

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

Filed for Record in:  
Wilson County  
by Honorable Eva Martinez  
County Clerk  
On: Apr 15, 2014 at 11:40A  
As a Recording

**Date:** April 15th, 2014

**DEED OF TRUST**

**Date:** January 29, 2013  
**Grantor:** Juanita Adame and Martin Adame  
**Original Beneficiary:** R.G. Properties, L.P.  
A Texas Limited Partnership  
**Current Beneficiary:** R.G. Properties, L.P.  
A Texas Limited Partnership

Total Fees : 2.00

Receipt Number - 164941  
By:  
Gayle Richey

**Recorded in Document No.:** 00022810

**Property County:** Wilson

**Legal Description:**

Tract(s) 16, South Breeze Estates Subdivision, Unit 1, as shown by map or plat of said subdivision duly recorded in the Office of the County Clerk of Wilson County, Texas in Volume 8, Page(s) 80, of Map and Plat Records of Wilson County, Texas.

**Date of Sale:** May 6th, 2014

**Earliest Time Sale will Begin:** 10:00 a.m.

**Place of Sale of Property:** At the most westerly door of the Wilson County Courthouse, being the courthouse door facing Third Street in Floresville, Wilson County, Texas, bearing the address of 1420 Third Street, Wilson County, Texas, which is the area of the courthouse designated for real property foreclosure sales by the Commissioner's Court of said county in the Real Property Records of said county.

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.



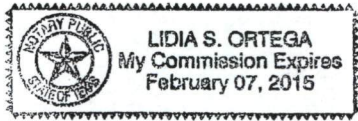
LS0 BRENDA WEST OR ORALIA CANTU  
Substitute Trustee

STATE OF TEXAS §

COUNTY OF BEXAR §

BEFORE ME, the undersigned authority, on this day personally appeared <sup>LSO</sup> ~~Brenda West~~ or Oralia Cantu, Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that 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 15<sup>th</sup> day of April, 2014.



Lidia S. Ortega  
Notary Public in and for the State of Texas

AFTER RECORDING, RETURN TO:  
R.G. PROPERTIES, L.P.  
15315 San Pedro  
San Antonio TX 78232

COPY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**WILSON County Deed of Trust:**

**Dated:** April 29, 2011

**Amount:** \$72,800.00

**Grantor(s):** JOSEPH MARCUCCI

**Original Mortgagee:** INTERBANK MORTGAGE COMPANY

**Current Mortgagee:** CITIMORTGAGE, INC.

**Mortgagee Address:** CITIMORTGAGE, INC., 1000 Technology Drive, O'Fallon, MO 63368

**Recording Information:** Volume 1604, Page 496

**Legal Description:** LOT 12NB OF THE GLEN KOTHMANN SUBDIVISION, WILSON COUNTY, TEXAS AS RECORDED IN VOLUME 2, PAGE 60 OF THE PLAT RECORDS OF WILSON COUNTY, TEXAS

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

On: Apr 15, 2014 at 10:36A

As a Recording

Total Fees : 2.00

Receipt Number - 164938  
By: Yvonne G Garcia

**Date of Sale:** May 6, 2014 between the hours of 12:00 PM. and 3:00 PM.

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

**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the WILSON County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

TROY MARTIN OR MELODY SPEER OR WENDY SPEER have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

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

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

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

HUGHES, WATTERS & ASKANASE, L.L.P.  
333 Clay, Suite 2900  
Houston, Texas 77002  
Reference: 2014-015199

  
TROY MARTIN OR MELODY SPEER OR WENDY SPEER  
c/o Service Link  
7301 N. Hwy 161, Ste. 305  
Irving, Texas 75039



339 FLORES OAKS DRIVE  
FLORESVILLE, TX 78114

Filed for Record in:  
Wilson County  
by Honorable Eva Martinez  
County Clerk  
On: Apr 14, 2014 at 12:07P  
As a Recording 00000004281622

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.

Receipt Number - 164880  
By: Cynthia Hinojosa

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

Date: May 06, 2014

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 May 10, 2002 and recorded in Document VOLUME 1106, PAGE 906 real property records of WILSON County, Texas, with BRANDI N. ROBERTS AND JOE D ROBERTS, grantor(s) and CHASE MANHATTAN MORTGAGE CORPORATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by BRANDI N. ROBERTS AND JOE D ROBERTS, securing the payment of the indebtednesses in the original principal amount of \$69,064.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE 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 as follows:

SURFACE ONLY OF LOT 1, FLORES OAKS ESTATES, SITUATED IN WILSON COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN VOLUME 4, PAGES 1-2 OF THE PLAT RECORDS OF WILSON COUNTY, TEXAS.

