

Current Borrower: JOE M. TOSCANO AND SPOUSE, LISA TOSCANO AND JOSE A. TOSCANO AND SPOUSE, AMALIA T. TOSCANO
MH File Number: TX-15-26208-FC
VA/FHA/PMI Number:
Loan Type: FHA
Property Address: 103 OAKLAWN DR, FLORESVILLE, TX 78114

COPY

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
12/31/2010

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GARDNER FINANCIAL SERVICES, LTD., A TEXAS LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS

Recorded in:
Volume: 1587
Page: 453
Instrument No: 00000074

Mortgage Servicer:
BANK OF AMERICA, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Legal Description: LOT 2, BLOCK 1 OF THE TRI-OAK ESTATES SUBDIVISION, UNIT TWO, IN WILSON COUNTY, TEXAS, WITHIN THE CORPORATE LIMITS OF THE CITY OF FLORESVILLE, AS SHOWN BY A MAP OR PLAT OF SUCH SUBDIVISION OF RECORD AT VOL. 3, PAGE 27 OF THE PLAT RECORDS OF WILSON COUNTY, TEXAS.

Date of Sale: 9/6/2016

Earliest Time Sale Will Begin: 12:00PM

Place of Sale of Property: THE MOST WESTERLY DOOR OF THE WILSON COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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

Notice Pursuant to Tex. Prop. Code § 51.002(i): Assert and protect your rights as 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.

Grantor(s)/Mortgagor(s):

JOE M. TOSCANO AND SPOUSE, LISA TOSCANO AND JOSE A. TOSCANO AND SPOUSE, AMALIA T. TOSCANO

Current Beneficiary/Mortgagee:
BANK OF AMERICA, N.A.

Property County:
WILSON

Mortgage Servicer's Address:
7105 Corporate Drive, Plano, TX 75024

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
Jul 22, 2016 at 10:48A
As a Recording
Total Fees : 2.00
Receipt Number - 195020
By
Eva S. Martinez



Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin or Shelby Martin or Cole D. Patton or Catherine Allen-Rea
MCCARTHY HOLTHUS - TEXAS, LLP
ATTN: SALES
1255 West 15th Street, Suite 1060
Plano, TX 75075

COPY

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Jul 28, 2016 at 10:48A
As a Recording

DEED OF TRUST INFORMATION:

Date: 07/19/2013
Grantor(s): RYAN A BUKOWSKI, JOINED HEREIN PRO FORMA BY HIS WIFE, KELSI BUKOWSKI
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR INTERLINC MORTGAGE SERVICES, LLC, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$132,551.00
Recording Information: Book 1740 Page 204 Instrument 00026648
Property County: Wilson
Property: BEING 0.68 ACRES OF LAND WITHIN THE FELIPE ELUA GRANT, SURVEY NO. 9, A-9, WILSON COUNTY, TEXAS; BEING OUT OF THE CHARLES O. WOODWARD, ET UX, 5.00 ACRE TRACT 4NA AND BEING THE SAME LAND CONVEYED FROM CHARLES O. WOODWARD AND WIFE, ANITA JOYCE WOODWARD, TO MARSHALL NEAL WOODWARD AND WIFE MARSHA ANNE WOODWARD OF RECORD IN VOLUME 633, PAGE 284, DEED RECORDS OF WILSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND IRON PIN ON THE NORTHWEST R.O.W. OF KOTHMANN ROAD FOR THE SOUTH CORNER OF TRACT 4NB; THE EAST CORNER OF TRACT 4NA AND OF THIS TRACT. THENCE S. 61-36-03 W, WITH SAID R.O.W. OF KOTHMANN ROAD, 137.12 FEET TO A SET 1/2 INCH IRON PIN FOR THE SOUTH CORNER OF THIS TRACT AND THE EAST CORNER OF THE RESIDUE OF THE CHARLES WOODWARD, ET UX, LAND. THENCE N 28-28-57 W, WITH THE COMMON LINE OF THE WOODWARD LANDS, 216.12 FEET TO A FOUND IRON PIN FOR A COMMON CORNER. THENCE N 61-42-12 E, CONTINUING WITH SAID COMMON LINE, 137.87 FEET TO A FOUND IRON PIN FOR THE NORTH CORNER OF THIS TRACT ON THE COMMON LINE OF TRACT 4NA AND TRACT 4NB. THENCE S 28-17-00 E, (RECORD BEARING-VOLUME 633, PAGE 284) WITH THE COMMON LINE OF TRACT 4NA AND TRACT 4NB, 215.87 FEET TO THE PLACE OF BEGINNING CONTAINING 0.68 ACRES OF LAND, MORE OR LESS.
Reported Address: 125 KOTHMANN ROAD, LA VERNIA, TX 78121

