

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
Prable Eva Martinez
County Clerk
On: Dec 28, 2018 at 11:51A
As a Recording

Total Fees : 2.00

Receipt Number - 226625
By: Georgina Lira

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

Date: April 02, 2019

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 November 29, 2017 and recorded in Document VOLUME 2004, PAGE 180 real property records of WILSON County, Texas, with PHILIP R. SMITH AND DIANE L. WIATREK, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by PHILIP R. SMITH AND DIANE L. WIATREK, securing the payment of the indebtednesses in the original principal amount of \$294,566.00, 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

BRUCE NEYLAND OR KAREN WORK

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: _____



NOS00000007927296

EXHIBIT "A"

SURFACE ONLY OF LOT 61, DEER RIDGE ESTATES SUBDIVISION, UNIT 1-C, IN WILSON COUNTY, TEXAS AS SHOWN ON PLAT OF RECORD IN VOLUME 4, PAGE 44, PLAT RECORDS OF WILSON COUNTY, TEXAS.



NOS00000007927296

Our File Number: 16-04277
Name: JOE R GONZALES AND WIFE, ELIZABETH A GONZALES

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 9, 1997, JOE R. GONZALES AND WIFE, ELIZABETH A. GONZALES, executed a Deed of Trust/Security Instrument conveying to JOHN H. HARRIS, as Trustee, the Real Estate hereinafter described, to TEMPLE-INLAND MORTGAGE CORPORATION, A CORPORATION, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 66752, in Book 932, at Page 743, in the DEED OF TRUST OR REAL PROPERTY records of WILSON COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, MARCH 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 at the County Courthouse in WILSON COUNTY, TEXAS to the highest bidder for cash. 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.

Said Real Estate is described as follows:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 1.00 ACRES SITUATED IN THE A. TREVINO GRANT, SURVEY NO. 10, ABSTRACT 21 IN WILSON COUNTY, TEXAS, BEING THE SAME 1.00 ACRE TRACT DESCRIBED IN VOLUME 501, PAGE 113 DEED RECORDS OF WILSON COUNTY, TEXAS, AND BEING A PART OF A TRACT CALLED FIRST TRACT (479.13 ACRES) IN CONVEYANCE FROM A. W. FOERSTER, ET UX, TO W. J. DEAGEN, ET AL, RECORDED IN VOL 357 PAGE 578 OF THE DEED RECORDS OF WILSON COUNTY, TEXAS. SAID 1.00 ACRE TRACT, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Filed for Record in:
Wilson County
By: Honorable Eva Martinez
County Clerk
On: Dec 26, 2018 at 01:01P
As a Recording
Fees : 2.00

Property Address: 7215 FM 539 SOUTH
SUTHERLAND SPRINGS, TX 78161
Mortgage Servicer: BANK OF AMERICA, N.A.
Noteholder: BANK OF AMERICA, N.A.
7105 CORPORATE DRIVE
PLANO, TX 75024-4100


Receipt Number - 226525
By:
Elsy Barrator

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.

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 this 26th day of December, 2018


Jo Woolsey, Terri Martin, Deborah Martin, Bob Frisch, Alexis Martin, Cassie Martin, Deanna-Ray, Yelena Lantsova, Frederick Britton, Jamie Steen, Richard Holton, Jr., Irene Salazar, Vanessa Ramos, Troy Martin, Jodi Steen, Pamela Thomas, Amy Ortiz, Stacey Bennett, Shelby Martin, Janice Stoner, Garrett Sanders, Substitute Trustees

c/o Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

Loan No: 1033508
Borrower: JOE R. GONZALES

Vol 932 Page 748

LEGAL DESCRIPTION PAGE 1 OF 2

Survey Associates
2544 Boardwalk
San Antonio, Texas 78217
(210) 828-1102

STATE OF TEXAS
COUNTY OF WILSON

1.00 ACRE TRACT

All that certain tract or parcel of land containing 1.00 acres situated in the A. Trevino Grant, Survey No. 10, Abstract 21 in Wilson County, Texas, being the same 1.00 acre tract described in Volume 501, Page 113, Deed Records of Wilson County, Texas, and being a part of a tract called First Tract (479.13 acres) in conveyance from A. W. Foerster, et ux, to W. J. Deagen, et al, recorded in Vol. 357 Page 578 of the Deed Records of Wilson County, Texas. Said 1.00 acre tract, being more particularly described by metes and bounds as follows:

BEGINNING: at a 1/2 inch diameter iron stake marking the East corner of the tract herein described and lying in the common line of said 479.13 acre tract and F. M. Highway No. 539, at a Southeast corner of a 5.00 acre tract described in Volume 858, Page 542, Official Public Records of Wilson County, Texas, said 1/2 inch diameter iron stake bears, South 84 deg. 40 min. 47 sec. West, 155.83 feet and South 59 deg. 21 min. 00 sec. West, 193.80 feet from the Southwest line of County Road No. 314. Said place of beginning further described as marking the approximate location of the common line of the A. Trevino Grant, Survey No. 10, Abstract 21 and the Mauricio Rodriguez Survey, Abstract 269;

THENCE: with the Southeast line of the tract herein described, same being a segment of the common line of said 479.13 acre tract and said F. M. Highway No. 539 and along said common survey line, South 59 deg. 21 min. 00 sec. West, 190.00 feet to a 1/2 inch diameter iron stake found marking a South corner of the tract herein described, same being another Southeast corner of said 5.00 acre tract;

THENCE: continuing with the Southwest line of the tract herein described, North 30 deg. 39 min. 00 sec. West, a distance of 229.26 feet to a 1/2 inch diameter iron stake found marking the West corner of this herein described tract, same being a re-entrant corner of said 5.00 acre tract

THENCE: North 59 deg. 21 min. 00 sec. East, 190.00 feet to a 1/2 inch diameter iron stake found marking the North corner of this herein described tract, same being a reentrant corner of said 5.00 acre tract;

THENCE: South 30 deg. 39 min. 00 sec. East, 229.26 feet to the PLACE OF BEGINNING. AND