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

*Karen Work*

B. NEYLAND, W. HIATT OR KAREN WORK  
Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

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



NOS00000004281622

Filed for Record in:  
Wilson County  
by Honorable Eva Martinez  
County Clerk  
On: Apr 14, 2014 at 10:22A  
As a Recording  
Total Fees : 2.00  
Receipt Number - 164867  
By,  
Frances Cherry,

**NOTICE OF TRUSTEE'S SALE**

**Date:** April 11, 2014

**Deed of Trust:**

**Date:** August 18, 2012

**Grantor:** Bobby Williams

**Grantor's County:** Bexar County, Texas

**Beneficiary:** SYLACH FINANCIAL, LTD., a Texas limited partnership

**Trustee:** Dale Weyand

**Recording Information:** Clerk's Document No. 00016603, Volume 1680, Page 519, of the Official Public Records of Real Property of Wilson County, Texas

**Property:** Lot 3, FLORES OAKS, a subdivision in Wilson County, Texas, according to the map or plat of record in Volume 4, Pages 1-2, of the Plat Records of Wilson County, Texas

**Note:**

**Date:** August 18, 2012

**Amount:** Nineteen Thousand Five Hundred and No/100 Dollars (\$19,500.00)

**Debtor:** Bobby Williams

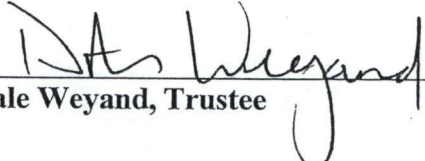
**Holder:** SYLACH FINANCIAL, LTD., a Texas limited partnership

**Date of Sale of Property (First Tuesday of Month):** May 6, 2014

**Earliest Time of Sale of Property (between 10 a.m. and 4 p.m.):** 10:00 A.M.

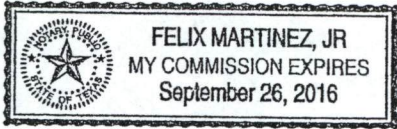
**Place of Sale of Property:** Steps of the Wilson County Courthouse in the area designated by the Commissioner's Court of Wilson County, Texas, for the sale of property at foreclosure.

Because of default in the performance of the obligations of the Deed of Trust, Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three (3) hours after that time.

  
Dale Weyand, Trustee

STATE OF TEXAS           §  
  §  
COUNTY OF BEXAR       §

This instrument was acknowledged before me on the 11 day of April, 2014, by Dale Weyand.



  
NOTARY PUBLIC, STATE OF TEXAS



Filed for Record in:  
Wilson County  
by Honorable Eva Martinez  
County Clerk  
On: Apr 11, 2014 at 10:28A  
As a Recording

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: April 10, 2014

Note: Promissory Note described as follows:

Total Fees : 2.00  
Receipt Number - 164819  
By:  
Krustle Hidalgo

Date: July 1, 2013

Maker: Olivia Clawson Ranch, Inc., a New Mexico corporation; Ray Smith and wife, Jennifer Smith, Roger Clawson and wife, Jill Clawson, jointly and severally

Payee: Farmland Operating Company, a Texas corporation

Original Principal Amount: \$350,000.00

Deed of Trust: Deed of Trust described as follows:

Date: July 1, 2013

Grantor: Olivia Clawson Ranch, Inc., a New Mexico corporation

Trustee: J. David Trotter

Beneficiary: Farmland Operating Company, a Texas corporation

Recorded in: Document No. 00025888, Volume 1735, Page 840 of the Official Public Records of Wilson County, Texas

Lender: Farmland Operating Company, a Texas corporation

Borrower: Olivia Clawson Ranch, Inc., a New Mexico corporation; Ray Smith and wife, Jennifer Smith, Roger Clawson and wife, Jill Clawson, jointly and severally

Property: The following described property:

Tract 1:

Being 15.53 acres of land, more or less, out of the Thomas Bryson Survey, Abstract No. 49, Wilson County, Texas and being a part or portion of the land described in a conveyance to Dennis Gillett in the deed of record in Volume 1517, Page 905 of the Official Public Records of Wilson County, Texas, said 15.53 acre tract being more particularly described by metes and bounds on "Exhibit A" attached hereto and made a part hereof for all purposes.

