

Filed for Record in:
Wilson County 0000006366397
by Honorable Eva Martinez

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

County Clerk

On Dec 29, 2016 at 01:59P

As a Recording

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 - 200572

By:
Frances Cherry

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

Date: February 07, 2017

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 November 07, 2013 and recorded in Document VOLUME 1760, PAGE 514 real property records of WILSON County, Texas, with WILLIE MERCY DIXSON AND JULIE R DIXSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by WILLIE MERCY DIXSON AND JULIE R DIXSON, securing the payment of the indebtednesses in the original principal amount of \$360,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. 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



BRUCE NEYLAND OR KAREN WORK
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, 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: _____



NOS0000006366397

EXHIBIT 'A'

FIELD NOTES DESCRIBING A 1.10 ACRE TRACT OF LAND SITUATED IN THE JUAN DELGADO SURVEY, ABSTRACT 8, WILSON COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND CALLED 3.33 ACRES, CONVEYED TO RICHARD BLEVINS, BY DEED RECORDED IN VOLUME 1637, PAGE 854, OFFICIAL RECORDS, WILSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: NOTE: ALL SET PINS ARE 1/2" DIAMETER REBAR WITH ORANGE PLASTIC CAP STAMPED "TRI-COUNTY".

BEGINNING AT A 1/2" DIAMETER IRON PIN FOUND IN THE NORTHWEST LINE OF A TRACT OF LAND CALLED 16.70 ACRES, DESCRIBED IN VOLUME 1568. PAGE 207, OFFICIAL RECORDS, WILSON COUNTY, TEXAS, FOR THE EAST CORNER OF A CEMETERY, THE SOUTH CORNER OF THE 3.33 ACRE TRACT AND THE HEREIN DESCRIBED TRACT.

THENCE, N. 31 DEG. 33' 20" W, 266.86 FEET WITH THE NORTHEAST LINE OF THE CEMETERY AND THE SOUTHWEST LINE OF THE 3.33 ACRE TRACT, TO A BRIDGE SPIKE FOUND IN THE SOUTHEAST LINE OF A TRACT OF LAND CALLED 70 ACRES, CONVEYED TO LOU ROBINSON, BY PARTITION DEED RECORDED IN VOLUME 48, PAGE 316, DEED RECORDS, WILSON COUNTY, TEXAS, FOR THE NORTH CORNER OF THE CEMETERY TRACT, THE WEST CORNER OF THE 3.33 ACRE TRACT AND THE HEREIN DESCRIBED TRACT.

THENCE, N. 61 DEG. 09' 47" E. 178.98 FEET WITH THE SOUTHEAST LINE OF THE 70 ACRE TRACT AND THE NORTHWEST LINE OF THE 3.33 ACRE TRACT, TO AN IRON PIN SET FOR THE WEST CORNER OF A 1.11 ACRE TRACT OF LAND, THIS DAY SURVEYED AND THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE, S. 31 DEG. 36' 29' E. 270.46 FEET CROSSING THE 3.33 ACRE TRACT, TO AN IRON PIN SET IN THE NORTHWEST LINE OF THE 16.70 ACRE TRACT AND THE SOUTHEAST LINE OF THE 3.33 ACRE TRACT, FOR THE SOUTH CORNER OF THE 1.11 ACRE TRACT AND THE EAST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE, S. 62 DEG. 18' 32' W. 179.43 FEET WITH THE NORTHWEST LINE OF THE 16.70 ACRE TRACT AND THE SOUTHEAST LINE OF THE 3.33 ACRE TRACT, TO THE PLACE OF BEGINNING AND CONTAINING 1.10 ACRES OF LAND, MORE OR LESS, ACCORDING TO A SURVEY MADE ON THE GROUND ON NOVEMBER 7, 2011, BY TRI-COUNTY SURVEYING INC.



NOS00000006366397

COPY
Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Dec 28, 2016 at 04:40P
As a Recording

NOTICE OF FORECLOSURE SALE

FEBRUARY 7, 2017

Deed of Trust ("Deed of Trust"):

Dated: September 4, 2014
Grantor: Hector Vidal
Trustee: Robert E. Harvey, IV
Lender: Barbara Ann Brietzke
Recorded in: Volume 1811, Page 33, Official Public Records of Wilson County, Texas
Secures: Promissory Note ("Note") in the original principal amount of \$250,000.00, executed by Hector Vidal ("Borrower") and payable to the order of Lender

Total Fees : 2.00

Receipt Number - 200535
By:
Judy Fleming,

Modifications and Renewals:

Unrecorded extension dated January 26, 2016 (as used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as so modified, renewed, and/or extended)

Legal Description:

0.662 acres out of the Jose Maria Balmesada Survey No. 9, A-2 in Wilson County, Texas, being out of that certain 3.204 acre tract described in Deed dated June 14, 1978, executed by Sam J. Pullman to Lloyd Carter, et ux, said 0.662 acres being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin found in the southwest line of US 87 set for the east corner of the said 3.204 acre parent tract and the east corner of this tract;

THENCE with the fence and the southeast line of said 3.204 acre parent tract, S. 61 deg. 01 min. W., a distance of 175.00 feet to an iron pin set for the south corner of this tract;

THENCE N. 25 deg. 26 min. W., a distance of 165.00 feet to an iron pin set for the west corner of this tract;

THENCE N. 62 deg. 01 min. E, a distance of 175.00 feet to an iron pin set in the southwest line of US 87 and northeast line of said 3.204 acre parent tract for the north corner of this tract;

THENCE with the southwest line of US 87 and the northeast line of said 3.204 acre parent tract, S. 25 deg. 26 min. E., a distance of 164.00 feet to the PLACE OF BEGINNING.

