

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: October 06, 2015

Time: The sale will begin at 1:00PM 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.

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

On: Aug 24, 2015 at 01:12P  
At: Recording

Total Fees : 2.00

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

Receipt Number - 182521

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 30, 2012 and recorded in Document VOLUME 1695, PAGE 400 real property records of WILSON County, Texas, with NATALIE FUSSELL AND WILLIAM CHAD FUSSELL, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by NATALIE FUSSELL AND WILLIAM CHAD FUSSELL, securing the payment of the indebtednesses in the original principal amount of \$289,084.00, 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.** 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD.  
FORT MILL, SC 29715

  
\_\_\_\_\_  
BRUCE NEYLAND OR KAREN WORK

Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 15000 Surveyor Boulevard, 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: \_\_\_\_\_



**EXHIBIT "A"**

LOT 211, IN THE ESTATES AT SHANNON RIDGE SUBDIVISION, UNIT 4, MORE FULLY DESCRIBED IN THE WARRANTY DEED TO THE VETERANS LAND BOARD DATED APRIL 2, 1998, RECORDED IN VOLUME 960, PAGE 334, OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS; AND FURTHER DESCRIBED IN THAT CONTRACT OF SALE AND PURCHASE DATED APRIL 2, 1998, RECORDED IN VOLUME 960, PAGE 336, OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS.





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

Date: October 06, 2015

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place ONE OR MORE ROOMS ON THE THIRD FLOOR OF THE FEDERAL RESERVE BANK BUILDING, 1126 EAST NUEVA STREET, SAN ANTONIO, TX 78204 OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners. PROPERTY LIES IN BEXAR AND WILSON COUNTY, PROPERTY WILL BE SOLD IN BEXAR COUNTY.

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

By: Amy B. Bland  
County Recording

Receipt Number - 182521  
By: Frances Cherry

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 16, 2005 and recorded in Document VOLUME 1311, PAGE 819 (WILSON CO.); VOLUME 11779, PAGE 818 (BEXAR CO.) real property records of BEXAR County, Texas, with JON SARNO AND KELLY SARNO, grantor(s) and CROWN LENDING, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JON SARNO AND KELLY SARNO, securing the payment of the indebtednesses in the original principal amount of 272,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CITIMORTGAGE, INC. 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. CITIMORTGAGE, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CITIMORTGAGE, INC.  
1000 TECHNOLOGY DRIVE  
O'FALLON, MO 63368

W.A. MARTY LACOUTURE, CARL GILSON, ROBERT AGUILAR, BRETT BAUGH, RICK KIGAR, BRENT GRAVES, CLAY GOLDEN, STEPHEN MAYERS, KENNY SHIREY, TROY ROBINETT, DOUG RODGERS, SCOTT SWENSON, CARL MEYERS, MIKE HANLEY, DOUG WOODARD, BRUCE MORENO, PATRICIA SANDERS, BRADLEY ROSS, OR FREDERICK BRITTON

Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the BEXAR County Clerk and caused to be posted at the BEXAR County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_



