **Dee Davidson, an unmarried man.**
5. Obligations Secured. The Deed of Trust is dated **February 17, 2011**, and is recorded in the office of the County Clerk of **Wilson County, Texas**, in/under **Document No. 00001665, Book 1596, Page 773, Official Public Records of Wilson County, Texas.** 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 promissory note in the original principal amount of **\$157,500.00**, executed by **Dee Davidson**, and payable to the order of **Bank of America, N.A., A National Banking Association.**

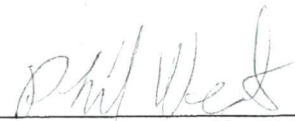
Original Mortgagee: Bank of America, N.A., A National Banking Association.

Current Mortgagee of Record: Bank of America, N.A. whose address is 2727 Spring Creek Drive, Spring, TX 77373.

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

Sent by: Jeffrey B. Lewis
Robertson Anschutz Veters
10333 Richmond Avenue, Suite 550
Houston, TX 77042

DATED 5/12/15



**Mark Cummings and/or Phil West and/or Dick Veters
and/or Patrick Armstrong, Substitute Trustee**
c/o Robertson Anschutz Veters
10333 Richmond Avenue, Suite 550
Houston, TX 77042
Phone: 713-980-9500

LAWYERS TITLE INSURANCE AGENCY

LEGAL DESCRIPTION

GF Number: 2010091450

Legal description of the land:

Being a 1.01 acre tract of land situated in the Simon and Juan De Arocha Survey, Abstract No. 1, being all of a tract of land as described in deed to Dee Davidson and wife Ada Marie Davidson, as recorded in Volume 497, Page 261, of the Deed Records of Wilson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a found 3/4 inch iron rod in the Southwest right of way line of 10th Street, being the North corner of called Tract Three in said deed to Davidson, and being in the East corner of a tract of land as described in deed to Alfredo Juarez as recorded in Volume 380, Page 7, of the Deed Records of Wilson County, Texas;

THENCE South 37 degrees 20 minutes 00 seconds East, along said right of way line, passing the East corner of said called Tract Three and the North corner of called Tract One in said deed to Davidson, at a distance of 70.20 feet, continuing and passing the East corner of said called Tract One, and the North corner of called Tract Two of said deed to Davidson, at a distance of 140.40 feet, continuing a total distance of 210.60 feet to a found 1 inch iron pipe, being the East corner of said called Tract Two of said deed to Davidson, and being the North corner of a tract of land as described in deed to Diana Leticia Medina, as recorded in Volume 1070, Page 12, of the Deed Records of Wilson County, Texas;

THENCE South 52 degrees 40 minutes 00 seconds West, along the common line of said called Tract Two and said Medina tract, a distance of 208.80 feet to a point from which a found 1 inch iron pipe bears North 58 degrees 24 minutes 43 seconds East, a distance of 0.49 feet, said point being the West corner of said Medina tract, being in the Northeast right of way line of Virginia Ann Drive and being the South corner of said called Tract Two;

THENCE North 37 degrees 20 minutes 00 seconds West, (basis of bearing from said 497/261), along the said Northeast right of way line of Virginia Ann Drive, passing the West corner of said Tract Two and the South corner of said Tract One, at a distance of 70.20 feet, continuing and passing the West corner of said Tract One, the South corner of said Tract Three, at a distance of 140.40 feet, continuing a total distance of 210.60 feet to a point from which a found 1/2 inch iron rod bears South 66 degrees 49 minutes 26 seconds West, a distance of 1.09 feet, said point being the South corner of aforesaid Juarez tract and being the West corner of said called Tract Three;

THENCE North 52 degrees 40 minutes 00 seconds East, a distance of 208.80 feet to the POINT OF BEGINNING and containing 43,973 square feet or 1.02 acres of land.

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Mar 15/2011 at 02:44P
As a Recording
Document Number: 00001665
Total Fees: 68.00
Receipt Number - 117475
By:
Jody Fleming

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF WILSON

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in Official Public Records the Volume: 1596 and Page: 773 of the named records of Wilson County as stamped hereon by me.

Mar 15/2011



Eva Martinez
COUNTY CLERK
WILSON COUNTY, TEXAS

IN RE: ORDER FOR FORECLOSURE
CONCERNING

2339 10TH STREET
FLORESVILLE, TEXAS 78114

("PROPERTY MAILING ADDRESS")

AND

DEE DAVIDSON

("RESPONDENTS")

AND

BANK OF AMERICA, N.A.