STATE OF TEXAS
COUNTY OF WILSON

5.00 ACRE TRACT

All that certain tract or parcel of land containing 5.00 acres situated in the A. Trevino Grant, Survey No. 10, Abstract 21 in Wilson County, Texas, being the same 5.00 acre tract described in conveyance in General Warranty Deed from Bill Deagen & Sons, Ltd. to Bernette Lynn Deagen, of record in Volume 858, Page 542, Official Public Records of Wilson County, Texas, and being a part of a tract called First Tract (479.13 acres) in conveyance from A. W. Foerster, et ux, to W. J. Deagen, et al, recorded in Vol. 357 Page 578 of the Deed Records of Wilson County, Texas. Said 5.00 acre tract, being more particularly described by metes and bounds as follows:

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

F. R. J.
G. J. D.

Loan No: 1033508
Borrower: JOE R. GONZALES

LEGAL DESCRIPTION PAGE 2 OF 2

- BEGINNING:** at a three-way fence corner marking the East corner of the tract herein described and lying in the common line of said 479.13 acre tract and F. M. Highway No. 539, at a corner of the remaining portion of said W. L. Deagen, et al, 479.13 acre tract, said fence corner bears, South 84 deg. 40 min. 47 sec. West, 155.83 feet from the Southwest line of County Road No. 314. Said place of beginning further described as marking the approximate location of the common line of the A. Trevino Grant, Survey No. 10, Abstract 21 and the Mauricio Rodriguez Survey, Abstract 269;
- THENCE:** with a segment of the Southeast line of the tract herein described, same being a segment of the common line of said 479.13 acre tract and said F. M. Highway No. 539 and along said common survey line, South 59 deg. 21 min. 00 sec. West, 193.80 feet to a 1/2 inch diameter iron stake found marking a Southeast corner of the tract herein described, same being the East corner of a tract called 1.0 acres described in Vol. 501 Page 113, Deed Records of Wilson County, Texas;
- THENCE:** continuing with the Southeast line of the tract herein described, same being the Northeast, Northwest and Southwest line of said 1.0 acre tract, as follows:
North 30 deg. 39 min. 00 sec. West, a distance of 229.26 feet to a 1/2 inch diameter iron stake found marking a re-entrant corner of the tract herein described, same being the North corner of said 1.0 acre tract;
South 59 deg. 21 min. 00 sec. West, 190.00 feet to a 1/2 inch diameter iron stake found marking a re-entrant corner of the tract herein described, same being the West corner of said 1.0 acre tract; and
South 30 deg. 39 min. 00 sec. East, 229.26 feet to a 1/2 inch diameter iron stake found marking a Southeast corner of the tract herein described, same being the South corner of said 1.0 acre tract and lying in the common line of said 479.13 acre tract and said F. M. Highway No. 539;
- THENCE:** continuing with a segment of the Southeast line of the tract herein described, same being a segment of the common line of said 479.13 acre tract and said F. M. Highway No. 539, South 59 deg. 21 min. 00 sec. West, 31.02 feet to a 1/2 inch diameter iron stake found marking the Northeast corner of a tract called 0.976 acre described in Volume 241 Page 506, Deed Record of Wilson County, Texas;
- THENCE:** continuing with the Southeast line of the tract herein described, same being the Northwest line of said 0.976 acre tract, a segment of the Northwest line of said F. M. Highway No. 539 and along said common survey line, as follows:
South 63 deg. 55 min. 38 sec. West, 150.50 feet to a 1/2 inch diameter iron stake found;
South 59 deg. 21 min. 00 sec. West, 150.00 feet to a 1/2 inch diameter iron stake found; and
South 52 deg. 30 min. 00 sec. West, 35.83 feet to a 1/2 inch diameter iron stake found marking the South corner of the tract herein described, and same being a corner of the remaining portion of said W. L. Deagen, et al, 479.13 acre tract said iron stake bears, North 52 deg. 30 min. 00 sec. East, 64.87 feet from a 1/2 inch diameter iron stake found marking the Southwest corner of said 0.976 acre tract;
- THENCE** with a fence along the Southwest line of the tract herein described, into said Deagen, et al, 479.13 acre tract, North 24 deg. 35 min. 53 sec. West, 264.73 feet to a 1/2 inch diameter iron stake found;
- THENCE:** with the Northwest line of the tract herein described, as follows:
North 59 deg. 21 min. 00 sec. East, 226.48 feet to a 1/2 inch diameter iron stake found;
North 30 deg. 39 min. 00 sec. West, 128.20 feet to a 1/2 inch diameter iron stake found; and
North 59 deg. 21 min. 00 sec. East, (Based Recorded Deed Bearing) 501.75 feet to a 1/2 inch diameter iron stake found marking the North corner of the tract herein described;
- THENCE** South 29 deg. 49 min. 40 sec. East, 399.23 feet to the PLACE OF BEGINNING.

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

REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4657 T. CAFFALL
APRIL 7, 1997



J.R.G.
E.A.G.

PAY SEC

VOL 932 PAGE 750

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, DEMAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS UNLAWFUL 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 932 PAGE 743-750
OF WILSON COUNTY, TEXAS ON

APR 11 1997



Eva S. Martinez
COUNTY CLERK
WILSON COUNTY, TEXAS

FILED
For record in my office
11 day of April 19 97
at 2:25 PM o'clock PM
EVA S. MARTINEZ, County Clerk
WILSON COUNTY TEXAS
Jill Schwanepfury
B. *Edith*
Ethel Middleberg
1998

48752

EXHIBIT "A"

Describing land therein: ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 1.00 ACRES SITUATED IN THE A. TREVINO GRANT, SURVEY NO. 10, ABSTRACT 21 IN WILSON COUNTY, TEXAS, BEING THE SAME 1.00 ACRE TRACT DESCRIBED IN VOLUME 501, PAGE 113, DEED RECORDS OF WILSON COUNTY, TEXAS, AND BEING A PART OF A TRACT CALLED FIRST TRACT (479.13 ACRES) IN CONVEYANCE FROM A. W. FOERSTER, ET UX, TO W. J. DEAGEN, ET AL, RECORDED IN VOL 357 PAGE 578 OF THE DEED RECORDS OF WILSON COUNTY, TEXAS. SAID 1.00 ACRE TRACT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: AT A 1/2 INCH DIAMETER IRON STAKE MARKING THE EAST CORNER OF THE TRACT HEREIN DESCRIBED AND LYING IN THE COMMON LINE OF SAID 479.13 ACRE TRACT AND F.M. HIGHWAY NO. 539, AT A SOUTHEAST CORNER OF A 5.00 ACRE TRACT DESCRIBED IN VOLUME 858, PAGE 542, OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS, SAID 1/2 INCH DIAMETER IRON STAKE BEARS, SOUTH 84 DEG. 40 MIN. 47 SEC. WEST, 155.83 FEET AND SOUTH 59 DEG. 21 MIN. 00 SEC. WEST, 193.80 FEET FROM THE SOUTHWEST LINE OF COUNTY ROAD NO. 314. SAID PLACE OF BEGINNING FURTHER DESCRIBED AS MARKING THE APPROXIMATE LOCATION OF THE COMMON LINE OF THE A. TREVINO GRANT, SURVEY NO. 10, ABSTRACT 21 AND THE MAURICIO RODRIGUEZ SURVEY, ABSTRACT 269;

