

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

On: Jan 31, 2019 at 01:52P

As a Recording

Total Fees : 2.00

Receipt Number - 227741

By: Elsa Barreto

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

Date: March 05, 2019

Time: The sale will begin at 12:00PM or not later than three hours after that time.

Place THE MOST NORTH-EASTERLY DOOR OF THE WILSON COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 28, 2012 and recorded in Document VOLUME 1700, PAGE 732 real property records of WILSON County, Texas, with JIM K BARNES AND DANIELLE X BARNES, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JIM K BARNES AND DANIELLE X BARNES, securing the payment of the indebtednesses in the original principal amount of \$139,918.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. LOANCARE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452

Karen Work

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, KAREN WORK OR BRUCE NEYLAND

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

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

Declarants Name: _____

Date: _____



NOS00000008096398

EXHIBIT "A"

BEING 5.02 ACRES OF LAND OUT OF THE FELIPE ELUA SURVY NO. 9, ABSTRACT 9, WILSON COUNTY, TEXAS AND BEING THE SAME LAND DESCRIBED IN A CONVEYANCE TO ROBERT SHOCKLEY AND BRANDY SHOCKLEY IN A DEED OF RECORD IN VOLUME 1072, PAGE 712 OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS AND FURTHER BEING A PART OF LOT 13 OF THE DEER PARK ACRES SUBDIVISION AS SHOWN ON THE PLAT OF RECORD IN VOLUME 2, PAGE 57 OF THE PLAT RECORDS OF WILSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 1/2" REBAR WITH CAP ON THE SOUTHEASTERLY LINE OF THE HARRY RUETZ, ET AL, LAND DESCRIBED IN VOLUME 420, PAGE 301, WILSON COUNTY DEED RECORDS AND THE NORTHWESTERLY LINE OF DEER PARK ACRES SUBDIVISION FOR THE WESTERLY CORNER OF LOT 14 AND THE NORTHERLY CORNER OF LOT 13 AND OF THIS TRACT.

THENCE SOUTH 29 DEGREES 00' 00" EAST, WITH THE COMMON LINE OF LOT 13. AND 14, PASSING A FOUND PIPE ON THE SOUTHEASTERLY RIGHT-OF-WAY OF AN ACCESS EASEMENT AT 50.0 FEET, A TOTAL DISTANCE OF 586.54 FEET TO A FOUND PIPE FOR THE EASTERLY CORNER OF LOT 13 AND OF THIS TRACT BEING ON NORTHWESTERLY LINE OF THE GLENN H. KOTHMANN SUBDIVISION ACCORDING TO PLAT OF RECORD IN VOLUME 2, PAGE 60, PLAT RECORDS OF WILSON COUNTY, TEXAS.

THENCE SOUTH 61 DEGREES 25' 23" WEST, WITH THE SOUTHEASTERLY LINE OF LOT 13 AND NORTHWESTERLY LINE OF THE GLENN KOTHMANN SUBDIVISION, A DISTANCE OF 373.87 FEET TO A FOUND PIN FOR THE EAST CORNER OF THE MIKE LANCASTER, ET UX LAND AS DESCRIBED IN VOLUME 1015, PAGE 325 OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS AND THE SOUTHERLY CORNER OF THIS TRACT,

THENCE NORTH 29 DEGREES 00' 33" WEST, (THE RECORD BEARING FOR THIS SURVEY PER THE DEED), PASSING A CORNER POST ON THE SOUTHEASTERLY RIGHT-OF-WAY OF AN ACCESS EASEMENT AT 533.9 FEET, A TOTAL DISTANCE OF 584.05 FEET TO A FOUND PIN ON THE COMMON LINE OF THE AFOREMENTIONED HARRY RUETZ, ET AL LAND AND THE DEER PARK SUBDIVISION FOR THE WESTERLY CORNER OF THIS TRACT.

THENCE NORTH 61 DEGREES 02' 27" EAST, WITH SAID COMMON LINE, A DISTANCE OF 373.95 FEET TO THE POINT OF BEGINNING CONTAINING 5.02 ACRES OF LAND, MORE OR LESS.



NOS0000008096398

COPY

by Honorable Eva Martinez
County Clerk
On: Jan 31, 2019 at 11:00A
As a Recording

C&S No. 44-18-1893 / FHA / Yes / FILE NOS
Cenlar FSB

Total Fees : 2.00

Receipt Number - 227735
By:
Mary Spooner

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: June 19, 2017

Grantor(s): Stephen Anthony Martinez, a single man
Original Trustee: Laurel A Meyer
Original Mortgagee: Mortgage Electronic Registration Systems Inc., as nominee for Fairway Independent Mortgage Corporation, its successors and assigns
Recording Information: Vol. 1976, Page 398, or Clerk's File No. 00064752 and corrected via Affidavit recorded in Vol. 2071, Page 699 or Clerk's File No. 00080450, in the Official Public Records of WILSON County, Texas.
Current Mortgagee: Lakeview Loan Servicing, LLC
Mortgage Servicer: Cenlar FSB, whose address is C/O Attn: FC or BK Department, 425 Phillips Blvd, Ewing, NJ 08618 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:
LOT 36, OAK VALLEY SUBDIVISION (UNIT II), ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 4, PAGE 19, MAP AND PLAT RECORDS OF WILSON COUNTY, TEXAS.