Tract 2:

Being 13.78 acres of land, more or less, situated in the Thomas Bryson Survey, Abstract No. 49, Wilson County, Texas and being out of a 29.31 acre tract as described in deed recorded in Volume 1517, Page 905, Official Public Records of Wilson County, Texas, said 29.31 acre tract being more particularly described by metes and bounds on "Exhibit B" attached hereto and made a part hereof for all purposes.

LESS, SAVE & EXCEPT:

Being 15.53 acres of land, more or less, out of the Thomas Bryson Survey, Abstract No. 49, Wilson County, Texas and being a part or portion of the land described in a conveyance to Dennis Gillett in the deed of record in Volume 1517, Page 905 of the Official Public Records of Wilson County, Texas, said 15.53 acre tract being more particularly described by metes and bounds on "Exhibit A" attached hereto and made a part hereof for all purposes.

Leaving a net acreage of 13.78 acres of land.

Tract 3:

Being a 42.97 acre tract, more or less, situated in the Thomas Bryson Survey, Abstract No. 49, Wilson County, Texas and being out of a 75.60 acre tract also known as a 75.656 acre tract as described in a partition deed recorded in Volume 1315, Page 515, Official Public Records of Wilson County, Texas, said 42.97 acre tract being more particularly described by metes and bounds on "Exhibit C" attached hereto and made a part hereof for all purposes.

SUBSTITUTE TRUSTEE: Diane B. Senterfitt

Substitute Trustee's Mailing Address:  
Hohmann, Taube & Summers, L.L.P.  
100 Congress Avenue, 18<sup>th</sup> Floor  
Austin, Travis County, Texas 78701  
(512) 472-5997

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

May 6, 2014, being the first Tuesday of the month, to commence at 1:00 p.m., or within three hours thereafter.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

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 bears the address of 2 Library Lane in Wilson County, Texas, of if the preceding area is no longer the designated area, at the area most recently




designated by the Wilson County Commissioners' Court.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, which secures the Note. Because of such default, Lender, the owner of the Note, and the holder of the Note and the Deed of Trust lien for purposes of Section 51.002 of the Texas Property Code, has requested Substitute Trustee to sell the Property in accordance with the terms of the Deed of Trust and applicable law.

The Deed of Trust encumbers both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code (Texas UCC).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee or such other substitute trustee as Lender may subsequently appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, in accordance with the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property which are superior to the Deed of Trust and to the permitted exceptions to title, if any, described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties concerning the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property shall be sold "As Is, Where is", and With All Faults and sold pursuant to Section 51.009 of the Texas Property Code.

  
Diane B. Senterfitt, Substitute Trustee

**EXHIBIT A**  
**FIELD NOTES FOR 15.53 ACRES OF LAND**

BEING 15.53 acres of land out of the Thomas Bryson Survey, Abstract No. 46, Wilson County, Texas and being a part or portion of the land described in a conveyance to Dennis Gillett in the deed of record in Volume 1517, Page 905 of the Official Public Records of Wilson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a found  $\frac{1}{2}$  inch pin with a cap marked R.P.L.S. #5558 on the northwesterly right-of-way line of County Road No. 476 for the easterly corner of the Olivia Clawson Ranch, Inc. land described in Volume 1648, Page 722 of the Wilson County Official Public Records, the southerly corner of the Dennis Gillett land and of this tract;

THENCE North  $42^{\circ} 18' 27''$  West, with the common line of the Olivia Clawson Ranch, Inc. land and the Gillett land, distance of 722.77 feet to a found  $\frac{1}{2}$  inch pin with a cap marked R.P.L.S. #5558 for an angle point;

THENCE North  $74^{\circ} 17' 55''$  West, continuing with last said common line, distance of 184.55 feet to a found  $\frac{1}{2}$  inch pin marked R.P.L.S. #5558 for a common corner on the easterly line of the Carolyn Janette Burrier, et al land described in Volume 960, Page 67, Wilson County Official Public Records;

THENCE North  $22^{\circ} 45' 59''$  East, with the common line of the Burrier, et al land and of this tract, distance 657.84 feet to a set  $\frac{1}{2}$  inch rebar with a "Pollok & Sons" cap for the northerly corner of this tract;

THENCE South  $60^{\circ} 26' 11''$  East, across the Gillett land, distance of 1044.75 feet to a set  $\frac{1}{2}$  inch rebar with a "Pollok & Sons" cap for the easterly corner of this tract; on the northwesterly right-of-way line of County Road No. 476;

THENCE South  $36^{\circ} 23' 00''$  West, with said County Road right-of-way line, a distance of 658.79 feet to a found  $\frac{1}{2}$  inch pin with cap marked R.P.L.S. #5558 for an angle point;

THENCE South  $36^{\circ} 43' 42''$  West, continuing with said County Road right-of-way line, distance of 181.18 feet to the POINT OF BEGINNING containing 15.53 acres of land as shown on a plat that accompanies this description.



