

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Filed for Record in:
Wilson County
by Honorable Eva Martinez

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

County Clerk
On: Sep 18, 2017 at 09:50A

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

As a Recording

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

Total Fees : 2.00

Lot 231, WHISPERING OAKS SUBDIVISION, SECTION 3, Wilson County, Texas, as per plat of record in Volume 6, Page 67, Plat Records of Wilson County, Texas, commonly known as 1403 Meadow Glen, Adkins, TX; together with all improvements, fixtures, and appurtenances thereto.

Receipt Number - 210005
By,
Rikki Harris

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

Date: November 7, 2017

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 1:00 p.m.

Place: The most north-easterly door of the Wilson County Courthouse, Floresville, Texas, or as designated by the Wilson County Commissioners; or if said area is no longer the designated area, at the area most recently designated where foreclosure sales are to take place by the Wilson County Commissioner's Court.

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 re-posted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such re-posting or re-filing may be after the date originally scheduled for this sale.

3. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the 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 cash on the day the property is sold.

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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. **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 executed by Willie Charles Henderson and wife, Shirley M. Henderson. The Deed of Trust is dated September 8, 2011, and is recorded in the office of the County Clerk of Wilson County, Texas, under Volume 1625, Page 354, of the Real Property Records of Wilson County, Texas.


5. **Obligations Secured.** A first lien Deed of Trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively the "Obligations") including but not limited to (1) a MultiState Fixed Rate Note in the original principal amount of \$ 88,000.00, executed by Willie Charles Henderson and wife, Shirley M. Henderson, and payable to the order of Generations Community Federal Credit Union; (2) all renewals and extensions of the note. Generations Community Federal Credit Union, is the current owner and holder of the obligation and is the beneficiary under the Deed of Trust.

As of September 18, 2017, there was owed \$ 70,097.76 on the above MultiState Fixed Rate Note in the following amounts: \$ 68,341.50 principal, plus \$ 517.27 interest, plus \$ 40.28 late fees, plus \$ 1,198.71 attorney's fees and costs of collection. The Note is bearing interest at the rate of 8.50% per annum.

Questions concerning the sale may be directed to the undersigned.

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

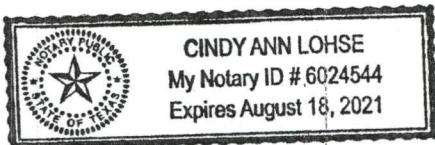
DATED: September 18, 2017

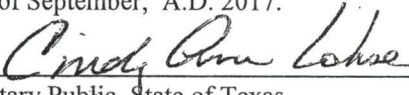

Robert P. Sims, Substitute Trustee
P.O. Box 830766
San Antonio, Texas 78283-0766
Phone #(210) 225-3535 Fax # (210) 225-3537

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME Cindy Ann Lohse, Notary Public, (name and type of officer) on this day personally appeared ROBERT P. SIMS, Substitute Trustee, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office on this 18th day of September, A.D. 2017.




Notary Public, State of Texas
My Commission Expires: 08/18/2021

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

On: Sep 12, 2017 at 11:29A

As a Recording

Notice of Trustee's Sale

Date: September 8, 2017

Total Fees : 2.00

Trustee: David L. Ricker or S. Lee Stevenson
Douglas E. Moyer

Receipt Number - 209836
By,
Krystle Hidalgo,

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

Mortgagee: John Sytsma d/b/a Alamo Homes

Note: Note dated October 1, 2013 in the amount of \$55,399.00

Deed of Trust:

Date: October 1, 2013

Grantor: Virginia L. Perez

Mortgagee: John Sytsma d/b/a Alamo Homes

Recording information: Volume 1755, Page 762 of the Official Public Records of Wilson County, Texas.

Property:

Lot 18 of MARIANA ACRES SUBDIVISION, Wilson County, Texas, as per plat of record in Volume 3, Pages 40-42, Plat Records of Wilson County, Texas, together with a 1996 Redman/Walden Manufactured Home, Serial Number 12323300A/B, including all personal property secured by the security agreement included in the Deed of Trust.

County: Wilson

Date of Sale (first Tuesday of month): October 3, 2017

Time of Sale: 10:00 a.m.

Place of Sale: 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.

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.

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.

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.



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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: 9-8, 2017

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

DEED OF TRUST:

On: Sep 12, 2017 at 09:20A
As a Recording

Date: December 30, 2014

Total Fees : 2.00

Grantor: HECTOR S. RUIZ and RIKKI L. RUIZ

Receipt Number - 209820
By:
Mary Spooner

Grantor's County: BEXAR

Beneficiary: SCENIC WATER RANCHES, LTD., successor in interest to
Texas Mortgage Capital Corporation

Trustee: DAVID RICKER

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

Substitute Trustee's Address:

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

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

Recorded in: Document No. 00041803, Volume 1831, Page 607 and re-recorded in
Document No. 00043605, Volume 1843, Page 90, Real Property Records,
Wilson County, Texas

PROPERTY:

TRACT 19, 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 October, 2017.

