

101 OAK VIEW DRIVE
LA VERNIA, TX 78121

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
00000004792248
On: Nov 24, 2014 at 01:41P
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.

Receipt Number - 173060
Cynthia Hinojosa,

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

Date: January 06, 2015

Time: The sale will begin at 1:00PM or not later than three hours after that time.

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 10, 2008 and recorded in Document VOLUME 1441, PAGE 1 real property records of WILSON County, Texas, with TY BURNAM AND CAMIELA BURNAM, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

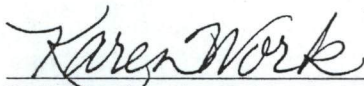
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by TY BURNAM AND CAMIELA BURNAM, securing the payment of the indebtednesses in the original principal amount of \$89,621.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals 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:

LOT 1, BLOCK 1, OAK HOLLOW PARK, WILSON COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 4, PAGES 4-6, PLAT RECORDS, 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



BRUCE NEYLAND 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

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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Total Fees : 2.00
Instrument Number - 173060
By: [Signature] Hinojosa

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

Date: February 03, 2015

Time: The sale will begin at 1:00PM or not later than three hours after that time.

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 05, 2005 and recorded in Document VOLUME 1289, PAGE 615; AS AFFECTED BY VOLUME 1296, PAGE 619 real property records of WILSON County, Texas, with ROBIN MICHELLE COLE AND CHRISTOPHER JAMES COLE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

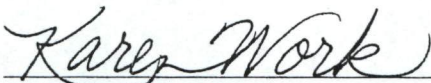
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ROBIN MICHELLE COLE AND CHRISTOPHER JAMES COLE, securing the payment of the indebtednesses in the original principal amount of \$131,514.00, and obligations therein described including but not limited to the promissory note and all 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 as follows:

LOT 36 OUT OF ENCINO HILLS SUBDIVISION, WILSON COUNTY, TEXAS, AS PER PLAT OF RECORD IN VOLUME 6, PAGES 58-69, MAP OR 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

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



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

COPY

Filed for Record in:
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C&S No. 44-14-3032 / FHA / No
Loan Care, A Division of FNF Servicing, Inc

Total Fees : 2.00

NOTICE OF TRUSTEE'S SALE

Receipt Number - 172612
Cynthia Hinojosa

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: March 30, 2011

Grantor(s): Clayton E. Koenning and wife, Melissa R. Koenning

Original Trustee: Michael L. Riddle

Original Mortgagee: Mortgage Electronic Registration Systems Inc., as nominee for Ameripro Funding Inc., its successors and assigns

Recording Information: Vol. 1599, Page 38, or Clerk's File No. 00002058, in the Official Public Records of WILSON County, Texas.

Current Mortgagee: American Financial Resources

Mortgage Servicer: Loan Care, A Division of FNF Servicing, Inc, National Association whose address is C/O 3637 Sentara Way Virginia Beach, VA 23452 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 01/06/2015 **Earliest Time Sale Will Begin:** 12:00 PM


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 Mortgagee, the Mortgagee or the Mortgagee's attorney.

Legal Description:
LOT 43, NORTHCREST HILLS SUBDIVISION, WILSON COUNTY, TEXAS, AS SHOWN ON PLAT OF RECORD IN VOLUME 10, PAGE 54, PLAT RECORDS OF WILSON COUNTY, TEXAS.

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

For Information:
Codilis & Stawiarski, P.C.
650 N. Sam Houston Parkway East, Suite 450
Houston, TX 77060 / (281) 925-5200


Troy Martin, Jill Nichols, Alexis Martin, Cassie Martin, Terri Martin
Mary M. Speidel
c/o Servicelink Default Abstract Solutions
7301 N. State Hwy 161. Ste 305.
Irving, TX 75039

44-14-3032
WILSON



4496164

COPY

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Total Fees : 2.00

Receipt Number - 172612
By:
Cynthia Hinojosa

Matter No.: 018027-TX

Date: October 28, 2014

County where Real Property is Located: Wilson

ORIGINAL MORTGAGOR: WILLIE VIDAL AND TERRIE M. VIDAL, HUSBAND AND WIFE AS
COMMUNITY PROPERTY

ORIGINAL MORTGAGEE: ALACRITY LENDING COMPANY, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: FREEDOM MORTGAGE CORPORATION

MORTGAGE SERVICER: LOANCARE

DEED OF TRUST DATED 10/29/2008, RECORDING INFORMATION: Recorded on 11/5/2008 as Instrument No. 00039179, in Book 1482 Page 650 Rerecorded on 03/16/2010 as Instrument No. 00050943 VOLUME: 1547 PAGE: 745

