

COPY

**NOTICE OF FORECLOSURE SALE**

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

LOT 12 OF BLOCK 3, UNIT 2 OF THE LONGRIDGE HEIGHTS SUBDIVISION, UNIT 2, ACCORDING TO MAP OR PLAT THEREOF OF RECORD AT VOLUME 3, PAGE 28 OF THE PLAT RECORDS OF WILSON COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 11/20/2008 and recorded in Book 1486 Page 865 Document 00039949 real property records of Wilson County, Texas.

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

Date: 03/01/2016

Time: The sale will begin no earlier than 12:00 PM or no later than three hours thereafter.

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

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

On: Jan 25, 2016 at 01:08P

As a Recording

2.00

By: 187768  
Genevieve Sanchez


**4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**5. Obligations Secured.** The Deed of Trust executed by HENRY S. FLORES, provides that it secures the payment of the indebtedness in the original principal amount of \$150,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is the current mortgagee of the note and deed of trust and CHAMPION MORTGAGE COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY c/o CHAMPION MORTGAGE COMPANY, 8950 Cypress Waters Blvd, Coppell, TX 75019 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Default and Request to Act.** Default has occurred under the deed of trust, and the mortgagee has requested a Substitute Trustee conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

  
TROY MARTIN, IRENE SALAZAR, VANESSA RAMOS,  
RICHARD HOLTON, DEBORAH MARTIN OR DEANNA  
RAY  
c/o AVT Title Services, LLC  
13770 Noel Road #801529  
Dallas, TX 75380-1529

15-000493-952  
1410 LONGBRANCH DRIVE  
FLORESVILLE, TX 78114

**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.**



4560421

Filed for Record in:  
Wilson County  
by Honorable Eva Martinez  
County Clerk  
On: Jan 21, 2016 at 11:22A  
As a Recording  
Total Fees : 2.00  
Receipt Number - 187662  
By:  
Krustle Hidalgo

**COPY**

**APPOINTMENT OF SUBSTITUTE TRUSTEE  
and NOTICE OF TRUSTEE SALE**

THE STATE OF TEXAS  
COUNTY OF WILSON

**Deed of Trust Date:**  
APRIL 27, 2007

**Property address:**  
114 TURALURA LANE  
FLORESVILLE, TX 78114

**Grantor(s)/Mortgagor(s):**  
DAVID M. LONGORIA AND WIFE, ROSANNE R.  
LONGORIA

**LEGAL DESCRIPTION:**  
ALL THAT CERTAIN TRACT OR PARCEL OF LAND  
KNOWN AS LOT 299 OF THE ESTATES AT SHANNON  
RIDGE SUBDIVISION, UNIT 5, OF WILSON COUNTY,  
TEXAS, AS SHOWN ON THAT CERTAIN PLAT OF THE  
ESTATES AT SHANNON RIDGE, UNIT 5, RECORDED  
AT VOL. 8, PAGE 28 OF THE MAP AND PLAT RECORDS  
OF WILSON COUNTY, TEXAS.

**Original Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC., ACTING SOLELY AS A NOMINEE FOR  
WILMINGTON FINANCE, INC.

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

**Current Mortgagee:**  
PENNYMAC HOLDINGS, LLC

**Date of Sale:** 03/01/2016

**Recorded on:** MAY 3, 2007

**Original Trustee:** THOMAS E. BLACK, JR

**Property County:** WILSON  
**As Clerk's File No.:** 00024564  
**In Volume:** 1398  
**At Page:** 779

**Substitute Trustee:** TROY MARTIN, DEBORAH MARTIN,  
IRENE SALAZAR, DEANNA RAY, VANESSA RAMOS,  
RICHARD HOLTON

**Mortgage Servicer:**  
PENNYMAC LOAN SERVICES, LLC

*Posted by: Troy Martin*

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

The Current Mortgagee under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead TROY MARTIN, DEBORAH MARTIN, IRENE SALAZAR, DEANNA RAY, VANESSA RAMOS, RICHARD HOLTON as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday MARCH 1, 2016 between ten o'clock AM and four o'clock PM and beginning not earlier than 12:00 PM or not later than three hours thereafter. 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 be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.



4559813

PENNYMAC LOAN SERVICES, LLC is acting as the Mortgage Servicer for PENNYMAC HOLDINGS, LLC, who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. 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 debt.

**ACTIVE MILITARY SERVICE NOTICE**

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

WITNESS MY HAND, January 18, 2016

MARINOSCI LAW GROUP, PC

By: [Signature]  
KYLE HAUSMANN  
MANAGING PARALEGAL (name & title)

THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, Pamela Milliner, the undersigned officer, on this, the 18th day of January, 2016, (insert name of notary) personally appeared KYLE HAUSMANN,  known to me, who identified herself/himself to be the MANAGING PARALEGAL of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal  
(SEAL)

[Signature]  
Notary Public for the State of TEXAS



My Commission Expires: 12/7/19  
Pamela Milliner  
Printed Name and Notary Public

Grantor: PENNYMAC HOLDINGS, LLC  
6101 CONDOR DRIVE, SUITE 310  
MOORPARK, CA 93021  
LF No. 15-13363

Return to: MARINOSCI LAW GROUP, P.C.  
MARINOSCI & BAXTER  
14643 DALLAS PARKWAY, SUITE 750  
DALLAS, TX 75254

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

Filed for Record in:  
Wilson County  
by Honorable Eva Martinez  
County Clerk  
On: Jan 11, 2016 at 01:56P  
As a Recording

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

Date: February 02, 2016  
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.

