

**COPY**

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

**Date:** 09/20/2007  
**Grantor(s):** RICARDO P MARTINEZ AND ADRIANA R MARTINEZ, HUSBAND AND WIFE  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CITIMORTGAGE, INC. ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$231,000.00  
**Recording Information:** Instrument 00028851  
**Property County:** Wilson  
**Property:** ALL THAT CERTAIN TRACT OR PARCEL OF LAND KNOWN AS LOT 25 OF THE OAK FIELDS ESTATES SUBDIVISION, UNIT 2, OF WILSON COUNTY, TEXAS, AS SHOWN BY A MAP OR PLAT THEREOF OF RECORD AT VOLUME 8, PAGE 1, PLAT RECORDS OF WILSON COUNTY, TEXAS.  
**Reported Address:** 105 BEAR TRACE, FLORESVILLE, TX 78114-6579

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** CitiMortgage, Inc.  
**Mortgage Servicer:** CitiMortgage, Inc.  
**Current Beneficiary:** CitiMortgage, Inc.  
**Mortgage Servicer Address:** 14700 Citicorp Dr, Hagerstown, MD 21742

**SALE INFORMATION:**

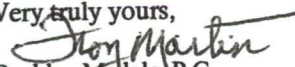
**Date of Sale:** Tuesday, the 1st day of April, 2014  
**Time of Sale:** 12:00PM or within three hours thereafter.  
**Place of Sale:** AT THE MOST NORTH-EASTERLY DOOR OF THE WILSON COUNTY COURTHOUSE, BEING THE COURTHOUSE DOOR FACING THE OFFICE OF THE WILSON COUNTY TAX ASSESSOR-COLLECTOR, IN FLORESVILLE, WILSON COUNTY, TEXAS, WHICH BEARS THE ADDRESS OF 2 LIBRARY LANE in Wilson County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Wilson County Commissioner's Court.

**Substitute Trustee(s):** Troy Martin or Melody Speer or Wendy Speer, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act  
**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and  
 WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and  
 WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Troy Martin or Melody Speer or Wendy Speer, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and  
 WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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

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

Very truly yours,  
  
 Buckley Madole, P.C.



101 OAK VIEW DRIVE  
LA VERNIA, TX 78121

Filed for Record in:  
Wilson County  
by Honorable Eva Martinez  
County Clerk  
On: Feb 24, 2014 at 09:16A  
00000004134508  
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 - 162937  
By: Cynthia Hinojosa

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

Date: April 01, 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 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



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



NOS00000004134508

## Notice of Trustee's Sale

Filed for Record in:  
Wilson County  
by Honorable Eva Martinez  
County Clerk  
On: Feb 21, 2014 at 11:01A  
As a Recording

Date: **FEBRUARY 21, 2014**

Trustee: **CHESTER WILSON**

Trustee's Address: **9108 Laguna Woods Drive  
Austin, Texas 78717**

Lender: **MIURA FAMILY LIMITED PARTNERSHIP, LTD.**

Note: **NINE-TEEN THOUSAND FOUR HUNDRED NINETY FIVE and NO/100THS DOLLARS  
(\$19,495.00)**

Total Fees : 2.00

Receipt Number - 162891  
By:  
Yvonne G Garcia

### Deed of Trust

Date: **MAY 3, 2013**

Grantor: **JEREMY VILLARREAL and REEANNA MARIE SALAS**

Lender: **MIURA FAMILY LIMITED PARTNERSHIP, LTD.**

Recording information: **A Warranty Deed dated May 3, 2013, executed by MIURA FAMILY LIMITED PARTNERSHIP, LTD. to JEREMY VILLARREAL and REEANNA MARIE SALAS, recorded under Clerk's Document No. 00024150, Official Records, Wilson County Texas, and being further secured by Deed of Trust of even date therewith from JEREMY VILLARREAL and REEANNA MARIE SALAS to ROSS M. RATHGEBER, Trustee, securing the payment of a note in the original amount of \$19,495.00, recorded under Clerk's Document No. 00024151, Official Records, Wilson County, Texas.**

Property: **LOT 51, ACRES 1.03**, GREAT OAKS SUBDIVISION, a subdivision in Wilson County, Texas, according to the Map or Plat recorded in Volume 9, Page 58 of the map or plat records of Wilson County, Texas.