Date of Sale: 03/05/2019 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, Deborah Martin, Frederick Britton, Patricia Sanders, Pamela Thomas, Mary C. (Chris) LaFond, Jonathan Schendel, Doug Woodard, Aarti Patel, Maryna Danielian, Deanna Ray, Terri Martin, Cassie Martin, Amy Ortiz, Irene Salazar, Richard Holton, Robert Gomez, Stacey Bennett, Vanessa Ramos, Thomas Delaney, Danya Gladney or Lisa Cockrell as 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.

44-18-1893
WILSON



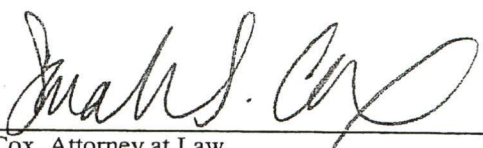
4683530

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 30th day of January, 2019.

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

Posted and filed by

Printed Name:



Troy Martin

C&S No. 44-18-1893 / FHA / Yes
Cenlar FSB

NOTICE OF FORECLOSURE SALE

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

DEED OF TRUST ("Deed of Trust"):

On: Jan 23, 2019 at 09:32A
As a Recording

Dated: DECEMBER 15, 2017

Total Fees : 2.00

Grantor: ALAMO RENOVATIONS, LLC

Receipt Number - 227374
By:
Krustle Hidalgo

Trustee: SONYA HERNANDEZ

Lender: ANGEL LUIS RODRIGUEZ

Recorded in: Real Property Records of the real property records of
Wilson County, Texas

Legal Description: BEING 19.18 ACRES OF LAND OUT OF THE S. & J. AROCHA GRANT, ABSTRACT NO. 1, WILSON COUNTY, TEXAS AND BEING A PART OR PORTION OF THE LAND DESCRIBED IN A CONTRACT OF SALE AND PURCHASE WITH THE VETERANS LAND PROGRAM AND EUGENE HICKEY OF RECORD IN VOLUME 266. PAGE 86 OF THE DEED RECORDS OF WILSON COUNTY. TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS SHOWN IN EXHIBIT "A":

Secures: PROMISSORY NOTE ("Note") in the original principal amount of \$167,325.60, executed by ALAMO RENOVATIONS, LLC ("Borrower") and payable to the order of Lender

Substitute Trustee: DAVID A. AYON

Substitute Trustee's
Address: 225 E. Elmira Street, San Antonio, Texas, 7821122

Foreclosure Sale:

Date: Tuesday, March 5, 2019

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 1:00 p.m. and not later than three hours thereafter.

Place: The foreclosure sale will take place at the most-northerly

door the Wilson County Courthouse, being the door facing the Library Lane, 1420 Third Street, Floresville, Texas 78114 in Floresville Wilson County, Texas, and being officially designated location for foreclosure sales by the Wilson County Commissioners' Court.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that ANGEL LUIS RODRIGUEZ'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, ANGEL LUIS RODRIGUEZ, 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 ANGEL LUIS RODRIGUEZ's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with ANGEL LUIS RODRIGUEZ'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 ANGEL LUIS RODRIGUEZ passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

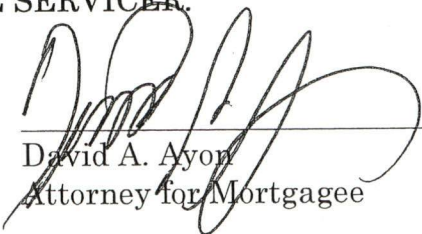
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by ANGEL LUIS RODRIGUEZ. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

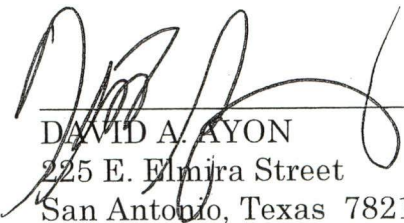
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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

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



David A. Ayon
Attorney for Mortgagee



DAVID A. AYON
225 E. Elmira Street
San Antonio, Texas 7821122
Telephone (210.226.1081
Telecopier (210.226.0021

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.”

Date: January 11, 2019

CONTRACT FOR DEED:

DATE: January 20, 2013

BUYER: Anthony Garza

SELLER: Landco Investments Inc

COUNTY WHERE PROPERTY IS LOCATED: Wilson

PROPERTY: Being Lot 18 of the Oak Meadows Subdivision as recorded in Volume 1489, Page 99, at the County Clerk's office, Wilson County, Texas.