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **BEING 17.70 ACRES OF LAND OUT OF THE MANUEL TARIN SURVEY NO. 29, ABSTRACT NO. 319, WILSON COUNTY, TEXAS AND BEING THE LAND DESCRIBED IN A CONVEYANCE TO WILLIE VIDAL IN A DEED OF RECORD IN VOLUME 1456, PAGE 185 OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN ATTACHED EXHIBIT "A" AND EXHIBIT "B".**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **12/2/2014**, the foreclosure sale will be conducted in **Wilson** County in the area of the courthouse 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 FREEDOM MORTGAGE CORPORATION 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:



FREEDOM MORTGAGE CORPORATION
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.: 018027-TX

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By:  Substitute Trustee
TROY MARTIN OR ALEXIS MARTIN OR CASSIE MARTIN
OR TERRI MARTIN OR JILL NICHOLS OR PAUL A.
HOEFKER

RITE DUNCAN, LLP
4375 Jutland Drive, Suite 200
P.O. Box 17935
San Diego, CA 92117
Fax #: 619-590-1385

EXHIBIT "A"

STATE OF TEXAS
COUNTY OF WILSON

FIELD NOTES FOR 17.70 ACRES OF LAND

BEING 17.70 acres of land out of the Manuel Tarin Survey No. 29, Abstract No. 319, Wilson County, Texas and being the land described in a conveyance to Willie Vidal in a deed of record in Volume 1456, Page 185 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 inch rebar with "Pollok & Sons" cap for the easterly corner of the Hector Vidal land described in Volume 1125, Page 728, Wilson County Official Public Records, the northerly corner of this tract and being on the westerly or southwesterly line of the Richard C. Remling land described in Volume 980, Page 901, Wilson County Official Public Records;

THENCE South 29° 26' 45" East, with the common line of the Remling land and of this tract, a distance of 1187.71 feet to a found 1/2 inch rebar with "Pollok & Sons" cap for the easterly corner of this tract and northerly corner of the Mario Vidal land described in Volume 1460, Page 816, Wilson County Official Public Records;

THENCE South 51° 25' 31" West, with the common line of the Mario Vidal land and of this tract, a distance of 657.79 feet to a found 1/2 inch rebar with "Pollok & Sons" cap for a common corner on the easterly or southeasterly line of the Charles Hoofard land described in Volume 1064, Page 612, Wilson County Official Public Records;

THENCE North 29° 24' 37" West, with the westerly or southwesterly line of this tract, easterly or northeasterly line of the Charles Hoofard land, the Robert A. Nicholson land of record in Volume 1074, Page 865, Wilson County Official Public Records and the Terry Lane Taylor land of record in Volume 858, Page 147, Wilson County Official Public Records, total distance of 1187.87 feet to a found 1/2 rebar with "Pollok & Sons" cap for the westerly or northwesterly corner of this tract and southerly corner of the aforementioned Hector Vidal land;

THENCE North 51° 25' 44" East, with the common line of the Hector Vidal land and of this tract, a distance of 657.04 feet to the POINT OF BEGINNING containing 17.70 acres of land as shown on a plat that accompanies this description.

THE bearing system is based on WGS84.

POLLOK & SONS SURVEYING, INC.

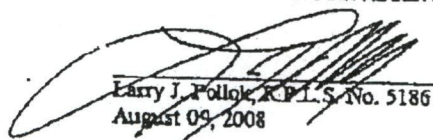

Larry J. Pollok, R.P.L.S. No. 5186
August 09, 2008



EXHIBIT "B"

TOGETHER WITH AND SUBJECT TO a 20 foot Ingress and Egress Easement out of the Manuel Teria Survey No. 29, Abstract No. 319, Wilson County, Texas and being a part or portion of the same land described in a conveyance to Amador Vidal and wife, Anita Vidal in a deed of record in Volume 527, Page 603 of the Deed Records of Wilson County, Texas, said easement being more particularly described by notes and bounds as follows:

BEGINNING at a set 1/2" rebar with cap for the east corner of the Charles Hooded land as described in Volume 1064, Page 612 of the Official Public Records of Wilson County, Texas and the south corner of the parent tract, a 7.70 acre tract also surveyed this day and of this easement;

THENCE North 29° 23' 00" West, with the common line of said Hooded land, the Robert A. Nicholson land as described in Volume 1074, Page 833 of the Official Public Records of Wilson County, Texas and the Terry Lane Taylor land as described in Volume 858, Page 147 of the Official Public Records of Wilson County, Texas, a distance of 1704.25 feet to a set 1/2" rebar with cap for the south corner of a 26.47 acre tract also surveyed this day and the west corner of a 17.70 acre tract also surveyed this day and of this easement;

THENCE North 51° 27' 00" East, into the parent tract and with the common line of said 17.70 acre tract and of the 26.47 acre tract, a distance of 20.25 feet to a point for the north corner of this easement;

THENCE South 29° 23' 00" East, a distance of 1704.25 feet to a point in the aforementioned northwest right-of-way of "C" Road for the east corner of this easement;

THENCE South 51° 27' 00" West, with said right-of-way, a distance of 20.25 feet to the POINT OF BEGINNING.