("APPLICANT")

IN THE DISTRICT COURT OF

WILSON COUNTY, TEXAS

81ST JUDICIAL DISTRICT

HOME EQUITY FORECLOSURE ORDER

1. On this day, the Court considered Petitioners' Motion for a Default Order granting its application for an expedited foreclosure order. Applicant's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known addresses of each Respondent subject to this order are **Dee Davidson, 2339 10th Street, Floresville, Texas 78114**. Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.
3. The property that is the subject of this foreclosure proceeding is commonly known as **2339 10th Street, Floresville, Texas 78114** with the following legal description:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES
4. The lien to be foreclosed is indexed or recorded at **Instrument No. 00001665, Book 1596, Page 773** and recorded in the real property records of **Wilson County, Texas**.
5. The material facts establishing the bases of the foreclosure of the lien because there has been a default or breach of Respondent's obligation under the loan agreement or contract supporting the lien sought to be foreclosed.

6. Based on the affidavit of the Applicant, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Act, 50 U.S.C. App. § 501 et seq.
7. Therefore, the Court grants Applicant's Motion for a Default Order under the Texas Rules of Civil Procedure 736.7 and 736.8. Applicant may foreclose on the lien described above in accordance with applicable law and the loan agreement sought to be foreclosed.
8. This Order is not subject to a motion for rehearing, new trial, Bill of review or appeal. Any challenge to this Order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED THIS 6th day of may, 2015.



JUDGE PRESIDING

ROBERTSON ANSCHUTZ VETTERS

By: 

Jeffrey B. Lewis

SBN: 12290000

10333 Richmond Avenue, Suite 550

Houston, TX 77042

O 713-980-9500

F (713) 888-2703

Jeffrey B. Lewis

Attorney for Applicant

LAWYERS TITLE INSURANCE AGENCY

LEGAL DESCRIPTION

GF Number: 2010091450

Legal description of the land:

Being a 1.01 acre tract of land situated in the Simon and Juan De Arocha Survey, Abstract No. 1, being all of a tract of land as described in deed to Dee Davidson and wife Ada Marie Davidson, as recorded in Volume 497, Page 261, of the Deed Records of Wilson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a found 3/4 inch iron rod in the Southwest right of way line of 10th Street, being the North corner of called Tract Three in said deed to Davidson, and being in the East corner of a tract of land as described in deed to Alfredo Juarez as recorded in Volume 380, Page 7, of the Deed Records of Wilson County, Texas;

THENCE South 37 degrees 20 minutes 00 seconds East, along said right of way line, passing the East corner of said called Tract Three and the North corner of called Tract One in said deed to Davidson, at a distance of 70.20 feet, continuing and passing the East corner of said called Tract One, and the North corner of called Tract Two of said deed to Davidson, at a distance of 140.40 feet, continuing a total distance of 210.60 feet to a found 1 inch iron pipe, being the East corner of said called Tract Two of said deed to Davidson, and being the North corner of a tract of land as described in deed to Diana Leticia Medina, as recorded in Volume 1070, Page 12, of the Deed Records of Wilson County, Texas;

THENCE South 52 degrees 40 minutes 00 seconds West, along the common line of said called Tract Two and said Medina tract, a distance of 208.80 feet to a point from which a found 1 inch iron pipe bears North 58 degrees 24 minutes 43 seconds East, a distance of 0.49 feet, said point being the West corner of said Medina tract, being in the Northeast right of way line of Virginia Ann Drive and being the South corner of said called Tract Two;

THENCE North 37 degrees 20 minutes 00 seconds West, (basis of bearing from said 497/261), along the said Northeast right of way line of Virginia Ann Drive, passing the West corner of said Tract Two and the South corner of said Tract One, at a distance of 70.20 feet, continuing and passing the West corner of said Tract One, the South corner of said Tract Three, at a distance of 140.40 feet, continuing a total distance of 210.60 feet to a point from which a found 1/2 inch iron rod bears South 66 degrees 49 minutes 26 seconds West, a distance of 1.09 feet, said point being the South corner of aforesaid Juarez tract and being the West corner of said called Tract Three;

THENCE North 52 degrees 40 minutes 00 seconds East, a distance of 208.80 feet to the POINT OF BEGINNING and containing 43,973 square feet or 1.02 acres of land.

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Mar 15, 2011 at 02:44P
As a Recording
Document Number: 00001665
Total Fees : 68.00
Receipt Number - 117475
By:
Judy Fleming,

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF WILSON
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in Official Public Records the Volume: 1596 and Page: 773 of the named records of: Wilson County as stamped hereon by me.

Mar 15, 2011



Eva Martinez
COUNTY CLERK
WILSON COUNTY, TEXAS

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: May 11, 2015 at 02:20P
As a Recording

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

Date: June 02, 2015

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

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

Total Fees : 2.00

Receipt Number - 178687
By Krystle Hidalgo

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 27, 2007 and recorded in Document VOLUME 1416, PAGE 489; AS AFFECTED BY LOAN MODIFICATION AGREEMENT VOLUME 1572, PAGE 143 real property records of WILSON County, Texas, with JAMES E ZABLOSKY AND KAREN ZABLOSKY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JAMES E ZABLOSKY AND KAREN ZABLOSKY, securing the payment of the indebtednesses in the original principal amount of \$96,171.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD STE 110
OKLAHOMA CITY, OK 73118-6077

Karen Work

BRUCE NEYLAND OR KAREN WORK
Substitute Trustee

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

Certificate of Posting

My name is _____, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.
I declare under penalty of perjury that on _____ I filed at the office of the WILSON County Clerk and caused to be posted at the WILSON County courthouse this notice of sale.

