

Filed this 4 day of June 2019
12:02 PM

Laura Walla
County Clerk, Blanco County, Texas
By Joanne Kimmey Deputy

NOTICE OF TRUSTEE'S SALE

June 3, 2019

Date:
Note:

Date: June 26, 2016
Maker: Truman Kimmey and Joanne Kimmey
Payee: Rockin J Ranch, Ltd., a Texas Limited Partnership
Original Principal Amount: \$59,711.82

Deed of Trust:

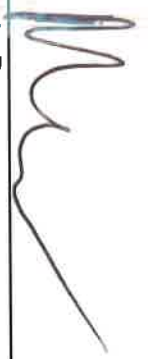
Date: June 26, 2016
Grantor: Truman Kimmey and Joanne Kimmey
Beneficiary: Rockin J Ranch, Ltd., a Texas Limited Partnership
Trustee: Michele Barnes
Recorded under: Document #162605, of the Official Public Records of Blanco County, Texas.

Property:

All that certain tract or parcel of land lying and being situated in Blanco County, Texas, being known and designated as Lot 880, Rockin J Ranch, Phase 3, according to map or plat recorded in Volume 1, Page(s) 378-390, Blanco County, Texas, Map and Plat Records.


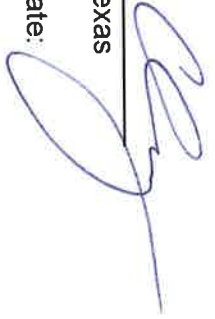
Date and Place of Sale of Property:

July 2, 2019, same being the first Tuesday in said month, at a time no earlier than 10:00 a.m. and not later than four (4) hours after such time, I, Michele Barnes, Trustee, will accordingly, after having complied with the terms of sale set forth in the Deed of Trust and the Laws of the State of Texas, sell the Mortgaged Property at public auction to the highest bidder or bidders for cash at the south entrance of the Blanco County Courthouse as designated by the Commissioner's Court of Blanco County, Texas. Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Beneficiary, the holder of the Note, has requested Trustee to sell the Property. Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, I, Michele Barnes, Trustee, will sell the Property by public sale to the highest bidder for cash or certified funds in accordance with the Deed of Trust, and the proceeds of such sale will be applied to the balance owing on the Note and other indebtedness secured by the Deed of Trust.


Michele Barnes
Trustee

THE STATE OF TEXAS)
)
COUNTY OF COMAL)

This instrument was acknowledged before me on the 3rd day of June, 2019 by Michele Barnes, Trustee.



Notary Public, State of Texas
Notary's printed name &
Commission expiration date:



Filed this 4 day of June 2019
12:04 PM

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Laura Walla
County Clerk, Blanco County, Texas
By Shawn Kennedy Deputy

June 3, 2019

Date:
Note:

Date: May 23, 2010
Maker: Kenneth W. Willoughby and wife Christine M. Willoughby
Payee: Rockin J Ranch, Ltd., a Texas Limited Partnership
Original Principal Amount: \$19,710.00

Deed of Trust:

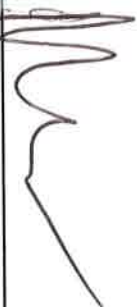
Date: May 23, 2010
Grantor: Kenneth W. Willoughby and wife Christine M. Willoughby
Beneficiary: Rockin J Ranch, Ltd., a Texas Limited Partnership
Trustee: Jason Merz
Substitute Trustee: Michele Barnes
Recorded under: Document #103135, of the Official Public Records of Real Property of Blanco County, Texas.

Property:

All that certain tract or parcel of land lying and being situated in Blanco County, Texas, being known and designated as Lot 1384, Rockin J Ranch, Phase 4, according to map or plat recorded in Volume 3, Page(s) 17-26, Blanco County, Texas, Map and Plat Records.

Date and Place of Sale of Property:


July 2, 2019, same being the first Tuesday in said month, at a time no earlier than 10:00 a.m. and not later than four (4) hours after such time, I, Michele Barnes, Substitute Trustee, will accordingly, after having complied with the terms of sale set forth in the Deed of Trust and the Laws of the State of Texas, sell the Mortgaged Property at public auction to the highest bidder or bidders for cash at the south entrance of the Blanco County Courthouse as designated by the Commissioner's Court of Blanco County, Texas. Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Beneficiary, the holder of the Note, has requested Substitute Trustee to sell the Property. Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Michele Barnes, Substitute Trustee, will sell the Property by public sale to the highest bidder for cash or certified funds in accordance with the Deed of Trust, and the proceeds of such sale will be applied to the balance owing on the Note and other indebtedness secured by the Deed of Trust.



