

COPY

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Aug 14, 2017 at 09:16A
As a Recording

NATIONSTAR MORTGAGE LLC (CXE)
COMPTON, MICHAEL
112 HICKORY HILL DRIVE, LA VERNIA, TX 78121

FHA 495-7622578703
Firm File Number: 17-028092

Total Fees : 2.00

NOTICE OF TRUSTEE'S SALE

Receipt Number - 208793
By, Nikki Harris,

WHEREAS, on March 23, 2007, MICHAEL COMPTON AND TAMARA COMPTON, HUSBAND AND WIFE JOINT TENANTS, as Grantor(s), executed a Deed of Trust conveying to G. TOMMY BASTIAN, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR BSM FINANCIAL, L.P. DBA GOLD FINANCIAL in payment of a debt therein described. The Deed of Trust was filed in the real property records of WILSON COUNTY, TX and is recorded under Clerk's File/Instrument Number 00023544, to which reference is herein made for all purposes.

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

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

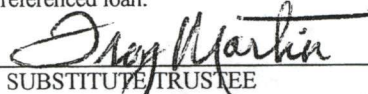
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **September 5, 2017** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of **Wilson** county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

LOT 116, HICKORY HILL SUBDIVISION, SITUATED IN WILSON COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN VOLUME 4, PAGES 9-11, PLAT RECORDS OF WILSON COUNTY, TEXAS.

Property Address: 112 HICKORY HILL DRIVE
LA VERNIA, TX 78121
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Noteholder: NATIONSTAR MORTGAGE LLC
8950 CYPRESS WATERS BLVD
COPPELL, TEXAS 75019

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.



SUBSTITUTE TRUSTEE
Patricia Sanders, Jonathan Schendel, Doug Woodard,
Stacey Bennett, Amy Ortiz, Robert Gomez, Aarti Patel,
Maryna Danielian, Frederick Britton, Pamela Thomas,
Troy Martin, Deborah Martin, Irene Salazar, Deanna Ray,
Vanessa Ramos, Richard Holton, Alexis Martin, Cassie
Martin, Terri Martin or Shelby Martin
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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

Our File Number: 390.101127

Name: FRANK ESPARZA, A MARRIED MAN AND HIS WIFE REBECCA ESPARZA, SIGNING PRO FORMA TO PERFECT LIEN ONLY
On: Aug 14, 2017 at 09:16A
As a Recording

COPY

NOTICE OF TRUSTEE'S SALE

Total Fees : 2.00

Receipt Number - 208793

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.

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.

WHEREAS, on July, 31 2007, FRANK ESPARZA, A MARRIED MAN AND HIS WIFE REBECCA ESPARZA, SIGNING PRO FORMA TO PERFECT LIEN ONLY, executed a Texas Deed Of Trust conveying to G. TOMMY BASTIAN as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR BSM FINANCIAL, L.P. DBA BANKSOURCE MORTGAGE, in the payment of a debt therein described, said TEXAS DEED OF TRUST being recorded under County Clerk Number 00027530, Volume 1417, , Page 360 in the DEED OF TRUST OR REAL PROPERTY records of WILSON COUNTY, TX; and

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 TEXAS DEED OF TRUST;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **September 5, 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, the duly appointed Substitute Trustee will sell said Real Estate at the area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code in WILSON COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse; specifically, the most Westerly door of the Wilson County Courthouse, 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 , of said county, pursuant to Section §51.002 of the Texas Property Code as amended.

Said Real Estate is described as follows:

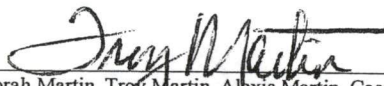
BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND, 4.190 ACRES MORE OR LESS, OUT OF TRACT "I" OF THE BIG OAKS ESTATES SUBDIVISION, SUSANNAH LARRISON NO. 109, ABSTRACT 196, WILSON COUNTY, TEXAS AS RECORDED IN VOLUME 2, PAGE 51 OF THE PLAT RECORDS OF WILSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: 110 BIG OAK LANE
LA VERNIA, TX 78121
Mortgage Servicer: Carrington Mortgage Services, LLC
Noteholder: Carrington Mortgage Services, LLC
1600 South Douglass Road, Suite 200-A
Anaheim, CA 92806

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.

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.

WITNESS MY HAND this day, August 14, 2017.



Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton, Jill Nichols, Chris LaFond, Frederick Britton, Patricia Sanders, Pamela Thomas, Jonathan Schendel, Doug Woodard, Stacey Bennett, Amy Ortiz, Robert Gomez, Aarti Patel, Maryna Danielian, Chance Oliver or Max Murphy, Substitute Trustee
c/o Angel Reyes & Associates, P.C.
5950 Berkshire Lane, Suite 410
Dallas, TX 75225 469-425-3140



2544 Boardwalk
San Antonio, TX 78217
210828-1102 (D/c)
210828-1510 (Fax)

Being: All that certain tract or parcel of land, 4.190 acres more or less, out of Tract "T" of the Big Oaks Estates Subdivision, Susannah Harrison No. 109, Abstract 196, Wilson County, Texas as recorded in Volume 2, Page 51 of the Plat Records of Wilson County, Texas and being more particularly described as follows:

- COMMENCING; At an iron rod found in the North Right-of-Way of Big Oak Lane, Place of Commencement;
- THENCE; North 75 deg. 48 min. 26 sec. West, 408.86 feet to a found iron pin in the North Right-of-Way, to Place of Beginning;
- THENCE; North 76 deg. 00 min. 18 sec. West, 385.61 feet to a found iron rod in a wire fence line;
- THENCE; North 02 deg. 11 min. 57 sec. West, 22.19 feet to a found iron rod in a wire fence line for an angle point;
- THENCE; North 13 deg. 48 min. 37 sec. East, 441.97 feet along Tract "H" and with a wire fence to a fence post;
- THENCE; South 76 deg. 40 min. 56 sec. East, 392.53 feet with a fence line and across the remaining portion of Tract "H" (Volume 2, Page 61)
- THENCE; South 13 deg. 54 min. 24 sec. West 467.92 feet (bearing basis) with the fence line and along a portion of the Western boundary of Tract "C" to the Place of Beginning.

Together with and subject to covenants, easements, and restrictions of record. Said property contains 4.190 acres, more or less, as drawn by Ralph G. Reser, Registered Professional Land Surveyor No. 6000 and Miles Welch, both of Survey Associates, San Antonio, Texas.

RALPH G. RESER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6000
WO # 07-06-008-3
(See attached survey plat)

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

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

On: Aug 11, 2017 at 01:24P
As a Recording

Total Fees : 2.00

Receipt Number - 208758
By,
Rikki Harris,

Notice of Trustee's Sale

Date: August 10, 2017

Trustee: David L. Ricker

Trustee's Address: P. O. Box 1571
Boerne, Texas 78006

Mortgagee: Texas Southwest Mortgage Acceptance, LP, a Texas limited partnership

Note: Note dated August 8, 2016 in the amount of \$49,200.00

Deed of Trust

Date: August 8, 2016

Grantor: Ruby Ramos Villarreal and Robert Alejandro Lara, a married couple

Mortgagee: Texas Southwest Mortgage Acceptance, LP, a Texas limited partnership

Recording information: Volume 1924, Page 711, Official Public Records of Wilson County, Texas.

Property:

Lot #35, Phase 2, Oak Hollow Park situated at 405 Hollow Oak, La Vernia, Texas 78121 and one 1996 REDMAN Manufactured Home, Model HallMark, 16x76, Bearing Label #PFS0403842 and Serial #12526389 along with all fixtures., including all personal property secured by the security agreement included in the Deed of Trust.

County: Wilson

Date of Sale (first Tuesday of month): September 5, 2017

Time of Sale: 10:00 a.m.

Place of Sale: Area at Wilson County Courthouse designated by the Wilson County Commissioners

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.

David L. Ricker is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



David L. Ricker
P. O. Box 1571
Boerne, Texas 78006

Filed for Record in:
Wilson County
by Honorable Eva Martinez

County Clerk

On: Aug 11, 2017 at 11:53A

As a Recording

Total Fees : 2.00

Receipt Number - 208748
By:
Mary Spooner

STATE OF TEXAS §
 §
COUNTY OF WILSON §

**NOTICE OF FORECLOSURE SALE
AND APPOINTMENT OF SUBSTITUTE TRUSTEE**

**THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION
OBTAINED WILL BE USED FOR THAT PURPOSE.**

**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.**

Security Instrument(s). Deed of Trust dated **January 28, 2016**, recorded at **Vol. 1891, Page 688**, Official Public Records of Wilson County, Texas and Mechanic's and Materialman's Lien Contract and Mechanic's Lien Note, recorded in **Vol. 1891, Page 681**, Official Public Records of Wilson County, Texas, as modified by Modification Agreement – Real Estate Note and Lien with Disclaimer of Oral Agreements Construction Loan Mechanic's Lien and Deed of Trust dated **October 28, 2016**, recorded in **Vol. 1945, Page 639**, Official Public Records of Wilson County, Texas.