And being the same property described in Deed dated September 4, 2014, executed by Barbara Ann Brietzke to Hector Vidal, recorded in Volume 1811, Page 29 of the Official Public Records of Wilson County, Texas.

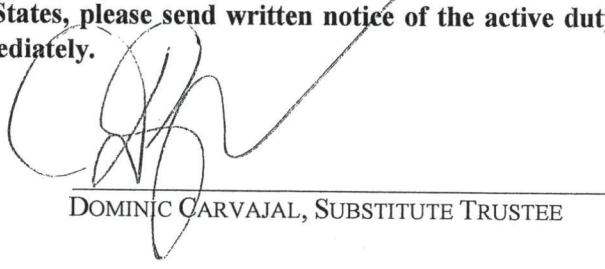
Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described above, and all rights and appurtenances thereto.

Substitute Trustee: DOMINIC CARVAJAL
Substitute Trustee's Address: 1433 THIRD STREET, FLORESVILLE, TEXAS 78114

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

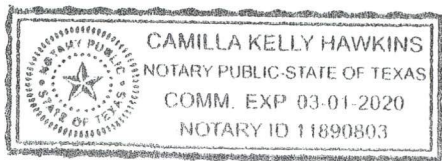
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the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


DOMINIC CARVAJAL, SUBSTITUTE TRUSTEE

STATE OF TEXAS §

COUNTY OF WILSON §

This instrument was acknowledged before me on DECEMBER 28, 2016, by DOMINIC CARVAJAL.




NOTARY PUBLIC, STATE OF TEXAS

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

On: Dec 27, 2016 at 10:29A

As a Recording

Total Fees : 2.00

Receipt Number - 200418
By:
Mary Santos,

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WILSON County

Deed of Trust Dated: November 26, 2002

Amount: \$219,998.00

Grantor(s): DEBORA SHAW and MICHAEL DAN SHAW

Original Mortgagee: OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION

Current Mortgagee: U.S. Bank NA, successor trustee to Bank of America, NA, successor in interest to LaSalle Bank NA, as trustee, on behalf of the holders of Bear Stearns Asset Backed Securities Trust 2004-1, Asset-Backed Certificates, Series 2004-1

Mortgagee Servicer and Address: c/o SELECT PORTFOLIO SERVICING, INC., 3217 South Decker Lake Drive, Salt Lake City, UT 84119

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 00015686

Legal Description: LOT NO. 1, OAK PARK DEVELOPMENT, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGE 12 OF THE MAP AND PLAT RECORDS OF WILSON COUNTY, TEXAS.

Date of Sale: February 7, 2017 between the hours of 12:00 PM and 3:00 PM.

Earliest Time Sale Will Begin: 12:00 PM

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

DEBORAH MARTIN OR TROY MARTIN, ALEXIS MARTIN, CASSIE MARTIN, TERRI MARTIN OR SHELBY MARTIN have been appointed as Substitute Trustee(s), ("Substitute Trustee") each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

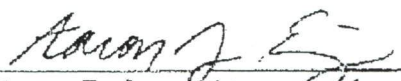
The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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

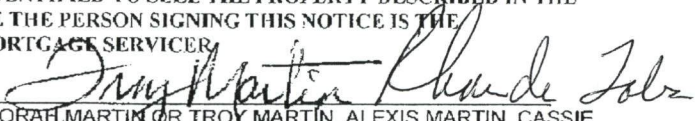
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGEE SERVICER.


Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2016-016487


DEBORAH MARTIN OR TROY MARTIN, ALEXIS MARTIN, CASSIE MARTIN, TERRI MARTIN OR SHELBY MARTIN
c/o Tejas Trustee Services
4100 Midway Rd Ste 1040
Carrollton, TX 75007

COPY

Our File Number: 16-17167
Name: ALBERTO R PENA AND JESSICA P PENA, HUSBAND AND WIFE

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

NOTICE OF TRUSTEE'S SALE

On: Dec 22, 2016 at 08:54A

WHEREAS, on May 26, 2015, ALBERTO R. PENA AND JESSICA P. PENA, HUSBAND AND WIFE executed a Deed of Trust/Security Instrument conveying to RUTH W. GARNER, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS NOMINEE FOR SENTE MORTGAGE, INC., in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 00045174, in Book 1852, at Page 768, in the DEED OF TRUST OR REAL PROPERTY records of WILSON COUNTY, TEXAS; and

As of Recording
Total Fees : 2.00
Receipt Number - 200354
By: Mary Santos

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, FEBRUARY 7, 2017**, between ten o'clock AM and four o'clock PM and beginning not earlier than 12:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in WILSON COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

LOT 199, ABREGO LAKE SUBDIVISION, UNIT SIX, WILSON COUNTY, TEXAS, AS PER PLAT OF RECORD IN VOLUME 11, PAGES 41-43, MAP OR PLAT RECORDS OF WILSON COUNTY, TEXAS


Property Address: 117 MEDORA BRANCH DR
FLORESVILLE, TX 78114
Mortgage Servicer: CENLAR FSB
Noteholder: PINGORA LOAN SERVICING, LLC
425 PHILLIPS BOULEVARD
EWING, NJ 08618

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

ACTIVE MILITARY SERVICE NOTICE

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

WITNESS MY HAND this 22nd day of December, 2016.