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 October, 2016
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): Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, 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 Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, 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

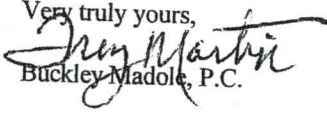
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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. Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, 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

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE
(TO BE RECORDED)**

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

On: Jul 28, 2016 at 10:48A

As a Recording

Total Fees : 2.00

Receipt Number - 195020
By: Eva S. Martinez

DEED OF TRUST INFORMATION:

Date: 11/11/2005
Grantor(s): LESLIE J. DUGI AND WIFE, GLORI DUGI
Original Mortgagee: FAMILY FIRST MORTGAGE CORP.
Original Principal: \$78,271.00
Recording Information: Book 1310 Page 804 Instrument 00009014
Property County: Wilson
Property:

A 5.00 ACRE TRACT OF LAND, MORE OR LESS, BEING TRACT #3, BLOCK #2, ENCHANTED OAK ESTATES OUT OF A 181.46 ACRE TRACT, AS RECORDED IN VOLUME 78, PAGES 33-34, DEED RECORDS, WILSON COUNTY, TEXAS AND OUT OF THE S.T. MORRIS S.F. #5136 AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT AN IRON PIN SET IN THE EAST LINE OF HIDDEN DEER DRIVE, SAID POINT BEING SOUTH 14 DEGREES 57' 10" WEST, 1108.49 FEET FROM THE SOUTH LINE OF LOST SPRING DRIVE. THENCE NORTH 14 DEGREES 57' 10" EAST, 399.46 FEET WITH THE EAST LINE OF HIDDEN DEER DRIVE TO AN IRON PIN SET FOR THE NORTHEAST CORNER OF THIS TRACT, THENCE SOUTH 75 DEGREES 02' 50" EAST, 548.47 FEET TO AN IRON PIN SET IN THE SOUTH LINE OF ENCHANTED OAK ESTATES FOR THE SOUTHEAST CORNER OF THIS TRACT, THENCE SOUTH 15 DEGREES 53' 16" WEST, 399.51 FEET WITH THE SOUTH LINE OF ENCHANTED OAK ESTATES TO AN IRON PIN SET FOR THE SOUTHEAST CORNER OF THIS TRACT, THENCE NORTH 75 DEGREES 02' 50" WEST, 541.87 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5.00 ACRES OF LAND, MORE OR LESS. BEING THAT SAME LAND DESCRIBED IN DEED DATED SEPTEMBER 1, 1977, FROM JOLEEN MARIE HILBIG TO ALVIN J. MARTIN, RECORDED IN VOLUME 505, PAGE 621, DEED RECORDS OF WILSON COUNTY, TEXAS.

Reported Address: 409 HIDDEN DEER, LA VERNIA, TX 78121

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 6th day of September, 2016
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, Deborah Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton, Frederick Britton, Jack Burns II, Patricia Sanders, Zana Jackson, Pamela Thomas, Kristopher Holub, Patrick Zwiers, Kelley Burns, Kristie Alvarez, 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, Deborah Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton, Frederick Britton, Jack Burns II, Patricia Sanders, Zana Jackson, Pamela Thomas, Kristopher Holub, Patrick Zwiers, Kelley Burns, Kristie Alvarez, 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

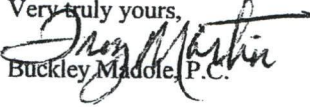
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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, Deborah Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton, Frederick Britton, Jack Burns II, Patricia Sanders, Zana Jackson, Pamela Thomas, Kristopher Holub, Patrick Zwiers, Kelley Burns, Kristie Alvarez, 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,


Doug Martin
Buckley Maddox, P.C.

COPY

Wilson County
by Honorable Eva Martinez
County Clerk
On: Jul 25, 2016 at 11:14A
As a Recording

