

COPY

Filed for Record in:  
Wilson County  
by Honorable Eva Martinez  
County Clerk  
On: Oct 27, 2014 at 10:19A  
As a Recording

**NOTICE OF FORECLOSURE SALE**

Total Fees : 2.00

Receipt Number - 172124  
By:  
Krystle Hidalgo

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

SEE EXHIBIT A

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 02/26/1999 and recorded in Book 991 Page 448 Document 80141 real property records of Wilson County, Texas. Re-filed in Document 00015145 real property records of Wilson County, Texas.

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

Date: 12/02/2014

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 BOBBY D. SHANAHAN AND MARTHA E. SHANAHAN, provides that it secures the payment of the indebtedness in the original principal amount of \$53,650.00, 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 FOR GSAMP 2002-HE2, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2002-HE2 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 DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR GSAMP 2002-HE2, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2002-HE2 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.

  
TROY MARTIN, MELODY SPEER OR WENDY SPEER  
c/o AVT Title Services, LLC  
13770 Noel Road #801529  
Dallas, TX 75380-1529

12-001824-670  
314 CREEK LANE  
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.**

## EXHIBIT A

Being 6.83 acres of land out of the L. Manchaca Grant, and being the same property conveyed to Hermit Richter and wife, Alma Richter by Alex W. Yanta in Deed dated May 4th, 1963, recorded in Volume 369, Pages 537-538, Deed Records of Wilson County, Texas, and described by metes and bounds as follows:

BEGINNING at a corner post in the SW right-of-way of the Southern Pacific Railroad from whence FM Highway #541 crosses to ROW brs. N. 30 deg. 30 min. W. 1800 feet;

THENCE S. 50 deg. W. 307.8 feet to a corner post and being the NW ROW 17 foot wide road belonging to this survey and a 17 foot strip parallel to it is to be retained by Hermit Richter for entrance the 34 foot wide strip is to be used jointly for entrance;

THENCE N. 31 deg. 23 min. W. 566 feet to a corner post;

THENCE S. 50 deg. W. 543 feet to a corner post;

THENCE S. 40 deg. E. 589 feet to a corner post;

THENCE N. 50 deg. E. 452.5 feet to a 3/8 inch steel pin;

THENCE N. 31 deg. 23 min. W. 17 feet to the center line of jointly used entrance; as mentioned above;

THENCE N. 50 deg. E. 307.8 feet to point RR SW ROW and centerline of entrance;

THENCE with ROW N. 50 deg. W. 17 feet to point of beginning.

And being the same property described in Deed dated January 18, 1977, executed by Hermit Richter et ux. to Daniel Giesalhart and wife, Lydia Giesalhart of record in Volume 498, Page 377, Deed Records, Wilson County, Texas.

And also being the same property described in Deed date November 2, 1990, executed by Doris Lydia Giesalhart, individually and as Independent Executrix of the Estate of Daniel Giesalhart, deceased to Alton W. Giesalhart of record in Volume 764, Page 123, Deed Records, Wilson County, Texas.

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



Current Borrower:  
MHA File Number:  
VA/FHA/PMI Number:  
Loan Type:  
Property Address:

RUBEN HERNANDEZ AND PAMLA R HERNANDEZ  
TX-14-23622-FC  
FHA  
1010 EAGLE CREST DR, FLORESVILLE, TX 78114

Filed for Record in:  
Wilson County  
by Honorable Eva Martinez  
County Clerk  
On: Oct 23, 2014 at 11:00A  
As a Recording

Total Fees : 2.00  
Receipt Number - 172039  
By: Krystle Hidalgo

**COPY**

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

Deed of Trust Date:  
8/18/1999

Grantor(s)/Mortgagor(s):  
RUBEN HERNANDEZ AND PAMLA R  
HERNANDEZ

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

Current Beneficiary/Mortgagee:  
Lakeview Loan Servicing, LLC

Recorded in:  
Volume: 1008  
Page: 253  
Instrument No: 83886

Property County:  
WILSON

Mortgage Servicer:  
M&T Bank is representing the Current  
Beneficiary/Mortgagee under a servicing agreement  
with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:  
1 Fountain Plaza, Buffalo, NY 14203

**Legal Description:** LOT 90, SECTION 1C, EAGLE CREEK RANCH SUBDIVISION, WILSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGES 30-32 OF THE PLAT RECORDS OF WILSON COUNTY, TEXAS.

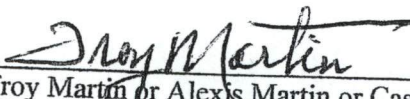
Date of Sale: 12/2/2014

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.