County: **Wilson**

Date of Sale (first Tuesday of month): **April 1, 2014**

Time of Sale: **11:00 a.m.**

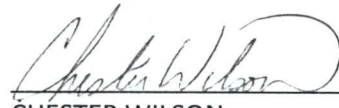
Place of Sale: **The foreclosure sale will be conducted at public venue in the area designated by the San Patricio County Commissioners Court pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosures sales are to take place, or if no place is designated by the Commissioners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

Notice of Trustee's Sale

Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS," subject to all prior liens, taxes, or encumbrances. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

**A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law including the Service Members 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 immediately.**

  
\_\_\_\_\_  
CHESTER WILSON



**COPY**

Filed for Record in:  
Wilson County  
by Honorable Eva Martinez  
County Clerk  
On: Feb 10, 2014 at 01:42P  
As a Recording

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

Total Fees : 2.00

Receipt Number - 162368  
By:  
Frances Cherry;

**DEED OF TRUST INFORMATION:**

**Date:** 07/16/1999  
**Grantor(s):** RAMON GONZALES, RHONDA G. GONZALES  
**Original Mortgagee:** GREEN TREE FINANCIAL SERVICING CORPORATION  
**Original Principal:** \$35,000.00  
**Recording Information:** Book 1005 Page 307 Instrument 83217  
**Property County:** Wilson  
**Property:**

LOT 11, BLOCK 1 RICHARD HERITAGE SUBDIVISION SITUATED WITHIN THE CITY LIMITS OF WILSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN VOLUME 3, PAGE 70 OF MAP AND PLAT RECORDS OF WILSON COUNTY, TEXAS.

**Reported Address:** PARCEL ID: GF#32171  
112 BOSSIER ST, POTH, TX 78147

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** U.S. Bank National Association, as Trustee for Conseco Finance Home Loan Grantor Trust 2002-A  
**Mortgage Servicer:** JPMorgan Chase Bank, N.A.  
**Current Beneficiary:** U.S. Bank National Association, as Trustee for Conseco Finance Home Loan Grantor Trust 2002-A  
**Mortgage Servicer Address:** PO Box 1015238, Columbus, OH 43219

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 4th day of March, 2014  
**Time of Sale:** 12:00PM or within three hours thereafter.  
**Place of Sale:**

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, or, if the preceding area is no longer the designated area, at the area most recently designated by the Wilson County Commissioner's Court.

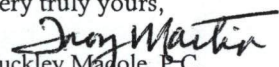
**Substitute Trustee(s):** Troy Martin or Melody Speer or Wendy Speer, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and  
WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and  
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Troy Martin or Melody Speer or Wendy Speer, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and  
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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

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

Very truly yours,  
  
Buckley Madole, P.C.

CAUSE NUMBER 13-07-0444-CVW

IN RE: ORDER FOR FORECLOSURE  
CONCERNING

112 BOSSIER ST  
POTH, TX 78147

UNDER TEX. R. CIV. PROC. 736

§  
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§

IN THE DISTRICT COURT

218TH JUDICIAL DISTRICT OF

WILSON COUNTY, TEXAS

DEFAULT ORDER ALLOWING FORECLOSURE

U.S. Bank National Association, as Trustee for Conseco Finance Home Loan Grantor Trust 2002-A, Petitioner, on behalf of itself, its successors and assigns, has brought before this Court for consideration its Application for Court Order Allowing Foreclosure of a Lien Under Texas Constitution article 16, section 50(a)(6)(D) (Application). Having considered the evidence presented, the Court finds that:

1. the Application complies with Rule 736.1;
  2. the Application was properly served in accordance with Rule 736.3;
  3. a respondent did not file a response to the Application by the due date; and
  4. the return of service has been on file with the Clerk of the Court for at least 10 days; and
- 
5. Petitioner has established the basis for foreclosure and the Court finds that:
    - (a) Petitioner is the holder of a Texas Home Equity Note secured by a lien created under Texas Constitution article XVI, section 50(a)(6). A debt exists.
    - (b) Installment payments have not been made when due and owing pursuant to the terms of the Note and Deed of Trust.