ORAS Fees : 2.00  
Receipt Number - 187242  
By: Krystle Hidalgo

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 20, 2003 and recorded in Document VOLUME 1141, PAGE 538 real property records of WILSON County, Texas, with CORNILIA LUCIO AND PETE LUCIO, III, grantor(s) and CITIFINANCIAL MORTGAGE COMPANY, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CORNILIA LUCIO AND PETE LUCIO, III, securing the payment of the indebtednesses in the original principal amount of \$70,559.15, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. VENTURES TRUST 2013-I-H-R BY MCM CAPITAL PARTNERS, LLC, ITS TRUSTEE is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. BSI FINANCIAL SERVICES, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o BSI FINANCIAL SERVICES  
7500 OLD GEORGETOWN ROAD SUITE 1300  
BETHESDA, MD 20814

  
\_\_\_\_\_

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

Certificate of Posting

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

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



**EXHIBIT "A"**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND CONTAINING 1.63 ACRES BEING A PORTION OF THAT CERTAIN 13.07 ACRE TRACT CONVEYED TO PEDRO LUCIO IN DEED RECORDS OF WILSON COUNTY, TEXAS, LYING NEAR THE COMMUNITY OF SASPAMCO, TEXAS, A PART OF THE JOSE DE LA GARZA GRANT ABSTRACT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2 INCH IRON PIN SET IN FENCE LINE ON THE NORTHEAST PROPERTY LINE OF SAID 13.07 ACRE TRACT, BEING NORTH 24 DEGREES 30 MINUTES WEST A DISTANCE OF 513.27 FEET FROM THE EAST CORNER OF SAID 13.07 ACRE TRACT; THENCE SOUTH 65 DEGREES 30 MINUTES WEST A DISTANCE OF 415.0 FEET TO AN IRON PIN SET FOR THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT; THENCE NORTH 24 DEGREES 30 MINUTES WEST A DISTANCE OF 171.09 FEET ALONG WITH FENCE ON THE SOUTHWEST PROPERTY LINE OF SAID 13.07 ACRE TRACT FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE NORTH 65 DEGREES 30 MINUTES EAST A DISTANCE OF 415.0 FEET TO A 1/2 INCH IRON PIN SET FOR THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT; THENCE SOUTH 24 DEGREES 30 MINUTES EAST A DISTANCE OF 171.09 FEET ALONG WITH FENCE ON THE NORTHEAST PROPERTY LINE OF SAID 13.07 ACRE TRACT TO THE POINT OF BEGINNING; SUBJECT TO A 30 FOOT ROAD EASEMENT ALONG THE NORTHEAST PROPERTY LINE OF THE ABOVE DESCRIBED 1.63 ACRES SAME BEING THE NORTHEAST LINE OF SAID 13.07 ACRES, MORE OR LESS.



NOS0000005308838

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: February 02, 2016

Time: The sale will begin at 12:00PM or not later than three hours after that time.

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

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

On: Jan 11, 2016 at 01:56P

As a Recording

Tab. Fees : 2.00

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

Receipt Number - 187242  
By:  
Krystle Hidalgo

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 03, 2005 and recorded in Document VOLUME 1284, PAGE 412, AS AFFECTED BY VOLUME 1307, PAGE 830 AND MODIFICATION VOLUME 1319, PAGE 411 real property records of WILSON County, Texas, with JOSEPH SAMUEL CARTER AND AMY B. CARTER, grantor(s) and WELLS FARGO BANK, NATIONAL ASSOCIATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JOSEPH SAMUEL CARTER AND AMY B. CARTER, securing the payment of the indebtednesses in the original principal amount of \$178,100.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

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

*Karen Work for*

TROY MARTIN, DEBORAH MARTIN, IRENE SALAZAR, DEANNA RAY, VANESSA RAMOS, RICHARD HOLTON, JILL NICHOLS, FREDERICK BRITTON, JACK BURNS II, PATRICIA SANDERS, ZANA JACKSON, PAMELA THOMAS, KRISTOPHER HOLUB, PATRICK ZWIERS, OR KELLEY BURNS

Substitute Trustee

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

Certificate of Posting

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

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



NOS00000005709092

**EXHIBIT "A"**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 10.00 ACRES IN WILSON COUNTY, TEXAS, OUT OF THE JOHN W. BROWN SURVEY NO. 269, ABSTRACT 54, BEING TRACT NO. 1, THE NORTHWEST HALF OF A 20.00 ACRE TRACT (PARENT TRACT) DESCRIBED IN CONVEYANCE FROM MATALINE BYRD, WAYNE BYRD AND VIRGINIA BYRD TO JOSEPH SAMUEL CARTER AND AMY B. CARTER RECORDED IN VOLUME 1204 PAGE 151, OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING: AT A CORNER POST ON THE NORTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 310, AT THE SOUTH CORNER OF JACK BROWN, ET UX, TRACT, RECORDED IN VOLUME 433 PAGE 410, DEED RECORDS OF WILSON COUNTY, TEXAS, AT THE WEST CORNER SAID 20,00 ACRE TRACT (PARENT TRACT), FOR THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: NORTH 60 DEG. 39 MIN. 45 SEC. EAST; A DISTANCE OF 618.48 FEET ALONG WITH GENERAL COURSE OF FENCE LINE ON THE SOUTHEAST LINE OF SAID BROWN TRACT AND THE NORTHWEST LINE OF SAID 20.00 ACRE TRACT (PARENT TRACT) TO A 1/2" IRON PIN FOUND AT THE NORTH CORNER OF SAID 20.00 ACRE TRACT (PARENT TRACT), FOR THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: SOUTH 29 DEG. 15 MIN. 00 SEC. EAST; A DISTANCE OF 704.31 FEET ALONG THE NORTHEAST LINE OF SAID 20.00 ACRE TRACT (PARENT TRACT) ), AND SAME BEING THE REMAINING PORTION OF ETHEL R. WARE LAND RECORDED IN VOLUME 253 PAGE 355, DEED RECORDS OF WILSON COUNTY, TEXAS,) TO A 1/2" IRON PIN SET, AT THE NORTH CORNER OF TRACT II, SOUTHEAST HALF (10.00 ACRES), FOR THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: SOUTH 60 DEG. 39 MIN. 45 SEC. WEST; A DISTANCE OF 618.48 FEET ACROSS SAID 20.00 ACRE TRACT (PARENT TRACT) TO A 1/2" IRON PIN SET, AT THE WEST CORNER OF TRACT II, SOUTHEAST HALF (10.00 ACRE TRACT), LOCATED ON THE NORTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 310, FOR THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

TEHNCE: NORTH 29 DEG. 15 MIN. 00 SEC. WEST; A DISTANCE OF 704.31 FEET ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF COUNTYROAD NO. 310, AND SAME BEING THE SOUTHWEST LINE OF SAID 20.00 ACRE TRACT (PARENT TRACT) TO THE POINT OF BEGINNING.