Default. Default has occurred under the above-referenced Security Instrument(s). Because of that default, Lender, the owner and holder of the above-referenced Modification Agreement – Real Estate Note and Lien with Disclaimer of Oral Agreements Construction Loan Mechanic's Lien and Deed of Trust and a certain note(s) described in the above-referenced Deed of Trust dated January 28, 2016, has requested Substitute Trustee to sell the Property in accordance with the Security Instrument(s), as more particularly described herein.

Property. The same property described in the Security Instrument(s), more particularly described as: **Lot 6, Abrego Lake Subdivision, Unit One**, as shown on the plat recorded in **Vol. 10, Page 10-11**, Plat Records of Wilson County, Texas.

Date, Time, and Place of Sale. Substitute Trustee will conduct the Foreclosure Sale of the Property at the following date, time, and place:

- Date: Tuesday, September 5, 2017
- Time: The Foreclosure Sale of the Property will be held between 10:00 AM and 4:00 PM local time. The earliest time at which the foreclosure sale will begin is 1:00 PM and not later than 3 hours thereafter.
- Place: The most northeasterly door of the Wilson County Courthouse, being the courthouse door facing the office of the Wilson County Tax Assessor-Collector on Library Lane, in Floresville, Wilson County, Texas, said courthouse bearing the address of 1420 Third Street, Floresville, Texas 78114, in Wilson County, Texas, and being the officially designated location for foreclosure sales.

Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, except that Lender may bid by credit against the indebtedness secured by the Deed of Trust. Pursuant to Texas Property Code § 51.009, 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. 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.

Personal Property. The Security Instrument(s) may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real and any personal property described in the Security Instrument(s) in accordance with its rights and remedies under the Security Instrument(s) and section 9.604(a) of the Texas Business and Commerce Code.

Substitute Trustee Appointed to Conduct Sale. In accordance with Texas Property Code §§ 51.0075 and 51.0076, the mortgagee or mortgage servicer has authorized the undersigned attorney to appoint, and the undersigned attorney has named and appointed and does hereby name and appoint NOHL BRYANT as Substitute Trustee to act under and by virtue of said Security Instrument(s). The street address and telephone number of said Substitute Trustee is: **6714 N. New Braunfels Ave., Ste. 205, San Antonio, Texas 78209, (210) 910-6625.**

Sender of Notice. The name, address, and telephone number of the sender of this Notice of Foreclosure Sale and Appointment of Substitute Trustee is:

Nohl Bryant, Substitute Trustee
6714 N. New Braunfels Ave., Ste. 205
San Antonio, TX 78209
(210) 910-6625

Manner of Delivery and Recipients of Notice: This Notice of Foreclosure Sale and Appointment of Substitute Trustee has been posted at the courthouse door of each county in which the Property is located and states that the Property will be sold in Wilson County. A copy of this Notice of Foreclosure Sale and Appointment of Substitute Trustee has been filed in the office of the County Clerk of Wilson County. This Notice of Foreclosure Sale and Appointment of Substitute Trustee has been sent by Certified Mail and First Class Mail on each debtor who, according to the records of the mortgage servicer of the debt, is obligated to pay the debt, to wit:

TO: MR. ROSS BARRERA
1328 Sutherland Rd.
Floresville, TX 78114
VIA CMRRR # 7012 3460 0000 8502 5762
& FIRST CLASS MAIL

TO: MRS. DIANA C. REYNA-BARRERA
1328 Sutherland Rd.
Floresville, TX 78114
VIA CMRRR # 7012 3460 0000 8502 5779
& FIRST CLASS MAIL

TO: MR. ROSS BARRERA AND MRS. DIANA C. REYNA-BARRERA
1328 Sutherland Rd.
Floresville, TX 78114
VIA CMRRR # 7012 3460 0000 8502 5786
& FIRST CLASS MAIL

MP

Multiple Originals. This Notice of Foreclosure Sale and Appointment of Substitute Trustee is executed in multiple originals, each of which shall constitute a copy and an original hereof.

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.



