

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

On: Nov 26, 2019 at 01:26P

As a Recording

19-019071
Total Fees : 2.00

Receipt Number - 239266
By:
Gayle Richey

2049 Standish Street, Floresville, TX 78114

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.

1. Date, Time, and Place of Sale.

Date: 1/7/2020

Time: Between 12:00 PM and beginning not earlier than 12:00 PM or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Wilson County, pursuant to §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.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 5/13/2005 and recorded in the real property records of Wilson County, TX and is recorded under Clerk's File/Instrument Number, 1283, Page 616, with Alex Flores and Diana C. Flores (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for BSM Financial LP DBA Banksourse Mortgage mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Alex Flores and Diana C. Flores, securing the payment of the indebtedness in the original amount of \$91,927.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 0.551 ACRES IN WILSON COUNTY, TEXAS, OUT OF THE S. AND J. AROCHA GRANT, ABSTRACT, BEING THE REMAINING PORTION OF A 0.85 ACRE TRACT DESCRIBED IN VOLUME 780, PAGE 460, DEED RECORDS OF WILSON COUNTY, TEXAS.

SAID 0.551 ACRE TRACT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: AT A 1/2 INCH IRON PIN FOUND ON THE NORTHWEST RIGHT-OF-WAY LINE OF STANDISH STREET (STATE HIGHWAY NO. 97) AT THE SOUTH CORNER OF SAID 0.85 ACRE TRACT AND ALSO BEING THE EAST CORNER OF POLICARPIO AND BENITA MONTOYA TRACT, OF RECORD IN VOLUME 423, PAGE 72, DEED RECORDS OF WILSON COUNTY, TEXAS. FOR THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: NORTH 41 DEG. 00 MIN. 00 SEC. WEST, A DISTANCE OF 242.18 FEET TO A 1/2 INCH IRON PIN FOUND ON THE NORTHEAST BOUNDARY LINE OF SAID POLICARPIO AND BENITA MONTOYA TRACT AT THE SOUTH CORNER OF CERIO L. FLORES AND ORALIA T. FLORES 0.30 ACRE TRACT, OF RECORD IN VOLUME 728, PAGE 907, DEED RECORDS OF WILSON COUNTY, TEXAS, FOR THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: NORTH 49 DEG. 37 MIN. 33 SEC. EAST, A DISTANCE OF 100.32 FEET TO A 1/2 INCH IRON PIN FOUND WITH CAP ON THE SOUTHWEST RIGHT-OF-WAY LINE OF ORALIA FLORES TRACT, OF RECORD IN VOLUME 568, PAGE 97, DEED RECORDS OF WILSON COUNTY, TEXAS AT THE EAST CORNER OF SAID 0.30 ACRE TRACT, FOR THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;



4711574

THENCE: SOUTH 40 DEG. 48 MIN. 40 SEC. EAST, A DISTANCE OF 238.15 FEET TO A 1/2 INCH IRON PIN FOUND ON THE NORTHWEST RIGHT-OF-WAY LINE OF SAID STANDISH STREET (STATE HIGHWAY NO.97) AT THE SOUTH CORNER OF ORALIA FLORES ACRE TRACT, FOR THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: ALONG WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 5679.58 FEET, A DELTA ANGLE OF 01 DEG. 00 MIN. 16 SEC., AND AN ARC LENGTH OF 99.57 FEET TO THE POINT OF BEGINNING

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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Bank, N.A., as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Home Mortgage
3476 Stateview Blvd.
Fort Mill, SC 29715

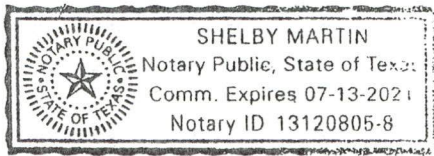
Alexis Martin

SUBSTITUTE TRUSTEE
Troy Martin, Deborah Martin, Cassie Martin, Terri Martin, Alexis Martin, Elizabeth Anderson
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF Texas
COUNTY OF Bexar

Before me, the undersigned authority, on this day personally appeared Alexis Martin, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/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 26 day of November, 2019.