Total Fees : 2.00

Receipt Number - 194873
By:
Frances Cherry

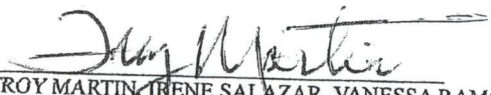
NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD 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. Property to Be Sold.** The property to be sold is described as follows: EXHIBIT A
- 2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 02/16/2007 and recorded in Book 1391 Page 661 Document 00023303 real property records of Wilson County, Texas.
- 3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:
Date: 09/06/2016
Time: 12:00 PM
Place: Wilson County Courthouse, Texas, at the following location: THE MOST NORTH-EASTERLY DOOR OF THE WILSON COUNTY COURTHOUSE, BEING THE COURTHOUSE DOOR FACING THE OFFICE OF THE WILSON COUNTY TAX ASSESSOR-COLLECTOR, IN FLORESVILLE, WILSON COUNTY, TEXAS, WHICH BEARS THE ADDRESS OF 2 LIBRARY LANE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.
- 4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.
- 5. Obligations Secured.** The Deed of Trust executed by STUART C. HAMM AND NORA HAMM, provides that it secures the payment of the indebtedness in the original principal amount of \$160,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. LNV CORPORATION is the current mortgagee of the note and deed of trust and DOVENMUEHLE MORTGAGE is mortgage servicer. A servicing agreement between the mortgagee, whose address is LNV CORPORATION c/o DOVENMUEHLE MORTGAGE, 1 Corporate Dr., Ste. 360, Lake Zurich, IL 60047 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
- 6. Order to Foreclose.** LNV CORPORATION obtained a Order from the 81st District Court of Wilson County on 07/19/2016 under Cause No. 16-02-0105-CVW. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.
- 7. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint TROY MARTIN, IRENE SALAZAR, VANESSA RAMOS, RICHARD HOLTON, DEBORAH MARTIN, DEANNA RAY, CHRIS LAFOND, BOB FRISCH, JAMIE STEEN, JODI STEEN OR JO WOOLSEY, Substitute Trustee to act under and by virtue of said Deed of Trust.

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

Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Tracey Midkiff, Attorney at Law
Joseph Modric, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254


TROY MARTIN, IRENE SALAZAR, VANESSA RAMOS,
RICHARD HOLTON, DEBORAH MARTIN, DEANNA RAY,
CHRIS LAFOND, BOB FRISCH, JAMIE STEEN, JODI STEEN OR
JO WOOLSEY
c/o AVT Title Services, LLC
13770 Noel Road #801529
Dallas, TX 75380-1529

I am _____ Certificate of Posting
whose address is 14160 N. Dallas Pkwy, Suite 900, Dallas, TX 75254. I declare under
penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Wilson County Clerk and
caused it to be posted at the location directed by the Wilson County Commissioners Court.



EXHIBIT 'A'

File No.: 4496762 (CLS)
Property: 5160 CR 405, FLORESVILLE, TX 78114

BEING 5.00 acres of land out of the Maria J. Perez Survey No. 9, Abstract No. 251, Wilson County, Texas and being a part or portion of Lot 3, Premier Ranch Subdivision, as shown on the plat of record in Volume 8, Page 59 of the Plat Records of Wilson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" pin in the northeasterly right-of-way of County Road No. 404 for the west corner of Lot 4 and the south corner of Lot 3 and of this tract;

THENCE North 31 degrees 14' 48" West, (the record bearing for this survey per the plat), with said right-of-way, a distance of 511.93 feet to a set 1/2" rebar with a "Pollok & Sons" cap for the west corner of this tract;

THENCE North 58 degrees 45' 11" East, in to Lot 3, a distance of 424.11 feet to a set 1/2" rebar with a "Pollok & Sons" cap in the southwest line of Lot 2 for the north corner of this tract;

THENCE South 31 degrees 34' 52" East, with the common line of said Lot 2, a distance of 511.57 feet to a found 1/2" pin in the northwest line of the aforementioned Lot 4 for the south corner of Lot 2 and the east corner of Lot 3 and of this tract;

THENCE South 58 degrees 42' 11" West, with the common line of said Lot 4, a distance of 427.10 feet to the POINT OF BEGINNING and containing 5.00 acres of land as shown on a plat that accompanies this description.

A.P.N.

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

On: Mar 22, 2007 at 12:02P

As a Recording

Document Number: 00023303
Total Fees : 76.00

Receipt Number - 61283

By,
Judy Fleming,

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF WILSON

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in Official Public Records the Volume: 1391 and Page: 661 of the named records of: Wilson County as stamped hereon by me.

Mar 22, 2007



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.

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Jul 11, 2016 at 02:45P
As a Recording
Total Fees : 2.00
Instrument Number - 194384
84
Sra. Valera

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

Date: August 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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 17, 2013 and recorded in Document VOLUME 1752, PAGE 658 real property records of WILSON County, Texas, with MICHAEL LAMAR TERRELL AND BETTINA CARMEN TERRELL, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MICHAEL LAMAR TERRELL AND BETTINA CARMEN TERRELL, securing the payment of the indebtednesses in the original principal amount of \$168,547.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452

Karen Work

BRUCE NEYLAND OR KAREN WORK
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the WILSON County Clerk and caused to be posted at the WILSON County courthouse this notice of sale.

Declarants Name: _____
Date: _____



NOS00000005718531

00000005718531

WILSON

EXHIBIT "A"

LOT 32, RANCH COUNTRY SUBDIVISION, UNIT 2, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 3, PAGE 55. PLAT RECORDS, WILSON COUNTY, TEXAS.