THENCE: WITH THE SOUTHEAST LINE OF THE TRACT HEREIN DESCRIBED, SAME BEING A SEGMENT OF THE COMMON LINE OF SAID 479.13 ACRE TRACT AND SAID F.M. HIGHWAY NO. 539 AND ALONG SAID COMMON SURVEY LINE, SOUTH 59 DEG. 21 MIN. 00 SEC. WEST, 190.00 FEET TO A 1/2 INCH DIAMETER IRON STAKE FOUND MARKING A SOUTH CORNER OF THE TRACT HEREIN DESCRIBED, SAME BEING ANOTHER SOUTHEAST CORNER OF SAID 5.00 ACRE TRACT;

THENCE: CONTINUING WITH THE SOUTHWEST LINE OF THE TRACT HEREIN DESCRIBED, NORTH 30 DEG. 39 MIN. 00 SEC. WEST, A DISTANCE OF 229.26 FEET TO A 1/2 INCH DIAMETER IRON STAKE FOUND MARKING THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT, SAME BEING A RE-ENTRANT CORNER OF SAID 5.00 ACRE TRACT

THENCE: NORTH 59 DEG. 21 MIN. 00 SEC. EAST, 190.00 FEET TO A 1/2 INCH DIAMETER IRON STAKE FOUND MARKING THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT, SAME BEING A REENTRANT CORNER OF SAID 5.00 ACRE TRACT;

THENCE: SOUTH 30 DEG. 39 MIN. 00 SEC. EAST, 229.26 FEET TO THE PLACE OF BEGINNING, MORE OR LESS; AND

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 5.00 ACRES SITUATED IN THE A. TREVINO GRANT SURVEY NO. 10, ABSTRACT 21 IN WILSON COUNTY, TEXAS, BEING THE SAME 5.00 ACRE TRACT DESCRIBED IN CONVEYANCE IN GENERAL WARRANTY DEED FROM BILL DEAGEN & SONS, LTD. TO BERNETTE LYNN DEAGEN, OF RECORD IN VOLUME 858, PAGE 542, OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS, AND BEING A PART OF A TRACT CALLED FIRST TRACT (479.13 ACRES) IN CONVEYANCE FROM A. W. FOERSTER, ET UX, TO W. J. DEAGEN, ET AL, RECORDED IN VOL. 357 PAGE 578 OF THE DEED RECORDS OF WILSON COUNTY, TEXAS. SAID 5.00 ACRE TRACT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: AT A THREE -WAY FENCE CORNER MARKING THE EAST CORNER OF THE TRACT HEREIN DESCRIBED AND LYING IN THE COMMON LINE OF SAID 479.13 ACRE TRACT AND F.M. HIGHWAY NO. 539, AT A CORNER OF THE REMAINING PORTION OF SAID W.L. DEAGEN, ET AL, 479.13 ACRE TRACT, SAID FENCE CORNER BEARS, SOUTH 84 DEG. 40 MIN. 47 SEC. WEST, 155.83 FEET FROM THE SOUTHWEST LINE OF COUNTY ROAD NO. 314. SAID PLACE OF BEGINNING FURTHER DESCRIBED AS MARKING THE APPROXIMATE LOCATION OF THE COMMON LINE OF THE A. TREVINO GRANT, SURVEY NO. 10, ABSTRACT 21 AND THE MAURICIO RODRIGUEZ SURVEY, ABSTRACT 269;

THENCE: WITH A SEGMENT OF THE SOUTHEAST LINE OF SAID TRACT HEREIN DESCRIBED, SAME BEING A SEGMENT OF THE COMMON LINE OF SAID 479.13 ACRE TRACT AND SAID F.M. HIGHWAY NO. 539 AND ALONG SAID COMMON SURVEY LINE, SOUTH 59 DEG. 21 MIN. 00 SEC WEST, 193.80 FEET TO A 1/2 INCH DIAMETER IRON STAKE FOUND MARKING A SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, SAME BEING THE EAST CORNER OF A TRACT CALLED 1.0 ACRES DESCRIBED IN VOL. 501, PAGE 113, DEED RECORDS OF WILSON COUNTY, TEXAS;

THENCE: CONTINUING WITH THE SOUTHEAST LINE OF SAID TRACT HEREIN DESCRIBED, SAME BEING THE NORTHEAST, NORTHWEST AND SOUTHWEST LINE OF SAID 1.0 ACRE TRACT, AS FOLLOWS:

NORTH 30 DEG. 39 MIN. 00 SEC. WEST, A DISTANCE OF 229.26 FEET TO A 1/2 INCH DIAMETER IRON STAKE FOUND MARKING A RE-ENFRANT CORNER OF THE TRACT HEREIN DESCRIBED, SAME BEING THE NORTH CORNER OF SAID 1.0 ACRE TRACT;
SOUTH 59 DEG. 21 MIN. 00 SEC. WEST, 190.00 FEET TO A 1/2 INCH DIAMETER IRON STAKE FOUND MARKING A REENFRANT CORNER OF THE TRACT HEREIN DESCRIBED, SAME BEING THE WEST CORNER OF SAID 1.0 ACRE TRACT; AND
SOUTH 30 DEG. 39 MIN. 00 SEC. EAST, 229.26 FEET TO A 1/2 INCH DIAMETER IRON STAKE FOUND MARKING A SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, SAME BEING THE SOUTH CORNER OF SAID 1.0 ACRE TRACT LYING IN THE COMMON LINE OF SAID 479.13 ACRE TRACT AND SAID F.M. HIGHWAY NO. 539;