Shelby Martin
NOTARY PUBLIC in and for
Bexar COUNTY
My commission expires: 7/13/2021
Print Name of Notary:
Shelby Martin

CERTIFICATE OF POSTING

My name is Alexis Martin, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on November 26, 2019 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: Alexis Martin
Date: 11-26-19



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: SEE EXHIBIT "A"
- 2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 07/23/2015 and recorded in Document 00046848 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: 01/07/2020
 Time: 12:00 PM
 Place: Wilson County, 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 SEALO SALINAS, JR. AND CORINA SALINAS, provides that it secures the payment of the indebtedness in the original principal amount of \$105,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. AMERICAN ADVISORS GROUP is the current mortgagee of the note and deed of trust and AMERICAN ADVISORS GROUP is mortgage servicer. A servicing agreement between the mortgagee, whose address is AMERICAN ADVISORS GROUP c/o AMERICAN ADVISORS GROUP, 3900 Capital City Blvd., Lansing, MI 48906 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
- 6. **Order to Foreclose.** AMERICAN ADVISORS GROUP obtained a Order from the 218th District Court of Wilson County on 11/04/2019 under Cause No. 19-09-0662-CVW. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.
- 7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint TROY MARTIN, DEBORAH MARTIN, CASSIE MARTIN, TERRI MARTIN, ALEXIS MARTIN, ELIZABETH ANDERSON, 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
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254

TROY MARTIN, DEBORAH MARTIN, CASSIE MARTIN,
TERRI MARTIN, ALEXIS MARTIN, ELIZABETH
ANDERSON, BOB FRISCH, JAMIE STEEN, JODI STEEN
OR JO WOOLSEY
c/o AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

Certificate of Posting

I am Alexis Martin whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on November 26, 2019 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.



EXHIBIT "A"

LEGAL DESCRIPTION

File No: 08-01107376

PROPERTY: 0.115 OF AN ACRE TRACT OF LAND IN WILSON COUNTY, TEXAS, A PART OF THE C. ZEPEDA SURVEY (A-364), SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF STOCKDALE, A PART OF BLOCK 13, JIM BROWN ADDITION, AS SHOWN OF PLAT OF RECORD IN VOL. B-2, PAGE 420. OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS, ALSO PART OF WHAT IS KNOWN AS BLOCK 24, CITY OF STOCKDALE, SAID 0.115 OF AN ACRE BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON PIN SET AT THE INTERSECTION OF THE NORTHWEST LINE OF WEST MAGEE STREET WITH THE NORTHEAST LINE OF SOUTH 8TH STREET AT THE SOUTH CORNER OF BLOCK 13 AND THIS TRACT.

THENCE N 30 DEGREES 38 MINUTES 00 SECONDS W 50.00 FEET SET ALONG THE NORTHEAST LINE OF SOUTH 8TH STREET TO AN IRON PIN SET AT THE WEST CORNER OF THIS TRACT.

~~THENCE N 60 DEGREES 00 MINUTES 00 SECONDS E 100.00 FEET TO AN IRON PIN SET AT THE NORTH CORNER OF THIS TRACT.~~

THENCE S 30 DEGREES 38 MINUTES 00 SECONDS E 50.00 FEET TO AN IRON PIN SET IN THE NORTHWEST LINE OF WEST MAGEE STREET AT THE EAST CORNER OF THIS TRACT.

THENCE S 60 DEGREES 00 MINUTES 00 SECONDS W 100.00 FEET ALONG THE NORTHWEST LINE OF WEST MAGEE STREET TO THE PLACE OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO SEALO SALINAS, JR. AND WIFE, CORINA SALINAS BY DEED FROM VICTOR M. MARQUEZ AND WIFE, MARY A. MARQUEZ RECORDED 09/27/1999 IN DEED BOOK 1011 PAGE 483, IN THE REGISTER'S OFFICE OF WILSON COUNTY, TEXAS.

FOR INFORMATIONAL PURPOSES ONLY: 302 S 8TH STREET, STOCKDALE, TEXAS, 78160; APN# 28812.

The Property address and tax parcel identification number listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured.

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.