NOS00000005718531

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.

for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Jul 11, 2016 at 02:45P
As a Recording
Total Fees : 2.00
Receipt Number - 194384
By: Oralia Velazquez

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

Date: August 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.

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

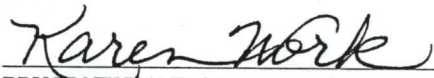
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 12, 2004 and recorded in Document VOLUME 1211, PAGE 338 real property records of WILSON County, Texas, with JOE CAMARILLO AND MARY ALICE SANCHEZ, grantor(s) and WASHINGTON MUTUAL FINANCE, L.P., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JOE CAMARILLO AND MARY ALICE SANCHEZ, securing the payment of the indebtednesses in the original principal amount of \$49,416.32, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CITIFINANCIAL SERVICING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o CITIFINANCIAL SERVICING LLC
300 ST. PAUL PLACE
BALTIMORE, MD 21202



BRUCE NEYLAND OR KAREN WORK
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the WILSON County Clerk and caused to be posted at the WILSON County courthouse this notice of sale.

Declarants Name: _____
Date: _____



NOS20130162400134

EXHIBIT "A"

FIELD NOTES OF 3.0 ACRES OF LAND OUT OF THE FERNANDO RUIZ SURVEY, A-524, WILSON COUNTY, TEXAS, AND BEING A PART OF THE TRACT 4 IN TOWER LAKE ESTATES SUBDIVISION AS RECORDED IN VOL. 2, PAGE 24 OF THE PLAT RECORDS IN WILSON COUNTY, TEXAS AND BEING A PART OF THE 5.59 ACRES AS CONVEYED TO EDUARDO B. AND MARY ALICE SANCHEZ AS RECORDED IN VOL. 462, PAGE 267 OF THE DEED RECORDS OF WILSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NW CORNER OF TRACT 1 FOR THE NW CORNER OF THE TOWER LAKE ESTATES SUBDIVISION, THENCE N 74 DEG 05' EAST FOR 1104.10 FEET TO A 1/2 INCH STEEL PIN FOUND FOR THE NW CORNER OF TRACT 4 FOR THE POINT OF BEGINNING;

THENCE WITH THE SOUTH MARGIN OF TOWER RD. FOR THE NORTH LINE OF THE SAID TRACT 4 N 74 DEG 05' EAST FOR 187.53 FEET TO A 1/2 INCH STEEL PIN SET FOR THE NE CORNER OF THE TRACT;

THENCE S 16 DEG 19' EAST FOR 695.54 FT TO A 1/2 INCH STEEL PIN SET ON THE SOUTH LINE OF TRACT 4 FOR THE SE CORNER OF THIS TRACT;

THENCE WITH THE FENCE LINE FOR THE SOUTH LINE OF TRACT 4, S 73 DEG 41' WEST, AT 12.42 FEET PASS A 1/2 INCH STEEL PIN FOUND AT THE FENCE CORNER, FOR A TOTAL DISTANCE OF 187.53 FEET TO A STEEL PIN FOUND FOR THE SW CORNER OF TRACT 4, FOR THE CORNER OF THIS TRACT;

THENCE WITH THE WEST LINE OF TRACT 4, N 16 DEG 19" WEST FOR 696.85 FEET TO THE POINT OF BEGINNING.



NOS20130162400134

COPY

NOTICE OF 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. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: November 25, 2011

Grantor(s): Tracey Draper, a single person

Original Trustee: Network National Title, Inc.

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Amerigroup Mortgage Corporation a Division of Mortgage Investors Corporation, its successors and assigns

Recording Information: Vol. 1637, Page 398, or Clerk's File No. 00008849, in the Official Public Records of WILSON County, Texas.

Current Mortgagee: Freedom Mortgage Corporation

Mortgage Servicer: Freedom Mortgage Corporation, whose address is C/O 907 Pleasant Valley Ave, Suite 3 Mt. Laurel, NJ 08054 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 08/02/2016 Earliest Time Sale Will Begin: 12:00 PM


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

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

Legal Description:
BEING 2.18 ACRES OF LAND OUT OF THE SUSANNA LARRISON SURVEY, ABSTRACT 196, WILSON COUNTY, TEXAS AND BEING PARTS OR PORTIONS OF LOT 128 AND 129A OF THE WOODS VALLEY ACRES SUBDIVISION AS SHOWN ON THE PLAT OF RECORD IN VOLUME 1, PAGE 115, PLAT RECORDS OF WILSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

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

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


Troy Martin as Substitute Trustee, Deborah Martin as Successor Substitute Trustee, Irene Salazar as Successor Substitute Trustee, Deanna Ray as Successor Substitute Trustee, Vanessa Ramos as Successor Substitute Trustee, Richard Holton as Successor Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee
c/o Servicelink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Jul 11, 2016 at 01:14P
As a Recording
Total Fees : 2.00
Receipt Number: 194357
Oralia Vela