Declarants Name: _____
Date: _____



EXHIBIT "A"

TRACT 37, IN HILLTOP RANCH SUBDIVISION, UNIT 3 AS SHOWN BY MAP OR PLAT OF SAID SUBDIVISION DULY RECORDED IN THE OFFICE OF THE COUNTY, CLERK OF WILSON COUNTY, TEXAS IN VOLUME 7, PAGE 21-22 OF THE MAP AND PLAT RECORDS OF WILSON COUNTY, TEXAS.



NOS20120010600218

COPY

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: May 11, 2015 at 01:07P
As a Recording
Total Fees : 2.00

NOTICE OF FORECLOSURE SALE

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

LOT 16 OF THE PLAINVIEW SUBDIVISION, AS SHOWN BY A MAP OR PLAT THEREOF OF RECORD AT VOLUME 3, PAGE 52, OF THE PLAT RECORDS OF WILSON COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 08/15/2006 and recorded in Document 00016958 real property records of Wilson County, Texas.

3. Date, Time, and Place of Sale.

Date: 06/02/2015

Time: The sale will begin no earlier than 12:00 PM or no later than three hours thereafter.

Place: Wilson County Courthouse, Texas, at the following location: THE MOST WESTERLY DOOR OF THE WILSON COUNTY COURTHOUSE 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

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 Mortgageor, the Mortgagee or the Mortgagee's attorney.

5. Obligations Secured. The Deed of Trust executed by SCOTT D. CONDIT AND CAROLYN M. CONDIT, provides that it secures the payment of the indebtedness in the original principal amount of \$78,400.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2006-8 is the current mortgagee of the note and deed of trust and SELECT PORTFOLIO SERVICING, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2006-8 c/o SELECT PORTFOLIO SERVICING, INC., 3815 South West Temple, Salt Lake City, UT 84115 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Default and Request to Act. Default has occurred under the deed of trust, and the mortgagee has requested a Substitute Trustee conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

15-000039-850
132 PLAINVIEW DRIVE
POTH, TX 78147


TROY MARTIN, ALEXIS MARTIN, CASSIE MARTIN,
TERRI MARTIN, HILL NICHOLS, IRENE SALAZAR OR
DEANNA RAY

c/o AVT Title Services, LLC
13770 Noel Road #801529
Dallas, TX 75380-1529

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.



4524609

COPY

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: May 11, 2015 at 01:07P
As a Recording

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Total Fees : 2.00

Receipt Number - 178677
By:
Genevieve Sanchez

Matter No.: 021020-TX

Date: April 13, 2015

County where Real Property is Located: Wilson

ORIGINAL MORTGAGOR: LEE ANTHONY DAVIS, AND WIFE ELIZABETH DAVIS

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., SOLELY AS NOMINEE FOR FIRST NLC FINANCIAL SERVICES, LLC, DBA THE LENDING CENTER, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: U.S. BANK NATIONAL ASSOCIATION

MORTGAGE SERVICER: U.S. BANK NATIONAL ASSOCIATION

DEED OF TRUST DATED 12/15/2006, RECORDING INFORMATION: Recorded on 1/2/2007 as Instrument No. 00021006, in Book 1378 Page 469

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LOT 314, WHISPERING OAKS SUBDIVISION, SECTION 4, WILSON COUNTY, TEXAS, AS PER PLAT OF RECORD IN VOLUME 7, PAGES 28-32, MAP OR PLAT RECORDS OF WILSON COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **6/2/2015**, the foreclosure sale will be conducted in **Wilson** County in the area of the courthouse designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **12:00 PM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

U.S. BANK NATIONAL ASSOCIATION is acting as the Mortgage Servicer for U.S. BANK NATIONAL ASSOCIATION who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. U.S. BANK NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the Mortgagee, whose address is:

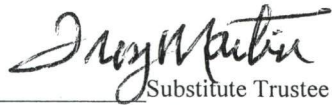
U.S. BANK NATIONAL ASSOCIATION
4801 FREDERICA STREET
OWENSBORO, KY 42301

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



Matter No.: 021020-TX

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: _____ Substitute Trustee
TROY MARTIN OR ALEXIS MARTIN OR CASSIE MARTIN
OR TERRI MARTIN OR JILL NICHOLS OR PAUL A.
HOEFKER

Return to:
PITE DUNCAN, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385

COPY

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: May 11, 2015 at 01:07P
As a Recording
Total Fees : 2.00

NOTICE OF FORECLOSURE SALE

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

EXHIBIT "A"

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 12/14/2001 and recorded in Book 1088 Page 121 Document 7041 real property records of Wilson County, Texas.