PLACE OF SALE OF PROPERTY (including county):

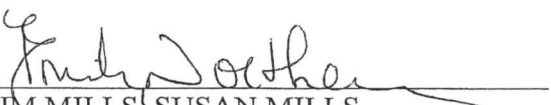
County Courthouse of Wilson County, Floresville, Texas, at area designated by County Commissioners for said sales.

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, GEORGIA
MCINVALE, CHRIS LAFOND, KYLE
WALKER and ED HENDERSON
P.O. Box 9932
Austin, Texas 78766
(512) 340-0331

NOTICE OF TRUSTEE'S SALE

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

On: Sep 11, 2017 at 03:08P
As a Recording

THE STATE OF TEXAS §

COUNTY OF WILSON §

Total Fees : 2.00

Receipt Number - 209801
By,
Judy Fleming,

Date: September 7, 2017

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: October 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 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

Judy Fleming, who after being by me duly sworn, said
upon her oath:

"I, Judy Fleming, do solemnly swear (or affirm) that I posted a copy of the attached Substitute Trustee's Notice of Sale on the 11th day of September, 2017, 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 Judy Fleming
Printed Name Judy Fleming

SWORN TO AND SUBSCRIBED BEFORE ME, this 11 day of September, 2017, to which witness my hand and seal of office.

Julie Autry
Notary Public _____ State of Texas
Printed Name: Julie Autry
My Commission Expires: Nov. 9, 2020



Notice of Trustee's Sale

Date: September 8, 2017

Receipt Number - 209776
By,
Georgina Lira

Trustee: David L. Ricker or S. Lee Stevenson or
Douglas E. Moyer

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

Mortgagee: John Sytsma d/b/a Alamo Homes

Note: Note dated October 1, 2013 in the amount of \$55,399.00

Deed of Trust:

Date: October 1, 2013

Grantor: Virginia L. Perez

Mortgagee: John Sytsma d/b/a Alamo Homes

Recording information: Volume 1755, Page 762 of the Official Public Records
of Wilson County, Texas.

Property:

Lot 18 of MARIANA ACRES SUBDIVISION, Wilson County, Texas, as per plat of record in Volume 3, Pages 40-42, Plat Records of Wilson County, Texas, together with a 1996 Redman/Walden Manufactured Home, Serial Number 12323300A/B, including all personal property secured by the security agreement included in the Deed of Trust.

County: Wilson

Date of Sale (first Tuesday of month): August 2, 2016

Time of Sale: 10:00 a.m.

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

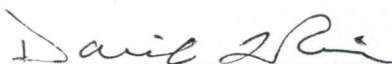
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED
FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING
ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER

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.

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.

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.



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

NOTICE OF SUBSTITUTE TRUSTEE SALE

Date: September 11, 2017

DEED OF TRUST

Date: July 20, 2008

Grantor: Kandace Lynch and Larry W. Lynch

Original Beneficiary: R.G. Properties, L.P.
A Texas Limited Partnership

Current Beneficiary: R.G. Properties, L.P.
A Texas Limited Partnership

Recorded in Document No.: 00037456

Property County: Wilson

Legal Description:

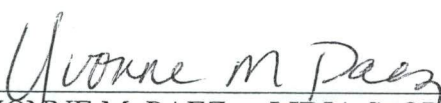
Tract(s) 38 & 39, South Breeze Estates Subdivision, Unit 1, as shown by map or plat of said subdivision duly recorded in the Office of the County Clerk of Wilson County, Texas in Volume 8, Page(s) 80, of Map and Plat Records of Wilson County, Texas.

Date of Sale: October 3rd, 2017

Earliest Time Sale will Begin: 10:00 a.m.

Place of Sale of Property: At the most westerly door of the Wilson County Courthouse, being the courthouse door facing Third Street in Floresville, Wilson County, Texas, bearing the address of 1420 Third Street, Wilson County, Texas, which is the area of the courthouse designated for real property foreclosure sales by the Commissioner's Court of said county in the Real Property Records of said county.

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.



YVONNE M. PAEZ or ~~LIDIA S. ORTEGA~~ LSO
Substitute Trustee

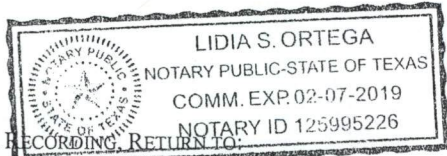
Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Sep 11, 2017 at 10:15A
As a Recording
Total Fees : 2.00
Receipt Number - 209753
By,
Rikki Harris

STATE OF TEXAS §

COUNTY OF BEXAR §

BEFORE ME, the undersigned authority, on this day personally appeared Yvonne M. Paez or Lidia S. Ortega, Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this 11th day of September, 2017.