NOS20130018800650



## EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 26.005 ACRES, IN THE CITY OF ST. HEDWIG, COMPRISED OF 22.10 ACRES OUT OF COUNTY BLOCK 5117, IN BEXAR COUNTY AND 3.905 ACRES IN WILSON COUNTY, TEXAS, OUT THE WILLIAM MCNENER SURVEY NO. 10, ABSTRACT 547, IN BEXAR COUNTY AND ABSTRACT 237 IN WILSON COUNTY, BEING A PART OF THE LAND DESCRIBED IN CONVEYANCE FROM IRENE JONIETZ NEILL AND OLGA SUE JONIETZ RAUTE STOVALL TO JENNIFER J. KUNE AND DAVID C. MARTINEZ OF RECORD IN VOLUME 1033 PAGE 759, OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING: A 1/2" IRON PIN FOUND W/CAP AT THE NORTHWEST CORNER OF SAID 51.01 ACRE TRACT (PARENT TRACT) AT THE NORTHEAST CORNER OF DAVID MARTINEZ 73.06 ACRE TRACT RECORDED IN VOLUME 10075 PAGE 12910 REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, LOCATED ON THE SOUTH LINE OF CHIS GANTZ 40 ACRE TRACT RECORDED IN VOLUME 1293 PAGE 6, DEED RECORDS OF BEXAR COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: SOUTH 87 DEG. 52 MIN. 25 SEC. EAST; A DISTANCE OF 875.00 FEET ALONG WITH GENERAL COURSE OF FENCE LINE TO A PIPE CORNER POST FOUND AT THE NORTHEAST CORNER OF SAID 51.01 ACRE TRACT (PARENT TRACT), LOCATED ON THE WEST LINE OF LLOYD B. SELLS 75 ACRE TRACT RECORDED IN VOLUME 423 PAGE 330, DEED RECORDS OF WILSON COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: SOUTH 02 DEG. 38 MIN. 01 SEC. WEST; 2458.64 FEET TO A PIPE CORNER POST FOUND AND SOUTH 01 DEG. 17 MIN. 31 SEC. WEST; 806.93 FEET TO A PIPE CORNER POST FOUND AT THE SOUTHEAST CORNER OF SAID 51.01 ACRE TRACT (PARENT TRACT) AT THE SOUTHWEST CORNER OF SELLS 75 ACRE TRACT, LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 87, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: SOUTH 77 DEG. 03 MIN. 48 SEC. WEST; A DISTANCE OF 72.22 FEET TO A 1/2" IRON PIN SET, AT THE SOUTHEAST CORNER OF 25.005 ACRE TRACT THE REMAINING OF SAID 51.01 ACRE TRACT (PARENT TRACT), FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: NORTH 01 DEG. 17 MIN. 31 SEC. EAST; 825.51 FEET TO A 1/2" IRON PIN SET AND NORTH 02 DEG. 38 MIN. 01 SEC. EAST; 1336.49 FEET TO A 1/2" IRON PIN SET, AT THE NORTHEAST CORNER OF SAID 25.005 ACRE TRACT REMAINING PORTION OF 51.01 ACRE TRACT, FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: NORTH 87 DEG. 52 MIN. 25 SEC. WEST; A DISTANCE OF 804.99 FEET TO A 1/2" IRON PIN SET AT THE NORTHWEST CORNER OF SAID 25.005 ACRE TRACT REMAINING PORTION 51.01 ACRE TRACT, FOR THE SOUTHWESTERLY CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: NORTH 02 DEG. 38 MIN. 01 SEC. EAST; A DISTANCE OF 1122.34 FEET ALONG WITH GENERAL COURSE OF FENCE LINE TO THE POINT OF BEGINNING.



NOS20130018800650



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

Date: October 06, 2015

Time: The sale will begin at 1:00PM 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 July 05, 2002 and recorded in Document VOLUME 1118, PAGE 530 real property records of WILSON County, Texas, with JOHN M KURTZ AND PAMELA A. KURTZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JOHN M KURTZ AND PAMELA A. KURTZ, securing the payment of the indebtednesses in the original principal amount of \$87,848.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, N.A. 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. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION  
3415 VISION DRIVE  
COLUMBUS, OH 43219

  
\_\_\_\_\_  
BRUCE NEYLAND OR KAREN WORK  
Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

Filed for Record in:  
Wilson County  
by Honorable Eva Martinez  
County Clerk  
On: Aug 10, 2015 at 02:06P  
As a Recording

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive /Florence, SC 29501 /Fax: 843 413 5433/scra.military.orders@chase.com

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001. Total Fees : 2.00  
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. Receipt Number - 181967  
By: Genevieve Sanchez

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_



EXHIBIT "A"

LOT 13, DOUBLE NN RANCH SECTION 2, A SUBDIVISION LOCATED IN WILSON COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED AT VOLUME 8, PAGE 54 OF THE PLAT RECORDS OF WILSON COUNTY, TEXAS.