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

Date: 06/02/2015

Time: The sale will begin no earlier than 12:00 PM or no later than three hours thereafter.

Place: Wilson County Courthouse, Texas, at the following location: THE MOST WESTERLY DOOR OF THE WILSON COUNTY COURTHOUSE 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

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.

5. **Obligations Secured.** The Deed of Trust executed by SHIRLEY TEDFORD, provides that it secures the payment of the indebtedness in the original principal amount of \$65,600.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2001-D, ASSET-BACKED CERTIFICATES, SERIES 2001-D 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 WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2001-D, ASSET-BACKED CERTIFICATES, SERIES 2001-D 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. **Default and Request to Act.** Default has occurred under the deed of trust, and the mortgagee has requested a Substitute Trustee conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

15-001703-670
318 TWIN OAKS
ADKINS, TX 78101


TROY MARTIN, ALEXIS MARTIN, CASSIE MARTIN,
TERRI MARTIN, HILL NICHOLS, IRENE SALAZAR OR
DEANNA RAY

c/o AVT Title Services, LLC
13770 Noel Road #801529
Dallas, TX 75380-1529

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.



4524617

EXHIBIT "A"

STATE OF TEXAS
COUNTY OF WILSON

BEING 5.24 acres of land out of the William T. Chapman Survey No. 126, Abstract No. 7, Wilson County, Texas and being the same land described in a conveyance to Dwayne E. Nicholson and wife, Mia L. Nicholson in a deed of record in Volume 928, Page 835 of the Official Public Records of Wilson County, Texas and also known as Lot 27 of an unrecorded subdivision called Wildwood Ranch Subdivision and being more particularly described as follows:

BEGINNING at a point in the center of a road easement known as Twin Oaks being of record in Volume 919, Page 384 of the Official Public Records of Wilson County, Texas for the northwesterly corner of this tract; the northeasterly corner of the Thomas O'Crain, et ux, land described in Volume 991, Page 228 of the Official Public Records of Wilson County, Texas.

THENCE South 77° 16' 56" East, with the center of said easement, a distance of 348.29 feet to a found pin for the northwest corner of the James and La Juana Curry land described in Volume 691, Page 301 of the Deed Records of Wilson County, Texas and the northeast corner of this tract.

THENCE South 12° 47' 57" West, with the common line of the Curry land and of this tract, at 30.30 feet passing an found pin on the southerly R.O.W. of said road easement, total distance of 655.95 feet to a found 1/2 inch rebar for the southwest corner of said Curry land, the northwest corner of the Bob Rentfro land as described in Volume 925, Page 533 of the Official Public Records of Wilson County, Texas, the northeasterly corner of the Lorna R. Zastawski land described in Volume 718, Page 33 of the Deed Records of Wilson County, Texas and the southeasterly corner of this tract.

THENCE North 77° 10' 00" West (the record bearing for this survey per the deed), with the common line of the Zastawski land and of this tract, 348.65 feet to an found pin for the southwesterly corner of this tract, the southeasterly corner of the aforementioned Crain land, the northwest corner of said Zastawski land, and the northeast corner of the Frank Swift Dix, Jr. land as described in Volume 813, Page 250 of the Official Public Records of Wilson County, Texas.

THENCE North 12° 49' 51" East, with the common line of the Crain land and of this tract, at 624.48 feet passing a corner post on the southerly R.O.W. of a road easement, total distance of 654.07 feet to the place of beginning containing 5.24 acres of land, more or less, and of which approximately 0.23 acres being within the road easement.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS *

COUNTY OF WILSON *

Date: May 8, 2015

Deed of Trust:

Date: May 20, 2009

Seller: Asset Rescue Ltd.

Buyer: Katherine S. Hawkins

Recorded: Volume 1510, Page 502, Official Public Records, Wilson County, Texas.

Property Description: Being Lot 2, Block 34, of the Green & Houston Addition to the City of Poth, Wilson County, Texas, according to the Plat of said addition recorded in Volume 1, Page 46 of the Plat Records of Wilson County, Texas.

Date of Sale: June 2, 2015


Time of Sale: The earliest time at which the sale will occur is 11:00 a.m. and no later than 2:00 p.m.

Place of sale of Property: Wilson County Courthouse, 1420 3rd Street, Floresville, Texas.

Designated Area: The most westerly door facing 3rd Street, bearing the address 1420 3rd Street, Floresville, Texas 78114

Because of the default by Grantor under the terms of the Deed of Trust and the Note secured thereby, as Substitute Trustee, I will sell the property by public auction to the highest bidder for cash at the place and date above specified to satisfy the debt secured by the Deed of Trust.