THENCE: CONTINUING WITH A SEGMENT OF THE SOUTHEAST LINE OF THE TRACT HEREIN DESCRIBED, SAME BEING A SEGMENT OF THE COMMON LINE OF SAID 479.13 ACRE TRACT AND SAID F.M. HIGHWAY NO. 539, SOUTH 59 DEG. 21 MIN. 00 SEC. WEST, 31.02 FEET TO A 1/2 INCH DIAMETER IRON STAKE FOUND MARKING THE NORTHEAST CORNER OF A TRACT CALLED 0.976 ACRE DESCRIBED IN VOLUME 241 PAGE 506, DEED RECORDS OF WILSON COUNTY, TEXAS;

THENCE: CONTIUNG WITH THE SOUTHEAST LINE OF THE TRACT HEREIN DESCRIBED SAME BEING THE NORTHWEST LINE OF SAID 0.976 ACRE TRACT, A SEGMENT OF THE NORTHWEST LINE OF SAID F.M. HIGHWAY NO. 539 AND ALONG SAID COMMON SURVEY LINE, AS FOLLOWS:

SOUTH 63 DEG. 55 MIN. 38 SEC. WEST, 150.50 FEET TO A 1/2 INCH DIAMETER IRON STAKE FOUND;
SOUTH 59 DEG. 21 MIN. 00 SEC. WEST, 150.00 FEET TO A 1/2 INCH DIAMETER IRON STAKE FOUND; AND
SOUTH 52 DEG. 30 MIN. 00 SEC. WEST, 35.83 FEET TO A 1/2 INCH DIAMETER IRON STAKE FOUND MARKING THE SOUTH CORNER OF THE TRACT HEREIN DESCRIBED, AND SAME BEING A CORNER OF THE REMAINING PORTION OF SAID W.L. DEAGEN, ET AL, 479.13 ACRE TRACT SAID IRON STAKE BEARS, NORTH 52 DEG. 30 MIN. 00 SEC. EAST, 64.87 FEET FROM A 1/2 INCH DIAMETER IRON STAKE FOUND MARKING THE SOUTHWEST CORNER OF SAID 0.976 ACRE TRACT;

THENCE: WITH A FENCE ALONG THE SOUTHWEST LINE OF THE TRACT HEREIN DESCRIBED, INTO SAID DEAGEN, ET AL, 479.13 ACRE TRACT, NORTH 24 DEG. 35 MIN. 53 SEC. WEST, 264.73 FEET TO A 1/2 INCH DIAMETER IRON STAKE FOUND;

THENCE: WITH THE NORTHWEST LINE OF THE TRACT HEREIN DESCRIBED, AS FOLLOWS:
NORTH 59 DEG. 21 MIN. 00 SEC. EAST, 226.48 FEET TO A 1/2 INCH DIAMETER IRON STAKE FOUND;
NORTH 30 DEG. 39 MIN. 00 SEC. WEST, 128.20 FEET TO A 1/2 INCH DIAMETER IRON STAKE FOUND; AND
NORTH 59 DEG. 21 MIN. 00 SEC. EAST, (BASED RECORDED DEED BEARING) 501.75 FEET TO A 1/2 INCH DIAMETER IRON STAKE FOUND MARKING THE NORTH CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE: SOUTH 29 DEG. 49 MIN. 40 SEC. EAST, 399.23 FEET TO THE PLACE OF BEGINNING, MORE OR LESS.

COPY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Dec 13, 2018 at 10:14A
As a Recording

Matter No.: 047422-TX

Date: December 11, 2018

County where Real Property is Located: Wilson

ORIGINAL MORTGAGOR: CHRISTY LOZANO AND JOSEPH A. LOZANO, WIFE AND HUSBAND

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., SOLELY AS NOMINEE FOR COLDWELL BANKER MORTGAGE, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: LOANCARE

DEED OF TRUST DATED 9/13/2013, RECORDING INFORMATION: Recorded on 9/13/2013, as Instrument No. 00028280 in Book 1750 Page 200

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LOT 11, LEGACY RANCH SUBDIVISION, UNIT 1, WILSON COUNTY, TEXAS, AS PER PLAT OF RECORD IN VOLUME 9, PAGE 60, PLAT RECORDS OF WILSON COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **2/5/2019**, the foreclosure sale will be conducted in **Wilson** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **12:00 PM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

LOANCARE is acting as the Mortgage Servicer for LAKEVIEW LOAN SERVICING, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. LOANCARE, as Mortgage Servicer, is representing the Mortgagee, whose address is:

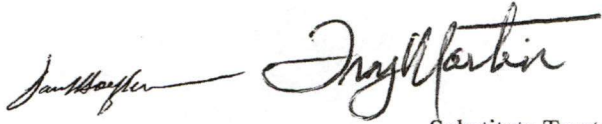
LAKEVIEW LOAN SERVICING, LLC
c/o LOANCARE
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452-4262

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 above referenced loan.



Matter No.: 047422-TX

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.



By: _____ Substitute Trustee
TROY MARTIN, DEBORAH MARTIN, CASSIE MARTIN,
TERRI MARTIN, ALEXIS MARTIN, DEANNA RAY, PAUL
A. HOEFKER, ROBERT L. NEGRIN

Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036

COPY

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Dec 11, 2018 at 11:07A
Total Fees 2.00
Number - 226072
By: Georgina Lira

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard on 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.

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated February 7, 2007, Artemio Valdez Jr. and Judy Valdez conveyed to Tim Williams, as Trustee, the property situated in Wilson County, Texas, to wit:

Property:

See Exhibit "A" attached hereto, together with a 2006 "Galaxy" manufactured home, with Serial Number OC010617255; HUD Label/Seal Number PFS0959197.