4583048

EXHIBIT "A"

BEING 2.18 ACRES OF LAND OUT OF THE SUSANNA LARRISON SURVEY, ABSTRACT 196, WILSON COUNTY, TEXAS AND BEING PARTS OR PORTIONS OF LOT 128 AND 129A OF THE WOODS VALLEY ACRES SUBDIVISION AS SHOWN ON THE PLAT OF RECORD IN VOLUME 1, PAGE 115, PLAT RECORDS OF WILSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH IRON PIN ON THE NORTHERLY RIGHT-OF-WAY LINE OF SHADY GROVE LANE FOR THE SOUTHWESTERLY CORNER OF THE SCOTT H. SMITH, ET UX LAND DESCRIBED IN VOLUME 1065, PAGE 141, WILSON COUNTY OFFICIAL PUBLIC RECORDS AND THE SOUTHEASTERLY CORNER OF THIS TRACT;

THENCE NORTH 74° 51' 59" WEST, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SHADY GROVE LANE, DISTANCE OF 256.06 FEET TO A FOUND 6 INCH PIPE CORNER POST FOR THE SOUTHWESTERLY CORNER OF THIS TRACT AND SOUTHEASTERLY CORNER OF THE TOM R. PRUSKI LAND DESCRIBED IN VOLUME 874, PAGE 566, WILSON COUNTY OFFICIAL PUBLIC RECORDS;

THENCE NORTH 15° 38' 29" EAST, WITH THE COMMON LINE OF THE PRUSKI LAND AND OF THIS TRACT, A DISTANCE OF 371.07 FEET TO A FOUND 6 INCH PIPE CORNER POST FOR A COMMON CORNER ON THE SOUTH LINE OF LOT 126A;

THENCE SOUTH 74° 45' 53" EAST, WITH THE SOUTH LINE OF LOT 126A AND LOT 127, THE NORTH LINE OF THIS TRACT, DISTANCE OF 256.22 FEET TO A FOUND 1/2 INCH PIN FOR THE NORTHEAST CORNER OF THIS TRACT AND NORTHWEST CORNER OF THIS AFOREMENTIONED SCOTT H. SMITH, ET UX LAND;

THENCE SOUTH 15° 38' 00" WEST, (RECORD BEARING-VOLUME 1065, PAGE 141, WILSON COUNTY OFFICIAL PUBLIC RECORDS) WITH THE COMMON LINE OF THE SMITH LAND AND OF THIS TRACT, A DISTANCE OF 370.62 FEET TO THE POINT OF BEGINNING CONTAINING 2.18 ACRES OF LAND OF LAND AS SHOWN ON A PLAT THAT ACCOMPANIES THIS DESCRIPTION.

Parcel # 09700000012800

COPY

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Jul 11, 2016 at 01:14P
As a Recording

NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE

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

2.00
Receipt number - 194357
By: Oralia Velez

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

LOT 26 OF THE ESTATES AT EAGLE CREEK, SECTION I, IN WILSON COUNTY, TEXAS, AS SHOWN BY A MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 29, PLAT RECORDS OF WILSON COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the deed of trust to Mortgage Electronic Registration Systems, Inc. as nominee for NTFN, Inc. , recorded on 08/04/2014 as Doc#: 00037367 Bk: OP Vol: 1804 Pg: 397 in the real property records of Wilson County, Texas. The holder or servicer of the instrument is: Freedom Mortgage Corporation.

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

Date: 08/02/2016

Time: The sale will begin no earlier than 12:00 PM or no later than three hours thereafter. The sale will be completed by no later than 3:00 P.M.

Place: 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

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

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

TX150155

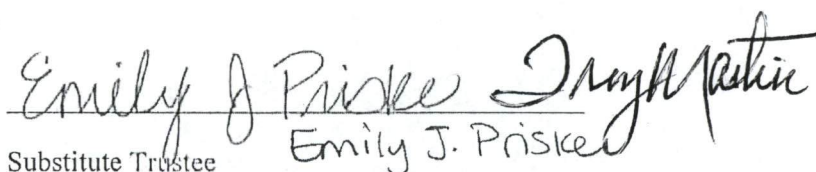


4582799

payable to the order of NTFN, Inc. ; (b) all renewals and extensions of the note; (c) any and all present and future indebtednesses of Juan A. Partida, a single person to NTFN, Inc. . Freedom Mortgage Corporation is the current holder of the Obligations and is the beneficiary under the deed of trust.

7. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has requested Texas Foreclosure Management Corporation d/b/a Foreclosure Network of Texas, 10406 Rockley Road, Houston, TX 77099, Sandy Dasigenis, Troy Martin, Deborah Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton, Steven Westergren, Julie Mayer, James Miller, Katherine Scheffler, Emily Priske , and C. Morgan Lasley, 925 E. 4th St., Waterloo, IA 50703, as Substitute Trustees, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person as Substitute Trustee to conduct the sale.

8. Acceleration. Default has occurred in the payment of the Indebtedness secured by the deed of trust. Therefore, the beneficiary accelerates the maturity of the Indebtedness and declares the entire Indebtedness immediately due and payable.


Substitute Trustee

Sent to obligors via certified mail by Klatt, Augustine, Sayer, Treinen, & Rastede, P.C., 925 E. 4th St., Waterloo, IA 50703, 319-234-2530.

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.

TX150155

COPY

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Jul 11, 2016 at 01:14P
As a Recording

NOTICE OF TRUSTEE'S SALE

WHEREAS, **Stephen O'Rourke and Jennifer O'Rourke** (collectively, the "Owner") are the Owners of the following described real property in Wilson County, Texas: to-wit: 2.00

Receipt Number - 194357
By,
Dralia Velaz

That certain real property generally described as:

All that certain tract or parcel of land known as Lot One of the CREEKVIEW NORTH SUBDIVISION, a subdivision in Wilson County, Texas as shown by a map or plat of record in Volume 5, Page 35 of the Plat Records of Wilson County, Texas

which is commonly known as 156 Creektop Drive, Floreville, Texas 78114; and

WHEREAS, the Owner as Seller entered into that certain Contract for Deed dated March 2, 2011 providing for the conveyance of said Property to **Shirley Underwood** as Buyer; and

WHEREAS, said Contract for Deed constitutes an Executory Contract for Conveyance pursuant to the provisions of Section 5.066 of the Texas Property Code; and

WHEREAS, an Event of Default has occurred under the Contract for Deed and the Owner has given the required notice thereof pursuant to said Section 5.066 of the Texas Property Code; and

WHEREAS, the Notice given by the Owners to the Buyer specified a cure period according to the requirements of Section 5.066 of the Texas Property Code and said cure period has expired without the event of default being cured; and

WHEREAS, the Owner has appointed me as Trustee to sell said property pursuant to the terms of Section 5.066 of the Texas Property Code; and

WHEREAS, pursuant to the provisions of Section 5.066 of the Texas Property Code, I will, in accordance with the request of the said Owner and in accordance with the provisions of section 5.066 of the Texas Property Code on

AUGUST 2, 2016

to commence at the hour of 12:00 o'clock p.m., or within three (3) hours thereafter, on said day, sell the above described property to the highest bidder for cash at the following location:


The most Northeasterly door of the Wilson County Courthouse being the Courthouse door facing the office of the Wilson County Tax Assessor-Collector in Floresville, Wilson County, Texas, which bears the address of 2 Library Lane, Floresville, Texas



4583193

(or at such other location as may be designated in accordance with Article 51.002 of the Texas Property Code) being the location designated pursuant to Article 51.002 of the Texas Property Code as the location for conducting sales as specified in said Article for the purpose of satisfying said debt and costs of executing said 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.


Troy Martin or Alexis Martin or Cassie
Martin or Terri Martin or Jill Nichols or
Irene Salazar or Deanna Ray
Trustee

c/o ROBERT A. SCHLANGER
5325 Katy Freeway, Suite Two
Houston, Texas 77007
(713) 626-2333

Sender's Address:

Stephen O'Rourke and Jennifer O'Rourke
5325 Katy Freeway, Suite Two
Houston, Texas 77007

COPY

Notice of [Substitute] Trustee Sale

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Jul 11, 2016 at 01:09P
As a Recording

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: 08/02/2016

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

Place: 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 any other area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place
OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 433 Ringaskiddy Circle, Floresville, TX 78114

2. Terms of Sale: Cash

3. Instrument to be Foreclosed: The Instrument to be foreclosed is the deed of trust or Contract Lien dated 03/03/2004 and recorded 03/16/2004 in Document 00012764 in (book) OP 1211 (page) 147 real property records of Wilson county Texas, with William J. Kimes and Lise D. Kimes, husband and wife grantor(s) and Alethes, LLC d/b/a Amerinet, as lender; Mortgage Electronic Registration Systems, Inc., as Beneficiary.

4. Appointment of Substitute Trustee: The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by the above referenced Deed of Trust.

5. Obligation Secured: Deed of Trust of Contract Lien executed by William J. Kimes and Lise D. Kimes, husband and wife securing the payment of the indebtedness in the original principal amount of \$ **208,000.00**, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. **The Bank of New York Mellon Trust Company, N.A. as successor in interest to all permitted successors and assigns of The JPMorgan Chase Bank, as Trustee for Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates, Series 2004-AA1** is the current mortgagee of the note and the deed of trust or contract lien.