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Nov 26, 2019 at 01:14P
As a Recording

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

Property County:
WILSON

Total Fees : 2.00
Receipt Number - 239264
By: Gayle Riches

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

Legal Description: SEE ATTACHED LEGAL DESCRIPTION

Date of Sale: 2/4/2020

Earliest Time Sale Will Begin: 12:00PM

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

Alexis Martin
Deborah Martín, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Vicki Rodriguez, Barbara Sandoval, Martha Boeta, Ramon Perez, Erika Aguirre, Candice Shulte, Garrett Sanders, Marcia Chapa, Stacey Sanders, Amy Ortiz, Shelby Martin or Vicki Rodriguez or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

service to the sender of this notice immediately.

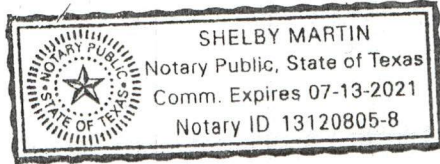
MH File Number: TX-18-69355-POS
Loan Type: FHA

STATE OF TEXAS §
COUNTY OF Bexar §

Before me, the undersigned Notary Public, on this day personally appeared Alexis Martin as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as _____, 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 this 26 day of November, 2019.

Shelby Martin
Notary Public
Signature



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 748, 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 ACCELERATION AND 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.

DEED OF TRUST INFORMATION:

Date: April 10, 2015

Grantor(s): ANTONIO PEREZ AND MARCY PEREZ, HUSBAND AND WIFE

Original Mortgagee: MORTGAGE ELECTRONIC SYSTEMS, INC., solely as nominee for
SOUTHWEST STAGE FUNDING, LLC DBA CASCADE FINANCIAL SERVICES

Original Principal: \$137,464.00

Recording Information: Book 1847, Page 19

Property County: Wilson

Property: LOT 13, MARIANA ACRES SUBDIVISION, AS PET PLAT RECORDED IN
VOLUME 3, PAGE 40, PLAT RECORDS OF WILSON COUNTY, TEXAS.

Property Address: 1214 Mariana Court
Floresville, TX 78114

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Nov 26, 2019 at 01:14P
By: a Recording
Total Fees : 2.00
Receipt Number - 239264
By: Gayle Richey

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Southwest Stage Funding, LLC dba Cascade Financial Services
Mortgage Servicer: Cascade Financial Services
Mortgage Servicer: P.O. Box 15035
Address: Suite 150
Chandler, AZ 85244

SALE INFORMATION:

Date of Sale: January 7, 2020
Time of Sale: 12:00 pm or within three hours thereafter.
Place of Sale: The most north-easterly door of the Wilson County Courthouse or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

Substitute Trustee: Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Vicki Rodriguez or Alexander Wolfe, any to act

Substitute Trustee Address: 5501 East LBJ Frwy, Ste. 925
Dallas, TX 75240

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and
WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not

have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Vicki Rodriguez or Alexander Wolfe, any to act, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Vicki Rodriguez or Alexander Wolfe, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. 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, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

Alexis Martin

Padgett Law Group
6267 Old Water Oak Road
Suite 203
Tallahassee, FL 33213
(850) 422-2520

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Nov 25, 2019 at 11:38A
As a Recording
Total Fees : 2.00
Receipt Number - 239210
By,
Mary Spooner

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
 §
COUNTY OF WILSON §

1. With regards to that certain Deed of Trust Note (the "Note") dated as of February 25, 2005 in the face amount of \$118,550.00, executed by Arthur Martinez ("Borrower"), and payable to the order of Priority One Mortgage Corporation (the "Original Lender"), which Note is secured by, *inter alia*, a Deed of Trust dated February 25, 2005 (the "Deed of Trust"), recorded February 28, 2005 as document number 0001363 in Volume 01267, Page 577 in the Real Property Records of Wilson County, Texas, covering the real property described in Exhibit A hereto, any improvements located thereon, and all other property described in the Deed of Trust, including the personal property described therein (collectively, the "Property").

2. First Community Bank succeeded to the interest of Original Lender pursuant to that certain Assignment of Deed of Trust (the "Assignment"), which Assignment is recorded as document number 0008047 in Volume 01632, Page 844 in the Real Property Records of Wilson County, Texas.