Troy Martin, Deborah Martin, Alexis Martin,
Cassie Martin, Deanna Ray, Patricia Sanders,
Frederick Britton, Doug Woodard, Aarti Patel,
Jonathan Schendel, Richard Holton, Irene
Salazar, Vanessa Ramos, Pamela Thomas,
Maryna Danielian, Chris LaFond, Dan Hart,
Substitute Trustees

Marinosci & Law Group
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300



4603345

AFFIDAVIT OF POSTING SUBSTITUTE TRUSTEE'S NOTICE OF SALE

STATE OF TEXAS)(

COUNTY OF WILSON)(

KNOW ALL MEN BY THESE PRESENTS, THAT:

BEFORE ME, the undersigned authority, personally appeared
Gayle Richey, who after being by me duly sworn, said
upon her oath:

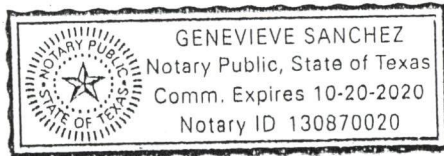
"I, Gayle Richey, do solemnly swear (or affirm) that I posted a copy of the attached Substitute Trustee's Notice of Sale on the 13th day of December, 2016, such date being at least twenty-one days preceding the date of sale set forth in the attached Substitute Trustee's Notice of Sale, and that I accomplished and performed the just-mentioned date by posting a copy of the attached Substitute Trustee's Notice of Sale at the door of the county courthouse in Wilson County, Texas, which is the county in which the property described in the attached notice is located.

Signature *Gayle Richey*

Printed Name Gayle Richey, Deputy Clerk

SWORN TO AND SUBSCRIBED BEFORE ME, this 13th day of
December, 2016, to which witness my hand and seal of office.

[Signature]
Notary Public _____ State of Texas
Printed Name: Genevieve Sanchez
My Commission Expires: 10-20-20



NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS §

COUNTY OF WILSON §

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Dec 13, 2016 at 04:49P
As a Recording

Total Fees : 2.00

Receipt Number - 200065
By:
Gayle Richey

Date: December 8, 2016

Deed of Trust:

Date: May 11, 2016

Grantor: Merri Catherine Harmon and Johnny Ervin, Jr.

Beneficiary: Wilson County Ltd.

Recorded in: Volume 1911, Page 194, Official Public Records, Wilson County, Texas.

Property: Lot 70 of Terrace Hill Farms, Unit II, a recorded subdivision of Wilson County, Texas as shown in Volume 8, Page 23-25, Plat Records, Wilson County, Texas

Date of Sale: January 3, 2017

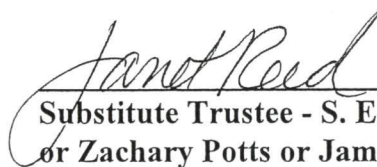
Time of Sale: The earliest time at which the sale will occur is 11:00 p.m. and no later than 2:00 p.m.

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 tot he 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 - S. E. Rutledge or Janet Reed
or Zachary Potts or James Nelson

For more information:

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

AFFIDAVIT OF POSTING SUBSTITUTE TRUSTEE'S NOTICE OF SALE

STATE OF TEXAS)(

COUNTY OF WILSON)(

KNOW ALL MEN BY THESE PRESENTS, THAT:

BEFORE ME, the undersigned authority, personally appeared

Gayle Richey, who after being by me duly sworn, said upon her oath:

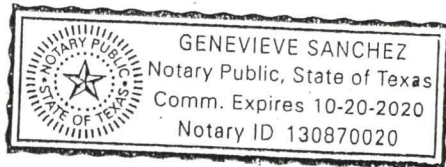
"I, Gayle Richey, do solemnly swear (or affirm) that I posted a copy of the attached Substitute Trustee's Notice of Sale on the 13th day of December, 2016, such date being at least twenty-one days preceding the date of sale set forth in the attached Substitute Trustee's Notice of Sale, and that I accomplished and performed the just-mentioned date by posting a copy of the attached Substitute Trustee's Notice of Sale at the door of the county courthouse in Wilson County, Texas, which is the county in which the property described in the attached notice is located.

Signature Gayle Richey

Printed Name Gayle Richey, Deputy Clerk

SWORN TO AND SUBSCRIBED BEFORE ME, this 13th day of December, 2016, to which witness my hand and seal of office.