(c) The obligation secured by the lien sought to be foreclosed is in default.

(d) The requisite notice to cure the default has been mailed to each person as required under applicable law and the loan agreement, contract, or lien sought to be foreclosed and the opportunity to cure has expired. Before the Application was filed, any other action required under applicable law and the loan agreement, contract, or lien sought to be foreclosed was performed.

IT IS THEREFORE ORDERED that:

1. U.S. Bank National Association, as Trustee for Conseco Finance Home Loan Grantor Trust 2002-A together with its successors and assigns, is hereby authorized to serve Notice of Sale upon each Respondent and may proceed with a foreclosure sale in accordance with the security agreement and Texas Property Code section 51.002 concerning the property with a commonly known mailing address of 112 Bossier St, Poth, TX 78147 and legal description as described in the Real Property Records of Wilson County, Texas as follows:

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LOT 11, BLOCK 1 RICHARD HERITAGE SUBDIVISION  
SITUATED WITHIN THE CITY LIMITS OF WILSON  
COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT  
THEREOF AS RECORDED IN VOLUME 3, PAGE 70 OF MAP  
AND PLAT RECORDS OF WILSON COUNTY, TEXAS.  
PARCEL ID: GF#32171

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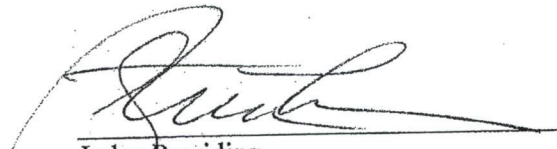
2. The name and last known address of each respondent subject to the order are:

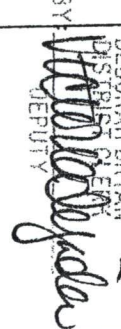
Ramon Gonzales, Respondent, whose last known address is  
PO BOX 243, Poth, TX 78147

Rhonda G. Gonzales, Respondent, whose last known address is  
PO BOX 243, Poth, TX 78147.

3. The recording or indexing information of each lien to be foreclosed is as follows: Book 1005, Page 307, Instrument Number 83217
4. A conformed copy of an Order Allowing Foreclosure must be attached to the trustee or substitute trustee's foreclosure deed in accordance with Rule 736.12 of the Texas Rules of Civil Procedure.
5. Petitioner may communicate with each Respondent and all third parties as reasonably necessary to conduct a foreclosure sale.
6. Notice of Foreclosure Sale must be mailed to Respondent's counsel by certified mail if Respondents are represented by counsel.

Signed, this 17 day of September, 2013.

  
Judge Presiding

FILED FOR RECORD  
WILSON COUNTY, TEXAS  
2013 SEP 17 PM 2:08  
DEBORAH BRYAN  
DISTRICT CLERK  
BY:   
DEPUTY



Return to:

BUCKLEY MADOLE, P.C.  
Attn: Home Equity Department  
9441 LBJ Freeway, Suite 250  
Dallas, TX 75243  
Fax: (972) 643-6699

**COPY**

Filed for Record in:  
Wilson County  
by Honorable Eva Martinez  
County Clerk  
On: Feb 10, 2014 at 01:42P  
As a Recording

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

Total Fees : 2.00

**DEED OF TRUST INFORMATION:**

Receipt Number - 162368  
By,  
Frances Cherry

**Date:** 06/01/2012  
**Grantor(s):** KASEY D. SPARKS, A SINGLE WOMAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR NETWORK FUNDING, LP., ITS SUCCESSORS AND ASSIGNS  
  
**Original Principal:** \$178,525.00  
**Recording Information:** Book 1665 Page 483 Instrument 00013952  
**Property County:** Wilson  
**Property:** BEING LOT 99, WOOD VALLEY ACRES SUBDIVISION, WILSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGE 115, PLAT RECORDS OF WILSON COUNTY, TEXAS.  
**Reported Address:** 160 WOOD VALLEY DRIVE, ADKINS, TX 78101

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** Wells Fargo Bank, NA  
**Mortgage Servicer:** Wells Fargo Bank, N. A.  
**Current Beneficiary:** Wells Fargo Bank, NA  
**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 4th day of March, 2014  
**Time of Sale:** 12:00PM or within three hours thereafter.  
**Place of Sale:** 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, or, if the preceding area is no longer the designated area, at the area most recently designated by the Wilson County Commissioner's Court.