NOS0000005709092

NOTICE OF FORECLOSURE SALE

COPY

January 7, 2016

DEED OF TRUST ("Deed of Trust"):

**Dated:** June 21, 2013

**Grantor:** Loretta M. Hartmann and husband, William E. Hartmann

**Trustee:** Gerald V. Sekula

**Trustee's Address:** 100 S. Front Street, Falls City, Texas 78113

**Lender:** Falls City National Bank

**Recorded in:** Volume 1733, Page 796, Official Public Records of Wilson County, Texas, being in renewal and extension of Deed of Trust recorded in Volume 1680, Page 868, Official Public Records of Wilson County, Texas.

Filed for Record in:  
Wilson County  
by Honorable Eva Martinez  
County Clerk  
On: Jan 07, 2016 at 03:35P  
As a Recording  
Total Fees : 2.00  
Receipt Number - 187156  
Marilyn King

**Secures:** Falls City National Bank Adjustable Rate Note ("Note") in the original principal amount of \$142,174.00, executed by Loretta M. Hartmann and husband, William E. Hartmann ("**Borrower**") and payable to the order of Lender

**Modifications and Renewals:** Falls City National Bank Adjustable Rate Note and Deed of Trust (as used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as so modified, renewed, and/or extended)

**Property:** The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described below, and all rights and appurtenances thereto:

**TRACT 1:**  
BEING **37.596 acres** more or less, being a part of the Thomas Curtis Survey No. 273, A-77 in Wilson County, Texas, being part of the same land described as Tract One containing 97.99 acres described in Deed to Robert L. Mills Family Trust, recorded in Volume 1023, Page 15 of the Official Public Records of Wilson County, Texas and being described by metes and bounds as follows:

BEGINNING at a point marked by a 5/8" steel rod monument with cap stamped John W. Schmach, RPLS 5670, set on the northwest right-of-way line of St. Hwy 97, said point lying N. 48° 19' 19" E., a distance of 1944.84 feet along the northwest right-of-way line of said St. Hwy 97 from a 5/8" steel rod monument with cap stamped John W Schmach, RPLS 5670 set adjacent to an 8" wood corner post found at the intersection of the northwest right-of-way line of St. Hwy 97 with the northeast right-of-way line as fenced of CR 305, lying on the southeast line of said 97.99 acre parent tract and lying N. 9° 15' 52" E., a distance of 3032.92 feet from the recognized southerly corner of said Curtis Survey and being the easterly corner of that 59.877 acre tract denoted as Tract B and the southerly corner of this tract;



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THENCE northeasterly along the northwest right-of-way line of St. Hwy. 97, being the southeast line of said 97.99 acre parent tract as follows:

N. 48° 19' 19" E., a distance of 906.31 feet to a point marked by the remains of a Texas Department of Transportation concrete monument found at an angle point in the northwest right-of-way line of St. Hwy 97;

N. 21° 45' 25" E., a distance of 111.80 feet to a point marked by a 5/8" steel rod monument with cap stamped John W. Schmacht, RPLS 5670 set at an angle point in the northwest right-of-way line of St. Hwy. 97; and

N. 48° 19' 10" E., a distance of 210.98 feet to a point lying within an 8" wood corner post found at the southerly most easterly corner of said 97.99 acre parent tract and being the southerly corner of that tract described as First Tract, containing 23.90 acre described in Deed to Jimmy B. Jackson, recorded in Volume 387, Page 22 of the Deed Records of Wilson County, Texas and the southerly most easterly corner of this tract;

THENCE northerly following the fence line along the easterly line of said 97.99 acre parent tract and westerly line of the said 23.90 acre tract as follows:

N. 29° 56' 00" W., a distance of 265.82 feet to a point marked by a 3/4" steel pipe monument found as called for at an interior corner on the easterly line of said 97.99 acre parent tract;

N. 59° 34' 10" E., a distance of 435.51 feet to a point marked by a 3/4" steel pipe monument found as called for at the most easterly corner of said 97.99 acre parent tract; and

N. 31° 03' 08" W., a distance of 175.63 feet to a point marked by a 5/8" steel rod monument with cap stamped John W. Schmacht, RPLS 5670 set adjacent to railroad tie corner post found at an angle point in the fence line along the northeast line of said 97.99 acre parent tract at or near the northerly most westerly corner of said 23.90 acre tract and southerly corner of that tract containing 14.97 acre described in Deed to Lorraine Ferrell, recorded in Volume 832, Page 692 of the Official Public Records of Wilson County, Texas;

THENCE N. 30° 35' 46" W., a distance of 572.60 feet along the northeast line of said 97.99 acre parent tract and southwest line of said 14.97 acre tract to a point marked by a 3/4" steel pipe monument found as called for at the northerly corner of said 97.99 acre parent tract and northerly corner of this tract;

THENCE southwesterly along the northwest line as fenced of said 97.99 acre parent tract as follows:

S. 50° 32' 06" W., a distance of 45.47 feet to a point marked by a 5/8" steel rod monument with cap stamped John W. Schmacht, RPLS 5670 set at an angle point in the fence line; and