HOLDER: Landco Investments Inc
P.O. Box 490069
Key Biscayne, Florida 33149

TRUSTEE: Robert J. Rockett or Joe Martinez

SENDER OF NOTICE: Robert J. Rockett
307 W. 7th Street, #1719
Fort Worth, Texas 76102-5114

DATE OF SALE (first Tuesday of month): February 5, 2019

EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m.

PLACE OF SALE OF PROPERTY: The most north-easterly door of the Wilson County Courthouse, being the courthouse door facing the office of the Wilson County Tax-Assessor Collector, 2 Library Lane, Floresville, Wilson County, Texas.

Default has occurred in the Contract for Deed. Buyer has failed to cure the default after notice, and the period to cure has expired. Seller, the owner and holder of the Contract for Deed, has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by section 51.002 of the Texas Property Code.

NOTICE OF TRUSTEE'S SALE

C:\Documents and Settings\HP_Owner\Kims Documents\I LAND HEADQUARTERS\Foreclosures\2019\February\1-11-19 A. Garza Notice of Substitute Trustee's Sale.doc

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Jan 15, 2019 at 02:46P
As a Recording

Total Fees : 2.00

Receipt Number - 227143
By: Ely Barreto

time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.

Robert J. Rockett

Robert J. Rockett, Trustee

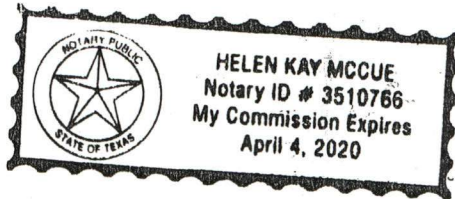
STATE OF TEXAS §
 §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Robert J. Rockett, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on January 11, 2019.

Helen Kay McCue

NOTARY PUBLIC
STATE OF TEXAS



After recording, return to:

Robert J. Rockett
307 West Seventh Street, Suite 1719
Fort Worth, Texas 76102-5114

NOTICE OF TRUSTEE'S SALE

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A-M/Sandoval-ML 17325

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: January 14, 2019

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Jan 14, 2019 at 03:05P
As a Recording
Total Fees : 2.00

NOTE:

DATE: March 18, 2010
AMOUNT: \$29,500.00
MAKER: Michelle L. Sandoval
PAYEE: A & M Heritage Holdings, Ltd., dba A & M Investment

DEED OF TRUST:

DATE: March 18, 2010
GRANTOR: Michelle L. Sandoval
BENEFICIARY: A & M Heritage Holdings, Ltd., dba A & M Investment
COUNTY WHERE PROPERTY IS LOCATED: Wilson
TRUSTEE: Michael Baucum or Jerry T. Steed
RECORDING INFORMATION: Vol. 1550, page 740, Official Public Records of Real Property of Wilson County, Texas

Receipt Number - 227105
By: Elsy Barreto

PROPERTY: 0.26 acres of land, more or less, being a part of the Ralph W. Peacock Survey, A-554, Wilson County, Texas; being what is known as Lot 11 of the Vanaman Subdivision according to a plat of record in Volume 1, Page 100, Plat Records of Wilson County, Texas; and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

LENDER/HOLDER NOW: A & M Heritage Holdings, Ltd., dba A & M Investment

BORROWER/DEBTOR NOW: Michelle L. Sandoval

SUBSTITUTE TRUSTEE: Mark Cummings or Dick Vettors or Jason West or Bob Frisch or Vicki Rodriguez or Patrick Armstrong

SUBSTITUTE TRUSTEE'S MAILING ADDRESS: 8101 Boat Club Road, # 320, Fort Worth, TX 76179

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:
February 5, 2019, being the first Tuesday of the month, to commence at 1:00 p.m., or within three hours thereafter.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:
"In the area designated by the Commissioners Court of such County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

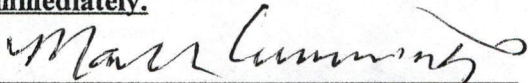
Default has occurred in the payment of the Note and in performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Lender, the holder of the Note, has requested Substitute Trustee to sell the Property. Notice is given that before the sale the Beneficiary may appoint another person Substitute Trustee to conduct the sale.

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 9.501(d) of the Texas Business and Commerce Code (Texas UCC).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee, will sell the Property at public auction, by public sale, to the highest bidder for cash, "AS IS," or other form of payment acceptable to Substitute Trustee, in accordance with the Deed of Trust. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

ARMED SERVICES NOTICE EFFECTIVE SEPTEMBER 1, 2011

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.