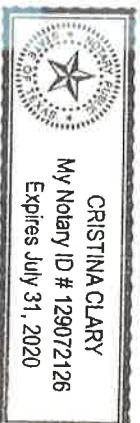
Michele Barnes
Substitute Trustee

THE STATE OF TEXAS)
)
COUNTY OF COMAL)

This instrument was acknowledged before me on the 3rd day of June, 2019 by Michele Barnes, Substitute Trustee.



Notary Public, State of Texas
Notary's printed name &
Commission expiration date:



105 SPRING VIEW DR
JOHNSON CITY, TX 78636

Laura Walla
County Clerk, Blanco County, Texas
By Shirley Reed Deputy

00000008390957

Filed this 23 day of May 2019
11:00 A M

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 02, 2019

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE SOUTH MAIN ENTRANCE WITHIN TWELVE FEET OF THE DOOR OF THE BLANCO 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 November 02, 2004 and recorded in Document VOLUME 0308, PAGE 984; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS IN VOLUME 0311, PAGE 205 AND VOLUME 538, PAGE 0596 real property records of BLANCO County, Texas, with DAVID WILSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DAVID WILSON, securing the payment of the indebtedness in the original principal amount of \$121,099.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-RF2 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715



105 SPRING VIEW DR
JOHNSON CITY, TX 78636

00000008390957

00000008390957

BLANCO

EXHIBIT "A"

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN BLANCO COUNTY, TEXAS, KNOWN AS LOTS 3 AND 4, BLOCK C, CREEK VIEW ESTATES, AS SHOWN ON PLAT RECORDED IN VOLUME 1, PAGES 274-275, PLAT RECORDS OF BLANCO COUNTY, TEXAS.

105 SPRING VIEW DR
JOHNSON CITY, TX 78636

00000008390957

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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead THOMAS ROSSINGTON, MARTHA ROSSINGTON, JILL NICHOLS, MEGHAN LAMONTE, KEVIN KEY, JAY JACOBS, RAYMOND PEREZ, GARRETT SANDERS, JACK BURNS II, MARYNA DANIELIAN, STACEY BENNETT, AMY ORTIZ, DYLAN RUIZ OR STEPHEN RAWLINGS, SHELLY HENDERSON, SANDY MEHAN OR JOHN MCCARTHY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Shawnika Harris

Certificate of Posting

My name is Stephan Rawlings and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 5-23-2019 I filed at the office of the BLANCO County Clerk and caused to be posted at the BLANCO County courthouse this notice of sale.



Declarant's Name: Stephan Rawlings

Date: 5-23-2019

4697 Rocky Road, Blanco, Texas 78606

Laura Walla
County Clerk, Blanco County, Texas
By Laura Walla Deputy

19-010787

Filed this 23 day of May 2019
9:30 AM

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: **07/02/2019**

Time: Between 10am-1pm and beginning not earlier than 10am-1pm or not later than three hours thereafter.

Place:

The area designated by the Commissioners Court of Blanco County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 08/28/2006 and recorded in the real property records of Blanco County, TX and is recorded under Clerk's File/Instrument Number, Vol. 349, Page 87, with CHARLES SMITH and STACEY SMITH (grantor(s)) and COASTAL LENDING FINANCIAL CORPORATION, INC. mortgage to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by CHARLES SMITH and STACEY SMITH, securing the payment of the indebtedness in the original amount of \$999,999.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2006-15 is the current mortgage of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. BEING A 117.758 ACRE TRACT OF LAND LYING IN AND SITUATED OUT OF THE E.A HOUSE SURVEY NO. 100, THE HEIRS OF SHERWOOD DOVER SURVEY NO. 99, THE B. WILLIAMS LEAGUE SURVEY NO. 25, THE J.C ROUNDTREE SURVEY NO. 108 AND THE G.C & S.F. RR CO SURVEY NO. 335. ALL IN BLANCO COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN CALLED 118.65 ACRE, TRACT OF LAND CONVEYED TO R.A. AND FRANCES FRISENHANN BY DEED RECORDED IN VOLUME 159, PAGE 376 OF THE DEED RECORDS OF BLANCO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON, REGISTERED PROFESSIONAL LAND SURVEYOR IN JULY, 2003: BEGINNING AT A FENCE CORNER POST FOUND IN THE SOUTHERLY MARGIN OF ROCKY ROAD FOR THE NORTHWEST CORNER HEREOF AND SAID 118.65 ACRE TRACT AND THE NORTHEAST CORNER OF THAT CERTAIN 48.72 ACRE TRACT OF LAND CONVEYED TO B. BURRIS BY DEED RECORDED IN VOLUME, 135, PAGE 93 OF SAID DEED RECORDS AND FROM WHICH A 20" LIVE OAK BEARS SOUTH 43° 44'03 WEST A DISTANCE OF 24.0 FEET AND A 25" PECAN BEARS NORTH 0°41'12" EAST A DISTANCE OF 55.5 FEET


THE NORTHERLY LINE HEREOF AND SOUTHERLY MARGIN OF ROCKY ROAD AS FENCED THE FOLLOWING FOUR CALLS:



4694165

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2006-15, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Home Mortgage
3476 Stateview Blvd.
Fort Mill, SC 29715


SUBSTITUTE TRUSTEE
Thomas Rossington, Martha Rossington, 1320
Greenway Drive, Suite 300
Irving, TX 75038

STATE OF Delaware
COUNTY OF Hendall

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 23rd day of July, 2019.



Martha Rossington
NOTARY PUBLIC in and for
Hendall COUNTY
My commission expires: 2-15-2020
Print Name of Notary: Martha K. Rossington

CERTIFICATE OF POSTING

My name is Thomas Rossington and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on May 23, 2019 I filed at the office of the Blanco County Clerk and caused to be posted at the Blanco County courthouse this notice of sale.

Declarant's Name: _____
Date: 5-23-19

1. SOUTH 78° 48'18" EAST A DISTANCE OF 780.85 FEET TO A FENCE POST FOUND FOR ANGLE POINT;
2. SOUTH 75°22'54" EAST A DISTANCE OF 375.84 FEET TO A 1/2 REBAR SET FOR ANGLE POINT;
3. SOUTH 21°55'29" EAST A DISTANCE OF 1260.65 FEET TO A FENCE POST FOUND FOR ANGLE POINT;
4. SOUTH 53°24'15" EAST A DISTANCE OF 262.89 FEET TO A FENCE POST FOUND FOR THE EASTERLY MOST NORTHEAST CORNER HEREOF AND OF SAID 118.85 ACRE TRACT AND A NORTHWESTERLY CORNER OF THAT CERTAIN 511.2 ACRE TRACT OF LAND CONVEYED TO D. BAMBERGER BY DEED RECORDED IN VOLUME 144, PAGE 352 OF SAID DEED RECORDS;

THENCE WITH THE COMMON LINE WITH SAID 118.65 ACRE TRACT OF LAND AND SAID 511.2 ACRE TRACT OF LAND THE FOLLOWING THREE (3) CALLS:

1. SOUTH 48°11'00" WEST A DISTANCE OF 2875.19 FEET TO A FENCE POST FOUND FOR THE SOUTHEASTERLY CORNER HEREOF;
 2. NORTH 18°13'08" WEST A DISTANCE OF 622.73 FEET TO A FENCE POST FOUND FOR ANGLE POINT;
 3. NORTH 68°44'45" WEST A DISTANCE OF 460.48 FEET TO A FENCE POST FOUND IN THE EASTERLY LINE OF THAT CERTAIN 228.9 ACRE TRACT OF LAND CONVEYED TO DOROTHY GOURLEY ET AL BY DEED RECORDED IN VOLUME 100, PAGE 733 OF SAID DEED RECORDS FOR THE SOUTHWESTERLY CORNER HEREOF;
- THENCE NORTH 19°26'31" EAST A DISTANCE OF 2894.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 117.758 ACRES OF LAND, MORE OR LESS, AS SHOWN ON SKETCH OF SURVEY TO ACCOMPANY LEGAL DESCRIPTION PREPARED HEREWITH.

ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAP STAMPED "JE GARON RPLS4303."