

NOTICE OF FORECLOSURE SALE

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

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

All property (real, personal or otherwise) described in the deed of trust (as hereinafter defined as the "Deed of Trust"), together with the rights, appurtenances and improvements thereto, including, but not limited to, the real property described on **Exhibit A** attached hereto and made a part hereof. In the event any property encumbered by the Deed of Trust has been released by Lender (or its predecessor in interest, as applicable), then said released property shall be excluded from the property sold at foreclosure.

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

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

On Apr 15 2019 at 02:15P
As a Recording

Date: **Tuesday, May 7, 2019.**

Total Fees : 2.00

Time: The sale shall begin no earlier than **1:00 p.m.** or no later than **three hours** thereafter. The sale shall be completed by no later than **4:00 p.m.**

Receipt Number - 230531
Eisy Barreto

Place: **The sale will take place at the Wilson County Courthouse at the place designated by the Wilson County Commissioner's Court.**

The Deed of Trust permits the Lender (as hereinafter defined) 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 and/or Texas Business and Commerce Code. Such reposting or refiled 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 Lender to have the bid credited 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 foreclosure sale being conducted pursuant to the power of sale granted by that certain Deed of Trust (the "Deed of Trust") recorded under Instrument No. 00036487, Volume 1799, Page 35 in the Real Property Records of Wilson County, Texas, and executed by Ricky L. Wesley and Kathryn Wesley (whether one or more, the "Grantor"), for the benefit of 21st Mortgage Corporation ("Lender"), covering the property described above.

5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Indebtedness") including but not limited to the unpaid principal and interest owing on: that certain Consumer Loan Note, Security Agreement and Disclosure Statement (the "Note") dated on or about June 30, 2014, executed by the Grantor and payable to the order of Lender, and all renewals, modifications and extensions of the Note. Lender is the current owner and/or holder of the Note and the Indebtedness and is the beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to the undersigned or to the Lender:

21st Mortgage Corporation
620 Market Street One Center Square
Knoxville, TN 37902
Phone: 800-955-0021
Fax: 866-231-4851

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

7. Armed Forces Notice. **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.**

DATED: April 12, 2019.



Richard A. McKinney, Substitute Trustee
Higier Allen & Lautin, P.C.
The Tower at Cityplace
2711 N. Haskell Ave., Suite 2400
Dallas, Texas 75204
Telephone: (972) 716-1888
Fax: (972) 716-1899

*****PLEASE FAX ALL COMMUNICATIONS REGARDING THIS MATTER TO THE
SUBSTITUTE TRUSTEE AT 972-716-1899 (FAX), NOTE THE SUBSTITUTE
TRUSTEE'S NAME ON YOUR COVER SHEET AND CONTACT THE SUBSTITUTE
TRUSTEE AT 972-716-1888 (PHONE) TO CONFIRM RECEIPT. PLEASE ASSUME
YOUR FAX HAS NOT BEEN RECEIVED UNTIL YOU VERBALLY CONFIRM
RECEIPT THEREOF WITH OUR OFFICE. THANKS IN ADVANCE FOR YOUR
COOPERATION.*****

EXHIBIT A

PROPERTY DESCRIPTION

[FOLLOWS THIS COVER PAGE]

EXHIBIT "A"

CROSS BRANCH
SURVEYING
2179 N.E. LOOP 410, NO. 5
SAN ANTONIO, TEXAS 78217
(210) 828-1102

STATE OF TEXAS
COUNTY OF WILSON

14.514 ACRES
3640 County Road 426

Description of a 14.514 acre tract of land out of the A. Trevino Grant, Survey No. 11, Abstract No. 20, and being part of Tract 32 of the Oppenheimer, Michael and James Subdivision Map or Plat Recorded in Volume D, Page 269, Deed Records of Wilson County, Texas, same being out of that certain 151.4 acre tract of land conveyed to J.W. Rice from James Theodore Roddy, et ux, dated October 19, 1965 by Deed recorded in Volume 387, Page 620 Deed Records of Wilson County, Texas, same being out of that certain 41.33 acre tract conveyed to Sharon (Rice) Wesley, dated February 25, 2005 by Deed recorded in Volume 1269, Page 712 of the Deed Records of Wilson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in the north right-of-way line of County Road 426 (a.k.a. C.R. 426) for the southeast corner of that certain 32.93 acre tract of land conveyed Clayton Garrett Rice in Volume 1269, Page 716 of said Deed Records, same being the southwest corner and **POINT OF BEGINNING** of this herein described tract, from which a 1/2" iron rod found for the southwest corner of said 32.93 acre tract bears S 61°00' W 642.00 feet;