**Substitute Trustee(s):** Troy Martin or Melody Speer or Wendy Speer, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act  
**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

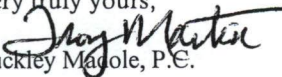
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4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

  
Buckley Madole, P.C.



**COPY**

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

On: Feb 10, 2014 at 01:42P

As a Recording

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

Total Fees : 2.00

**DEED OF TRUST INFORMATION:**

<b>Date:</b>	05/07/2001	<b>Receipt Number -</b>	162368
<b>Grantor(s):</b>	KEITH WILDENSTEIN AND WIFE, JENNIFER ANN WILDERSTEIN	<b>By:</b>	Frances Cherry
<b>Original Mortgagee:</b>	FRANKLIN AMERICAN MORTGAGE COMPANY		
<b>Original Principal:</b>	\$89,889.00		
<b>Recording Information:</b>	Book 1064 Page 531 Instrument 2529		
<b>Property County:</b>	Wilson		
<b>Property:</b>			

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 0.303 ACRES IN THE CITY OF LA VERNIA, WILSON COUNTY, TEXAS, OUT OF THE JUAN DELGADO SURVEY NO. 8, ABSTRACT 8, BEING A PORTION OF THAT CERTAIN TRACT CALLED 2.265 ACRE TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN FROM DENNIS R. RICHTER AND SUSAN A. RICHTER TO DONALD J. RICHTER, OF RECORD IN VOLUME 1035, PAGE 651, OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING: AT A 1/2" IRON PIN FOUND ON THE WEST RIGHT OF WAY LONE OF MCCOY STREET AT THE NORTHEAST CORNER OF SAID 2.265 ACRE TRACT AND SAME BEING THE SOUTHEAST CORNER OF TED V. CROW, ET UX, 0.512 ACRE TRACT OF RECORDS IN VOLUME 807, PAGE 378, OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS;

THENCE: SOUTH 15 DEG. 41 MIN. 15 SEC. WEST, A DISTANCE OF 15.000 FEET TO A 1/2" IRON PIN SET WITH CAP STAMPED "SEGUIN 1776" ON THE WEST RIGHT OF WAY LINE OF SAID MCCOY STREET, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: SOUTH 15 DEG. 41 MIN 15 SEC. WEST, A DISTANCE OF 73.33 FEET ALONG WITH THE WEST RIGHT-OF-WAY LINE OF SAID MCCOY STREET TO A 1/2" IRON PIN SET WITH CAP STAMPED "SEGUIN 1776" AT THE NORTHEAST CORNER OF TRACT NO. 2.0303 ACRE TRACT, SURVEYED THIS SAME DAY, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT,

THENCE: NORTH 74 DEG. 22 MIN. 49 SEC. WEST, A DISTANCE OF 180.00 FEET TO A 1/2" IRON PIN SET WITH CAP STAMPED "SEGUIN 1776", AT THE NORTHWEST CORNER OF SAID TRACT, NO. 2. 0303 ACRE TRACT, SURVEYED THIS SAME DAY, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: NORTH 15 DEG. 41 MIN. 15 SEC. EAST, A DISTANCE OF 73.33 FEET TO A 1/2" IRON PIN SET WITH CAP STAMPED "SEGUIN 1774", FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: SOUTH 74 DEG. 22 MIN. 49 SEC. EAST, A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING.

BEARING BASIS- SOUTH 15 DEG. 41 MIN. 00 SEC. WEST- FROM THE EAST BOUNDARY LINE OF THIS HEREIN DESCRIBED TRACT OF RECORD IN VOLUME 1035, PAGE 651, OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS.