Genevieve Sanchez
Notary Public State of Texas
Printed Name: Genevieve Sanchez
My Commission Expires: 10-20-20



Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Dec 13, 2016 at 04:49P
As a Recording
Total Fees : 2.00
Receipt Number - 200065
By:
Gayle Richey

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS §
COUNTY OF WILSON §

Date: December 8, 2016

Deed of Trust:

Date: April 7, 2016

Grantor: Raveta Angela Johnson and Mary Elizabeth Butler

Beneficiary: Wilson County Ltd.

Recorded in: Volume 1905, Page 362, Official Public Records, Wilson County, Texas.

Property: Lot 73 of Terrace Hill Farms, Unit II, a recorded subdivision of Wilson County, Texas as shown in Volume 8, Page 23-25, Plat Records, Wilson County, Texas

Date of Sale: January 3, 2017


Time of Sale: The earliest time at which the sale will occur is 11:00 p.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 - S. E. Rutledge or Janet Reed
or Zachary Potts or James Nelson**

For more information:

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

COPY

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Dec 13, 2016 at 10:16A
As a Recording

NOTICE OF FORECLOSURE SALE

Total Fees : 2.00

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

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

See Exhibit "A" attached hereto and incorporated herein by reference.

2. *Instrument to Be Foreclosed.* The instrument to be foreclosed is the deed of trust described more fully as follows:

Deed of Trust dated February 14, 2011, from V. O. CARDEN, JR. and LINDA L. CARDEN, as grantors, conveying the Property in trust to BRAD S. AKIN, as trustee, for the benefit of NIXON STATE BANK ("Beneficiary"), recorded under Clerk's File No. 00001035, Real Property Records, Wilson County, Texas ("Deed of Trust").

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

Date: JANUARY 3, 2017

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

Place: At the most north-easterly door of the Wilson County Courthouse, being the courthouse door facing the office of the Wilson County Tax Assessor-Collector, in Floresville, Wilson County, Texas, 2 Library Lane, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

The Beneficiary may postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute Trustee need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder FOR CASH, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder

Notice of Foreclosure Sale
V. O. Carden, Jr. and Linda L. Carden, Grantor
Heritage Bank, Lender
Page 1 of 3



4602447

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 shall not cover any part of the Property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Substitute Trustee to sell the Property in one or more parcels and/or to sell all or only part of the Property.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075 of the Texas Property Code, the 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 Substitute Trustee.

5. *Type of Sale.* The sale is a non-judicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust.

6. *Obligations Secured.* The Deed of Trust secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to that certain real estate lien note ("Note") dated **February 14, 2011**, in the original principal amount of **SIXTY-EIGHT THOUSAND AND 00/100 DOLLARS (\$68,000.00)**, executed by **V. O. CARDEN, JR. AND LINDA L. CARDEN** and payable to the order of **NIXON STATE BANK. HERITAGE BANK, as successor-in-interest to Nixon State Bank**, is the current owner and holder of the Note and Obligations and is the current Beneficiary under the Deed of Trust.

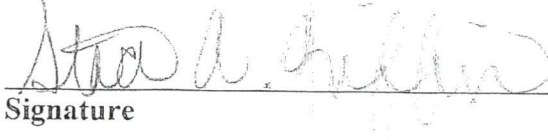
7. Pursuant to the Deed of Trust, Beneficiary made, constituted and appointed in writing, **RONALD A. MURRAY, STACI A. GRIFFIN, KYLE L. DICKSON, TROY MARTIN, DEBORAH MARTIN AND CHRIS LAFOND**, as substitute trustees (each being a "Substitute Trustee") in that certain *Appointment of Substitute Trustee* dated November 16, 2016; to exercise the power of sale under the Deed of Trust for the purpose of enforcing the collection of the Obligations.

8. *Default and Request to Act.* Default has occurred under the Deed of Trust, and although demand was made upon **V. O. CARDEN, JR. AND LINDA L. CARDEN**, the default

was not cured, and the Beneficiary has requested a Substitute Trustee conduct this sale. Notice is given that before the sale the Beneficiary may appoint other substitute trustees to conduct the sale.

Questions concerning the sale may be directed to the attention of Substitute Trustee, Staci A. Griffin c/o Murray | Lobb, PLLC, at 700 Gemini, Suite 115, Houston, Texas 77058, phone number (281) 488-0630.

DATED this the 20 day of December, 2016.


Signature



Staci A. Griffin, Substitute Trustee

c/o Murray | Lobb, PLLC
700 Gemini, Suite 115, Texas 77058
Harris County, Texas

EXHIBIT 66 A 79

METES AND BOUNDS DESCRIPTION OF A 9.810 ACRE TRACT

Being a 9.810 acre tract situated in the J. C. Morgan Survey No. 124, Abstract 215, Wilson County, Texas and being out of a 14.592 acre tract as described in a conveyance from F. T. Hutton and wife, Bonny Hutton to Natalia Konstantinova Pontecorvo (a/k/a Natalia Pontecorvo), Trustee of the Pontecorvo Revocable Living Trust dated July 10, 2004 recorded in Volume 1357, Page 38, Official Public Records of Wilson County, Texas; said 9.810 acre tract surveyed by Jeffrey B. Berger, R.P.L.S. No. 5558 and being more particularly described as follows:

BEGINNING at a 1/2" steel rod found on the northwest line of 306-1/5 acre tract as described in a conveyance to John Randy Pacey recorded in Volume 665, Page 336, Deed Records of Wilson County, Texas, and the southeast line of said J. C. Morgan Survey No. 124, at the east corner of a 45.09 acre tract as described in a conveyance to Linda Ann Leveridge Carden recorded in Volume 1183, Page 159, Official Public Records of Wilson County, Texas, for the south corner of said 14.592 acre tract and the herein described tract;

THENCE North 29° 30' 21" West 966.49 feet (Basis of Bearings) generally along a barbed wire fence with the common line of said 14.592 acre tract and said 45.09 acre tract to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" set for the west corner of the herein described tract;

THENCE North 61° 35' 45" East 436.51 feet over and across said 14.592 acre tract to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" set on the southwest line of the remaining portion of a 11.15 acre tract as described in a conveyance to Andalusia Ranch Ltd. and Stanley A. Surratt, Jr. recorded in Volume 1301, Page 445, Official Public Records of Wilson County, Texas and the northeast line of said 14.592 acre tract, and said J. C. Morgan Survey No. 124, for the north corner of the herein described tract;

THENCE South 29° 20' 55" East 972.64 feet generally along a barbed wire fence with the common line of said 4.592 acre tract, said remaining portion of a 11.15 acre tract, and a 4.20 acre tract as described in a conveyance to the Stackpole Butane Gas Company, Inc. recorded in Volume 785, Page 552, Deed Records of Wilson County, Texas and said northeast line of the J. C. Morgan Survey No. 124 to a wood fence corner post on the southwest line of said 4.20 acre tract for the east corner of said 14.592 acre tract, said J. C. Morgan Survey, and the herein described tract;

THENCE South 59° 46' 37" West 436.05 feet generally along a barbed wire fence with the common line of said 14.592 acre tract and said 306-1/5 acre tract, and said southeast line of the J. C. Morgan Survey No. 124 to the **POINT OF BEGINNING** and containing 9.810 acres, more or less.

Together with a 40-foot wide ingress-egress and utility easement over and across a 2.00 acre tract and a 14.592 acre tract as described in a conveyance from F. T. Hutton and wife, Bonny Hutton to Natalia Konstantinova Pontecorvo (a/k/a Natalia Pontecorvo), Trustee of the Pontecorvo Revocable Living Trust dated July 10, 2004 recorded in Volume 1357, Page 38, Official Public Records of Wilson County, Texas; said 40-foot wide ingress-egress and utility easement surveyed by Jeffrey B. Berger, R.P.L.S. No. 5558 and being more particularly described as follows:

BEGINNING at a 1/2" steel rod found on the southwest line of U. S. Highway No. 47 at the northwest corner of said 2.00 acre tract, and said 14.592 acre tract and the northeast corner of a 45.09 acre tract as described in a conveyance to Linda Ann Leveridge Carden recorded in Volume 1183, Page 159, Official Public Records of Wilson County, Texas, for the northwest corner of the herein described easement;

THENCE South 73° 29' 51" East 57.59 feet with said southwest line of U. S. Highway No. 87 to a point for the northeast corner of the herein described easement;

THENCE over and across said 2.00 acre tract and said 14.592 acre tract, South 29° 30' 21" East 619.32 feet with a line being 40.00 feet northeast of and parallel with the southwest line of said 2.00 acre tract and said 14.592 acre tract to a point on the northwest line of a 9.810 acre tract surveyed this same date, for the east corner of the herein described easement, and South 61° 35' 45" West 40.01 feet with said northwest line of a 9.810 acre tract surveyed this same date to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" set at the west corner of said 9.810 acre tract surveyed this same date, for the south corner of the herein described easement;

THENCE North 29° 30' 21" West 659.99 feet (Basis of Bearings) generally along a barbed wire fence and a pipe nail fence with the common line of said 14.592 acre tract, said 2.00 acre tract, and said 45.09 acre tract to the **POINT OF BEGINNING** and containing 9.810 acres, more or less.

Surveyor's Notes:

1. Bearings are based on said deed recorded in Volume 1357, Page 38, Official Public Records of Wilson County, Texas.
2. A survey plat was prepared this same date as a part of this survey.

STATE OF TEXAS §

December 29, 2010

COUNTY OF WILSON §

It is hereby stated that the above description was prepared from an actual survey on the ground of the described 9.810 acre tract and the 40-foot wide ingress-egress easement made under my supervision.



Jeffrey B. Berger
Jeffrey B. Berger, Registered Professional Land Surveyor No. 5558

BERGER LAND SURVEYING
207 W. CHIRIKAHUA STREET, SUITE 106
LA VERNA, TEXAS 75131-4194
Phone: (817) 253-1555
Fax: (817) 779-2222

COPIES OF THIS DOCUMENT MAY
BE REPRODUCED FOR OFFICIAL
USE ONLY IF RECEIVED FOR THAT PURPOSE

Notice of Foreclosure Sale

Tuesday, January 3, 2017

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

On: Dec 12, 2016 at 04:04P
As a Recording

Total Fees : 2.00

Receipt Number - 200025
By:
Kruselle Hidalgo

Deed of Trust ("Deed of Trust"):

Dated: March 26, 2012

Grantor: Erick Madrigal

Trustee: William L. Knobles

Lender: Rural Properties, LTD.