Lidia S. Ortega
Notary Public in and for the State of Texas

AFTER RECORDING, RETURN TO:
R.G. PROPERTIES, L.P.
15315 San Pedro
San Antonio TX 78232

by Honorable Eva Martinez
County Clerk
On: Sep 11, 2017 at 10:11A
As a Recording
Total Fees : 2.00
Receipt Number - 209751
By:
Georgina Lira



COPY

C&S No. 44-17-3171 / FHA / Yes
LoanCare, LLC

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, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: December 21, 2015

- Grantor(s):** Kenneth L. Yazell and Janine Yazell, husband and wife
- Original Trustee:** Jeffrey E. Bode
- Original Mortgagee:** Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Mid America Mortgage, Inc., its successors and assigns
- Recording Information:** Vol. 1889, Page 864, or Clerk's File No. 00051118, in the Official Public Records of WILSON County, Texas.
- Current Mortgagee:** Mid America Mortgage, Inc., an Ohio Corporation
- Mortgage Servicer:** LoanCare, LLC, whose address is C/O 3637 Sentara Way, Virginia Beach, VA 23452 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.

Legal Description:
BEING 3.006 ACRES OF LAND, MORE OR LESS, OUT OF THE CATARINA ZEPEDA SURVEY NUMBER 339, ABSTRACT 362, WILSON COUNTY, TEXAS AND BEING THAT SAME PROPERTY DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1747, PAGE 780, OFFICIAL PUBLIC RECORDS, WILSON COUNTY, TEXAS, SAID 3.006 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Date of Sale: 10/03/2017 **Earliest Time Sale Will Begin:** 12:00 PM

APPOINTMENT OF SUBSTITUTE TRUSTEE

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.

WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Troy Martin as Substitute Trustee, Deborah Martin as Successor Substitute Trustee, Frederick Britton as Successor Substitute Trustee, Patricia Sanders as Successor Substitute Trustee, Pamela Thomas as Successor Substitute Trustee, Mary C. (Chris) LaFond as Successor Substitute Trustee, Jonathan Schendel as Successor Substitute Trustee, Doug Woodard as Successor Substitute Trustee, Aarti Patel as Successor Substitute Trustee, Maryna Danielian as Successor Substitute Trustee, Deanna Ray as Successor Substitute Trustee, Terri Martin as Successor Substitute Trustee, Cassie Martin as Successor Substitute Trustee, Amy Ortiz as Successor Substitute Trustee, Irene Salazar as Successor Substitute Trustee, Richard Holton as Successor Substitute Trustee, Robert Gomez as Successor Substitute Trustee, Stacey Bennett as Successor Substitute Trustee, Vanessa Ramos as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee

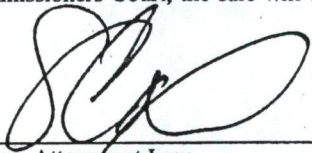
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be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

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.

Executed on this the 7th day of September, 2017.

For Information:

Auction.com
1 Mauchly
Irvine, CA 92618



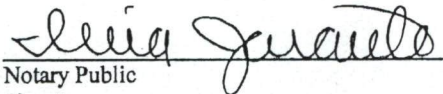
Sarah S. Cox, Attorney at Law
Codilis & Stawiarski, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

STATE OF TEXAS

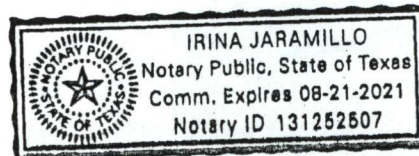
COUNTY OF HARRIS

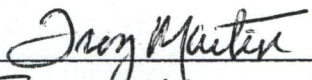
Before me, the undersigned Notary Public, on this day personally appeared Sarah S. Cox as Attorney for the Mortgagee and/or Mortgage Servicer known to me or proved to me through a valid State driver's license or other official identification described as Personal Knowledge, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand seal of office on this the 7th day of September, 2017.