Terri Martin or Jill Nichols

  
Troy Martin or Alexis Martin or Cassie Martin or

or Cole D. Patton  
or Karl Terwilliger  
McCarthy, Holthus & Ackerman, LLP  
ATTN: SALES  
1255 West 15th Street, Suite 1060  
Plano, TX 75075



4492944

COPY

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Filed for Record in:  
Wilson County  
by Honorable Eva Martinez  
County Clerk  
On: Oct 14, 2014 at 01:44P  
As a Recording  
Total Fees : 2.00

STATE OF TEXAS §  
  §  
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

Receipt Number - 171685  
By, Yvonne G. Garcia

WHEREAS, by Deed of Trust dated October 25, 2012, Bradley Graf a/k/a Bradley M. Graf and Felicia Soefje conveyed to Tim Williams, as Trustee, the property situated in Wilson County, Texas, to wit:

Property: See Exhibit "A", as well as a DBA Oak Creek Homes "Oak Manor 2301" manufactured home, 13.5' x 44' and 13.5' x 44', Serial Numbers OC011223411A and OC011223411B; HUD Label/Seal Numbers NTA1551671 and NTA1551672, together with all furnishings, equipment, appliances, and accessories included at the time of purchase.

To secure that certain Note executed by Bradley Graf a/k/a Bradley M. Graf and Felicia Soefje and made payable to 21<sup>st</sup> Mortgage Corporation (hereinafter the "Note"), which such Deed of Trust filed and recorded on November 14, 2012 under Document Number 00018611, Volume 1692, Pages 485-503 in the Official Public Records of Wilson County, Texas (hereinafter "Deed of Trust"); and

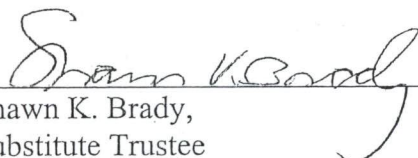
**WHEREAS**, the undersigned is the Substitute Trustee as appointed in the aforesaid Deed of Trust by a substitution, said appointment being in the manner authorized by the Deed of Trust; and

---

**WHEREAS**, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned Substitute Trustee to sell the Property to satisfy same.

**NOW, THEREFORE**, notice is hereby given that on Tuesday, the 4<sup>th</sup> day of November, 2014, I will begin to sell the Property at the earliest of 10:00 a.m. or no later than three (3) hours after that time at the most north-easterly door of the Wilson County Courthouse, being the courthouse door facing the office of the Wilson County Tax Assessor-Collector, in Floresville, Wilson County, Texas (which office bears the address of 2 Library Lane, Floresville, Texas), or as designated by the County Commissioners, to the highest bidder for cash. The Trustee's sale will occur between the earliest time to begin the sale as specified above, and 1:00 p.m.

Witness my hand this the 13<sup>th</sup> day of October, 2014.



Shawn K. Brady,  
Substitute Trustee

BRADY LAW FIRM, PLLC  
6351 Preston Road, Suite 160  
Frisco, Texas 75034  
(972) 424-7200 Telephone  
(972) 424-7244 Facsimile

**GRANTEE'S MAILING ADDRESS:**

21<sup>st</sup> Mortgage Corporation  
620 Market Street  
One Centre Square  
Knoxville, Tennessee 37902



# EXHIBIT "A"

## METES AND BOUNDS

Being 10.000 acres of land, more or less, out of the Samuel Pharr Survey Number 189, Abstract 252, situated in Wilson County, Texas, being out of and a part of that 47.24 acres described in a Deed recorded in Volume 1610, Page 478, Deed Records, Wilson County, Texas, said 10.000 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found for the South corner of this 10.000 acres, same being the southeast corner of said 47.24 acres and the southwest corner of the William A. Ploah Jr, et ux 55.000 acres (Volume 1609, Page 528), same also being on the northeast Right-of-Way line of CR 427, same also being the POINT OF BEGINNING;

**THENCE** along the northeast Right-of-Way line of said CR 427, North 60 degrees 29 minutes 22 seconds West, a distance of 726.01 feet to a 1/2 inch iron rod set for the West corner of this 10.000 acres;

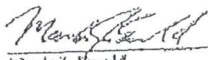
**THENCE** departing the southwest line of and covering said 47.24 acres the following courses and distances:

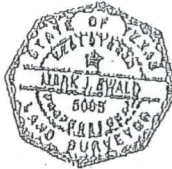
North 29 degrees 52 minutes 52 seconds East, a distance of 600.00 feet to a 1/2 inch iron rod set for the North corner of this 10.000 acres;

South 60 degrees 28 minutes 22 seconds East, a distance of 726.01 feet to a 1/2 inch iron rod set for the East corner of this 10.000 acres, same being on the southeast line of said 47.24 acres and on the lower west line of said Ploah 55.000 acres, from a which a 1/2 inch iron rod found bears North 29 degrees 52 minutes 52 seconds East, a distance of 284.39 feet

**THENCE** along the line common to this 10.000 acres and said Ploah 55.000 acres, South 29 degrees 52 minutes 52 seconds West, a distance of 600.00 feet to the POINT OF BEGINNING, and containing 10.000 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. All iron rods set are 1/2 inch rebar. A survey plat of the above described tract prepared this day is herby attached to and made a part hereof.