To secure that certain Note executed by Artemio Valdez Jr. and Judy Valdez and made payable to 21st Mortgage Corporation (hereinafter the "Note"), which such Deed of Trust filed and recorded on February 23, 2007 under Document Number: 00022494 in the Official Public Records of Wilson County, Texas (hereinafter "Deed of Trust"); and

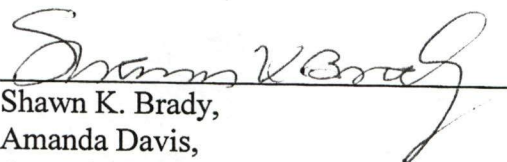
WHEREAS, the undersigned is the Substitute Trustee as appointed in the aforesaid Deed of Trust by a substitution, said appointment being in the manner authorized by the Deed of Trust;

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned Substitute Trustee to sell the Property to satisfy same; and

WHEREAS, 21st Mortgage Corporation brought suit styled *21st Mortgage Corporation v. Judy Valdez and The Unknown Heirs at Law of Artemio Valdez, Jr., Deceased*, under Cause No. 17-04-0221-CVW in the 81st Judicial District Court of Wilson County, Texas and obtained a Final Judgment granting this non-judicial foreclosure sale to occur. A true and correct conformed copy of the Final Judgment is attached hereto as Exhibit "B".

NOW, THEREFORE, notice is hereby given that on Wednesday, the 2nd day of January, 2019, the Property will be sold at auction at the earliest of 10:00 a.m. or no later than three (3) hours after that time at 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 office bears the address of 2 Library Lane, Floresville, Texas), or as designated by the County Commissioners, to the highest bidder for cash. The Trustee's sale will occur between the earliest time to begin the sale as specified above, and 1:00 p.m.

Witness my hand this the 10th day of December, 2018.


Shawn K. Brady,
Amanda Davis,
Amanda Campbell, and/or
John A. Seib, Jr., any to act,
Substitute Trustee

c/o BRADY LAW FIRM, PLLC
6351 Preston Road, Suite 160
Frisco, Texas 75034
(972) 424-7200 Telephone
(972) 424-7244 Facsimile

GRANTEE'S MAILING ADDRESS:

21st Mortgage Corporation
620 Market Street
One Center Square
Knoxville, Tennessee 37902

EXHIBIT "A"

STATE OF TEXAS
COUNTY OF WILSON

FIELD NOTES FOR 1.018 ACRES OF LAND

All that certain 1.018 acre tract or parcel of land, more or less, lying and situated in Wilson County, Texas, in the Louis Menchaca Survey, Abstract No. 18, and being part of that certain 32.42 acre tract recorded in Volume 644, Page 320, Deed Records of Wilson County, and described herein by metes and bounds as follows:

BEGINNING at a ½" steel rod found on the Southwest line of a County maintained Road for the East corner of the 32.42 acre tract and this tract, and the North corner of a called 32.42 acre tract occupied by Ray Leal;

THENCE South 50° 29' 00" West, 233.0 feet (Ref. bearing) along a fence line and the Northwest line of said Ray Leal Tract to a ½" rebar set for the South corner of this tract;

THENCE North 39° 34' 14" West, 192.0 feet, leaving the Southeast line of said 32.42 acre tract to a ½" rebar set for the West corner of this tract;

THENCE North 51° 32' 17" East, 233.94 feet, to a ½" rebar set on the Southwest line of said County Road for the North corner of this tract on the Northeast line of said 32.42 acre tract, a ½" rebar found bears North 39° 16' 29" West, 50.0 feet for the north corner of said 32.42 acre tract;

THENCE South 39° 16' 29" East, 187.9 feet along said County Road to the POINT OF BEGINNING containing 1.018 acres of land, more or less.

Exhibit "A"

EXHIBIT "B"

CAUSE NO. 17-04-0221-CVW

21 ST MORTGAGE CORPORATION,	§	IN THE DISTRICT COURT
Plaintiff,	§	
	§	
V.	§	
	§	OF WILSON COUNTY, TEXAS
JUDY VALDEZ,	§	
THE UNKNOWN HEIRS AT LAW OF	§	
ARTEMIO VALDEZ, JR., DECEASED,	§	
Defendants.	§	
	§	
IN RE: 1044 CR 223,	§	
Floresville, Texas 78114	§	81 ST JUDICIAL DISTRICT

FINAL JUDGMENT

CAME ON for consideration Plaintiff's Motion for Final Judgment against Judy Valdez, and The Unknown Heirs at Law of Artemio Valdez, Jr., Deceased. The Court finds that the Motion is well taken and is of the opinion that said Motion should be granted.

The Court finds that Judy Valdez was served with citation and has made an appearance herein through counsel. The Court further finds that the Unknown Heirs at Law of Artemio Valdez, Jr., Deceased, were served with citation by publication and have made an appearance herein through counsel. Attorney Andres Cedillos was appointed by the Court to represent the interests of the unknown Heirs at Law of Artemio Valdez, Jr.

The claims in Plaintiff's Original Petition are proven by a written instrument. The Court grants Plaintiff's Motion for Final Judgment against Defendants Judy Valdez, and The Unknown Heirs at Law of Artemio Valdez, Jr., Deceased.

IT IS THEREFORE ORDERED that:

All of Artemio Valdez, Jr.'s ("Decedent's") heirs-at-law, including, but not limited to, Judy Valdez, have been made Defendants to this suit and are vested with all of their rights, title and interests in the real property and improvements legally described as follows:

See Exhibit "A" attached hereto, together with a 2006 "Galaxy" manufactured home, with Serial Number OC010617255; HUD Label/Seal Number PFS0959197.

Artemio Valdez, Jr. and Judy Valdez granted a Deed of Trust lien which is currently held by 21st Mortgage Corporation but defaulted under the terms of the Note and Deed of Trust, and therefore it is ordered that a non-judicial foreclosure sale occur in accordance with the terms and conditions of Deed of Trust and Tex. Prop. Code §51.002.

One of the effects of the non-judicial foreclosure shall be that Defendants, including any unknown heirs at law of Artemio Valdez, Jr., are divested of all rights, title, and interest to the property, and the purchaser of the property at the non-judicial foreclosure sale is vested with all rights, title and interests to the property.

After the non-judicial foreclosure is held, if the property remains occupied after this judgment becomes final, and the Plaintiff is the purchaser of the property at the non-judicial foreclosure sale, a writ of possession shall issue against any occupant of the property in accordance with Tex. R. Civ. P. 310.

As part of costs of court, and payable by Plaintiff, Andres Cedillos, the Attorney Ad Litem, is hereby granted reasonable attorney's fees and costs in the amount of \$323.00. All other costs of court are taxed against the party by whom incurred. Defendant Judy Valdez takes nothing by way of any claims for affirmative relief including by not limited to attorney's fees.