The property is being sold subject to all matter of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.



Substitute Trustee - Zachary Potts, S.E. Rutledge,
Jason Roberts, James Nelson or Janet Reed

For more information:

**P.O. Box 1132
San Marcos, Texas 78667-1249
512-396-5115**

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: May 11, 2015 at 12:51P
As a Recording

Total Fees : 2.00

Receipt Number - 178655
By: Yvonne G Garcia

NOTICE OF FORECLOSURE SALE

State of Texas §
 §
County of Wilson §

Total Fees : 2.00
Receipt Number - 178651
By:
Genevieve Sanchez,

Notice is hereby given of a public non-judicial foreclosure sale.

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES
2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: **March 27, 2015**
Time: The sale shall begin no earlier than **01:00 PM** or no later than three hours thereafter.
Place: **Wilson** County Courthouse in **Floresville, Texas**, at the following location: the area designated by the Commissioners Court of **Floresville, Wilson County, Texas**, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

The deed of trust permits the Mortgagee of Record 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 refiling may be after the date originally scheduled for this sale.

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.

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 Mortgagee of Record 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.

4. Type of Sale. The sale is a non-judicial 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 **Dee Davidson**.
5. Obligations Secured. The Deed of Trust is dated **February 17, 2011**, and is recorded in the office of the County Clerk of **Wilson County, Texas**, in/under **00001665, Book 1596, Page 773, Official Public Records of Wilson County, Texas**. 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 promissory note in the original principal amount of **\$157,500.00**, executed by **Dee Davidson**, and payable to the order of **Bank of America, N.A., A National Banking Association**.

Original Mortgagee: Bank of America, N.A., A National Banking Association.

Current Mortgagee of Record: Bank of America, N.A. whose address is **2727 Spring Creek Drive, Spring, TX 77373**.

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

Sent by: Jeffrey B. Lewis
Robertson Anschutz Veters
10333 Richmond Avenue, Suite 550
Houston, TX 77042

DATED 5-11-15



**Mark Cummings and/or Phil West and/or Dick Veters
and/or Patrick Armstrong, Substitute Trustee
c/o Robertson Anschutz Veters
10333 Richmond Avenue, Suite 550
Houston, TX 77042
Phone: 713-980-9500**

LAWYERS TITLE INSURANCE AGENCY

LEGAL DESCRIPTION

GI Number: 2010091450

Legal description of the land:

Being a 1.01 acre tract of land situated in the Simon and Juan De Arocha Survey, Abstract No. 1, being all of a tract of land as described in deed to Dee Davidson and wife Ada Marie Davidson, as recorded in Volume 497, Page 261, of the Deed Records of Wilson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a found 3/4 inch iron rod in the Southwest right of way line of 10th Street, being the North corner of called Tract Three in said deed to Davidson, and being in the East corner of a tract of land as described in deed to Alfredo Juarez as recorded in Volume 380, Page 7, of the Deed Records of Wilson County, Texas;

THENCE South 37 degrees 20 minutes 00 seconds East, along said right of way line, passing the East corner of said called Tract Three and the North corner of called Tract One in said deed to Davidson, at a distance of 70.20 feet, continuing and passing the East corner of said called Tract One, and the North corner of called Tract Two of said deed to Davidson, at a distance of 140.40 feet, continuing a total distance of 210.60 feet to a found 1 inch iron pipe, being the East corner of said called Tract Two of said deed to Davidson, and being the North corner of a tract of land as described in deed to Diana Leticia Medina, as recorded in Volume 1070, Page 12, of the Deed Records of Wilson County, Texas;

THENCE South 52 degrees 40 minutes 00 seconds West, along the common line of said called Tract Two and said Medina tract, a distance of 208.80 feet to a point from which a found 1 inch iron pipe bears North 58 degrees 24 minutes 43 seconds East, a distance of 0.49 feet, said point being the West corner of said Medina tract, being in the Northeast right of way line of Virginia Ann Drive and being the South corner of said called Tract Two;

THENCE North 37 degrees 20 minutes 00 seconds West, (basis of bearing from said 497/261), along the said Northeast right of way line of Virginia Ann Drive, passing the West corner of said Tract Two and the South corner of said Tract One, at a distance of 70.20 feet, continuing and passing the West corner of said Tract One, the South corner of said Tract Three, at a distance of 140.40 feet, continuing a total distance of 210.60 feet to a point from which a found 1/2 inch iron rod bears South 88 degrees 49 minutes 26 seconds West, a distance of 1.09 feet, said point being the South corner of aforesaid Juarez tract and being the West corner of said called Tract Three;

THENCE North 52 degrees 40 minutes 00 seconds East, a distance of 208.80 feet to the POINT OF BEGINNING and containing 43,973 square feet or 1.02 acres of land.