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

Notice of [Substitute] Trustee Sale

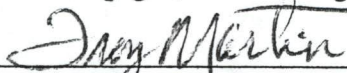
7. **Property to be sold:** The property to be sold is described as follows:

Lot 127, Estates at Shannon Ridge Subdivision, Unit 11, Wilson County, Texas, as shown on that certain map or plat thereof, recorded at Volume 7, Page 62, Map and Plat Records of Wilson County, Texas

8. **Mortgage Servicer Information:** The Mortgage Service 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. **Ocwen Loan Servicing, LLC**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

**C/O Ocwen Loan Servicing, LLC
1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409
Phone: 1-800-746-2936**

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



Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby 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, Kelley Burns, Kristie Alvarez, Chance Oliver, Max Murphy or Bret Allen, Iman Walcott, Tanesha Humphrey, Substitute Trustee

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298

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

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

COPY

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

Recorded 11/20/16 at 01:09p
As a Recording

Total Fees : 2.00

Receipt Number - 194355

DEED OF TRUST INFORMATION:

Date: 07/16/1999
Grantor(s): RAMON GONZALES AND RHONDA G. GONZALES, JOINT TENANCY
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 MAP AND PLAT RECORDS OF WILSON COUNTY, TEXAS.

Reported Address: 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 6th day of September, 2016

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, Deborah Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton, Frederick Britton, Jack Burns II, Patricia Sanders, Zana Jackson, Pamela Thomas, Kristopher Holub, Patrick Zwiers, Kelley Burns, Kristie Alvarez, 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

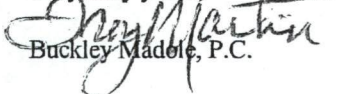
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Troy Martin, Deborah Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton, Frederick Britton, Jack Burns II, Patricia Sanders, Zana Jackson, Pamela Thomas, Kristopher Holub, Patrick Zwiers, Kelley Burns, Kristie Alvarez, 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, Deborah Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton, Frederick Britton, Jack Burns II, Patricia Sanders, Zana Jackson, Pamela Thomas, Kristopher Holub, Patrick Zwiers, Kelley Burns, Kristie Alvarez, 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

§
§
§
§
§
§
§
§
§
§

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:

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

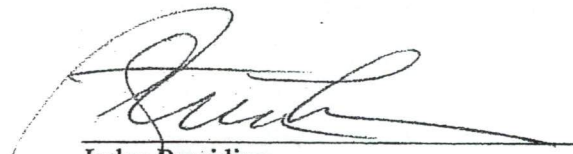
2. The name and last known address of each respondent subject to the order are:


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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Total Fees : 2.00

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

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

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated March 24, 2015, Joseph A. Placencia a/k/a Joseph Placencia and Danielle R. Placencia a/k/a Danielle Placencia conveyed to Tim Williams, as Trustee, the property situated in Wilson County, Texas, to wit:

Property: **Lot 133, Tierra Robles Subdivision, Unit 2, as shown on plat recorded in Volume 8, Page 57 of the Plat Records of Wilson County, Texas**, as well as a 1997 Crest Ridge Homes Inc. "Crestridge" manufactured home, 28' x 76, Serial Numbers CRH2TX0836A and CRH2TX0836B; HUD Label/Seal Numbers NTA0654470 and NTA0654471, together with all furnishings, equipment, appliances, and accessories included at the time of purchase.

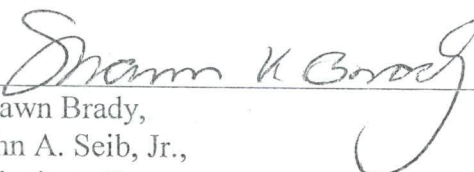
To secure that certain Note executed by Joseph A. Placencia a/k/a Joseph Placencia and made payable to 21st Mortgage Corporation (hereinafter the "Note"), which such Deed of Trust filed and recorded on March 25, 2015 under Document Number: 00043419, BK OP, Vol. 1841, Pgs. 618-637 in the Official Public Records of Wilson County, Texas (hereinafter "Deed of Trust"); and

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

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

NOW, THEREFORE, notice is hereby given that on Tuesday, the 2nd day of August, 2016, the Property will begin to sale at the earliest of 10:00 a.m. or no later than three (3) hours after that time at the most north-easterly door of the Wilson County Courthouse, being the courthouse door facing the office of the Wilson County Tax Assessor-Collector, in Floresville, Wilson County, Texas (which office bears the address of 2 Library Lane, Floresville, Texas), or as designated by the County Commissioners, to the highest bidder for cash. The Trustee's sale will occur between the earliest time to begin the sale as specified above, and 1:00 p.m.