NOHL BRYANT, SUBSTITUTE TRUSTEE

STATE OF TEXAS

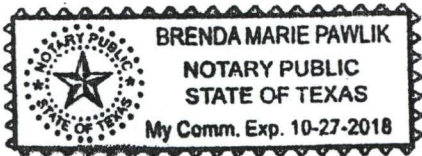
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COUNTY OF WILSON

ACKNOWLEDGMENT

“Before me, the undersigned notary public, on this day personally appeared NOHL BRYANT, who proved to me through presentation of government-issued identification, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and consideration therein expressed.

“Given under my hand and seal of office this 11 day of August, 2017.”



Brenda Marie Pawlik

Notary Public in and for the State of Texas

AFTER RECORDING, RETURN TO:

NOHL BRYANT
Texas Bar No. 24050346
BRYANT LAW PC
614 N. New Braunfels Ave., Ste. 205
San Antonio, TX 78209

NOTICE OF FORECLOSURE 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 OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. **Property to Be Sold.** The property to be sold is described as follows: LOT 81, TIERRA ROBLES, UNIT 2, A SUBDIVISION IN WILSON COUNTY, TEXAS AS SHOWN ON PLAT OF RECORD AT VOLUME 8, PAGE 57 OF THE MAP AND PLAT RECORDS OF WILSON COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 01/16/2007 and recorded in Book 1382 Page 835 Document 00021767 real property records of Wilson County, Texas.

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

Date: 09/05/2017

Time: 10:00 AM

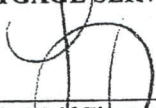
Place: Wilson County Courthouse, Texas at the following location: THE MOST NORTH-EASTERLY DOOR OF THE WILSON COUNTY COURTHOUSE, BEING THE COURTHOUSE DOOR FACING THE OFFICE OF THE WILSON COUNTY TAX ASSESSOR-COLLECTOR, IN FLORESVILLE, WILSON COUNTY, TEXAS, WHICH BEARS THE ADDRESS OF 2 LIBRARY LANE OR AS DESIGNATED BY THE COUNTY 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.

5. **Obligations Secured.** The Deed of Trust executed by TODD A. GRIFFIN AND VICKI LEIGH-GRIFFIN, provides that it secures the payment of the indebtedness in the original principal amount of \$137,826.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. MIDFIRST BANK is the current mortgagee of the note and deed of trust and MIDFIRST BANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is MIDFIRST BANK c/o MIDFIRST BANK, 999 N.W. Grand Blvd, Oklahoma City, OK 73118 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint ROBERT AGUILAR, BRETT BAUGH, RICK KIGAR, BRENT GRAVES, CLAY GOLDEN, STEPHEN MAYERS, KENNY SHIREY, TROY ROBINETT, DOUG RODGERS, SCOTT SWENSON, CARL MEYERS, MIKE HANLEY, KRISTIE ALVAREZ, FREDERICK BRITTON, DAVID ACKEL, WAYNE WHEAT, ROB VALDESPINO, BRENDA ROLON, OLIVIA VALDESPINO, MARTIN VALDESPINO, WES WEBB OR MICHAEL W. ZIENTZ, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Tracey Midkiff, Attorney at Law
Marissa Sibal, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254


ROBERT AGUILAR, BRETT BAUGH, RICK KIGAR,
BRENT GRAVES, CLAY GOLDEN, STEPHEN MAYERS,
KENNY SHIREY, TROY ROBINETT, DOUG RODGERS,
SCOTT SWENSON, CARL MEYERS, MIKE HANLEY,
KRISTIE ALVAREZ, FREDERICK BRITTON, DAVID
ACKEL, WAYNE WHEAT, ROB VALDESPINO, BRENDA
ROLON, OLIVIA VALDESPINO, MARTIN VALDESPINO,
WES WEBB OR MICHAEL W. ZIENTZ
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

Certificate of Posting
I am _____ whose address is 14160 N. Dallas Pkwy, Suite 900, Dallas, TX 75254. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Wilson County Clerk and caused it to be posted at the location directed by the Wilson County Commissioners Court.



COPY

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Aug 10, 2017 at 09:27A
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 OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. **Property to Be Sold.** The property to be sold is described as follows: BEING THE SURFACE ONLY OF LOT THREE (3), DEER RIDGE ESTATES, UNIT I, OF WILSON COUNTY, TEXAS, ACCORDING TO A PLAT OF RECORD AT VOL. 4, PAGE 20 OF THE PLAT RECORDS OF WILSON COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 10/25/2013 and recorded in Document 00029926 real property records of Wilson County, Texas.