Mark Cummings or Dick Veters or Jason West or
Bob Frisch or Vicki Rodriguez or Patrick Armstrong
Substitute Trustee

EXHIBIT "A"

Property including any improvements:

0.26 acres of land, more or less, being a part of the Ralph W. Peacock Survey, A-554, Wilson County, Texas; being what is known as Lot 11 of the Vanaman Subdivision according to a plat of record in Volume 1, Page 100, Plat Records of Wilson County, Texas; being the land described in a Deed of Trust from Kercheval Nall and wife, Laura Ella Nall, of record in Volume 530, Page 534, Deed of Trust Records of Wilson County, Texas and being more particularly described as follows:

BEGINNING at an iron pin (fnd) on the northwesterly R.O.W. of a subdivision road known as Shady Oaks Court for the southerly corner of Lot 11 and easterly corner of Lot 10, being N40-19E, distance of 968.5 feet from the northeasterly R.O.W. of U.S. Hwy. 181.

THENCE N40-27-25E, with said R.O.W. of Shady Oaks Court, distance of 100.64 feet to an iron pin (fnd) for the easterly corner of Lot 11 and southerly corner of Lot 12.

THENCE N49-48-40W, with the common line of Lots 11 and 12, distance of 112.41 feet to a chainlink fence corner post for the northerly corner of this lot.

THENCE S40-30-42W, with a chainlink fence, distance of 100.38 feet to a 1/2 inch iron pin set for the westerly corner of this lot and northerly corner of Lot 10.

THENCE S49-40-46E, with the common line of Lots 10 and 11, distance of 112.5 feet to the PLACE OF BEGINNING.

And being the same property described in Deed dated September 19, 1979, executed by Lester L. Burgess, et ux, to Kercheval Nall and wife, Laura Ella Nall, of record in Volume 528, Page 152, Deed Records of Wilson County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictions retained in Deed recorded in Volume 354, Page 356, Deed Records of Wilson County, Texas.

Utility Easement dated June 14, 1929, executed by J. S. Westfall to Comal Power Co., recorded in Volume 144, Page 130, Deed Records of Wilson County, Texas.

Pipeline Easement dated March 14, 1929, executed by J. S. Westfall to Magnolia Gas Co., recorded in Volume 156, Page 383, Deed Records of Wilson County, Texas.

Right-of-Way Easement dated January 4, 1952, executed by San Antonio Public Library Board of Trustees to Southwestern Bell Telephone Company, recorded in Volume 273, Page 235, Deed Records of Wilson County, Texas.

Oil and Gas Lease executed by City of San Antonio to B. M. Jacobs, recorded in Volume 314, Page 619, Deed Records of Wilson County, Texas, after the expiration of such lease, the City of San Antonio reserved one-half interest in and to all oil, gas and other minerals under the above described land.

Right-of-Way Easement dated July 16, 1971, executed by Homer J. Vanaman and Edith R. Vanaman to Oak Hills Water Supply Corp., recorded in Volume 439, Page 368, Deed Records of Wilson County, Texas.

Right-of-Way easement dated July 16, 1971, executed by Homer J. Vanaman, et ux, to Oak Hills Water Supply Corp., recorded in Volume 441, Page 29, Deed Records of Wilson County, Texas.

Restrictions contained in Deed dated July 27, 1963, executed by H. J. Vanaman, et ux, to Lester L. Burgess, et ux, recorded in Volume 366, Page 593, Deed Records of Wilson County, Texas.

Apparent protrusion of a propane tank on the boundary of the property line herein described, said protrusion more particularly shown on survey prepared by Norman L. Pollok, Registered Public Surveyor, dated March 5, 1991.

COPY

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
PEREZ, JAMES AND JEANETTE TRINIDAD
957 COUNTY ROAD 167, FLORESVILLE, TX 78112

FHA 495-5938526-703-203B
Firm File Number: 16-025284

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Jan 14, 2019 at 10:28A
As a Recording

NOTICE OF TRUSTEE'S SALE

WHEREAS, on December 20, 2001, JAMES PEREZ, MARRIED AND JEANETTE TRINIDAD PEREZ, as Grantor(s), executed a Deed of Trust conveying to THOMES E. BLACK, JR., as Trustee, the Real Estate hereinafter described, to MEGAMERICA MORTGAGE GROUP 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 7243 Volume 1089 Page - 227065 191-201, 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

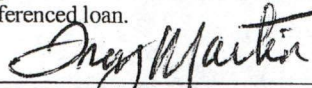
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, February 5, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 12:00 PM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of **Wilson** county, 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:

BEING 2.0 ACRES OF LAND CONSISTING OF A 20' INGRESS AND EGRESS EASEMENT ALONG AND WITH ITS NORTHWEST BOUNDARY LINE, SAID 2.0 ACRE TRACT BEING A PART OF THE VINCENTE ZEPEDA GRANT, SURVEY NO. 17, ABSTRACT NO. 23, WILSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT CALLED 16.63 ACRES (PARENT TRACT) CONVEYED TO PEDRO D. PEREZ AND ISABEL A. PEREZ BY DEED OF RECORD IN WILSON COUNTY, TEXAS AND CALLED TRACT 4 ON PLAT DATED JULY 12, 1991, PREPARED BY VICTOR SEGUIN, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: 957 COUNTY ROAD 167
FLORESVILLE, TX 78112
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Noteholder: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
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.