Recorded in: Volume 1653, Page 565, of the Official Public Records of Wilson County, Texas

Legal Description: Lot 7, HOMESTEAD SUBDIVISION, William McNener Survey No. 10, A-237 Wilson County, Texas, according to a map and plat of said subdivision recorded in Volume 8, Pages 33-34 of the Map and Plat Records of Wilson County, Texas.

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$27,500.00, executed by Erick Madrigal ("Borrower") and payable to the order of Lender

Substitute Trustee: Christopher H. Moore, A. Robert Raetzsch, William L. Knobles, David J. Eveld and/or Stephen K. Ganske, each of whom may act alone, without the joinder of the others, in carrying out the duties and responsibilities of Substitute Trustee

Substitute Trustee's Address: 202 N. Camp St., Seguin, Texas, 78155

Foreclosure Sale:

Date: Tuesday, January 3, 2017

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

Place: The most north-westerly door of the Wilson County Courthouse (being the courthouse door facing the office of the Wilson County Tax Assessor) in Floresville Texas; or at such other area at the Courthouse which may be designated by the Wilson County Commissioners Court.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Rural Properties, LTD.'s bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Rural Development, Ltd., the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Rural Development, Ltd.'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Rural Development, Ltd.'s rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Rural Development, Ltd. passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

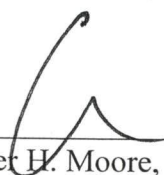
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Rural Development, Ltd.. 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 "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

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.



Christophet H. Moore, A. Robert Raetzsch, William
L. Knobles, David J. EVELD and/or Stephen K.
Ganske
202 N. Camp St.
Seguin, Texas 78155
Tel. (830) 379-9445
Fax (866) 465-6451

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Dec 12, 2016 at 02:14P
As a Recording
Total Fees : 2.00
Receipt Number - 200009
By:
Keystle Hidalgo

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: 12-9, 2016

DEED OF TRUST:

Date: May 11, 2016

Grantor: THOMAS J. MICELI

Beneficiary: COMMAND DECISIONS, INC.

Trustee: ROBERT BLACK

Substitute Trustee: ROBERT E. BLACK, JIM MILLS, SUSAN MILLS,
EMILY NORTHERN, ALEXANDRA ZOGRAFOS HOLUB, SID
BEMUS, GEORGIA MCINVALE, CHRIS LAFOND, KYLE
WALKER, or any of them

Substitute Trustee's Address:

ROBERT E. BLACK
2499 S. Capital of Texas Hwy, Ste. A-205
Austin, Travis County, Texas 78746
(512) 477-1964

JIM MILLS, SUSAN MILLS, EMILY NORTHERN, ALEXANDRA
ZOGRAFOS HOLUB, SID BEMUS, GEORGIA MCINVALE, CHRIS
LAFOND and KYLE WALKER
P.O. Box 9932
Austin, Travis County, Texas 78766
(512) 340-0331

Recorded in: Volume 1925, Page 745, Document No. 00056883, Real Property
Records, Wilson County, Texas

PROPERTY:

Tract 2, being 17.891 acres, more or less, out of the Jesse Mapping Survey, No. 27,
Abstract 209, in Wilson County, Texas, being more particularly described in Deed of
Trust recorded under Document No. 00056883, Volume 1925, Page 745, Official Public

Records of Wilson County, Texas.

DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.): 3rd day of January, 2016

PLACE OF SALE OF PROPERTY (including county):

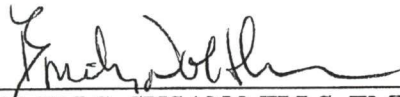
County Courthouse of Wilson County, Floresville, Texas, at area designated by County Commissioners for said sales.

The earliest time at which a sale will occur is 1:00 p.m., provided the sale must begin at such time or not later than three hours after that time.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

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 services to the sender of this notice immediately.



JIM MILLS, SUSAN MILLS, EMILY
NORTHERN, ALEXANDRA ZOGRAFOS
HOLUB, SID BEMUS, GEORGIA
MCINVALE, CHRIS LAFOND and KYLE
WALKER
P.O. Box 9932
Austin, Texas 78766
(512) 340-0331

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Dec 12, 2016 at 02:14P
As a Recording
Total Fees : 2.00
Receipt Number - 200009
By:
Krystle Hidalgo

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: 12-9, 2016

DEED OF TRUST:

Date: April 9, 2012

Grantor: JEFFREY REEVES and KOLBY OLIVER

Beneficiary: SCENIC WATER RANCHES, LTD., success in interest to Creekside Equity Partners, Ltd.