## EXHIBIT B

### Metes and Bounds Description of a 29.31 Acre Tract

Being a 29.31 acre tract situated in the Thomas Bryson Survey, Abstract 49, Wilson County, Texas and being out of a 75.60 acre tract also known as a 75.656 acre tract as described in a partition deed recorded in Volume 1315, Page 515, Official Public Records of Wilson County, Texas, said 29.31 acre tract surveyed by Jeffrey B. Berger, R.P.L.S. No. 5558 and being more particularly described as follows:

BEGINNING at a 1/2" steel rod with a "Pollok & Sons" cap found on the northwest line of County Road 476 at the south corner of a 1.246 acre tract as described in a conveyance to Elias P. Reina and Gina R. Reina recorded in Volume 1028, Page 329, Official Public Records of Wilson County, Texas, and the most easterly east corner of said 75.60 acre tract and the herein described tract;

THENCE generally along a barbed wire fence with said northwest line of County Road 476, South 37° 00' 28" West 860.35 feet (called South 36°58'24" West 860.30 feet) to a 1/2" steel rod with a "Pollok & Sons" cap found for an angle point of said 75.60 acre tract and the herein described tract, and South 37° 19' 44" West 181.13 feet (called South 37°19'34" West) to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" set at the east corner of a 42.97 acre tract surveyed this same date, for the south corner of the herein described tract;

THENCE over and across said 75.60 acre tract generally along a barbed wire fence with the following calls:

North 41° 43' 31" West 722.44 feet to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" set for an angle point of said 42.97 acre tract surveyed this same date and the herein described tract;

North 73° 41' 12" West 184.59 feet to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" set at the north corner of said 42.97 acre tract surveyed this same date for the most southerly southwest corner of the herein described tract;

North 23° 21' 12" East 839.21 feet to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" set for an interior corner of the herein described tract;

And North 88° 22' 22" West 123.20 feet (called North 88° 04' 13" West) to a point on the north line of 130.31 acre tract as described in a conveyance to Carolyn Janette Burrier recorded in Volume 960, Page 67, Official Public Records of Wilson County, Texas at the southeast corner of a 25.87 acre tract as described in a conveyance to Janet Gonthier recorded in Volume 1066, Page 405, Official Public Records of Wilson County, Texas, for the most northerly southwest corner of the herein described tract;

THENCE generally along a barbed wire fence with the common line of said 75.60 acre tract and said 25.87 acre tract, North 17° 46' 13" East 336.09 feet (called North 17° 41' 34" East



336.30 feet) a 1/2" steel rod with a "Pollok & Sons" cap found for an angle point of said 75.60 acre tract and said 25.87 acre tract, and North 17° 28' 28" East 329.30 feet (called North 17° 21' 32" East 329.46 feet) to a 1/2" steel rod with a "Pollok & Sons" cap found at the west corner of a 3.768 acre tract as described in a conveyance to Juan J. Rodriguez, et al. recorded in Volume 1487, Page 323, Official Public Records of Wilson County, Texas, for the north corner of said 75.60 acre tract and the herein described tract;

THENCE South 51° 47' 12" East 850.38 feet (called South 51° 47' 06" East 850.74 feet) generally along a barbed wire fence with the common line of said 75.60 acre tract, said 3.768 acre tract, a 4.072 acre tract as described in a conveyance to Laura Schnitz recorded in Volume 1316, Page 258, Official Public Records of Wilson County, Texas, a 4.072 acre tract as described in a conveyance to Rene Arce recorded in Volume 1199, Page 771, Official Public Records of Wilson County, Texas, a 2.03 acre tract as described in a conveyance to Wes W. Ramzinski, et ux recorded in Volume 1247, Page 125, Official Public Records of Wilson County, Texas, and a 2.565 acre tract as described in a conveyance recorded in Volume 1315, Page 515, Official Public Records of Wilson County, Texas to a 5/8" steel rod found on the northwest line of the remaining portion of a 7.33 acre tract as described in a conveyance recorded in Volume 667, Page 884, Deed Records of Wilson County, Texas at the south corner of said 2.565 acre tract, for the most northerly east corner of said 75.60 acre tract and the herein described tract;