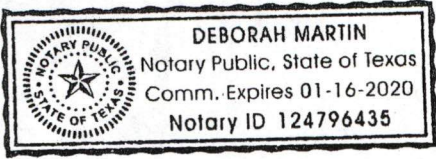


SUBSTITUTE TRUSTEE
Patricia Sanders, Jonathan Schendel, Doug Woodard,
Stacey Bennett, Amy Ortiz, Robert Gomez, Aarti Patel,
Maryna Danielian, Frederick Britton, Pamela Thomas,
Troy Martin, Deborah Martin, Irene Salazar, Deanna Ray,
Vanessa Ramos, Richard Holton, Alexis Martin, Cassie
Martin, Terri Martin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

THE STATE OF Texas
COUNTY OF Wilson

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Troy Martin, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

2019 GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14 day of January



Deborah Martin
NOTARY PUBLIC in and for
Ordin COUNTY,
My commission expires: 1/16/2020
Type or Print Name of Notary
Deborah Martin

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.

EXHIBIT A

PROPERTY DESCRIPTION OF

BEING 2.0 ACRES OF LAND CONSISTING OF A 20' INGRESS AND EGRESS EASEMENT ALONG AND WITH ITS NORTHWEST BOUNDARY LINE. SAID 2.0 ACRE TRACT BEING A PART OF THE VINCENTE ZEPEDA GRANT, SURVEY No.17, ABSTRACT No. 23, WILSON COUNTY, TEXAS. BEING A PORTION OF THAT CERTAIN TRACT CALLED 16.63 ACRES (PARENT TRACT) CONVEYED TO PEDRO D. PEREZ AND ISABEL A. PEREZ BY DEED OF RECORD IN WILSON COUNTY, TEXAS AND CALLED TRACT 4 ON PLAT DATED JULY 12, 1991, PREPARED BY VICTOR SEGUIN, R.P.L.S., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING AT AN IRON PIN SET ON THE NORTHWEST BOUNDARY LINE OF AFORESAID PARENT TRACT AND SAME THE NORTHWEST LINE OF VINCENTE ZEPEDA GRANT, SURVEY No.17 AND SAME THE SOUTHEAST LINE OF MARIANA SEGUIN GRANT, SURVEY No.16. FOR THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT: FROM WHICH THE NORTH CORNER OF SAID PARENT TRACT BEARS N 30° 00' 00" E., 351 FEET.

THENCE: S 60° 00' 00" E., A DISTANCE OF 745.94 FEET TO AN IRON PIN SET ON THE SOUTHEAST BOUNDARY LINE OF SAID PARENT TRACT, FOR THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 30° 00' 00" W., A DISTANCE OF 116.95 FEET ALONG WITH FENCE LINE ON THE SOUTHEAST BOUNDARY LINE OF SAID PARENT TRACT, FOR THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 59° 59' 31" W., A DISTANCE OF 746.95 FEET TO AN IRON PIN SET ON THE NORTHWEST BOUNDARY LINE OF SAID PARENT TRACT, FOR THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 30° 36' 02" E., DISTANCE OF 116.85 FEET ALONG WITH FENCE LINE OF THE NORTHWEST LINE OF SAID PARENT TRACT AND SAME THE NORTHWEST LINE OF SAID VINCENTE ZEPEDA GRANT AND SOUTHEAST LINE OF MARIANA SEGUIN GRANT TO THE POINT OF BEGINNING.

AND BEING THE SAME PROPERTY DESCRIBED IN GIFT WARRANTY DEED DATED AUGUST 5, 1992, EXECUTED BY PEDRO D. PEREZ AND WIFE, ISABEL A. PEREZ TO FIDELA P. ALVAREZ, OF RECORD IN VOLUME 810, PAGE 921 OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS.

TOGETHER WITH, A 20' INGRESS AND EGRESS EASEMENT, COMPRISED OF A PORTIONS OF TRACT 5, AND TRACT 6, A PART OF THE VINCENTE ZEPEDA GRANT, SURVEY No.17, ABSTRACT No.23, WILSON COUNTY, TEXAS. BEING A PORTION OF THAT CERTAIN TRACT CALLED 16.63 ACRES (PARENT TRACT) CONVEYED TO PEDRO D. PEREZ AND ISABEL A. PEREZ BY DEED RECORDED IN WILSON COUNTY, TEXAS, SAID 20' INGRESS AND EGRESS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: AT A SET IRON PIN ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 167, SAID POINT BEING THE WEST CORNER OF TRACT 6 ON A PLAT DATED JULY 12, 1991, PREPARED BY VICTOR SEGUIN, R.P.L.S.:

THENCE: ALONG THE NORTHWEST LINE OF SAID 16.63 ACRE TRACT (PARENT TRACT), N 30° 36' 02" E., A DISTANCE OF 234.00 FEET TO A FOUND IRON PIN, FOR THE WEST CORNER OF TRACT 4, AND FOR THE NORTH CORNER OF SAID 20' INGRESS AND EGRESS EASEMENT:

THENCE: ALONG THE SOUTHWEST LINE OF TRACT 4, S 59° 59' 31" E., A DISTANCE OF 20.00 FEET FOR THE EAST CORNER OF THE HEREIN DESCRIBED EASEMENT:

THENCE: S 30° 36' 02" W., PARALLEL TO THE NORTHWEST LINE OF SAID 16.63 ACRE TRACT (PARENT TRACT), A DISTANCE OF 234.00 FEET TO THE SOUTH CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE: N 59° 59' 31" W., A DISTANCE OF 20.00 FEET, TO THE POINT OF BEGINNING OF SAID 20' INGRESS AND EGRESS EASEMENT.

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

FILED 7243
For record in my office
21 day of December 2001
at 11:55 o'clock A M
EVA S. MARTINEZ, County Clerk
Wilson County, Texas
By [Signature] Deputy
FDH/WLR

ANY PROVISION HEREIN WHICH VITIATES THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF FORM OR MANNER IS HEREBY WAIVED AND UNENFORCEABLE UNDER FEDERAL LAW.
THE STATE OF TEXAS
COUNTY OF WILSON
I hereby certify that this instrument was filed in File Number
Sequence on the date and at the time stamped herein by me,
and was duly RECORDED in Official Public Records
VOL 1089 PAGE 191-201
OF WILSON COUNTY, TEXAS ON



DEC 27 2001
Eva S. Martinez
COUNTY CLERK
WILSON COUNTY, TEXAS

by Honorable Eva Martinez
County Clerk
On: Jan 11, 2019 at 03:30P
As a Recording

STATE OF TEXAS §
 §
COUNTY OF WILSON §

Total Fees : 2.00
Receipt Number - 227054
By,
Krystle Hidalgo

**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.**

Date of Notice: January 11, 2019

Mortgagee: FALLS CITY NATIONAL BANK
100 S Front Street
Falls City, Karnes County, Texas 78113

Mortgage Servicer: Same as Mortgagee.

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.

No Bankruptcy Stay is In Effect: As of the date this Notice, Debtor Diana Reyna-Barrera has a pending Chapter 13 bankruptcy case filed in the United States Bankruptcy Court for the Western District of Texas, Case No. 17-52108-RBK. Pursuant to the terms of an order signed on July 31, 2018 by the judge of said Court, the automatic stay under 11 U.S.C. § 362 and the co-debtor stay under 11 U.S.C. § 1301 applicable to the Property was lifted and terminated on November 16, 2018; said order specifically authorizes the mortgagee and the Substitute Trustee to proceed with non-judicial foreclosure of the Property in accordance with State law.

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, February 5, 2019

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: **102 Ruelle Ln Unit 205D, San Antonio, TX 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
102 Ruelle Ln Unit 205D
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
104 Medora Branch
Floresville, TX 78114
VIA CMRRR # 7018 0680 0001 0594 0131
& FIRST CLASS MAIL

TO: MRS. DIANA C. REYNA-BARRERA
104 Medora Branch
Floresville, TX 78114
VIA CMRRR # 7018 0680 0001 0594 0148
& FIRST CLASS MAIL

TO: MR. ROSS BARRERA
911 Pine St.
Floresville, TX 78114
VIA CMRRR # 7018 0680 0001 0593 8435
& FIRST CLASS MAIL

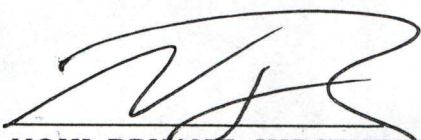
TO: MRS. DIANA C. REYNA-BARRERA
911 Pine St.
Floresville, TX 78114
VIA CMRRR # 7018 0680 0001 0593 8442
& FIRST CLASS MAIL

TO: MR. ROSS BARRERA
1328 Sutherland Rd.
Floresville, TX 78114
VIA CMRRR # 7018 0680 0001 0593 8428
& FIRST CLASS MAIL

TO: MRS. DIANA C. REYNA-BARRERA
1328 Sutherland Rd.
Floresville, TX 78114
VIA CMRRR # 7018 0680 0001 0594 0124
& FIRST CLASS MAIL

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

§
§
§

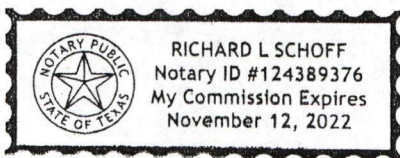
COUNTY OF WILSON

Bryan PVE

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 11th day of January, ~~2017.~~ 2019 PVE



Richard L. Schoff
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

On: Jan 11, 2019 at 03:30P

As a Recording

Total Fees : 2.00

Receipt Number - 227054
By:
Krysle Hidalgo

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.**

Date of Notice: January 11, 2019

Mortgagee: FALLS CITY NATIONAL BANK
100 S FRONT STREET
PO BOX 339
FALLS CITY, TX 78113

Mortgage Servicer: SAME AS MORTGAGEE.