Notary Public
Signature



Posted and filed by: 
Printed Name: TROY MARTIN

C&S No. 44-17-3171 / FHA / Yes
LoanCare, LLC

EXHIBIT "A"

Being 3.006 acres of land, more or less, out of the Catarina Zapeda Survey Number 339, Abstract 363, Wilson County, Texas, and being that same property described in a Warranty Deed with Vendor's Lien recorded in Volume 1747, Page 789, Official Public Records, Wilson County, Texas, said 3.006 acres being more particularly described by name and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the southwest corner of this 3.006 acres, same being the southeast corner of the John L. Haby 1.906 acres (Volume 1586, Page 523) and on the northwest Right-of-Way line of F.M. 3335, same also being the **POINT OF BEGINNING**;

THENCE along the line common to this 3.006 acres and said Haby 1.906 acres, North 19 degrees 09 minutes 22 seconds East (bearing back), a distance of 482.43 feet (called 482.46 feet) to a 1/2 inch iron rod found for the northwest corner of this 3.006 acres, same being the East corner Lorraine Bantright 25.259 acres (Volume 631, Page 169) and on the southwest Right-of-Way line of the Damon Cassidy, et al 5.014 acres (Volume 1414, Page 294);

THENCE along the line common this 3.006 acres and said Cassidy 5.014 acres, South 58 degrees 41 minutes 57 seconds East, a distance of 555.67 feet (called 555.68 feet) to a 1/2 inch iron rod set for the southeast corner of this 3.006 acres, same being the southeast corner of said Cassidy 5.014 acres and the David Duan, et ux 10.88 acres (Volume 1153, Page 178), same also being on the northwest Right-of-Way line of said F.M. 3335;

THENCE along the northwest Right-of-Way line of said F.M. 3335 the following courses and distances;

South 73 degrees 25 minutes 05 seconds West, a distance of 215.67 feet (called 215.89 feet to a 1/2 inch iron rod set for an angle point;

South 78 degrees 11 minutes 19 seconds West, a distance of 259.73 feet to a highway monument found for an angle corner;

South 72 degrees 51 minutes 34 seconds West (called South 72 degrees 51 minutes 14 seconds West), a distance of 178.89 feet (called 178.70 feet) to the **POINT OF BEGINNING**, and containing 3.006 acres of land, more or less.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for information and/or identification purposes and does not override Item 3 of Schedule B hereof.

Our File Number; 390.101127

Name: FRANK ESPARZA, A MARRIED MAN AND HIS WIFE REBECCA ESPARZA, SIGNING PRO FORMA TO PERFECT LIEN ONLY

COPY

COPY

Filed for Record in: Wilson County by Honorable Eva Martinez

On: Sep 11, 2017 at 10:07A

As a Recording

NOTICE OF TRUSTEE'S SALE

Total Fees : 2.00

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, **October 3, 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.

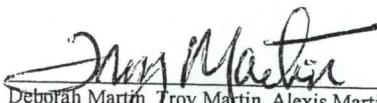
Said Real Estate is described as follows:

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, September 11, 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 (Ofc)
210828-1910 (Fax)

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 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, 403.86 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 "I" (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 # 07-06-063-3
(See attached survey plat)

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

COPY

Wilson County
by Honorable Eva Martinez
County Clerk
On: Sep 07, 2017 at 10:45A
As a Recording

Total Fees : 2.00

Receipt Number - 209634
By: Georgia Lira

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: 10/03/2017

Time: 12:00 PM

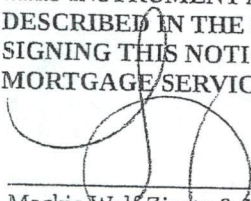
Place: Wilson County Courthouse, Texas at the following location: THE MOST NORTH-EASTERLY DOOR OF THE WILSON COUNTY COURTHOUSE, BEING THE COURTHOUSE DOOR FACING THE OFFICE OF THE WILSON COUNTY TAX ASSESSOR-COLLECTOR, IN FLORESVILLE, WILSON COUNTY, TEXAS, WHICH BEARS THE ADDRESS OF 2 LIBRARY LANE OR AS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

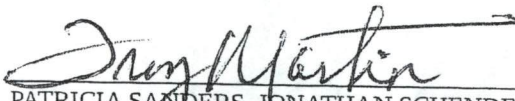
4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of 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 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 PATRICIA SANDERS, JONATHAN SCHENDEL, DOUG WOODARD, AARTI PATEL, MARYNA DANIELIAN, FREDERICK BRITTON, PAMELA THOMAS, STACEY BENNETT, AMY ORTIZ, ROBERT GOMEZ, TROY MARTIN, DEBORAH MARTIN, IRENE SALAZAR, CHRIS LAFOND, CASSIE MARTIN, TERRI MARTIN, DEANNA RAY, VANESSA RAMOS, RICHARD HOLTON, 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


PATRICIA SANDERS, JONATHAN SCHENDEL, DOUG WOODARD, AARTI PATEL, MARYNA DANIELIAN, FREDERICK BRITTON, PAMELA THOMAS, STACEY BENNETT, AMY ORTIZ, ROBERT GOMEZ, TROY MARTIN, DEBORAH MARTIN, IRENE SALAZAR, CHRIS LAFOND, CASSIE MARTIN, TERRI MARTIN, DEANNA RAY, VANESSA RAMOS, RICHARD HOLTON, BOB FRISCH, JAMIE STEEN, JODI STEEN OR JO WOOLSEY
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

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.