THENCE generally along a barbed wire fence with the common line of said 75.60 acre tract and said remaining portion of a 7.33 acre tract, South 38° 01' 05" West 448.45 feet (called South 35° 36' 41" West 459.64 feet) to a 1/2" steel rod with a "Pollok & Sons" cap found for an interior corner of said 75.60 acre tract and the herein described tract, and South 57° 41' 15" East 190.30 feet (called South 61° 50' 28" East 172.91 feet) to a wood fence corner post at the west corner of said 1.246 acre tract, for angle point of said 75.60 acre tract and the herein described tract;

THENCE South 59° 50' 37" East 372.31 feet (called South 59° 50' 40" East 372.51 feet) generally along a barbed wire fence with the common line of said 75.60 acre tract and said 1.246 acre tract to the POINT OF BEGINNING and containing 29.31 acres, more or less.

### EXHIBIT C

#### Metes and Bounds Description of a 42.97 Acre Tract

Being a 42.97 acre tract situated in the Thomas Bryson Survey, Abstract 49, Wilson County, Texas and being out of a 75.60 acre tract also known as a 75.656 acre tract as described in a partition deed recorded in Volume 1315, Page 515, Official Public Records of Wilson County, Texas, said 42.97 acre tract survey by Jeffrey B. Berger, R.P.L.S. No. 5558 and being more particularly described as follows:

BEGINNING at a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" set on the northwest line of County Road 476 at the south corner of a 29.31 acre tract surveyed this same date, for the east corner of the herein described tract said point being located South 37°00'28" West 860.35 feet (called South 36°58'24" West 860.30 feet) and South 37°19'44" West 181.13 feet (called South 37°19'34" West) from a 1/2" steel rod with a "Pollok & Sons" cap found on said northwest line of County road 476 at the south corner of a 1.246 acre tract as described in a conveyance to Elias P. Reina and Gina R. Reina recorded in Volume 1028, Page 329, Official Public Records of Wilson County, Texas, and the most easterly east corner of said 75.60 acre tract;

THENCE generally along a barbed wire fence with said northwest line of County Road 476, the following calls:

South 37° 19' 44" West 514.48 feet (called South 37°19'34" West) to a 1/2" steel rod with a "Pollok & Sons" cap found for an angle point of said 75.60 acre tract and the herein described tract;

South 36° 59' 24" West 998.84 feet (called South 36°59'24" West 999.20 feet) (Basis of Bearings) to a 1/2" steel rod with a "Pollok & Sons" cap found for an angle point of said 75.60 acre tract and the herein described tract;

South 37° 18' 15" West 1056.58 feet (called South 37°18'24" West 1057.10 feet) to a 1/2" steel rod with a "Pollok & Sons" cap found for an angle point of said 75.60 acre tract and the herein described tract;

South 37° 15' 17" West 948.15 feet (called South 37°15'24" West 948.40 feet) to a 1/2" steel rod with a "Pollok & Sons" cap found for an angle point of said 75.60 acre tract and the herein described tract;

And South 38° 44' 08" West 479.48 feet (called South 38°43'24" West 479.74 feet) to a 1/2" steel rod with a "Pollok & Sons" cap found for the south corner of said 75.60 acre tract and the herein described tract;

THENCE generally along a barbed wire fence with the common line of said 75.60 acre tract and a 115 acre tract as described in a conveyance to Samuel F. Magee recorded in Volume 964, Page 111, Official Public Records of Wilson County, Texas, the following calls:



North 24° 25' 52" East 465.45 feet (called North 24° 24' 53" East 465.82 feet) to a 1/2" steel rod with a "Pollok & Sons" cap found for an angle point of said 75.60 acre tract, said 115 acre tract, and the herein described tract;

North 24° 48' 32" East 1161.50 feet (called North 24° 48' 53" East 1161.80 feet) to a 1/2" steel rod with a "Pollok & Sons" cap found for an angle point of said 75.60 acre tract, said 115 acre tract, and the herein described tract;

And North 23° 47' 57" East 771.76 feet (called North 23° 47' 53" East) to a point at the south corner of a 130.31 acre tract as described in a conveyance to Carolyn Janette Burrier recorded in Volume 960, Page 67, Official Public Records of Wilson County, Texas, for the most southerly northwest corner of the herein described tract;

THENCE over and across said 75.60 acre tract generally along a barbed wire fence with the following calls:

South 66° 12' 03" East 8.97 feet to a wood fence corner post for an interior corner of the herein described tract;

North 25° 53' 01" East 1763.39 feet to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" set at the most southerly southwest corner of said 29.31 acre tract surveyed this same date, for the north corner of the herein described tract;

South 73° 41' 12" East 184.59 feet to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" set for an angle point of said 29.31 acre tract surveyed this same date and the herein described tract;

And South 41° 43' 31" East 722.44 feet to the POINT OF BEGINNING and containing 42.97 acres, more or less.