Security Instrument(s): A Deed of Trust to Secure Owelty of Partition dated August 29, 2014, from Karen Herber and husband, Charles W. Herber, III, to Gerald V. Sekula, Trustee, recorded in Volume 1815, Page 260, Official Public Records of Wilson County, Texas, securing a certain note of even date described therein in the principal amount of \$164,919.26.

Default: Default has occurred under the above-referenced Security Instrument(s). Because of that default, Lender, the owner and holder of the Security Instructions(s) and certain note(s) described therein, 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:

BEING the surface only 15.00 acres out of the S.S. Sanders Survey A-305 and the D. Murphee Survey, A-219 in Wilson County, Texas and also being a portion of that certain 128.00 acre tract called Tract One and a portion of that certain 68.15 acre tract called Tract Two, both described in instrument recorded in Volume 1249, Page 479 of the Official Public Records of Wilson County, Texas and also being a portion of that certain 66.50 acre tract as shown on revised survey dated July 15, 2014, prepared by Sherman L. Posey, R.P.L.S. #6433, and being a portion of said 128.00 acre and 68.15 acre tracts, said 15.00 acre tract being more particularly described as follows:

BEGINNING at a wood fence corner post found in the northwest line of FM 541 for the occupied south corner of Kosciusko Community Hall, an occupied east corner of said 128.00 acre tract, the east corner of said 66.50 acre tract and of this tract;

THENCE S. 59 deg. 42 min. 58 sec. W., a distance of 596.58 feet to the northwest line of said FM 541, the southeast line of said 128.00 acre tract and the southeast line of said 66.50 acre tract to a calculated point for the southwest corner of this tract and from which a 1/2" iron rod set in the common line of said FM 541 and said 128.00 acre tract for a southeast corner of said 66.50 acre tract bears S. 59 deg. 42 min. 58 sec. W., a distance of 1427.82 feet;

THENCE N. 30 deg. 07 min. 32 sec. W., a distance of 1291.41 feet crossing said 128.00 acre tract, said 68.15 acre tract and said 66.50 acre tract to a calculated point in the southeast line of that certain 15.7625 acre tract described in instrument recorded in Volume 985, Page 496 of the Official Public Records of Wilson County, Texas, the northwest line of said 68.15 acre tract and the northwest line of said 66.50 acre tract for the northwest corner of this tract and from which a 1/2" iron rod set for the west corner of said 66.50 acre tract bears S. 59 deg. 52 min. 28 sec. W., a distance of 1733.65 feet;

THENCE N. 59 deg. 52 min. 28 sec. E., a distance of 396.49 feet along the southeast line of said 15.7625 acre tract, the northwest line of said 68.15 acre tract and the northwest line of said 66.50 acre tract to a 1/2" iron rod set for the northwest corner of that certain 1.75 acre tract described in instrument recorded in Volume 806, Page 179 of the Official Public Records of Wilson County, Texas, the north corner of said 66.50 acre tract and of this tract;

THENCE S. 31 deg. 32 min. 35 sec. E., a distance of 204.88 feet along the

southwest line of said 1.75 acre tract and the northeast line of said 66.50 acre tract to a wood fence corner post found for the northwest corner of that certain 4.42 acre tract, being a portion of said 68.15 acre tract and said 128.00 acre tract, the south corner of said 1.75 acre tract, an east corner of said 66.50 acre tract and of this tract;

THENCE along the general meanders of a fence and along the west and south lines of said 4.42 acre tract and the north and east lines of said 66.50 acre tract as follows:

S. 45 deg. 45 min. 01 sec. E., a distance of 244.14 feet to a wood fence corner post found for a corner of this tract;

S. 27 deg. 40 min. 14 sec. E., a distance of 402.99 feet to a wood fence corner post found for a corner of this tract; and

N. 71 deg. 16 min. 05 sec. E, a distance of 245.77 feet to a 1/2" iron rod found in the west occupied line of said Kosciusko Community Hall for the southeast corner of said 4.42 acre tract, an east corner of said 66.50 acre tract and of this tract;

THENCE S. 16 deg. 48 min. 14 sec. E., a distance of 409.71 feet along the occupied line of said Kosciusko Community Hall and said 128.00 acre tract and being on the east line of said 66.50 acre tract to the POINT OF BEGINNING.

No Bankruptcy Stay is In Effect: As of the date of this Notice, Mortgagee and Substitute Trustee are not aware of any bankruptcy stay which would preclude the foreclosure sale contemplated by this Notice.