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

Date: 10/03/2017

Time: 12:00 PM

Place: Wilson County Courthouse, Texas at the following location: 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 COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

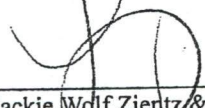
4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 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.


5. **Obligations Secured.** The Deed of Trust executed by GENEVA THORNE, provides that it secures the payment of the indebtedness in the original principal amount of \$354,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Finance of America Reverse, LLC. is the current mortgagee of the note and deed of trust and FINANCE OF AMERICA REVERSE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Finance of America Reverse, LLC. c/o FINANCE OF AMERICA REVERSE LLC, 3900 Capital City Blvd., Lansing, MI 48906 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Order to Foreclose.** Finance of America Reverse, LLC. obtained a Order from the 218th District Court of Wilson County on 07/25/2017 under Cause No. 17-02-0082-CVW. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint TROY MARTIN, DEBORAH MARTIN, CHRIS LAFOND, CASSIE MARTIN, TERRI MARTIN, DEANNA RAY, BOB FRISCH, JAMIE STEEN, JODI STEEN OR JO WOOLSEY, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Tracey Midkiff, Attorney at Law
Marissa Sibal, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254


TROY MARTIN, DEBORAH MARTIN, CHRIS LAFOND,
CASSIE MARTIN, TERRI MARTIN, DEANNA RAY, BOB
FRISCH, JAMIE STEEN, JODI STEEN OR JO WOOLSEY
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

Certificate of Posting

I am _____ whose address is 14160 N. Dallas Pkwy, Suite 900, Dallas, TX 75254. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Wilson County Clerk and caused it to be posted at the location directed by the Wilson County Commissioners Court.



On: Aug 07, 2017 at 01:30P

As a Recording

Total Fees : 2.00

Receipt Number - 208536
By:
Krystle Hidalgo

Notice of Foreclosure Sale

August 3, 2017

Deed of Trust:

Dated: July 9, 2013

Grantor: Darcy Cano, Juan Carlos Marin, Cecilio Marin and Rosa Maria Marin

Trustee: Terrie Diane Trip

Lender: Reisel Strickland and Bobbie Sue Strickland

Recorded: Volume 738, Page 513 of the Official Public Records of Wilson County, Texas.

Secures: Adjustable Rate Note ("Note") in the original principal amount of \$165,000.00 executed by Darcy Cano, Juan Carlos Marin, and Cecilio Marin ("Borrower") and payable to the order of Reisel Strickland and Bobbie Sue Strickland, and all other indebtedness of Borrower to Lender.

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described as:

All that certain tract or parcel of land out of the Fernando Ruiz Survey Number 121, Abstract 524 of Wilson County, Texas, containing 1 acre, more or less, and being a portion of that certain 54.7 acre tract of land described in a Deed from Creekwood Park, Inc. to Hector M. Pena, filed for record at Volume 710, Page 745 of the Deed Records of Wilson County, Texas, said tract of land also being a portion of that certain 404.7 acre tract of land described in a Deed from Truman Burge Arnold, et al, to Creekwood Park, Inc. filed for record at Volume 693, Page 202 of the Deed Records of Wilson County, Texas, said tract of land being more particularly described as follows:

BEGINNING at a point on the Northeasterly right-of-way line of U.S. Highway 181, which point of the beginning lies North 49 deg. 45 min. 00 sec. West 601.8 feet from the intersection of the Northeasterly right-of-way line of U.S. Highway 181 and the Southeasterly right-of-way line of Creekwood Drive;

THENCE North 40 deg. 15 min. 00 sec. East a distance of 350 feet to a point for the most Northwesterly corner of this tract;

THENCE South 49 deg. 45 min. 00 sec. East 124.46 feet to a point for the most Northeasterly corner of this tract;

THENCE South 40 deg. 15 min. 00 sec. West a distance of 350 feet to a point on the Northeasterly right-of-way line of U.S. Highway 181 for the most Southeasterly point of this tract:

THENCE North 49 deg. 45 min. 00 Sec. West a distance of 124.46 feet to the POINT OF THE BEGINNING, and containing 1 acre. more or less.

Substitute Trustee: Howard C. Berger

Substitute Trustee's

Address: 433A West Oaklawn, Pleasanton, Texas 78064

Foreclosure Sale:

Date: Tuesday, September 5, 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.