All relief not expressly granted is denied.

SIGNED this the 27 day of Feb, 2018.



PRESIDING JUDGE

APPROVED AS TO FORM:

/s/Shawn K. Brady
SHAWN K. BRADY
Texas Bar No. 00787126
BRADY LAW FIRM, PLLC
6351 Preston Road, Suite 160
Frisco, Texas 75034
(972) 424-7200 Telephone
(972) 424-7244 Facsimile
E-Mail: sbrady@brady-law-firm.com


Andrés Cedillos
SBN 06723813

Attorney for Plaintiff 21st Mortgage Corporation

FILED FOR RECORD
WILSON CO. TEXAS
2018 FEB 27 A 11:02
DEBORAH BRYAN
DISTRICT CLERK
BY: 
DEPUTY

**STATE OF TEXAS
COUNTY OF WILSON**

FIELD NOTES FOR 1.018 ACRES OF LAND

All that certain 1.018 acre tract or parcel of land, more or less, lying and situated in Wilson County, Texas, in the Louis Menchaca Survey, Abstract No. 18, and being part of that certain 32.42 acre tract recorded in Volume 644, Page 320, Deed Records of Wilson County, and described herein by metes and bounds as follows:

BEGINNING at a $\frac{1}{4}$ " steel rod found on the Southwest line of a County maintained Road for the East corner of the 32.42 acre tract and this tract, and the North corner of a called 32.42 acre tract occupied by Ray Leal;

THENCE South $50^{\circ} 29' 00''$ West, 233.0 feet (Ref. bearing) along a fence line and the Northwest line of said Ray Leal Tract to a $\frac{1}{4}$ " rebar set for the South corner of this tract;

THENCE North $39^{\circ} 34' 14''$ West, 192.0 feet, leaving the Southeast line of said 32.42 acre tract to a $\frac{1}{2}$ " rebar set for the West corner of this tract;

THENCE North $51^{\circ} 32' 17''$ East, 233.94 feet, to a $\frac{1}{2}$ " rebar set on the Southwest line of said County Road for the North corner of this tract on the Northeast line of said 32.42 acre tract, a $\frac{1}{4}$ " rebar found bears North $39^{\circ} 16' 29''$ West, 50.0 feet for the north corner of said 32.42 acre tract;

THENCE South $39^{\circ} 16' 29''$ East, 187.9 feet along said County Road to the **POINT OF BEGINNING** containing 1.018 acres of land, more or less.

Exhibit "A"

374 Romero Lane
Floresville, TX 78114

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Dec 10, 2018 at 01:02P
As a Recording

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Total Fees : 2.00

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

WHEREAS, on October 12, 2017, Steven Surber executed a Deed of Trust conveying to Lisa K. Piscitelli, Trustee, the real estate more particularly described below to secure RAL Satellite, LLC, a Texas limited liability company, in the payment of a debt therein described, said Deed of Trust being recorded under Volume 2001, Page 441, Official Public Records of Wilson County, Texas; and

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and


WHEREAS, default has occurred under the terms of said Deed of Trust and the indebtedness secured thereby is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, **January 2, 2019**, I will sell said Real Estate in the area of the most North-Easterly door of the **Wilson County Courthouse** or as designated by the County Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioner's Court, said sale will be conducted at the place where the Notice of Trustee's Sale was posted. The Trustee's sale will begin at **11:00 o'clock a.m. or no later than three (3) hours after that time**. Said sale will be to the highest bidder for cash.

The property to be sold is described as follows:

Being 0.19 acres of land within the city limits of Floresville out of the S. & J. Arocha Grant, Abstract No. 1, Wilson County, Texas, and being the land described in a conveyance to Rodeo Properties, LLC, in the Deed of Record in Volume 1937, Page 15, of the Official Public Records of Wilson County, Texas, and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

SIGNED on this 6TH day of December, 2018.



BRUCE H. NEYLAND AND/OR KAREN WORK
Substitute Trustees
14350 Northbrook Dr., Suite 150
San Antonio, Texas 78232

Property (including any improvements):

BEING 0.19 ACRES OF LAND WITHIN THE CITY LIMITS OF FLORESVILLE OUT OF THE S. & J. AROCHA GRANT, ABSTRACT NO. 1, WILSON COUNTY, TEXAS AND BEING THE LAND DESCRIBED IN A CONVEYANCE TO RODEO PROPERTIES, LLC, IN THE DEED OF RECORD IN VOLUME 1937, PAGE 15 OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found 1/2" pin with a cap on the northwesterly line of the City of Floresville land as described in Volume 1898, Page 206 of the Official Public Records of Wilson County, Texas for the southerly terminus point of Romero Lane and the easterly corner of this tract;

THENCE South 48° 10' 13" West, with the common line of said City of Floresville land, a distance of 141.74 feet to a found 1/2" pin with a "M&S ENG" cap for the easterly corner of the Raymond Villareal land as described in Volume 1793, Page 41 of the Official Public Records of Wilson County, Texas and the southerly corner of this tract;

THENCE North 40° 10' 50" West, with the common line of said Villareal land, a distance of 60.08 feet to a found 1/2" pin with a "M&S ENG" cap for the southerly corner of the Indelacio Romero, Jr. land as described in Volume 1180, Page 166 of the Official Public Records of Wilson County, Texas and the westerly corner of this tract;

THENCE North 48° 08' 50" East, with the common line of said Romero land, a distance of 139.99 feet to a found 1/2" pin on the southwesterly right-of-way line of the aforementioned Romero Lane for the easterly corner of said Indelacio Romero Jr. land and the northerly corner of this tract;

THENCE South 41' 50' 42" East, with said right-of-way, a distance of 60.12 feet to the POINT OF BEGINNING and containing 0.19 acres of land.

Said property also commonly known as Lot 10, Section 18, of the Floresville Sections (unrecorded) and also called a portion of Lot 42, of the Town of Lodi (unrecorded), Wilson County, Texas and being the same land as conveyed to RAL Satellite, LLC by Warranty Deed recorded in Volume 1963, Page 531, Wilson County, Texas.