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Mar 15, 2011 at 02:44P
As a Recording
Document Number: 00001665
Total Fees: 68.00
Receipt Number - 117475
By:
Judy Fleming,

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF WILSON
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in Official Public Records the Volume: 1596 and Page: 773 of the named records of: Wilson County as stamped hereon by me.

Mar 15, 2011



Eva Martinez
COUNTY CLERK
WILSON COUNTY, TEXAS

IN RE: ORDER FOR FORECLOSURE
CONCERNING

2339 10TH STREET
FLORESVILLE, TEXAS 78114

("PROPERTY MAILING ADDRESS")

AND

DEE DAVIDSON

("RESPONDENTS")

AND

BANK OF AMERICA, N.A.

("APPLICANT")

IN THE DISTRICT COURT OF

WILSON COUNTY, TEXAS

81ST JUDICIAL DISTRICT

HOME EQUITY FORECLOSURE ORDER

1. On this day, the Court considered Petitioners' Motion for a Default Order granting its application for an expedited foreclosure order. Applicant's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known addresses of each Respondent subject to this order are **Dee Davidson, 2339 10th Street, Floresville, Texas 78114**. Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.
3. The property that is the subject of this foreclosure proceeding is commonly known as **2339 10th Street, Floresville, Texas 78114** with the following legal description:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES
4. The lien to be foreclosed is indexed or recorded at **Instrument No. 00001665, Book 1596, Page 773** and recorded in the real property records of **Wilson** County, Texas.
5. The material facts establishing the bases of the foreclosure of the lien because there has been a default or breach of Respondent's obligation under the loan agreement or contract supporting the lien sought to be foreclosed.

6. Based on the affidavit of the Applicant, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Act, 50 U.S.C. App. § 501 et seq.
7. Therefore, the Court grants Applicant's Motion for a Default Order under the Texas Rules of Civil Procedure 736.7 and 736.8. Applicant may foreclose on the lien described above in accordance with applicable law and the loan agreement sought to be foreclosed.
8. This Order is not subject to a motion for rehearing, new trial, Bill of review or appeal. Any challenge to this Order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED THIS 6th day of may, 2015.

/s/

JUDGE PRESIDING

ROBERTSON ANSCHUTZ VETTERS

By: [Signature]

Jeffrey B. Lewis

SBN: 12290000

10333 Richmond Avenue, Suite 550

Houston, TX 77042

O 713-980-9500

F (713) 888-2703

Jeffrey B. Lewis

Attorney for Applicant

LAWYERS TITLE INSURANCE AGENCY

LEGAL DESCRIPTION

GF Number: 2010091450

Legal description of the land:

Being a 1.01 acre tract of land situated in the Simon and Juan De Arocha Survey, Abstract No. 1, being all of a tract of land as described in deed to Dee Davidson and wife Ada Marie Davidson, as recorded in Volume 497, Page 261, of the Deed Records of Wilson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a found 3/4 inch iron rod in the Southwest right of way line of 10th Street, being the North corner of called Tract Three in said deed to Davidson, and being in the East corner of a tract of land as described in deed to Alfredo Juarez as recorded in Volume 380, Page 7, of the Deed Records of Wilson County, Texas;

THENCE South 37 degrees 20 minutes 00 seconds East, along said right of way line, passing the East corner of said called Tract Three and the North corner of called Tract One in said deed to Davidson, at a distance of 70.20 feet, continuing and passing the East corner of said called Tract One, and the North corner of called Tract Two of said deed to Davidson, at a distance of 140.40 feet, continuing a total distance of 210.60 feet to a found 1 inch iron pipe, being the East corner of said called Tract Two of said deed to Davidson, and being the North corner of a tract of land as described in deed to Diana Leticia Medina, as recorded in Volume 1070, Page 12, of the Deed Records of Wilson County, Texas;

THENCE South 52 degrees 40 minutes 00 seconds West, along the common line of said called Tract Two and said Medina tract, a distance of 208.80 feet to a point from which a found 1 inch iron pipe bears North 58 degrees 24 minutes 43 seconds East, a distance of 0.49 feet, said point being the West corner of said Medina tract, being in the Northeast right of way line of Virginia Ann Drive and being the South corner of said called Tract Two;

THENCE North 37 degrees 20 minutes 00 seconds West, (basis of bearing from said 497/261), along the said Northeast right of way line of Virginia Ann Drive, passing the West corner of said Tract Two and the South corner of said Tract One, at a distance of 70.20 feet, continuing and passing the West corner of said Tract One, the South corner of said Tract Three, at a distance of 140.40 feet, continuing a total distance of 210.60 feet to a point from which a found 1/2 inch iron rod bears South 66 degrees 49 minutes 26 seconds West, a distance of 1.09 feet, said point being the South corner of aforesaid Juarez tract and being the West corner of said called Tract Three;

THENCE North 52 degrees 40 minutes 00 seconds East, a distance of 208.80 feet to the POINT OF BEGINNING and containing 43,973 square feet or 1.02 acres of land.