Witness my hand this the 7th day of July, 2016.


Shawn Brady,
John A. Seib, Jr.,
Substitute Trustee

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

GRANTEE'S MAILING ADDRESS:

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

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Jul 08, 2016 at 04:10P
As a Recording

Total Fees : 2.00

Receipt Number - 194326
By:
Frances Cherry

COPY

NOTICE OF FORECLOSURE SALE

SEPTEMBER 6, 2016

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

On: Jul 07, 2016 at 03:07P

As a Recording

Total Fees = 2.00

Receipt Number - 194259
By: Mary Santos

DEED OF TRUST ("Deed of Trust"):

Dated: OCTOBER 9, 2012

Grantor: OUR FATHER'S ENTERPRISES, LLC

Trustee: GERALD V. SEKULA

Trustee's Address: 100 S. FRONT STREET, FALLS CITY, TEXAS 78113

Lender: FALLS CITY NATIONAL BANK

Recorded in: Volume 1686, Page 500, Official Public Records of Wilson County, Texas; being in renewal and extension of Deed of Trust recorded in Volume 1042, Page 290, Official Public Records of Wilson County, Texas.

Secures: Falls City National Bank Adjustable Rate Note ("Note") in the original principal amount of \$90,000.00, executed by Our Father's Enterprises, LLC ("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 **2.00 acres** described by metes and bounds below, and all rights and appurtenances thereto:

2.00 acres out of the E. Gilley Survey, Abstract 395, Wilson County, Texas; being the same property described as "Tract One" in Deed dated July 23, 1991, from Patten Corporation Southwest to Agripino Camacho and Myrna D. C. Camacho, recorded in Volume 781, Page 560, Deed Records of Wilson County, Texas; and being a part of a 2674.385 acre tract described in Deed dated June 6, 1988, from John B. Connally and wife, Idanell B. Connally to Patten Corporation Southwest, recorded in Volume 701, Page 317, Deed Records of Wilson County, Texas and being more particularly described as follows:

BEGINNING at an iron stake with an aluminum cap marked "Pro-Tech Eng" set on the northeast line U.S. Highway 181 for the west corner of the tract herein described, same being on the southwest line of said Patten 2674.385 acre tract at the south corner of Lot 286, Eagle Creek Ranch, Section 2-A, a subdivision recorded in Volume 5, Page 51, Map and Plat Records of Wilson County, Texas;

THENCE leaving said Lot 286, with northeast line of said U.S. Highway 181 and the southwest line of said Patten 2674.385 acre tract, the following courses:

S. 49° 39' 11" E., a distance of 165.84 feet to a concrete monument;

S. 42° 32' 24" E., a distance of 151.21 feet to an iron stake at the south corner of the tract herein described, same being on the northwest line of Eagle Creek Ranch Boulevard, as shown on plat of Eagle Creek Ranch, Section 2-A;

THENCE leaving U.S. Highway 181, with northwest line of Eagle Creek Ranch Boulevard, the following courses:

N. 40° 19' 36" E., a distance of 230.28 feet to an iron stake;

N. 44° 08' 27" E., a distance of 59.61 feet to an iron stake with aluminum cap marked "Pro-Tech Eng" set for the east corner of the tract herein described;

THENCE leaving Eagle Creek Ranch Boulevard, N. 49° 40' 24" W., a distance of 319.84 feet to an iron stake with aluminum cap marked "Pro-Tech Eng" set for the north corner of the tract herein described, same being on the southeast line of Lot 286;

THENCE with the southeast line of Lot 286, S. 40° 19' 36" W., a distance of 270.93 feet to the POINT OF BEGINNING.

Being the same property described in Deed dated August 31, 2000, from J.M. Andis and wife, Linda Andis to Harry Delmer Pearson and wife, Priscilla E. Pearson, recorded in Volume 1042, Page 287, Official Public Records of Wilson County, Texas.

FORECLOSURE SALE:

Date: TUESDAY, SEPTEMBER 6, 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. and not later than three hours thereafter.**

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 FALLS CITY

NATIONAL BANK'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, FALLS CITY NATIONAL BANK, 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 FALLS CITY NATIONAL BANK'S election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with FALLS CITY NATIONAL BANK'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.

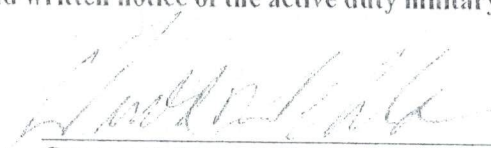
If FALLS CITY NATIONAL BANK passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 FALLS CITY NATIONAL BANK. 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 JULY 5, 2016, by GERALD V. SEKULA.


Notary Public, State of Texas