EXHIBIT "A"

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: Dec 10, 2018 at 01:05P
As a Recording
Total Fees : 2.00
Receipt Number - 226013
By:
Mary Spoon

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

Date: January 02, 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 November 11, 2005 and recorded in Document VOLUME 1310, PAGE 804 real property records of WILSON County, Texas, with LESLIE J. DUGI AND GLORI DUGI, grantor(s) and FAMILY FIRST MORTGAGE CORP., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LESLIE J. DUGI AND GLORI DUGI, securing the payment of the indebtednesses in the original principal amount of \$78,271.00, 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

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: _____



EXHIBIT "A"

A 5.00 ACRE TRACT OF LAND, MORE OR LESS, BEING TRACT #3, BLOCK #2, ENCHANTED OAK ESTATES OUT OF A 181.46 ACRE TRACT, AS RECORDED IN VOLUME 78, PAGES 33-34, DEED RECORDS, WILSON COUNTY, TEXAS AND OUT OF THE S.T. MORRIS S.F. #5136 AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE EAST LINE OF HIDDEN DEER DRIVE, SAID POINT BEING SOUTH 14 DEG. 57' 10" WEST, 1108.49 FEET FROM THE SOUTH LINE OF LOST SPRING DRIVE.

THENCE NORTH 14 DEG. 57' 10" EAST, 399.46 FEET WITH THE EAST LINE OF HIDDEN DEER DRIVE TO AN IRON PIN SET FOR THE NORTHEAST CORNER OF THIS TRACT,

THENCE SOUTH 75 DEG. 02' 50" EAST, 548.47 FEET TO AN IRON PIN SET IN THE SOUTH LINE OF ENCHANTED OAK ESTATES FOR THE SOUTHEAST CORNER OF THIS TRACT,

THENCE SOUTH 15 DEG. 53' 16" WEST, 399.51 FEET WITH THE SOUTH LINE OF ENCHANTED OAK ESTATES TO AN IRON PIN SET FOR THE SOUTHEAST CORNER OF THIS TRACT,

THENCE NORTH 75 DEG. 02' 50" WEST, 541.87 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5.00 ACRES OF LAND, MORE OR LESS.

BEING THAT SAME LAND DESCRIBED IN DEED DATED SEPTEMBER 1, 1977, FROM JOLEEN MARIE HILBIG TO ALVIN J. MARTIN, RECORDED IN VOLUME 505, PAGE 621, DEED RECORDS OF WILSON COUNTY, TEXAS.



COPY

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
10/7/2010

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

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

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

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

Property County:
WILSON

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Dec 10, 2018 at 10:44A
As a Recording

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

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

Total Fees : 2.00
Receipt Number - 225995
By:
Elsy Barreto

Legal Description: SEE ATTACHED LEGAL DESCRIPTION

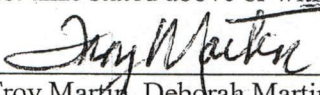
Date of Sale: 2/5/2019

Earliest Time Sale Will Begin: 12PM

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 service to the sender of this notice immediately.


Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Frederick Britton, Pamela Thomas, Stacey Bennett, Amy Ortiz, Yelena Lantsova, Garrett Sanders, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton or Thuy Frazier or Cindy Mendoza or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

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

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 8a

COPY

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Dec 07, 2018 at 11:24A
As a Recording

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

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

Total Fees : 2.00

All the real property described in the below described recorded Deed of Trust, including but not necessarily limited to:

Receipt Number - 225955
Georgia, Lira

3.00 acres of land out of the Juan Delgado Grant, Survey No. 8 (A-8) in Wilson County, Texas being 2.63 acres of land out of 10.00 acre tract of land described in a conveyance to Wayne D. Mercer of record in Volume 668, Page 409, Wilson County Deed Records and 0.37 acres of land out of a 9.44 acre tract of land described in deed to Wayne D. Mercer, of record in Volume 841, Page 842, Wilson County Deed Records and being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof.

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

Date: January 2, 2019

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

Place: At the most north-easterly door of the Wilson County Courthouse, 1420 Third Street, Floresville, Wilson County, Texas, being the Courthouse door facing the Office of the Wilson County Tax Assessor-Collector, which office bears the address of 2 Library Lane, Floresville, Wilson County, Texas, or in such other location as may be designated by the Wilson County Commissioner's Court.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiled may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. Type of Sale. The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by KALEB SETH MARTIN. The deed of trust is dated January 28, 2011, and is recorded as Document No. 00000659 of the Official Public Records of Wilson County, Texas.

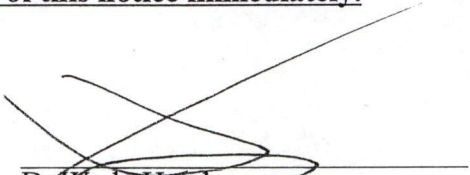
5. Obligations Secured. The deeds of trust provide that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the promissory note in the original principal amount of \$96,000.00, executed by KALEB SETH MARTIN, and payable to the order of MARGARET ANN MARTIN-SMITH, and all other sums of indebtedness permitted by the deed of trust. MARGARET ANN MARTIN-SMITH is the current owner and holder of the Obligations and the beneficiary under the deed of trust.

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as one of the Substitute Trustees, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the 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.

DATED December 7, 2018.

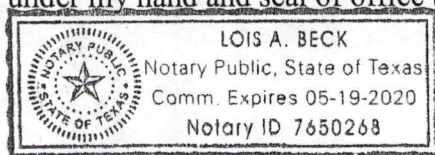

D. Wade Hayden
Substitute Trustee
Hayden & Cunningham, PLLC
7750 Broadway
San Antonio, Texas 78209

STATE OF TEXAS §

COUNTY OF BEXAR §

Before me, the undersigned Notary Public, on this day personally appeared D. Wade Hayden, Substitute Trustee, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 7th day of December, 2018.