**Reported Address:** 205 MCCOY STREET, LA VERNIA, TX 78121-4627

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** Wells Fargo Bank, N.A.  
**Mortgage Servicer:** Wells Fargo Bank, N. A.  
**Current Beneficiary:** Wells Fargo Bank, N.A.  
**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 4th day of March, 2014  
**Time of Sale:** 12:00PM or within three hours thereafter.  
**Place of Sale:**

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, or, if the preceding area is no longer the designated area, at the area most recently designated by the Wilson County Commissioner's Court.

**Substitute Trustee(s):** Troy Martin or Melody Speer or Wendy Speer, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and  
 WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and  
 WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Troy

Martin or Melody Speer or Wendy Speer, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

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

Very truly yours,

  
Buckley Madole, P.C.



**COPY**

Filed for Record in:  
Wilson County  
by Honorable Eva Martinez  
County Clerk  
On: Feb 10, 2014 at 01:35P  
As a Recording

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS**, on December 16, 2005, Mona Lopez ("Borrower") executed a Deed of Trust in favor of 21<sup>st</sup> Mortgage Corporation ("Deed of Trust"). The Deed of Trust was recorded in Volume 1316, Page 202 in Wilson County, Texas on December 20, 2005; and

Total Fees : 2.00  
Serial Number - 162365  
Frances Cherry

**WHEREAS**, 21<sup>st</sup> Mortgage Corporation ("21<sup>st</sup> Mortgage") is now the owner and holder of the Deed of Trust; and

**WHEREAS**, Jamie E. Silver or B. Bruce Johnson or James H. Morgenstern or Troy Martin or Melody Speer or Wendy Speer have been appointed Substitute Trustee in place of the original Trustee, with all rights, powers, and immunities of the original Trustee; and

**WHEREAS**, default has occurred under the Deed of Trust and 21<sup>st</sup> Mortgage has instructed the Substitute Trustee to sell the property under the following terms and conditions.

**Property To Be Sold.** SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN AND ALL GOODS THAT ARE OR WILL BE FIXTURES AND THAT ARE OR WILL BE LOCATED ON THE PREMISES, INCLUDING, WITHOUT LIMITATION, THE 2003 28 X 40 AMERICAN HOMESTAR OF LANCASTER INC. MANUFACTURED HOME NORTHSTAR MODEL, BEARING SERIAL NO. OC010314058BA/B, AND REPLACEMENTS OF AND ADDITIONS TO THESE FIXTURES, ALL OF WHICH GRANTOR AGREES ARE OR WILL BE PART OF AND AFFIXED TO THE REAL ESTATE DESCRIBED IN THIS PARAGRAPH

**Date, Time and Place of Sale:**

Date: March 4, 2014

Time: Beginning no earlier than 12:00 p.m. and no later than three hours thereafter.

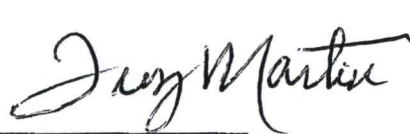
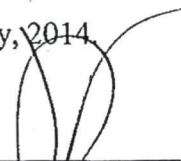
Place: Wilson County Texas in the area designated by the Commissioner's Court of Wilson County pursuant to section 51.002 of the Texas Property Code or, if no area is designated by the Commissioner's Court, then the most North-Easterly door of the Wilson County Courthouse, being the Courthouse door facing the office of the Wilson County Tax Assessor-Collector, in Floresville, Wilson County, Texas, which bears the address of 2 Library Lane.

**Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash and shall not cover any part of the property that has been released of public record. The beneficiary has the right to direct the Substitute Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Except to the extent that the Substitute Trustee may bind and obligate the Borrower to warrant title to the property under the terms of the Deed of Trust, the property will be sold in "AS IS, WHERE IS" without any representations and warranties, whatsoever, express or implied, and subject to all matters of record affecting the property. The Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Substitute Trustee. The beneficiary may postpone, withdraw or reschedule the sale and the Substitute Trustee need not announce the postponement, withdrawal or rescheduling. The

beneficiary may appoint another Substitute Trustee to conduct the sale. Questions concerning the sale may be directed to the undersigned or to the beneficiary, 21<sup>st</sup> Mortgage at (281) 419-0817.