S. 56° 17' 57" W., a distance of 34.55 feet to a point marked by a 5/8" steel rod monument with cap stamped John W. Schmacht, RPLS 5670 set in the fence line along the northwest line of the abandoned Floresville-Sutherland Springs Road, lying S. 17° 48' 37" E., a distance of 10.47 feet from a 1/2" steel rod monument found at the southerly most easterly corner of that tract containing 48.00 acres described in Deed to Gloria M. Lazzari, recorded in Volume 975, page 815 of the Official Public Records of Wilson County, Texas, being on the northwest line of said 97.99 acre parent tract;

THENCE southwesterly, generally following the fence line along the northwest line of said 97.99 acre tract of land and northwest line of said Floresville-Sutherland Springs Road as follows:

S. 58° 10' 49" W., a distance of 76.22 feet to a point marked by a 5/8" steel rod monument with cap stamped John W. Schmacht, RPLS 5670;

S. 59° 04' 27" W., a distance of 678.14 feet to a point marked by a 3/4" steel pipe monument found as called for at an angle point in the fence line along the northwest line of said 97.99 acre parent tract and an angle point in the southeasterly line of said 48.00 acre tract; and

S. 59° 23' 17" W., a distance of 288.41 feet to a point marked by a 3/4" steel pipe monument found as called for at an angle point in the fence line along the northwest line of said 97.99 acre parent tract and an angle point in the southeasterly line of said 48.00 acre tract and the northerly most northwest corner of this tract;

THENCE S. 43° 16' 22" E., a distance of 56.63 feet to a point marked by a 3/4" steel pipe monument found as called for at an angle point in the northwest line of said 97.99 acre parent tract and northwesterly interior corner of this tract;

THENCE S. 59° 57' 07" E., a distance of 214.58 feet generally following the fence line along the northwest line of said 97.99 acre tract to a point marked by a 5/8" steel rod monument with cap stamped John W. Schmacht, RPLS 5670 set at the northerly corner of said Tract B and the most westerly corner of this tract;

THENCE S. 30° 02' 36" E., a distance of 1173.41 feet across said 97.99 acre parent tract along the northeast line of said Tract B to the POINT OF BEGINNING.

And being the same property described as Tract 1 in Deed dated April 21, 2008, executed by Novelle Mills, et al to Loretta M. Hartmann, recorded in Volume 1455, Page 355 of the Official Public Records of Wilson County, Texas.

**TRACT TWO:**

BEING **22.281 acres**, more or less, being part of the Thomas Curtis Survey No. 273, A-77, Wilson County, Texas, said 22.281 acre tract of land being part of that same tract of land described as tract two,

containing 154.07 acres conveyed to the Robert L. Mills Family Trust by deed recorded in Volume 1023, Page 15, of the Official Public Records of Wilson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point marked by a 5/8" steel rod monument with cap stamped John W. Schmacht, RPLS 5670, set on the southeast right-of-way line of Hwy. 97, being the northwest line of said 154.07 acre tract of land, said point lying N. 48 deg. 19 min. 19 sec. E., a distance of 2205.98 feet along the southeast right-of-way line of Hwy. 97, from a 5/8" steel rod monument with cap stamped John W. Schmacht, RPLS 5670, set at the westerly corner of said 154.07 acre tract of land, at the intersection of the southeast right-of-way line of Hwy. 97, with the southeasterly extension of the fence line along the southwest right-of-way line of CR 305, said point of beginning lying (for reference only) N. 13 deg. 01 min. 06 sec. E., a distance of 3132.61 feet, from the recognized southerly corner of said Curtis Survey, said point of beginning also being the most northerly corner of that 59.877 acre tract of land denoted as Tract D, surveyed this same day, and also being the most westerly corner of this tract of land;

THENCE N. 48 deg. 19 min. 19 sec. E., a distance of 170.95 feet along the southeast right-of-way line of Hwy. 97, being the northwest line of said 154.07 acre tract of land, to a point marked by a 5/8" steel rod monument with cap stamped John W. Schmacht, RPLS 5670, set at the most westerly corner of that tract of land described as containing 6.131 acres, conveyed to Loretta M. Hartman by deed recorded in Volume 1085, Page 537, of the Official Public Records of Wilson County, Texas, said point being the westerly most northerly corner of this tract of land;

THENCE S. 30 deg. 26 min. 34 sec. E., a distance of 774.65 feet across said 154.07 acre tract of land, along the southwest line of said 6.131 acre tract of land, to a point marked by a 5/8" steel rod monument with cap stamped John W. Schmacht, RPLS 5670, set at the southerly corner of said 6.131 acre tract of land;

THENCE N. 59 deg. 33 min. 26 sec. E., a distance of 408.70 feet along the southeast line of said 6.131 acre tract of land, to a point marked by a 5/8" steel rod monument with cap stamped John W. Schmacht, RPLS 5670, set at the easterly corner of said 6.131 acre tract of land;

THENCE N. 30 deg. 26 min. 34 sec. W., a distance of 855.84 feet along the northeast line of said 6.131 acre tract of land, to a point marked by a 5/8" steel rod monument with cap stamped John W. Schmacht, RPLS 5670, set at the most northerly corner of said 6.131 acre tract of land, on the southeast right-of-way line of Hwy. 97, being the northwest line of said 154.07 acre tract of land, said point being the northerly most westerly corner of this tract of land;

THENCE northeasterly, along the southeast right-of-way line of Hwy. 97, being the northwest line of said 154.07 acre tract of land, the following courses and distances:

N. 48 deg. 19 min. 19 sec. E., a distance of 117.81 feet to a point marked by a Texas Department of Transportation concrete monument;

N. 74 deg. 53 min. 13 sec. E., a distance of 111.80 feet to a point marked by a Texas Department of Transportation concrete monument; and