THENCE, N 30°30'46" W. (called N 29°00' W), leaving the north right-of-way line of C.R. 426, with the east line of said 32.93 acre tract, a distance of 1280.47 feet to a 1/2" iron rod set for the northwest corner this herein described tract;

THENCE, leaving the east line of said 32.93 Clayton Rice tract, over and across said 41.33 acre tract, the following four (4) courses and distances:

1. N 33°28'11" E, a distance of 674.00 feet to a 1/2" iron rod set for the northeast corner of this herein described tract;
2. S 30°30'46" E, a distance of 468.99 feet to a 1/2" iron rod set for an angle point in the east line of this herein described tract;
3. S 59°29'14" W, a distance of 147.18 feet to a 1/2" iron rod set for an angle point in the east line of this herein described tract;
4. S 24°04'08" E, a distance of 731.08 feet to a 1/2" iron rod set in the north right-of-way line of C.R. 426 for the southeast corner of this herein described tract;

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Apr 15, 2019 at 01:56P
As a Recording

Notice of Trustee's Sale

Date: April 15, 2019

Substitute Trustee:

David L. Ricker or Douglas E. Moyer

Substitute Trustee's Address:

P. O. Box 1571
Boerne, Texas 78006

Total Fees : 2.00

Receipt Number - 230526
By:
Mary Spooon

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

Contract for Deed: Contract for Deed dated November 15, 2004 in the amount of \$74,000.00

Contract for Deed

Date: November 15, 2004

Grantor: Elizabeth Ann Berry

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

Recording information: Unrecorded

Property:

Lot 81, OAK HOLLOW PARK, PHASE 1, a subdivision in La Vernia, Wilson County, Texas, according to the plat thereof recorded in the Map and Plat Records of Wilson County, Texas, together with a 1997 REDMAN HOMES, Model Stonebrook, 28 x 56', Label/Seal #PFS0439329 and 330, Serial #12324859A & B.

County: Wilson County, Texas

Date of Sale (first Tuesday of month): May 7, 2019

Time of Sale: 10:00 am

Place of Sale: Wilson County Courthouse, Texas at the following location: THE MOST NORTH-EASTERLY DOOR OF THE WILSON COUNTY COURTHOUSE, BEING THE CURTHOULSE 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 Commissioner's 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.

Mortgagee has appointed David L. Ricker or Douglas E. Moyer as 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. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



David L. Ricker

COPY

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
8/20/2014

Grantor(s)/Mortgagor(s):
SHANNON J DUKES AND ROBERT CASSIDY
DUKES JR, WIFE AND HUSBAND

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE
FOR HOMETRUST MORTGAGE COMPANY, ITS
SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
Wells Fargo Bank, N.A.

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Apr 11, 2019 at 10:23A
As a Recording

Recorded in:
Volume: 1807
Page: 736
Instrument No: 00037896

Property County:
WILSON

Mortgage Servicer:
Wells Fargo Bank, N.A. is representing the Current
Beneficiary/Mortgagee under a servicing agreement with
the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Home Campus, MAC 2301-04C,
West Des Moines, IA 50328

Total Fees = 2.00
Receipt Number - 230352
By: Georgina Lira

Legal Description: LOT 371, ESTATES AT SHANNON RIDGE SUBDIVISION, UNIT V, WILSON COUNTY, TEXAS, AS SHOWN ON THAT CERTAIN MAP OR PLAT THEREOF, RECORDED AT VOLUME 8, PAGE 28, MAP AND PLAT RECORDS OF WILSON COUNTY, TEXAS.

Date of Sale: 6/4/2019 **Earliest Time Sale Will Begin:** 12pm

Place of Sale of Property: THE MOST NORTH-EASTERLY DOOR OF THE WILSON COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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

Notice Pursuant to Tex. Prop. Code § 51.002(i):
Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.


Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin or Shelby Martin or Thuy Frazier or Cindy Mendoza or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-19-70748-POS
Loan Type: VA

COPY

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
10/7/2010

Grantor(s)/Mortgagor(s):
DAVID ESCOBEDO AND WIFE, REBECCA ESCOBEDO

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR VIEWPOINT BANKERS MORTGAGE, INC., CORPORATION, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
Wells Fargo Bank, N.A.