Trustee: TIM KLEINSCHMIDT

Substitute Trustee: ROBERT E. BLACK, JIM MILLS, SUSAN MILLS, EMILY NORTHERN, ALEXANDRA ZOGRAFOS HOLUB, SID BEMUS, GEORGIA MCINVALE, CHRIS LAFOND, KYLE WALKER, or any of them

Substitute Trustee's Address:

ROBERT E. BLACK
2499 S. Capital of Texas Hwy, Ste. A-205
Austin, Travis County, Texas 78746
(512) 477-1964

JIM MILLS, SUSAN MILLS, EMILY NORTHERN, ALEXANDRA
ZOGRAFOS HOLUB, SID BEMUS, GEORGIA MCINVALE, CHRIS
LAFOND and KYLE WALKER
P.O. Box 9932
Austin, Travis County, Texas 78766
(512) 340-0331

Recorded in: Volume 1657, Page 684, Document No. 00012531, Real Property Records,
Wilson County, Texas

PROPERTY:

Tract 24, Hillside Estates Subdivision, a recorded subdivision in Wilson County, Texas,
according to plat recorded in Volume 10, Page 81-82, Plat Records of Wilson County,

Texas.

DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.): 3rd day of January, 2017

PLACE OF SALE OF PROPERTY (including county):

County Courthouse of Wilson County, Floresville, Texas, at area designated by County Commissioners for said sales.

The earliest time at which a sale will occur is 1:00 p.m., provided the sale must begin at such time or not later than three hours after that time.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

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 services to the sender of this notice immediately.



JIM MILLS, SUSAN MILLS, EMILY
NORTHERN, ALEXANDRA ZOGRAFOS
HOLUB, SID BEMUS, GEORGIA
MCINVALLE, CHRIS LAFOND and KYLE
WALKER

P.O. Box 9932
Austin, Texas 78766
(512) 340-0331

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Dec 12, 2016 at 02:14P
As a Recording

Total Fees : 2.00

Receipt Number - 200009
By:
Krystle Hidalgo

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: 12-9, 2016

DEED OF TRUST:

Date: December 5, 2013

Grantor: ADAM VALADEZ, JR., and APRIL J. VALADEZ

Grantor's County: WILSON

Beneficiary: CREEKSIDE EQUITY PARTNERS, LTD.

Trustee: GRACE KUNDE

Substitute Trustee: ROBERT E. BLACK, JIM MILLS, SUSAN MILLS,
EMILY NORTHERN, ALEXANDRA ZOGRAFOS HOLUB, SID
BEMUS, GEORGIA MCINVALE, CHRIS LAFOND, KYLE
WALKER, or any of them

Substitute Trustee's Address:

ROBERT E. BLACK
2499 S. Capital of Texas Hwy, Ste. A-205
Austin, Travis County, Texas 78746
(512) 477-1964

JIM MILLS, SUSAN MILLS, EMILY NORTHERN, ALEXANDRA
ZOGRAFOS HOLUB, SID BEMUS, GEORGIA MCINVALE, CHRIS
LAFOND and KYLE WALKER
P.O. Box 9932
Austin, Travis County, Texas 78766
(512) 340-0331

Recorded in: Volume 1771, Page 44, Document No. 00031899, Real Property Records,
Wilson County, Texas

PROPERTY:

Tract 20, Hillside Estates Subdivision, a recorded subdivision in Wilson County, Texas,
according to plat recorded in Volume 10, Page 81-82, Plat Records of Wilson County,

Texas.

DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.): 3rd day of January, 2017.

PLACE OF SALE OF PROPERTY (including county):

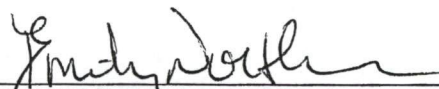
County Courthouse of Wilson County, Floresville, Texas, at area designated by County Commissioners for said sales.

The earliest time at which a sale will occur is 1:00 p.m., provided the sale must begin at such time or not later than three hours after that time.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

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 services to the sender of this notice immediately.



JIM MILLS, SUSAN MILLS, EMILY
NORTHERN, ALEXANDRA ZOGRAFOS
HOLUB, SID BEMUS, GEORGIA
MCINVALE, CHRIS LAFOND and KYLE
WALKER
P.O. Box 9932
Austin, Texas 78766
(512) 340-0331

COPY

C&S No. 44-16-3534 / Conventional / No
Selene Finance LP

Filed for Record in:
Wilson County
by Honorable Eva Martinez,
County Clerk
On: Dec 12, 2016 at 11:15A
As a Recording

Total Fees : 2.00

NOTICE OF TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: June 07, 2005

Grantor(s): Amy Heinsohn and husband. Eric S. Heinsohn

Original Trustee: Troy Gotschall

Original Mortgagee: Long Beach Mortgage Company, a Corporation

Recording Information: Vol. 1284, Page 299, or Clerk's File No. 00004330, in the Official Public Records of WILSON County, Texas.

Current Mortgagee: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust

Mortgage Servicer: Selene Finance LP, whose address is C/O 9990 Richmond Avenue Suite 400S Houston, TX 77042-4546 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 01/03/2017 **Earliest Time Sale Will Begin:** 12:00 PM


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

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

Legal Description:
LOT 71, RANCH COUNTRY SUBDIVISION, (UNIT III), CONTAINING 1.718 ACRES, MORE OR LESS, AS SHOWN ON PLAT RECORDED IN VOLUME 5, PAGE 4, PLAT RECORDS OF WILSON COUNTY, TEXAS.