N. 48 deg. 19 min. 19 sec. E., a distance of 168.54 feet to a point marked by a 5/8" steel rod monument with cap stamped John W. Schmacht, RPLS 5670, set at the northerly corner of said 154.07 acre tract of land, said point being the westerly corner of that tract of land described as second tract containing 139.7 acres conveyed to Jimmy B. Jackson by deed recorded in Volume 387, Page 22, of the Deed Records of Wilson County, Texas, said point being the most northerly corner of this tract of land;

THENCE S. 29 deg. 56 min. 36 sec. E., a distance of 1435.29 feet along the northeast line of said 154.07 acre tract of land, being the southwest line of said 139.7 acre tract of land, to a point marked by a 5/8" steel rod monument with cap stamped John W. Schmacht, RPLS 5670, set at the easterly most northerly corner of said tract D, said point being the easterly corner of this tract of land;

THENCE S. 61 deg. 19 min. 38 sec. W., a distance of 946.90 feet across said 154.07 acre tract of land, along the easterly northwest line of said Tract D, to appoint marked by a 5/8" steel rod monument with cap stamped John W. Schmacht, RPLS 5670, set at the northerly interior corner of said Tract D, said point being the southerly corner of this tract of land;

THENCE N. 30 deg. 43 min. 09 sec. W., a distance of 1265.27 feet along the northerly northeast line of said Tract D, to the POINT OF BEGINNING.

And being the same property described as Tract 1 in Deed dated April 21, 2008, executed by Novelle Mills, et al to Loretta M. Hartmann, recorded in Volume 1455, Page 355 of the Official Public Records of Wilson County, Texas.

**TRACT THREE:**

BEING **6.131 acres** out of the Thomas Curtis Survey No. 273 in Wilson County, Texas; being a part of the Robert Lee Mills original 283.24 acre tract described in instrument recorded in Volume 231, Page 359 of the Deed Records of Wilson County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 3/4" diameter iron pipe found on the south right-of-way line of where St. Hwy 97 intersects with the west line of said original Robert Lee Mills 283.24 acre tract and being located S. 30° 00' 00" E., a distance of 120.00 feet from the intersection point of the west right-of-way line of CR 305 and the north right-of-way line of St. Hwy. 97;

THENCE N. 48° 21' 53" E., a distance of 2473.74 feet along the south right-of-way line of St. Hwy 97 to an iron pipe set for the northeast corner

of a 1.518 acre tract as surveyed on February 17, 1997, by Victor Seguin, RPLS 1776, and being a northerly corner and point of BEGINNING:

THENCE continuing along the south right-of-way line of St. Hwy 97, N. 40° 21 min. 53 sec. E., a distance of 204.23 feet to an iron pin set for the northeast corner of this tract;

THENCE S. 30 deg. 24 min. 00 sec. E., a distance of 832.30 feet to an iron pin set for the southeast corner of this tract;

THENCE S. 59° 16' 00 sec. W., a distance of 408.70 feet to an iron pin set for the southwest corner of this tract;

THENCE N. 30 deg. 24 min. 00 sec. W., a distance of 751.24 feet to an iron pin set on the south right-of-way line of St. Hwy 97 for the northwest corner of this tract;

THENCE N. 40 deg. 21 min. 53 sec. E., a distance of 101.95 feet along the south right-of-way line of said St. Hwy 97 to an iron pin found at the northwest corner of said 1.518 acre tract for another northerly corner of this tract;

THENCE S. 30 deg. 24 min. 00 sec. E., a distance of 671.10 feet along the west boundary line of said 1.518 are tract to an iron pin found at its southwest corner for an interior corner of this tract;

THENCE N. 59 deg. 36 min. 00 sec. E., a distance of 208.70 feet to another iron pipe found at the southeast corner of said 1.518 acre tract for another interior corner of this tract;

THENCE N. 30 deg. 24 min. 00 sec. W., a distance of 259.60 feet to another iron pipe found at the northeast corner of said 1.518 acre tract for another interior corner of this tract;

THENCE S. 59 deg. 36 min. 00 sec. W., a distance of 178.79 feet to another iron pipe found at a northerly corner of said 1.518 acre tract for another interior corner of this tract;

THENCE N. 30 deg. 24 min. 00 sec. W., a distance of 417.32 feet along the east boundary line of said 1.518 acre tract to the PLACE OF BEGINNING.

And being the same property described as First Tract in Deed dated June 15, 2012, executed by William E. Hartmann and Loretta G. Hartmann, Trustees of the WE & LG Hartmann Living Trust to Loretta Hartmann and husband, William E. Hartmann, recorded in Volume 1667, Page 764 of the Official Public Records of Wilson County, Texas.

**TRACT FOUR:**

BEING **1.518 acres** out of the Thomas Curtis Survey No. 273, Wilson County, Texas and being a part of the Robert Lee Mills original 283.24 acre tract described in instrument recorded in Volume 231, Page 359 of the Deed Records of Wilson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a ¾" diameter iron pipe found on the south right-of-way line of where St. Hwy. 97 intersects with the west line of said original 283.24 acre tract and being located S. 30 deg. 00 min. 00 sec. E., a distance of 120.00 feet from the intersection point of the west right-of-way line of CR 305 and the north right-of-way line of St. Hwy 97;

THENCE N. 48 deg. 21 min. 53 sec. E., a distance of 2443.19 feet along the south right-of-way line of St. Hwy 97 to an iron pipe set for the northwest corner of this tract and point of BEGINNING;

THENCE S. 30 deg. 24 min. 00 sec. E., a distance of 671.10 feet to a galvanized iron pipe set for the southwest corner of this tract;

THENCE N. 59 deg. 36 min. 00 sec. E., a distance of 208.70 feet to another galvanized pipe set for the southeast corner of this tract;

THENCE N. 30 deg. 24 min. 00 sec. W., a distance of 259.60 feet to another galvanized iron pipe set for an easterly right angle corner of this tract;

THENCE S. 59 deg. 36 min. 00 sec. 178.70 feet to another galvanized iron pipe set for an easterly right angle corner of this tract;

THENCE N. 30 deg. 24 min. 00 sec. W., a distance of 417.32 feet to another galvanized pipe set on the south right-of-way line of St. Hwy 97 for the most northeasterly corner of this tract;

THENCE S. 48 deg. 21 min. 53 sec. W., a distance of 30.56 feet along the south right-of-way line of St. Hwy 97 to the PLACE OF BEGINNING.