3. First Community Bank merged into IberiaBank, such that IberiaBank succeeded to the interest of Original Lender and First Community Bank.

4. IberiaBank (hereinafter, the "Lender") is the current owner of the Note and has appointed the undersigned as Substitute Trustee under the Deed of Trust.

5. A default has occurred under the Note and thus Lender has requested that the Deed of Trust be enforced in accordance with its terms.

6. Accordingly, as Substitute Trustee, I hereby give notice that I will sell the Property at public auction to the highest bidder or bidders for cash after publication of this notice as required by the Deed of Trust and the laws of the State of Texas. Such sale will be conducted at the The Most North-Easterly 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 78114, in Wilson County, Texas, 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 sale will begin no earlier than 10:00 a.m. and no later than 1:00 p.m. on Tuesday, **January 7, 2020** (the first Tuesday of the month of January, 2020). Subject to the

[Notice of Substitute Trustee's Sale]

Deed and Trust and security agreements, notice is also hereby given that in accordance with the provisions of the Texas Business and Commerce Code and the Deed of Trust, all furniture, equipment, machinery and other items of personal property, tangible and intangible, and all rights, privileges and appurtenances thereto, subject to the security interest of the Deed of Trust shall also be sold together with such real property.

7. The Property is to be sold "AS-IS" subject to all matters of record which are validly existing, which are prior to the Deed of Trust, which affect title to the Property and which are a superior interest therein. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION OR QUIET ENJOYMENT OF THE LIKE FOR THE PERSONAL PROPERTY INCLUDED IN THE SALE.

8. 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.

EXECUTED as of November 18, 2019.


Substitute Trustee

ADDRESS OF SUBSTITUTE TRUSTEE:

JOSEPH E. BAIN
MEGAN YOUNG-JOHN
Jones Walker LLP
811 Main St., Ste. 2900
Houston, TX 77002
Telephone No. (713) 437-1872
Email: jbain@joneswalker.com
myoungjohn@joneswalker.com

STATE OF TEXAS

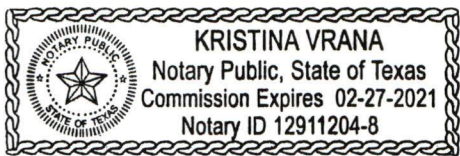
§

COUNTY OF HARRIS

§

§

This instrument was acknowledged before me on the 18th day of November, 2019, by Megan Young-John, Substitute Trustee.



Kristina Vrana

Notary Public

After Recording Return to:

Megan Young-John
Jones Walker LLP
811 Main St., Ste. 2900
Houston, Texas 77002

EXHIBIT A
Property Description

Tract 1:

6.16 acres of land, more or less, out of that certain 22.16 acre tract, which was taken from a larger tract containing 39.16 acres, situated in Wilson County, Texas out of the Francisco Flores Survey No. 18, Abstract No. 10 and being the same 22.16 acres described as Ninth Tract in that Partition Deed dated January 31, 1970, between Maria Carolina Martinez, et al, heirs of Joaquin Martinez, Deceased. Said 6.16 acres to be more particularly described by metes and bounds in a new survey.

Tract 2:

All that certain tract of land containing 18.4 acres, more or less, being taken out of that certain 22.4 acre tract conveyed to Amador Martinez by deed of record in Volume 427, Page 480, Deed Records of Wilson County, Texas, a part of the Francisco Flores Survey No. 18, Abstract No. 10, being more particularly described by metes and bounds as follows:

BEGINNING at the South corner of said original 22.4 acre tract for the South corner of this tract;

THENCE, North 57 deg. 35' 56" West 1466.43 feet to the existing West corner of said 22.4 acre tract located on the Southeast ROW line of an existing 30 foot road easement for the West corner of this tract;

THENCE, North 27 deg. 16' 59" East, 589.7 feet along the Southeast ROW line of said 30 foot road easement to the existing West corner of a 2 acre tract for the North corner of this tract;

THENCE South 53 deg. 46' 28" East, 1518.68 feet along the Southwest line of said 2 acre tract to the existing South corner of said 2 acre tract for the East corner of this tract;

THENCE, South 31 deg. 57' 26" West, 486.05 feet to the PLACE OF BEGINNING, and containing 18.4 acres of land, more or less.