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, FEBRUARY 5, 2019

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 Security Instrument(s). 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 Security Instrument(s). 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:

102 RUELLE LN UNIT 205D
SAN ANTONIO, TX 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
102 RUELLE LN UNIT 205D
SAN ANTONIO, TX 78209
(210) 910-6625

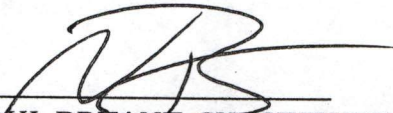
Manner of Delivery and Recipients of Notice: This Notice of Foreclosure Sale and Appointment of Substitute Trustee has been posted at the courthouse door of each county in which the Property is located and states that the Property will be sold in Wilson County. A copy of this Notice of Foreclosure Sale 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: KAREN HERBER
7923 FM 541 E.
FALLS CITY, TX 78113
VIA CMRRR # 7018 0680 0001 0593 8459
& FIRST CLASS MAIL

TO: CHARLES W. HERBER, III
7923 FM 541 E.
FALLS CITY, TX 78113
VIA CMRRR # 7018 0680 0001 0594 0025
& FIRST CLASS MAIL

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

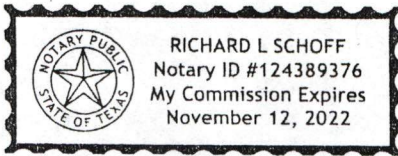
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COUNTY OF Bexar

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 11th day of January, 2019."



Richard L Schoff
Notary Public in and for the State of Texas

AFTER RECORDING, RETURN TO:

NOHL BRYANT
Texas Bar No. 24050346
BRYANT LAW PC
6714 N. New Braunfels Ave., Ste. 205
San Antonio, TX 78209

**APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE**

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Jan 10, 2019 at 04:04P
As a Recording

THE STATE OF TEXAS
COUNTY OF WILSON

Total Fees : 2.00

Deed of Trust Date:
DECEMBER 23, 2014

Property address:
144 LARK HILL RD
FLORESVILLE, TX 78114

Receipt Number - 227012
By:
Krustle Hidalgo

Grantor(s)/Mortgagor(s):
ANTHONY M. TAMULES, A SINGLE MAN

LEGAL DESCRIPTION: LOT 8, BLOCK 3, RIVER BEND
SUBDIVISION, UNIT 1, AS SHOWN ON PLAT OF RIVER
BEND SUBDIVISION, UNIT 1, OF RECORD IN VOLUME
9, PAGE 10, AND AS AMENDED IN VOLUME 9, PAGE
25, OF THE PLAT RECORDS OF WILSON COUNTY,
TEXAS.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC., ACTING SOLELY AS A NOMINEE FOR GARDNER
FINANCIAL SERVICES LTD, DBA LEGACY MUTUAL
MORTGAGE, its successors and assigns

Earliest Time Sale Will Begin: 12:00 PM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: 04/02/2019

Property County: WILSON

Original Trustee: CLAYTON SMAISTRLA PC

Recorded on: DECEMBER 29, 2014
As Clerk's File No.: 00041357
Volume: 1829
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Substitute Trustee: MARINOSCI LAW GROUP, P.C., BOB
FRISCH, JAMIE STEEN, JANICE STONER, JODI STEEN,
JO WOOLSEY, 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,
VANESSA MCHANEY

Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC

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

The Current Mortgagee under said Deed of Trust, according to the provisions therein set out does hereby remove the original
trustee and all successor substitute trustees and appoints in their stead MARINOSCI LAW GROUP, P.C., BOB FRISCH, JAMIE
STEEN, JANICE STONER, JODI STEEN, JO WOOLSEY, 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, VANESSA MCHANEY, as
Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of
Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of
remedies set aside to the Mortgagee therein.

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:-

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday APRIL 2, 2019 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 Substitute Trustee will sell the property
by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted in the area of the
Courthouse designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as
amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent
(next) to the location where this notice was posted.

PENNYMAC LOAN SERVICES, LLC, who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the debt.

ACTIVE MILITARY SERVICE NOTICE

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

WITNESS MY HAND, January 7, 2019

MARINOSCI LAW GROUP, PC

By: Melissa Guerra
MELISSA GUERRA/RENEE REYNA
MANAGING PARALEGAL (name & title)

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Pamela Milliner, the undersigned officer, on this, the 7th day of January 2019,
(insert name of notary)
personally appeared MELISSA GUERRA/RENEE REYNA, known to me, who identified herself/himself to be the
MANAGING PARALEGAL of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the
foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of
such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal
(SEAL)



Pamela Milliner
Notary Public for the State of TEXAS

My Commission Expires: 12/7/19
Pamela Milliner
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD #200
WESTLAKE VILLAGE, CA 91361
LF No. 18-13508

Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
14643 DALLAS PARKWAY, SUITE 750
DALLAS, TX 75254