Recorded in:
Volume: 1575
Page: 410
Instrument No: 00055884

Property County:
WILSON

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Apr 04, 2019 at 11:49A
As a Recording

Mortgage Servicer:
Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Home Campus, MAC 2301-04C,
West Des Moines, IA 50328

Total Fees : 2.00
Receipt Number - 230088
By:
Mary Spooner

Legal Description: SEE ATTACHED LEGAL DESCRIPTION

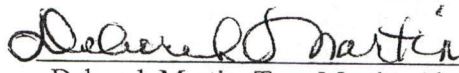
Date of Sale: 6/4/2019

Earliest Time Sale Will Begin: 12:00:00 PM

Place of Sale of Property: Wilson County Courthouse, 1420 3rd Street, Floresville, TX 78114 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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

Notice Pursuant to Tex. Prop. Code § 51.002(i):
Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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


Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Barbara Sandoval, Martha Boeta, Raymond Perez, Garrett Sanders, Marcia Chapa, Stacey Bennett, Amy Ortiz, Terri Martin or Shelby Martin or Thuy Frazier or Cindy Mendoza or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

service to the sender of this notice immediately.

TX-18-69355-POS

EXHIBIT "A"

LEGAL DESCRIPTION

BEING 0.38 acres of land within the City of Floresville out of the S. & J. Arocha Grant, Abstract No. 1, Wilson County, Texas and being the land described as Tract Three in a conveyance to Louis T. Rosenberg and Sonia C. Rosenberg in a deed of record in Volume 1342, Page 495 of the Official Public Records of Wilson County, Texas and being more particularly described by metes and bounds as follows.

BEGINNING at a set ½ inch rebar with a "Pollok & Sons" cap on the northwesterly right-of-way line of "A" Street for the southerly corner of the Joe Travieso III land described in Volume 1173, Page 153, Wilson County Official Public Records, easterly corner of the Rosenberg land and of this tract;

THENCE South 48° 45' 00" West, (record bearing as per the deed) with said "A" Street right-of-way line, a distance of 75.05 feet to a found ½ inch pin for the southerly corner of this tract and easterly corner of Tract One of the Rosenberg land;

THENCE North 41° 58' 00" West, with the common line of Tracts One and Three of the Rosenberg land, a distance of 210.61 feet to a found ½ inch pin for a common corner on the southeasterly line of the Richard Demmer land described in Volume 661, Page 746, Wilson County Deed Records;

THENCE North 46° 06' 25" East, with the common line of the Demmer land and of this tract, a distance of 82.56 feet to a found ½ inch pin for the northerly corner of this tract and westerly corner of the aforementioned Joe Travieso III land;

THENCE South 39° 58' 17" East, with the common line of the Travieso land and of this tract, a distance of 214.45 feet to the **POINT OF BEGINNING** containing 0.38 acres of land as shown on a plat that accompanies this description.

Filed for Re



NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
2/8/2016

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE
FOR CALIBER HOME LOANS, INC., ITS
SUCCESSORS AND ASSIGNS

Grantor(s)/Mortgagor(s):
JASON POLASEK AND SHANNON POLASEK;
HUSBAND AND WIFE
Current Beneficiary/Mortgagee:
Caliber Home Loans, Inc.

Recorded in:
Volume: 1893
Page: 253
Instrument No: 00051646

Property County:
WILSON

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Apr 04, 2019 at 11:49A
As a Recording

Mortgage Servicer:
Caliber Home Loans, Inc. is representing the Current
Beneficiary/Mortgagee under a servicing agreement with
the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
13801 Wireless Way,
Oklahoma City, OK 73134

Total Fees : 2.00
Receipt Number - 230088
By:
Mary Spooner

Legal Description: LOT 12, NORTHCREST HILLS, AS SHOWN ON PLAT OF RECORD IN VOLUME 10,
PAGE 54, OF THE PLAT RECORDS OF WILSON COUNTY, TEXAS.


Date of Sale: 5/7/2019

Earliest Time Sale Will Begin: 12:00:00 PM

Place of Sale of Property: Wilson County Courthouse, 1420 3rd Street, Floresville, TX 78114 OR IN
THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002
OF THE TEXAS PROPERTY CODE.

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

Notice Pursuant to Tex. Prop. Code § 51.002(i):
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or your spouse are serving on active military duty,
including active military duty as a member of the
Texas National 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


Deborah Martin, Troy Martin, Alexis Martin, Cassie
Martin, Terri Martin, Shelby Martin, Barbara
Sandoval, Martha Boeta, Raymond Perez, Garrett
Sanders, Marcia Chapa, Stacey Bennett, Amy Ortiz,
Terri Martin or Shelby Martin
or Thuy Frazier
or Cindy Mendoza
or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

service to the sender of this notice immediately.