Place: At the Northwest door of the Wilson County Courthouse, being the door facing Library Lane, 1420 Third Street, Floresville, Texas 78114, in Floresville, Wilson County, Texas and being the officially designated location for foreclosure sales.

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 Lender'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, Lender, 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 Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender'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 Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure


sale will be reposted and re-filed 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 Lender. 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.



HOWARD C. BERGER

State Bar I. D. # 02191250

433A West Oaklawn, Pleasanton, Texas 78064

Telephone (830) 569-3771 / Cell Phone (210) 392-7210

Facsimile (830) 569-5171

Email: howard@reliabletitlecompany.com

Website: www.howardcberger.com

Attorney for

Reisel Strickland and Bobbie Sue Strickland

COPY
TX170082

NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE

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

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: AUG 02 2017 at 08:18A

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

As a Recording

Total Fees : 2.00

Lot 7, BLOCK 2, RIVER BEND SUBDIVISION, UNIT 1, S & J Arocha Grant A-1,
Wilson County, Texas, as shown on a map or plat thereof recorded in Volume 9, By, Georgia Lira,
Page 10, Map and Plat Records of Wilson County, Texas

Receipt Number - 208345

Commonly known as: 168 Whitewing Way, Floresville, TX 78114

2. Instrument to be Foreclosed. The instrument to be foreclosed is the deed of trust to Mortgage Electronic Registration Systems, Inc. as nominee for Willow Bend Mortgage Company, LLC, recorded on 7/16/2015 as Doc 00046302 in the real property records of Wilson County, Texas. Assignment of Deed of Trust to Freedom Mortgage Corporation recorded on 07/05/2017 as Doc 00065256 of the real property records of Wilson County, Texas. The holder or servicer of the instrument is: Freedom Mortgage Corporation.

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

Date: 09/05/2017

Time: The sale will begin no earlier than 12:00pm or no later than three hours thereafter. The sale will be completed by no later than 3:00 P.M.

Place: THE MOST NORTH-EASTERLY DOOR OF THE WILSON COUNTY COURTHOUSE, BEING THE COURTHOUSE DOOR FACING THE OFFICE OF THE WILSON COUNTY TAX ASSESSOR-COLLECTOR, IN FLORESVILLE, WILSON COUNTY, TEXAS, WHICH BEARS THE ADDRESS OF 2 LIBRARY LANE, or any other area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

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



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4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the mortgagor, the mortgagee, or the mortgagee's attorney.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

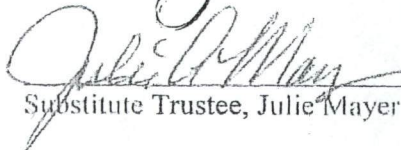
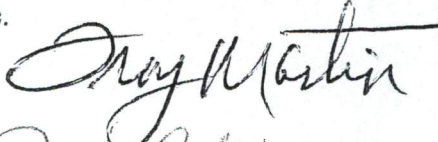
5. Type of Sale. The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Lauren Catherine Short and Taylor Ray Short, wife and husband.

6. Obligations Secured. The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of \$171,830.00, executed by Lauren Catherine Short By Taylor Ray Short, as attorney-in-fact and Taylor Ray Short, and payable to the order of Willow Bend Mortgage Company, LLC; (b) all renewals and extensions of the note; (c) any and all present and future indebtednesses of Lauren Catherine Short and Taylor Ray Short, wife and husband to Willow Bend Mortgage Company, LLC. Freedom Mortgage Corporation is the current holder of the Obligations and is the beneficiary under the deed of trust.

7. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has requested Names: Texas Foreclosure Management Corporation d/b/a Foreclosure Network of Texas Troy Martin, Deborah Martin, Chris LaFond, Cassie Martin, Terri Martin, Deanna Ray, 10406 Rockley Rd., Houston, TX 77099, Brian Sayer, Julie Mayer, Emily Christianson, James Miller, Jacy Mitchell, Sarah Even, and C. Morgan Lasley, 925 E. 4th St., Waterloo, IA 50703 as Substitute Trustees, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person as Substitute Trustee to conduct the sale.

TX170082

8. Acceleration. Default has occurred in the payment of the Indebtedness secured by the deed of trust. Therefore, the beneficiary accelerates the maturity of the Indebtedness and declares the entire Indebtedness immediately due and payable.



Substitute Trustee, Julie Mayer

Sent to obligors via certified mail by The Sayer Law Group, P.C., 925 E. 4th St., Waterloo, IA 50703, 319-234-2530.

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