COPY

TS No.: 2019-02163-TX
18-000835-673

Notice of [Substitute] Trustee Sale

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

Filed for Recording in
Book 18-000835-673
by Honorable Erika Martinez
County Clerk
On: Nov 12 2019 at 10:25A

1. Date, Time and Place of Sale.

As a Recording
Total Fees : 2.00
Receipt Number - 238685
By:
Loretta Rodriguez,

Date: 01/07/2020

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

Place: THE MOST NORTH-EASTERLY DOOR OF THE WILSON COUNTY COURTHOUSE, BEING THE COURTHOUSE DOOR FACING THE OFFICE OF THE WILSON COUNTY TAX ASSESSOR-COLLECTOR, IN FLORESVILLE, WILSON COUNTY, TEXAS, WHICH BEARS THE ADDRESS OF 2 LIBRARY LANE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 140 Country Acres Drive, Adkins, TX 78101

2. 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. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 07/23/2008 and recorded 07/29/2008 in Book OP 1469 Page 694 Document 00036766 , real property records of Wilson County, Texas, with **Bryan Real, a single man** grantor(s) and Overland Mortgage, L.P. as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint DEBORAH MARTIN, TROY MARTIN, ALEXIS MARTIN, CASSIE MARTIN, TERRI MARTIN, SHELBY MARTIN, VICKI RODRIGUEZ, BARBARA SANDOVAL, MARTHA BOETA, RANON PEREZ, ERIKA AGUIRRE, CANDICE SHULTE, GARRETT SANDERS, MARCIA CHAPA, STACEY SANDERS, AMY ORTIZ, ELIZABETH ANDERSON, BOB FRISCH, JAMIE STEEN, JODI STEEN OR JO WOOLSEY , Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Bryan Real, a single man**, securing the payment of the indebtedness in the original principal amount of \$111,254.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **PHH MORTGAGE CORPORATION** is the current mortgagee of the note and deed of trust or contract lien.



Notice of [Substitute] Trustee Sale

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

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

TRACT 7 OF COUNTRY ACRES SUBDIVISION, AS SHOWN BY PLAT FILED OF RECORD AT VOLUME 3, PAGE 4 OF THE MAP RECORDS OF WILSON COUNTY, TEXAS.

8. 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. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O PHH Mortgage Corporation

**1 Mortgage Way
Mt. Laurel, NJ 08054**

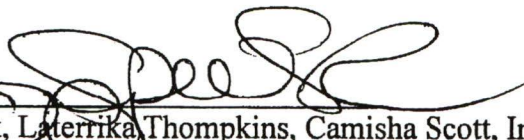
Phone: 877-744-2506

Notice of [Substitute] Trustee Sale


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

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

Date: November 8, 2019


Stephanie Spurlock, Lerrika Thompkins, Camisha Scott, Iman Walcott, Tanesha Humphrey,
Claire Buxton – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

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


DEBORAH MARTIN, TROY MARTIN, ALEXIS MARTIN, CASSIE MARTIN, TERRI
MARTIN, SHELBY MARTIN, VICKI RODRIGUEZ, BARBARA SANDOVAL, MARTHA
BOETA, RANON PEREZ, ERIKA AGUIRRE, CANDICE SHULTE, GARRETT SANDERS,
MARCIA CHAPA, STACEY SANDERS, AMY ORTIZ, ELIZABETH ANDERSON, BOB
FRISCH, JAMIE STEEN, JODI STEEN OR JO WOOLSEY
- Substitute Trustee(s)

C/O AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

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

Certificate of Posting
I am _____ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX
75087. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Wilson
County Clerk and caused it to be posted at the location directed by the Wilson County Commissioners Court.