After Recording, Please Return To:

Diane B. Senterfitt, Esq.  
Hohmann, Taube & Summers, L.L.P.  
100 Congress Avenue, Suite 1800  
Austin, Texas 78701



Filed for Record in:  
Wilson County  
by Honorable Eva Martinez  
County Clerk  
On: Apr 03, 2014 at 11:16A  
As a Recording  
Total Fees : 2.00  
Receipt Number - 164512  
By,  
Cynthia Hinojosa

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**COPY**

**WILSON County Deed of Trust:**

**Dated:** October 31, 2002

**Amount:** \$210,000.00

**Grantor(s):** DIANNE ROEBUCK and PATRICK ROEBUCK

**Original Mortgagee:** LIFESTYLE MORTGAGE INCORPORATED

**Current Mortgagee:** CITIMORTGAGE, INC.

**Mortgagee Address:** CITIMORTGAGE, INC., 1000 Technology Drive, O'Fallon, MO 63368

**Recording Information:** Document No. 00014883

**Legal Description:** SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES

**Date of Sale:** May 6, 2014 between the hours of 12:00 PM. and 3:00 PM.

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

**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the WILSON County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

TROY MARTIN ORMELODY SPEER OR WENDY SPEER have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

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

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

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

HUGHES, WATTERS & ASKANASE, L.L.P.  
333 Clay, Suite 2900  
Houston, Texas 77002  
Reference: 2014-017127

*Troy Martin by Deborah Martin*  
TROY MARTIN ORMELODY SPEER OR WENDY SPEER  
c/o Service Link  
7301 N. Hwy 161, Ste. 305  
Irving, Texas 75039

EXHIBIT A

BEING 26.69 acres of land within the S. & J. Arocha Grant, A-1, Wilson County, Texas; being the land described in a conveyance from Mateo Lara, et al, to J. L. Mills of record in Volume 246, Page 552, Wilson County Deed Records and being more particularly described as follows:

BEGINNING at a round iron pin on the southwest R.O.W. of a road for the east corner of the Frieda E. Otto land described in Volume 502, Page 351, Wilson County Deed Records and the north corner of this tract.

THENCE with said road R.O.W., generally along fence,  
South 41-13-35 East, distance of 313.99 feet to a set 1/2 inch rebar;  
South 40-02-32 East, distance of 590.49 feet to a set 1/2 inch rebar;  
South 38-07-32 East, distance of 362.72 feet to a set 1/2 inch rebar;  
South 17-59-15 East, distance of 199.47 feet to a set 1/2 inch rebar for the east corner of this tract on the northwest R.O.W. of County Road No. 331.

THENCE South 49-21-00 West, with said county road R.O.W., 715.22 feet to a set 1/2 inch rebar for the south corner of this tract and the east corner of the Vidal Flores land described in Volume 509, page 746, Wilson County Deed Records.

THENCE North 40-45-43 West, with the common line of the Flores and Mills lands, 1445.90 feet to a set 1/2 inch rebar for the west corner of this tract on the southeast line of the aforementioned Frieda E. Otto land.

THENCE North 49-00-00 East, (record bearing-Volume 246, Page 552) with the common line of the Otto land end of this tract, 814.00 feet to the POINT OF BEGINNING containing 26.69 acres of land

Any provision herein which restricts the sale, rental, or use of the described realproperty because of color or race is invalid 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 the Volume: 1129 and Page: 725 of the same records of: Wilson County as stamped herein by me.

Nov 01, 2002



*Eva S. Martinez*  
COUNTY CLERK  
WILSON COUNTY, TEXAS

Filed for Record in:  
Wilson County  
by Eva S. Martinez  
County Clerk

On: Nov 01, 2002 at 04:27P

As a Recording

Document Number: 00014883  
Total Fees : 45.00

Receipt Number - 2922

By,  
Judy Fleming Deputy  
F? m67c