And being the same property described as Second Tract in Deed dated June 15, 2012, executed by William E. Hartmann and Loretta G. Hartmann, Trustees of the WE & LG Hartmann Living Trust to Loretta Hartmann and husband, William E. Hartmann, recorded in Volume 1667, Page 764 of the Official Public Records of Wilson County, Texas

**FORECLOSURE SALE:**

**Date:** TUESDAY, FEBRUARY 2, 2016

**Time:** The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; **the earliest time at which the Foreclosure Sale will begin is 10:00a.m.**

**Place:** At the most north-easterly door of the Wilson County Courthouse, being the Courthouse door facing the office of the Wilson County Tax Assessor-Collector in Floresville, Wilson County, Texas, (which office bears the address of 2 Library Lane, Floresville, Wilson County, Texas,) bearing the address of 1420 Third Street, Floresville, Wilson County, Texas, in accordance with Certified Copy of Resolution of the Commissioner's Court of Wilson County, Texas, of record in Volume 1253, Page 671, Official Public Records of Wilson County, Texas.

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the

Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber 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(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

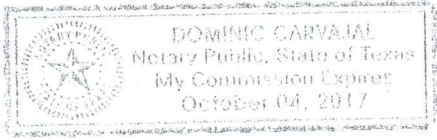
Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

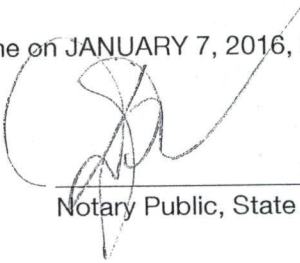
**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the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

  
GERALD V. SEKULA, TRUSTEE

STATE OF TEXAS §  
§  
COUNTY OF KARNES §

This document was acknowledged before me on JANUARY 7, 2016, by GERALD V. SEKULA.



  
\_\_\_\_\_  
Notary Public, State of Texas



Filed for Record in:  
Wilson County  
by Honorable Eva Martinez  
County Clerk  
On: Jan 06, 2016 at 11:54A  
As a Recording

## Notice of Trustee's Sale

Date: **January 6, 2015**

Trustee: **CHESTER WILSON**

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

Lender: **MIURA FAMILY LIMITED PARTNERSHIP, a Texas Limited Partnership**

Note: **FIFTY EIGHT THOUSAND FOUR HUNDRES EIGHTY FIVE AND NO/100 DOLLARS  
(\$58,485.00)**

Total Fees : 2.00

Receipt Number - 187090  
By  
Marilyn King

### Deed of Trust

Date: **June 28, 2013**

Grantor: **LUIS E. PLATA and DALILA G. PLATA**

Lender: **MIURA FAMILY LIMITED PARTNERSHIP, a Texas Limited Partnership**

Recording information: A Warranty Deed dated June 28, 2013, executed by MIURA FAMILY LIMITED PARTNERSHIP, a Texas Limited Partnership to LUIS E. PLATA and DALILA G. PLATA, recorded under Clerk's Document No. 00028131, Official Records, Wilson County Texas, and being further secured by Deed of Trust of even date therewith from LUIS E. PLATA and DALILA G. PLATA to ROSS M. RATHGEBER, Trustee, securing the payment of a note in the original amount of \$58,485.00, recorded under Clerk's Document No. 00028132, Official Records, Wilson County, Texas.

Property: **LOT 33 ACRES 1.04, LOT 34 ACRES 1.04, LOT 35 ACRES 1.04,  
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): **February 2, 2016**

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

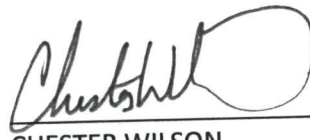
Place of Sale: **The foreclosure sale will be conducted at public venue in the area designated by the San Patricio County Commissioners Court pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosures sales are to take place, or if no place is designated by the Commissioners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

**Notice of Foreclosure Sale**

January 4, 2016

Filed for Record in:  
Wilson County  
by Honorable Eva Martinez  
County Clerk  
On: Jan 05, 2016 at 01:11P  
As a Recording

Total Fees : 2.00  
Receipt Number - 187053  
By: Genevieve Sanchez

Deed of Trust:

- Dated: April 30, 2014
- Grantor: Karen L. Opiela
- Trustee: Gerald V. Sekula
- Lender: Falls City National Bank
- Recorded: Volume 1787, Page 583 of the Official Public Records of Wilson County, Texas.
- Secures: Adjustable Rate Note ("Note") in the original principal amount of \$110,415.00 executed by Karen L. Opiela ("Borrower") and payable to the order of Lender, and all other indebtedness of Borrower to Lender.
- Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described as:

All that certain piece, parcel, or tract of land known as Lot 20, Shady Oaks Estates, as shown on map or plat, recorded in Volume 3, Page 53 of the Map and Plat Records of Wilson County, Texas.

There is also included in this conveyance One (1) MPP360GT Value Master manufactured housing unit manufactured by Palm Harbor Manufacturing, LP, Serial No. MP1513807A/MP1513807B, Label No. PFS0979949/PFS0979950, which manufactured housing unit has been permanently attached to the real estate so as to become a permanent fixture thereon, as reflected on the Texas Department of Housing and Community Affairs Statement of Ownership and Location recorded in Volume 1382, Page 368 of the Official Public Records of Wilson County, Texas.