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On Mar 15, 2011 at 02:44P
As a Recording
Document Number: 00001665
Total Fees: 68.00
Receipt Number - 117475
By:
Judy Fleming,

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF WILSON
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped herein by me and was duly RECORDED in Official Public Records the Volume: 1596 and Page: 773 of the named records of Wilson County as stamped herein by me.

Mar 15, 2011



Eva Martinez
COUNTY CLERK
WILSON COUNTY, TEXAS

6500228

126 Shady Oaks Court
Floresville, Texas 78114

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: May 11, 2015 at 11:26A
As a Recording
Total Fees : 2.00

Receipt Number - 178650
By:
Krystle Hidalgo

NOTICE OF TRUSTEE'S SALE

WHEREAS, on September 27, 2002, Gloria Gonzales and Robert B. Gonzales executed a Texas Home Equity Security Instrument conveying to Christine Jacobs, Trustee, the real property hereinafter described, to secure San Antonio Federal Credit Union, in the payment of a debt therein described, said Texas Home Equity Security Instrument being recorded in Volume 1125, Page 666, Real Property Records of Wilson County, Texas.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due.

WHEREAS, the owner and holder of said debt has obtained an Order of the District Court of Wilson County, Texas, 218th Judicial District, entered on March 6, 2015, in Cause No. 15-01-0016-CVW authorizing foreclosure of said Texas Home Equity Security Instrument.

WHEREAS, the owner and holder of said debt has requested the undersigned to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Texas Home Equity Security Instrument.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, June 2, 2015, at 1:00 o'clock p.m. or within three (3) hours thereafter, I will sell said real property at the place hereinafter set out, to the highest bidder for cash under the provisions of said Texas Home Equity Security Instrument and Texas Property Code Section 51.002. The place of sale shall be in the area designated by the Commissioners Court of such County, pursuant to §51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if not such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted), in the City of Floresville, Wilson County, Texas.

Said real property is described as follows:

Lots 26 and 27, out of the Vanaman Subdivision, situated within the limits of Wilson County, Texas, according to the map or plat thereof as recorded in Volume 1, Page 100, Map Records of Wilson County, Texas.

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 refiling may be after the date originally scheduled for this sale.

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 and the priority of the lien being foreclosed.

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.

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed of Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee of Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagor, Mortgagee or the Mortgagee's attorney.

Default has occurred under the Deed of Trust, and the beneficiary has requested me, Substitute Trustee, to conduct this public 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.

EFFECTIVE DATE OF THIS NOTICE: May 11, 2015.



Mark Cummings or Phil West or Dick Velters or
Patrick Armstrong, Substitute Trustee
C/O WEST & WEST ATTORNEYS, P.C.
2929 Mossrock, Suite 204
San Antonio, Texas 78230

Notice of Foreclosure Sale

PURSUANT TO TEXAS TAX CODE SECTION 32.06, THE FORECLOSURE SALE REFERRED TO IN THIS DOCUMENT IS A SUPERIOR TRANSFER TAX LIEN SUBJECT TO THE RIGHT OF REDEMPTION UNDER CERTAIN CONDITIONS. THE FORECLOSURE IS SCHEDULED TO OCCUR ON JULY 7, 2015.

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:

AO269 M RODRIGUEZ SUR, TRACT 15A, MH SERIAL # TXFL1A835031653, LABEL # TEX0064471, ACRES 6.580; more particularly described as All that certain tract or parcel of land containing 6.6044 acres of land being a portion of that certain 19.0 acre tract conveyed to John Franklin Childress by Contract of Sale of record at Volume 486, Page 663, Deed Records of Wilson County, Texas, a part of the M. Rodriguez Survey, Abstract 269, said 6.6044 acre tract being more particularly described as follows:

BEGINNING at a 5/8 inch iron pin found on the Southwest Right of Way line of an existing County Road at the North corner of aforementioned 19.0 acres tract for the North corner of this tract;

THENCE South 33° 38' 00: East 306.28 feet along said existing Co. Rd. to a found 60d nail at the North corner of a 3.96 acre tract as described in Volume 819, Page 90 Deed Records of Wilson County, Texas;

THENCE South 61° 48' 45" West at 251.0 feet the East corner of said 3.96 acre tract in all 965.21 to a 1/2 inch iron pin found in the Westerly line of said 19.0 acre tract for the South corner of this tract;

THENCE North 28° 48' 26" West 299.23 feet to a 1/2 inch iron pin found in the Westerly line of said 19.0 acre tract for the West corner of this tract;

THENCE North 61° 27' 58" East 939.39 feet to the POINT OF BEGINNING 6.6044 acres of land, more or less.