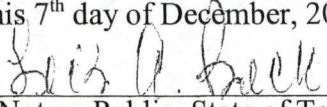

Lois A. Beck
Notary Public, State of Texas

EXHIBIT "A"

BEGINNING at a 1/2" iron pin (fnd) on the northwesterly line of the Mercer land; the southeasterly line of the V. Maldonado land described in Volume 379, Page 467, Wilson County Deed of Records for the northerly corner of this tract; westerly corner of the John Hart land described in Volume 847, Page 228, Wilson County Deed of Records; being S61-30W, distance of 546.84 feet from the southwesterly right-of-way of U.S. Highway 87;

THENCE S28-30E, across the Mercer land with the common line of the Hart land and of this tract, 241.36 feet to a 1/2" iron pin (fnd) on the southeasterly line of Mercer land, same being the northwesterly line of the Chauncey Dephew Brook, et al, land described in Volume 487, Page 95, Wilson County Deed Records for easterly corner of this tract;

THENCE S61-30W, with the common line of the Brook and Mercer lands, 541.43 feet to a 1/2" iron pin set for the southerly corner of this tract and easterly corner of a 3.00 acre tract described in Deed dated April 12, 1995 from Wayne D. Mercer, et ux, to Larry D. Mercer, et, ux, of record in Volume 879, Page 835, of the Official Public Records of Wilson County

THENCE N28-30W, across the Mercer land with the common line of said Larry D. mercer, et ux, 3.00 acre tract and of this tract, 241.36 feet to a 1/2" iron pin set on the common line of the Maldonado and Mercer lands for the westerly corner of this tract.

THENCE N61-30E, with the common line of the Maldonado and Mercer lands, 541.43 feet to the POINT OF BEGINNING.

Thirty foot wide strip of land in Wilson County, Texas, a part of the Juan Delgado Grant, Survey No. 8 (A-8), and being part of the certain 10.00 acre tract described in deed dated December 20, 1993, from Veterans Land Board of The State of Texas to Wayne D. Mercer, of record in Vol. 841, Page 842; Official Public Records of Wilson County, Texas (also described in Contract of Sale and Purchase, of record in Vol. 668, Page 409, Official Public Records of Wilson County, Texas), and being described by metes and bounds as follows:

BEGINNING at an iron pin for the most northerly corner of this tract, and being the most northerly corner of said 10.00 acre tract, also being the most northerly corner of that certain 3.00 acre tract decribed in a deed from Wayne D. Mercer, et ux, to John Hart, of record in Vol. 847, Page 228, Official Public Records of Wilson County, Texas.

COPY

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Dec 06, 2018 at 01:26P
As a Recording

NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

- 1. **Property to Be Sold.** The property to be sold is described as follows: LOT 79, LOST RAILS SUBDIVISION, UNIT TWO, ACCORDING TO PLAT RECORDED IN VOLUME 4, PAGE 37, PLAT RECORDS OF WILSON COUNTY, TEXAS.
- 2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 02/27/2017 and recorded in Book 1960 Page 557 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:

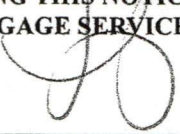
Date: 02/05/2019
 Time: 12:00 PM
 Place: Wilson County Courthouse, Texas at the following location: THE MOST NORTH-EASTERLY DOOR OF THE WILSON COUNTY COURTHOUSE, BEING THE COURTHOUSE DOOR FACING THE OFFICE OF THE WILSON COUNTY TAX ASSESSOR-COLLECTOR, IN FLORESVILLE, WILSON COUNTY, TEXAS, WHICH BEARS THE ADDRESS OF 2 LIBRARY LANE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.


4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. **Obligations Secured.** The Deed of Trust executed by GUY E. FINNEY AND TERESA FINNEY, provides that it secures the payment of the indebtedness in the original principal amount of \$85,727.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. First Guaranty Mortgage Corporation is the current mortgagee of the note and deed of trust and RUSHMORE LOAN MANAGEMENT SERVICES, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is First Guaranty Mortgage Corporation c/o RUSHMORE LOAN MANAGEMENT SERVICES, LLC, 15480 Laguna Cyn Road, Suite 100, IRVINE, CA 92618 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint TROY MARTIN, DEBORAH MARTIN, CASSIE MARTIN, TERRI MARTIN, DEANNA RAY, 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, DEANNA RAY, ALEXIS MARTIN,
 ELIZABETH ANDERSON, BOB FRISCH, JAMIE STEEN,
 JODI STEEN OR JO WOOLSEY
 c/o AVT Title Services, LLC
 1101 Ridge Rd. Suite 222
 Rockwall, TX 75087

I am _____ Certificate of Posting
 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.

STATE OF TEXAS §
 §
COUNTY OF WILSON §

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Dec 05, 2018 at 10:31A
As a Recording

**NOTICE OF FORECLOSURE SALE
AND APPOINTMENT OF SUBSTITUTE TRUSTEE**

Total Fees : 2.00
Receipt Number - 225869
By: Lira

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.

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.

Date, Time, and Place of Sale. Substitute Trustee will conduct the Foreclosure Sale of the Property at the following date, time, and place:

Date: Wednesday, January 2, 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: **6714 N. New Braunfels Ave., Ste. 205, San Antonio, Texas 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
6714 N. New Braunfels Ave., Ste. 205
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 0261
& FIRST CLASS MAIL

TO: MRS. DIANA C. REYNA-BARRERA
104 Medora Branch
Floresville, TX 78114
VIA CMRRR # 7018 0680 0001 0594 0223
& FIRST CLASS MAIL

TO: MR. ROSS BARRERA
1328 Sutherland Rd.
Floresville, TX 78114
VIA CMRRR # 7018 0680 0001 0594 0247
& FIRST CLASS MAIL


TO: MRS. DIANA C. REYNA-BARRERA
1328 Sutherland Rd.
Floresville, TX 78114
VIA CMRRR # 7018 0680 0001 0594 0278
& FIRST CLASS MAIL

TO: MR. ROSS BARRERA
911 Pine St.
Floresville, TX 78114
VIA CMRRR # 7018 0680 0001 0594 0230
& FIRST CLASS MAIL

TO: MRS. DIANA C. REYNA-BARRERA
911 Pine St.
Floresville, TX 78114
VIA CMRRR # 7018 0680 0001 0594 0254
& 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.



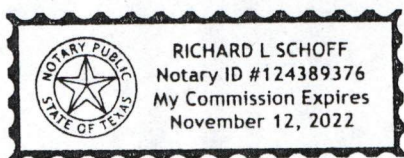
NOHL BRYANT, SUBSTITUTE TRUSTEE

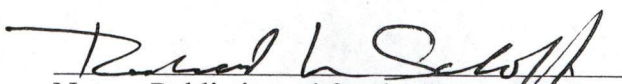
STATE OF TEXAS §
 §
COUNTY OF WILSON §

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 4 day of December, 2018.”





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