**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 this 6<sup>th</sup> day of February, 2014.



JAMIE SILVER, Substitute Trustee  
12720 Hillcrest Road, Suite 280  
Dallas, Texas 75230  
(972) 788-4610 telephone  
(972) 386-7694 telecopier



**TRACT ONE:**

BEING 0.50 acres in Wilson County, Texas, a part of the Juan Delgado Survey No. 8, A-B; and being a part of a called 1.39 acre tract described in a Deed to Pablo & Margarita Gonzales, recorded in Volume 906, Page 78 of the Official Public Records of Wilson County, Texas, and known as 181 US Hwy 87 and described by metes and bounds as follows:

BEGINNING at a 1/4" rebar found for the south corner of the said Pablo Gonzales 1.39 acre tract and the south corner of this tract, the east corner of the Camilo Rangel tract recorded in Volume 907, Page 95 of the Official Public Records of Wilson County, Texas, and being on the northwest line of the Gary Gray tract, recorded in Volume 701, Page 227 and in Volume 723, Page 744 of the Deed Records of Wilson County, Texas;

THENCE N. 26° 36' 10" W., a distance of 287.23 feet along the northeast line of the said Rangel tract to a 1/2" rebar found for the west corner of the said Gonzales 1.39 acre tract and of this tract;

THENCE N. 01° 46' 40" E., a distance of 70.00 feet along a fence line, the southeast line of the Erind Wagner tract recorded in Volume 753, Page 525 of the Deed Records of Wilson County, Texas, to a 3/8" rebar set for the north corner of this tract;

THENCE S. 28° 30' 10" E., a distance of 287.23 feet across and into the said 1.39 acres tract to a 5/8" rebar set on the southeast line of the said Gonzales 1.39 acre tract and the northwest line of the said Gary Gray tract for the east corner of this tract;

THENCE S. 61° 45' 40" W., a distance of 76.00 feet along said common line (reference bearing) to the POINT OF BEGINNING.

**TRACT TWO:**

BEING a non-exclusive 20' ingress and egress easement described by metes and bounds as follows:

BEGINNING at an iron pin (fnd) on the northeasterly right-of-way of US Hwy 87 for the southerly corner of a 9.45 acre tract and of this tract;

THENCE N. 25° 33' 38" W., with said right-of-way a distance of 20.00 feet to the westerly corner of this tract;

THENCE N. 61° 43' 24" E., into said 9.45 acre tract, a distance of 1005.46 feet to the southwesterly line of a 2.82 acre tract out of the 9.45 acre tract for the northerly corner of this tract;

THENCE S. 26° 35' E., a distance of 20.00 feet to a 1/2" iron pin set on the southeasterly line of said 9.45 acre tract for the southerly corner of said 2.82 acre tract and the easterly corner of this tract;

THENCE S. 01° 43' 24" W., with the southeasterly line of said 9.45 acre tract, a distance of 1005.82 feet to the PLACE OF BEGINNING.

And being the same property described in Deed executed by Pantalion R. Gonzales and wife, Augustina R. Gonzales to Pablo Gonzales and Margarita Gonzales, recorded in Volume 906, Page 78 of the Official Public Records of Wilson County, Texas.

FILED FOR RECORD IN  
WILSON COUNTY  
BY: Eva S. Martinez  
County Clerk  
On: Dec 20, 2005 at 04:06P  
As a Recording  
Document-Number: 00009949  
Total Fees: 1 80.00  
Receipt-Number: 43874  
By: Lupe Branda,

A. MGT

any provision herein which restricts the sale, rental, or use of the described real property because it either in whole or in part 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 stated herein by me and was duly RECORDED in Official Public Records in Volume 1316 and Page 218 of the same records of the Wilson County as stated herein by me.  
Dec 20, 2005

 Eva S. Martinez  
COUNTY CLERK  
WILSON COUNTY, TEXAS

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

Date: March 04, 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

  
\_\_\_\_\_  
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

Filed for Record in:  
Wilson County  
by Honorable Eva Martinez  
County Clerk  
On: Feb 10, 2014 at 08:58A  
As a Recording

Total Fees : 2.00

Receipt Number - 162332  
By:  
Frances Cherry

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



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