Substitute Trustee: Howard C. Berger  
Substitute Trustee's  
Address: 433A West Oaklawn, Pleasanton, Texas 78064

Foreclosure Sale:

Date: Tuesday, February 2, 2016

**Time:** The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m.

**Place:** At the Northwest door of the Wilson County Courthouse, being the door facing Library Lane, 1420 Third Street, Floresville, Texas 78114, in Floresville, Wilson County, Texas and being the officially designated location for foreclosure sales.

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber 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(a) of the Texas Business and Commerce Code.

Mortgage Servicer is representing Lender in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Lender. The address of Mortgage Servicer is set forth above.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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



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HOWARD C. BERGER  
State Bar I. D. # 02191250  
433A West Oaklawn, Pleasanton, Texas 78064  
Telephone (830) 569-3771 / Cell Phone (210) 392-7210  
Facsimile (830) 569-5171  
Email: [howard@reliabletitlecompany.com](mailto:howard@reliabletitlecompany.com)  
Website: [www.howardcberger.com](http://www.howardcberger.com)  
Attorney for the Falls City National Bank

## Notice of Foreclosure Sale

December 11, 2015

### Deed of Trust:

Dated: December 22, 2005

Grantor: JanCo H.D., Inc.

Trustee: Gerald V. Sekula

Lender: Falls City National Bank

Recorded: Volume 1319, Page 695 of the Official Public Records of Wilson County, Texas.

Secures: Adjustable Rate Promissory Note ("Note") in the original principal amount of \$85,000.00 executed by JanCo H.D., Inc. ("Borrower") and payable to the order of Lender, and all other indebtedness of Borrower to Lender.

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described as:

All that certain tract or parcel of land known as 5.80 acres, more or less, out of the S. & J. Arocha Survey, Abstract 1 of Wilson County, Texas, said 5.80 acre tract of land being the same property described in a Deed from Naylon A. McBride and S. Scott Toeppich to the Veterans Land Board of Texas, dated June 23, 1988, recorded at Vol. 701, Page 509 of the Official Public Records of Wilson County, Texas, and also being the same property described in a Contract of Sale and Purchase from the Veterans Land Board of Texas to Jesse Seguin dated July 3, 1995, recorded at Vol. 885, Page 38 of the Official Public Records of Wilson County, Texas, said tract or parcel of land being more particularly described by metes and bounds as follows:

5.80 acres, situated within the Corporate Limits of the City of Floresville, Wilson County, Texas, being a portion of that certain 17.8 acre tract described in conveyance from Mary Ellan Riley Valbert to Naylon A. McBride, et al, by Deed dated September 4, 1987, of record in Volume 685, Page 523-525, Deed Records of Wilson County, Texas, said 17.8 acres, being a part of that certain 8.25 and 42.25 acre tract as described in a Divorce Partition Settlement dated July 8, 1966, between Alene Riley and V. L. Riley, recorded in Volume 396, Page 361, Deed Records of

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

On: Jan 04, 2016 at 03:56P

Total Fees : 2.00

By: [Signature] Sanchez

Wilson County, Texas, and being out of the S. and J. Arocha Grant, A-1. Said 5.0 acre tract or parcel of land being more particularly described as follows:

BEGINNING at a 5/8 inch steel rod found at the North corner of aforesaid 17.8 acre tract and same being the East corner of a 13.84 acre tract, located on the Northeast boundary line of aforesaid 42.25 acre tract, for the North corner of this herein described tract, Whence: A steel rod found at North corner of aforesaid 42.25 acre tract, Bears: North 40 deg. 38 min. 30 sec. West, 439.76 feet;

THENCE South 40 deg. 38 min. 30 sec. East, a distance of 264.0 feet along with the Northeast boundary line of 17.8 acre tract and same being the Northeast boundary line of 42.25 acre tract to a 1/2 inch steel rod set, at the North corner of Tract 2 (6.00 acre tract), for the East corner of this herein described

THENCE South 33 deg. 58 min. 29 sec. West, a distance of 100933 feet to a 1/2 inch steel rod set, on the Northeast Right-of-Way line of U.S. Highway No. 181 (Business Loop) for the South corner of this herein described tract;

THENCE North 57 deg. 23 min. 08 sec. West, a distance of 228.83 feet along with the Northeast Right-of-Way line of U. S. Highway No. 181, (Business Loop), to a 5/8 inch steel rod found at the West corner of aforesaid 17.8 acre tract, for the West corner of this herein described tract;

THENCE North 32 deg. 36 min. 52 sec. East, a distance of 1085.14 feet along with fence line on the Northwest boundary of aforesaid 17.8 acre tract and same being the Southeast boundary line of a 13.84 acre tract to the POINT OF BEGINNING.

And being a part of the same property described in Deed dated August 19, 1987, executed by Mary Ellan Riley Valbert to Naylor A. McBride and S. Scott Toeppich, of record in Volume 685, Page 523, Deed Records of Wilson County, Texas.