  
Mark J. Ewald  
Registered Professional Land Surveyor  
Texas Registration No. 5093  
March 1, 2012



**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.**

Total Fees : 2.00  
Receipt Number - 171630  
Cynthia Hinojosa

**Date of Security Instrument:** November 29, 1999  
**Grantor(s):** Ramon Asencio and Peggy Asencio  
**Original Mortgagee:** 21<sup>ST</sup> Mortgage Corporation  
**Recording Information:** Instrument # 86453; Volume 1019, Page 556, Official Public Records Wilson County, Texas.  
**Current Mortgagee:** 21st Mortgage Corporation

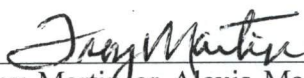
**Mortgage Servicer:** Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing agreement and Texas Property Code §51.0025 the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above.

**Date of Sale:** November 4, 2014  
**Time of Sale:** 12:00 PM or not later than three hours after that time.  
**Place of Sale:** THE MOST NORTH-EASTERLY DOOR OF THE WILSON COUNTY COURTHOUSE, BEING THE COURTHOUSE DOOR FACING THE OFFICE OF THE WILSON COUNTY TAX ASSESSOR-COLLECTOR, IN FLORESVILLE, WILSON COUNTY, TEXAS, WHICH BEARS THE ADDRESS OF 2 LIBRARY LANE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS.

**Legal Description of property to be sold:**

LOT 217 OF THE EAGLE CREEK RANCH SUBDIVISION, SECTION 2-A, AS SHOWN ON MAP OR PLAT THEREOF OF RECORD IN VOLUME 5, PAGES 51-55 OF THE PLAT RECORDS OF WILSON COUNTY, TEXAS.

**Terms of sale:** Cash

  
Troy Martin or Alexis Martin or Cassie Martin or Terri Martin or Jill Nichols  
Substitute Trustee  
c/o Servicelink Default Abstract Solutions  
7301 N. State Hwy 161, Suite 305  
Irving, Texas 75039

Return to:  
Pratt, Aycock & Associates, PLLC  
6851 Virginia Parkway, Suite 100  
McKinney, Texas 75071



4489863



Filed for Record in:  
Wilson County  
by Honorable Eva Martinez

County Clerk

On: Oct 13, 2014 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:

See Exhibit A

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 07/11/2007 and recorded in Document 00027199 real property records of Wilson County, Texas.

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

Date: 11/04/2014

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 BARBARA E GRAY AND ROBERT W GRAY, provides that it secures the payment of the indebtedness in the original principal amount of \$85,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Metropolitan Life Insurance Company 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 Metropolitan Life Insurance Company 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, MELODY SPEER OR WENDY SPEER  
c/o AVT Title Services, LLC  
13770 Noel Road #801529  
Dallas, TX 75380-1529

14-000473-850  
4382 COUNTY ROAD 207  
MCCOY, TX 78113

**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.**



4490327



Loan No: PNI600387  
Borrower: BARBARA E. GRAY

Date ID: 237

LEGAL DESCRIPTION  
FIELD NOTES FOR 0.92 ACRES OF LAND

BEING 0.92 ACRES OF LAND OUT OF THE MANUEL BARRERA GRANT SURVEY NO. 26, ABSTRACT NO. 4, WILSON COUNTY, TEXAS AND BEING THE LAND DESCRIBED IN A CONVEYANCE TO STEVEN MENDENHALL AND ALAN MENDENHALL IN A DEED OF RECORD IN VOLUME 1321, PAGES 452 OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found  $\frac{1}{8}$ " pin at the intersection of the southwest right-of-way of County Road No. 213 and the northwest right-of-way of County Road No. 207 for the east corner of this tract;

THENCE South  $58^{\circ} 26' 11''$  West, with said right-of-way of County Road No. 207, a distance of 206.79 feet to a found  $\frac{1}{8}$ " pin for the southeast corner of the Rhonda Franke land as described in Volume 1323, Page 634 of the Official Public Records of Wilson County, Texas and the south corner of this tract;

THENCE North  $30^{\circ} 42' 03''$  West, a distance of 194.86 feet to a found  $\frac{1}{8}$ " pin for an interior corner of said Franke land and the west corner of this tract;

THENCE North  $59^{\circ} 05' 26''$  East, a distance of 205.83 feet to a found  $\frac{1}{8}$ " pin in the aforementioned southwest right-of-way of County Road No. 211 for the north corner of this tract;

THENCE South  $30^{\circ} 58' 47''$  East, (Use record bearing for this survey per the deed), with said right-of-way, a distance of 192.50 feet to the POINT OF BEGINNING and containing 0.92 acres of land as shown on a plat that accompanies this description.

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