COPY

240 Lost Trail, La Vernia, TX 78121

19-022650

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:
County
Honorable Eva Martinez
ON: Nov 12, 2019 at 10:25A
As a Recording

1. Date, Time, and Place of Sale.

Date: 12/03/2019

Total Fees : 2.00

Time: Between 12:00 PM and beginning not earlier than 12:00 PM or not later than three hours thereafter.

By:
Loretta Rodriguez

Place: The area designated by the Commissioners Court of Wilson County, pursuant to §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.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 10/19/2004 and recorded in the real property records of Wilson County, TX and is recorded under Clerk's File/Instrument Number 00019390, with Teresa M. Miller (grantor(s)) and Washington Mutual Bank, FA mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Teresa M. Miller, securing the payment of the indebtedness in the original amount of \$64,678.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT 46, LOST TRAILS SUBDIVISION, UNIT FIVE, AS SHOWN ON PLAT FILED OF RECORD AT VOLUME 5, PAGE 5 OF THE MAP AND PLAT RECORDS OF WILSON COUNTY, TEXAS.



4710465

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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Bank, N.A., as Mortgage Servicer, is representing the current Mortgagee whose address is:

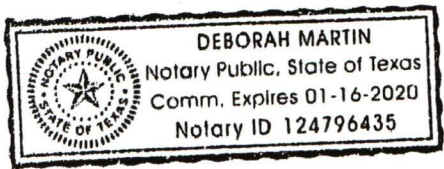
Wells Fargo Home Mortgage
3476 Stateview Blvd.
Fort Mill, SC 29715

Troy Martin
SUBSTITUTE TRUSTEE
Troy Martin, Deborah Martin, Cassie Martin, Terri Martin, Alexis Martin, Elizabeth Anderson
1320 Greenway Drive, Suite 300, Irving, TX 75038
OR Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Vicki Rodriguez, Barbara Sandoval, Martha Boeta, Ramon Perez, Erika Aguirre, Candice Shulte, Garrett Sanders, Marcia Chapa, Stacey Sanders, Amy Ortiz, 1 Mauchly, Irvine, CA 92618

STATE OF Texas
COUNTY OF Medina

Before me, the undersigned authority, on this day personally appeared Troy Martin, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/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 12 day of November, 2019.



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

CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. 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: _____

188 OAK VIEW DRIVE
LA VERNIA, TX 78121

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County 0000008678823
On: Nov 08, 2019 at 02:12P
As a Recording

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.

Total Fees \$ 2.00
Receipt Number 236630
Loretta Rodriguez

1. Date, Time, and Place of Sale.

Date: January 07, 2020
Time: The sale will begin at 12:00 PM or not later than three hours after that time.
Place: THE MOST NORTH-EASTERLY DOOR OF THE WILSON COUNTY COURTHOUSE 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 October 26, 2017 and recorded in Document CLERK'S FILE NO. 00068440 real property records of WILSON County, Texas, with JAIME TREVINO, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JAIME TREVINO, securing the payment of the indebtednesses in the original principal amount of \$137,286.00, 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. CENLAR FSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CENLAR FSB
425 PHILLIPS BLVD
EWING, NJ 08618



NTSS0000008678823

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 undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead DEBORAH MARTIN, TROY MARTIN, ALEXIS MARTIN, CASSIE MARTIN, TERRI MARTIN, SHELBY MARTIN, VICKI RODRIGUEZ, BARBARA SANDOVAL, MARTHA BOETA, RAMON PEREZ, ERIKA AGUIRRE, CANDICE SHULTE, GARRETT SANDERS, MARCIA CHAPA, STACEY SANDERS, AMY ORTIZ, KAREN WORK OR BRUCE NEYLAND whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 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 beneficiary therein.

Israel Saucedo *Karen Work*

Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. 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: _____

188 OAK VIEW DRIVE
LA VERNIA, TX 78121

00000008678823

00000008678823

WILSON

EXHIBIT "A"

LOT 74, OAK HOLLOW PARK, SITUATED IN THE J.M. BALMASEDA GRANT, WILSON COUNTY, TEXAS, ACCORDING TO A PLAT THEREOF RECORDED IN VOLUME 4, PAGES 4-6, MAP AND PLAT RECORDS OF WILSON COUNTY, TEXAS.