TOGETHER WITH all buildings and other improvements thereon or hereafter placed thereon; all rights, titles, and interests now owned or hereinafter acquired by Grantors in and to all easements, streets and rights-of-way of every kind and nature adjoining the above described land and all public or private utility connections thereto and all appurtenances, servitudes, rights, ways, privileges, prescriptions, and advantages thereunto belonging or in anywise appertaining; all fixtures, materials, goods, equipment, appliances, apparatus, furniture, furnishings, inventory, and other property, real or personal, now owned or hereafter acquired by

Grantors and now or hereafter installed, used, or located on the above described property or the improvements thereon, whether or not the same have or would become a part of said land by attachment thereto, including but not limited to, all heating, lighting, refrigeration, plumbing, ventilating, laundry, incinerating, waterheating, cooking, dishwashing, radio, communication, electrical and air conditioning equipment, appliances, fixtures, and appurtenances, together with all disposals, dishwashers, machinery, elevators, pumps, generators, sprinklers, wiring, pipes, doors, motors, compressors, boilers, condensing units, range hoods, windows, window screens, window shades, venetian blinds, awnings, drapes, shelving, mantels, cabinets, paneling, rugs, and other floor coverings, and shrubbery and other chattels and personal property as are ever used, usable or furnished in connection with any present or future operation, use or enjoyment of the above described property and the improvements thereon, and all renewals, replacements, and substitutions thereof and additions thereto; all rights, title, and interests of Grantors in and to all timber to be cut from the real estate covered hereby and all minerals in, under, and upon, produced or to be produced from said real estate; and without limitation of the foregoing, any and all rights, rents, revenues, benefits, leases, contracts, accounts, general intangibles, moneys, instruments, documents, tenements, hereditaments, and appurtenances now or hereafter owned by Grantors and appertaining to, generated from, arising out of, or belonging to the above described properties or any part thereof (all of the aforesaid being hereinafter sometimes called the "Mortgaged Premises"). Some of the said items are to become "fixtures" (as that term is defined in Chapter 9 of the Texas Business and Commerce Code) on the above described land and as provided under Chapter 9 of the Texas Business and Commerce Code, this Deed of Trust and Security Agreement upon being filed for record in the real property records of Wilson County, Texas, shall operate also as a "fixture filing" and financing statement upon such of the items which are or may become fixtures.

Substitute Trustee: Howard C. Berger

Substitute Trustee's

Address: 433A West Oaklawn, Pleasanton, Texas 78064

Foreclosure Sale:

Date: Tuesday, February 2, 2016

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m.



Place: At the Northwest door of the Wilson County Courthouse, being the door facing Library Lane, 1420 Third Street, Floresville, Texas 78114, in Floresville, Wilson County, Texas and being the officially designated location for foreclosure sales.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber 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(a) of the Texas Business and Commerce Code.

Mortgage Servicer is representing Lender in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Lender. The address of Mortgage Servicer is set forth above.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

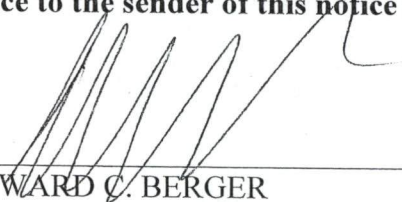
If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**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.**



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HOWARD C. BERGER

State Bar I. D. # 02191250

433A West Oaklawn, Pleasanton, Texas 78064

Telephone (830) 569-3771 / Facsimile (830) 569-5171

Email: [howard@reliabletitlecompany.com](mailto:howard@reliabletitlecompany.com)

Website: [www.howardcberger.com](http://www.howardcberger.com)

Attorney for the Falls City National Bank

## Notice of Foreclosure Sale

December 11, 2015

Deed of Trust:

Dated: July 28, 2008  
Grantor: JanCo H.D., Inc.  
Trustee: Gerald V. Sekula  
Lender: Falls City National Bank

Recorded: Volume 1470, Page 233 of the Official Public Records of Wilson County, Texas.

Secures: Adjustable Rate Promissory Note ("Note") in the original principal amount of \$47,740.90 executed by JanCo H.D., Inc. ("Borrower") and payable to the order of Lender, and all other indebtedness of Borrower to Lender.

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described as:

BEING 12.99 acres out of the S. & J. Arocha Grant, A-1 in Wilson County, Texas; and being the same property known as Tract One in partition of a 25.98 acre tract described in Deed to eMenEe's, Inc. and JanCo HD, Inc. recorded in Volume 1060, Page 129 of the Official Public Records of Wilson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a found pin on the northwest right-of-way line of St. Hwy. 97 for the east corner of the Mike Yeater and Patsy A. Yeater land as recorded in Volume 1050, Page 728 of the Official Public Records of Wilson County, Texas, and the south corner of said 25.98 acre parent tract;

THENCE N. 49° 39' 02" W., with the southwest line of said 25.98 acre parent tract and northeast line of said Yeater land, a distance of 1975.46 feet to a found pin for the west corner of this tract on the southeast line of the Allen L. Gilley, Jr. land as recorded in Volume 944, Page 693 of the Official Public Records of Wilson County, Texas;

THENCE N. 48° 48' 40" E., {record bearing per the Deed} with the common line of said Gilley land and of this tract, a distance of 286.51 feet to a set ½" rebar for the north corner of this tract and west corner of a second 12.99 acre tract known as Tract 2;

Filed for Record in:  
Wilson County  
by Honorable Eva Martinez  
County Clerk  
On: Jan 04, 2016 at 03:56P  
As a Recording

Total Fees : 2.00

Receipt Number - 187002  
By: Genevieve Sanchez

THENCE S. 40° 39' 02" E., across said 25.98 acre parent tract with the common line of said 12.99 acre tracts, a distance of 1974.64 feet to a set 1/2" rebar for a common corner on the northwest right-of-way line of St. Hwy. 97;

THENCE S. 48° 38' 53" W., with said right-of-way line, a distance of 286.52 feet to the POINT OF BEGINNING.

And being the same property described in Deed dated December 10, 2007, executed by eMenEe's, Inc. to JanCo H.D., Inc., recorded in Volume 1436, Page 398 of the Official Public Records of Wilson County, Texas.

Substitute Trustee: Howard C. Berger

Substitute Trustee's Address: 433A West Oaklawn, Pleasanton, Texas 78064

Foreclosure Sale:

Date: Tuesday, February 2, 2016

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and the latest time is three (3) hours thereafter.

Place: At the Northwest door of the Wilson County Courthouse, being the door facing Library Lane, 1420 Third Street, Floresville, Texas 78114, in Floresville, Wilson County, Texas and being the officially designated location for foreclosure sales.

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Attorney for the Falls City National Bank