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

For Information:
Codilis & Stawiarski, P.C.
650 N. Sam Houston Parkway East
Suite 450
Houston, TX 77060
(281) 925-5200


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



4602164

COPY

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Dec 12, 2016 at 11:12A
As a Recording
Total Fees : 2.00
Receipt Number - 199986
By:
Frances Cherry

DEED OF TRUST INFORMATION:

Date: 10/09/1991
Grantor(s): AVELINO PAIZ, SR., AN UNMARRIED PERSON
Original Mortgagee: MORTGAGE AND TRUST, INC.
Original Principal: \$30,984.00
Recording Information: Book 788 Page 208 Instrument 31348
Property County: Wilson
Property:

1.383 ACRES OF LAND, DESIGNATED AS LOT 26, COUNTRY ACRES SUBDIVISION, OUT OF THE SUSANNAH LARRISON LEAGUE SURVEY #109 WILSON COUNTY, TEXAS, ACCORDING TO PLAT OF RECORD IN VOLUME 3, PAGE 9, MAP RECORDS OF WILSON COUNTY, TEXAS.

Reported Address: 153 COUNTRY ACRES DR, ADKINS, TX 78101

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: U.S. Bank National Association, as trustee for the CWMBS Reperforming Loan REMIC Trust Certificates, Series 2006-R1

Mortgage Servicer: Wells Fargo Bank, N. A.

Current Beneficiary: U.S. Bank National Association, as trustee for the CWMBS Reperforming Loan REMIC Trust Certificates, Series 2006-R1

Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of January, 2017
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): Patricia Sanders, Jonathan Schendel, Doug Woodard, Dan Hart, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Troy Martin, Deborah Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton, 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 Patricia Sanders, Jonathan Schendel, Doug Woodard, Dan Hart, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Troy Martin, Deborah Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton, 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. Patricia Sanders, Jonathan Schendel, Doug Woodard, Dan Hart, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Troy Martin, Deborah Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton, 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,

Amy Mathis
Buckley Madole P.C.

COPY**Notice of [Substitute] Trustee 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: 01/03/2017****Time: The sale will begin at 12:00 PM or not later than three hours after that time**

**Place: The most North-Easterly door of the Wilson County Courthouse, being the Courthouse door facing the Office of the Wilson County Tax Assessor-Collector, in Floresville, Wilson County, Texas, which bears the address of 2 Library Lane or any other area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place
OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 433 Ringaskiddy Circle, Floresville, TX 78114**2. Terms of Sale: Cash**

3. Instrument to be Foreclosed: The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 03/03/2004 and recorded 03/16/2004 in Document 00012764, Book OP Vol 1211 Page 147, real property records of Wilson County Texas, with William J. Kimes and Lise D. Kimes, Husband and Wife, grantor(s), and Alethes, LLC d/b/a Amerinet, as Lender; Mortgage Electronic Registration Systems, Inc., as Beneficiary.

4. Appointment of Substitute Trustee: The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by the above referenced Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by William J. Kimes and Lise D. Kimes, Husband and Wife, securing the payment of the indebtedness in the original principal amount of \$208,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. The Bank of New York Mellon Trust Company, N.A. as successor in interest to all permitted successors and assigns of The JPMorgan Chase Bank, as Trustee for Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates, Series 2004-AA1 is the current mortgagee of the note and the deed of trust or contract lien.

Notice of [Substitute] Trustee Sale

6. **Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. **Property to be sold:** The property to be sold is described as follows:

LOT 127, ESTATES AT SHANNON RIDGE SUBDIVISION, UNIT II, WILSON COUNTY, TEXAS, AS SHOWN ON THAT CERTAIN MAP OR PLAT THEREOF, RECORDED AT VOLUME 7, PAGE 62, MAP AND PLAT RECORDS OF WILSON COUNTY, TEXAS.

8. **Mortgage Servicer Information:** The Mortgage Service 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. **Ocwen Loan Servicing, LLC**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

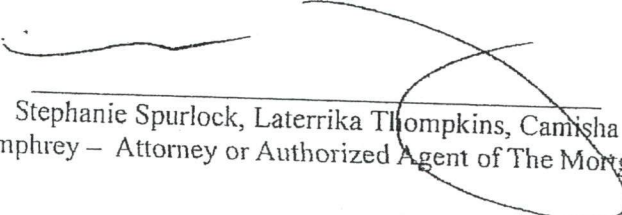
**C/O Ocwen Loan Servicing, LLC
1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409
Phone: 1-800-746-2936**

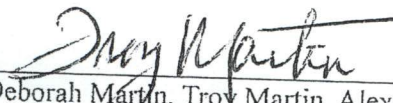
Notice of [Substitute] Trustee Sale

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

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

Date: December 5, 2016


Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Keisha Lyons, Melisa Jones, Iman Walcott, Tanesha Humphrey – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer


Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton, Jill Nichols, Frederick Britton, Jack Burns, II, Patricia Sanders, Zana Jackson, Pamela Thomas, Kristopher Holub, Patrick Zwiers, Kelley Burns, Kristie Alvarez, Chance Oliver, Max Murphy or Bret Allen – Substitute Trustee(s)

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd. NE; Bldg. 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.