COPY

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Nov 10, 2014 at 10:19A
As a Recording

Total Fees : 2.00

Receipt Number - 172612
By:
Cynthia Hinojosa

ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, JULIE A. SHADROCK AND HUSBAND, BARRY SHADROCK delivered that one certain Deed of Trust dated JULY 22, 2010, which is recorded in VOLUME 1564, PAGE 703 of the real property records of WILSON County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$238,000.00 payable to the order of UNITED SA FEDERAL CREDIT UNION, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

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

WHEREAS, UNITED SAN ANTONIO COMMUNITY FEDERAL CREDIT UNION, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.


NOTICE IS HEREBY GIVEN that on Tuesday, DECEMBER 2, 2014, beginning at 12:00 NOON, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

LOT 187, LEGACY RANCH SUBDIVISION, UNIT 4, AS SHOWN ON A PLAT RECORDED IN VOLUME 10, PAGE 17, MAP AND PLAT RECORDS OF WILSON COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of WILSON County, Texas, for such sales (OR 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, FLORESVILLE, TEXAS)).

NOTICE IS FURTHER GIVEN that the address of COLONIAL SAVINGS, F.A., the Mortgagee or Mortgage Servicer, is 5500 UTSA BOULEVARD, SAN ANTONIO, TEXAS 78249. Pursuant to the Texas Property Code, the Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: NOVEMBER 10, 2014.



SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR TROY MARTIN OR
ALEXIS MARTIN OR CASSIE MARTIN OR TERRI
MARTIN OR JILL NICHOLS

FILE NO.: CSA-5456
PROPERTY: 104 LEGACY CIRCLE
LA VERNIA, TEXAS 78121

JULIE A SHADROCK

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tele: (972) 394-3086
Fax: (972) 394-1263



4496037

NOTICE OF TRUSTEE'S SALE

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

On: Nov 05, 2014 at 01:03P
As a Recording

Total Fees : 2.00

Receipt Number - 172474
By:
Yvonne G Garcia

THE STATE OF TEXAS §

COUNTY OF WILSON §

Date: November 3, 2014

Deed of Trust:

Date: March 18, 2007

Grantor: Barbara Bowie

Beneficiary: Wilson County Ltd.

Recorded in: Vol. 1395, Page 911, Official Public Records, Wilson County, Texas.

Assumption Warranty Deed:

Date: November 3, 2010

Grantor: Barbara Bowie

Grantee: Larry C. Thompson and Lillian Thompson

Recorded in: Vol. 1579, Page 611, Official Public Records, Wilson County, Texas.

Assumption Warranty Deed:

Date: December 24, 2013

Grantor: Larry C. Thompson and Lillian Thompson

Grantee: Elizabeth Ann Henrichson and Charles Lee Henrichson

Recorded in: Vol. 1773, Page 723, Official Public Records, Wilson County, Texas.

Property: Lot 78 of Terrace Hill Farms, Unit III, a recorded subdivision of Wilson County, Texas as shown in Volume 8, Page 37-39, Plat Records, Wilson County, Texas

Date of Sale: December 2, 2014

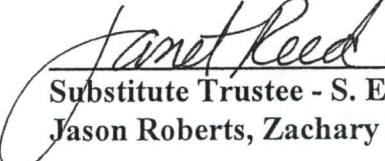
Time of Sale: The earliest time at which the sale will occur is 11:00 p.m. and no later than 2:00 p.m.

Place of sale of Property: Wilson County Courthouse, 1420 3rd Street, Floresville Texas.

Designated Area: The most westerly door facing 3rd Street, bearing the address 1420 3rd Street, Floresville, Texas 78114

Because of the default by Grantor under the terms of the Deed of Trust and the Note secured thereby, as Substitute Trustee, I will sell the property by public auction to the highest bidder for cash at the place and date above specified to satisfy the debt secured by the Deed of Trust.

The property is being sold subject to all matter of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.


Substitute Trustee - S. E. Rutledge, Janet Reed,
Jason Roberts, Zachary Potts, or James Nelson

For more information:

P.O. Box 1249
San Marcos, Texas 78667-1249
512-396-5115