Property Address: 2447 County Road 315, Stockdale, Wilson County, Texas 78160

2. *Instrument to be Foreclosed.* The instruments to be foreclosed are the Property Tax Lien Deed of Trust (Deed of Trust) recorded in Vol. 1664, Pg. 39, Instrument No. 00013678 of the real property records of Wilson County, Texas and the Transferred Tax Liens recorded in Vol. 1666, Page 823, Instrument Number 00014234 and Vol. 1672, Page 330, Instrument No. 00015210 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: July 7, 2015.

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: Southeast corner of courthouse downtown or as otherwise designated by County Commissioner.

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 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 or any Substitute 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 an expedited foreclosure sale of a Transferred Tax Lien

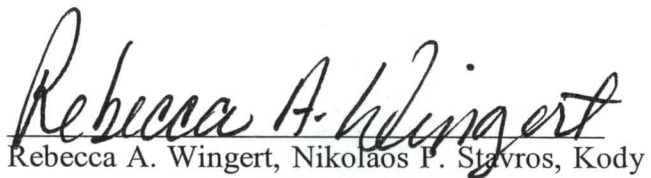
created pursuant to Sections 32.06 and 32.065, Texas Tax Code, Section 51.002, Texas Property Code and the power of sale granted by the Deed of Trust executed by Lon E. Grinage and Marilyn Johnson-Grinage.

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 Note in the original principal amount of \$11,022.71, executed by Lon E. Grinage and Marilyn Johnson-Grinage, and payable to the order of Tarpon Hunters, LLC; (b) all renewals and extensions of the Note; and (c) any and all present and future indebtednesses of Lon E. Grinage and Marilyn Johnson-Grinage to Tarpon Hunters, LLC. Tarpon Hunters, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to Nikolaos P. Stavros or J. Lindsey Kelly at 3624 N. Hills Drive, Suite B-100, Austin, Texas 78731.

7. *Default and Request to Act.* Default has occurred under the Deed of Trust, and the beneficiary has requested me, as substitute 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: May 7th, 2015


Rebecca A. Wingert, Nikolaos P. Stavros, Kody
S. Garza, Lindsey Kelly, Charles E. Brown,
Daniel Andrews or John Daves
3624 North Hills Dr., Suite B-100
Austin, TX 78731
Telephone: (512) 346-6011
Fax: (512) 346-6005

AFTER RECORDING RETURN TO:
Stavros & Kelly, PLLC
3624 North Hills Dr., Suite B-100
Austin, TX 78731
Tel: (512) 346-6011
Fax: (512) 346-6005

Current Borrower: BENITO LOPEZ, III AND HIS WIFE CINDY LOPEZ
MHA File Number: TX-15-24912-FC
VA/FHA/PMI Number:
Loan Type: FHA
Property Address: 104 LEGACY RANCH DR, LA VERNIA, TX 78121

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: May 07, 2015 at 09:05A
As a Recording

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
7/30/2008

Grantor(s)/Mortgagor(s):
BENITO LOPEZ, III AND HIS WIFE CINDY
LOPEZ

Total Fees : 2.00

Receipt Number - 178544
By:
Genevieve Sanchez,

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A
NOMINEE FOR SOUTHWEST FUNDING LP,
ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
BANK OF AMERICA, N.A.

Recorded in:
Volume: 1470
Page: 510
Instrument No: 00036902

Property County:
WILSON

Mortgage Servicer:
BANK OF AMERICA, N.A. is representing the
Current Beneficiary/Mortgagee under a servicing
agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
7105 Corporate Drive, Plano, TX 75024

Legal Description: LOT 7, LEGACY RANCH SUBDIVISION, UNIT 1, WILSON COUNTY, TEXAS, AS
PER PLAT OF RECORD IN VOLUME 9, PAGE 60, PLAT RECORDS OF WILSON COUNTY, TEXAS.

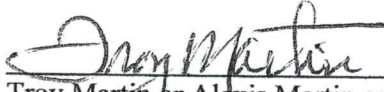
Date of Sale: 6/2/2015

Earliest Time Sale Will Begin: 12:00 PM

Place of Sale of Property: THE MOST NORTH-EASTERLY DOOR OF THE WILSON COUNTY
COURTHOUSE BEING THE COURTHOUSE DOOR FACING THE OR IN THE AREA
DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE
TEXAS PROPERTY CODE.

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.

Notice Pursuant to Tex. Prop. Code § 51.002(i):
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.


Troy Martin or Alexis Martin or Cassie Martin or
Terri Martin or Jill Nichols or Irene Salazar or Deanna Ray
or Cole D. Patton
or Catherine Allen-Rea
McCarthy, Holthus & Ackerman, LLP
ATTN: SALES
1255 West 15th Street, Suite 1060
Plano, TX 75075



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