

COPY

Filed for Record in:  
Wilson County  
by Honorable Eva Martinez  
County Clerk  
On: Nov 28, 2016 at 02:30P  
As a Recording

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

Total Fees : 2.00

**DEED OF TRUST INFORMATION:**

**Date:** 07/06/2007  
**Grantor(s):** ADRIANA VARGAS AND RAFAEL VARGAS, WIFE AND HUSBAND  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR SECURITY NATIONAL MORTGAGE COMPANY, A UTAH CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$199,500.00  
**Recording Information:** Book 1410 Page 627 Instrument 00026576  
**Property County:** Wilson  
**Property:** LOT 45, ABREGO LAKE SUBDIVISION, UNIT 2, AS SHOWN ON PLAT OF ABREGO LAKE SUBDIVISION, UNIT 2, RECORDED IN VOLUME 10, PAGE 12, PLAT RECORDS OF WILSON COUNTY, TEXAS.  
**Reported Address:** 108 ABREGO RIDGE, FLORESVILLE, TX 78114

Receipt Number - 199470  
Jan Santos

**MORTGAGE SERVICING INFORMATION:**

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

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

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 3rd day of January, 2017  
**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):** Patricia Sanders, Jonathan Schendel, Doug Woodard, Dan Hart, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Troy Martin, Deborah Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton, 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

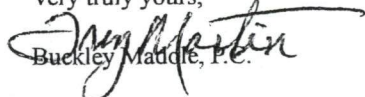
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Patricia Sanders, Jonathan Schendel, Doug Woodard, Dan Hart, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Troy Martin, Deborah Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton, 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. Patricia Sanders, Jonathan Schendel, Doug Woodard, Dan Hart, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Troy Martin, Deborah Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton, 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 Maude, P.C.



COPY

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.

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated April 4, 2013, executed by **BRIAN K. RICE AND CYNTHIA A. HANSMANN, A MARRIED COUPLE** ("Mortgagor") to K. Clifford Littlefield, Trustee for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Instrument No. 00023498, Official Public Records of Wilson County, Texas, Mortgagee appoints K. Clifford Littlefield, whose address is listed below, or Mark Steiner, whose business address is 2186 Jackson Keller, #434, San Antonio, Texas 78213, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, January 3, 2017**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Wilson County Courthouse at the place designated by the Commissioner's Court for such sales in Wilson County, Texas, (on the steps of the county courthouse, or as designated by the County Commissioner), the sale to begin at 10:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the Manufactured Housing Unit, 2013 CMH Manufactured Housing Unit, Serial No. CBH025066TXP.

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.

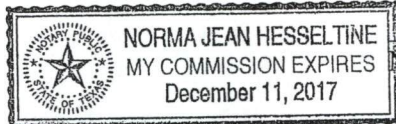
EXECUTED this 16<sup>th</sup> day of November, 2016.

*K. Littlefield*  
K. CLIFFORD LITTLEFIELD, Mortgagee Attorney  
UPTON, MICKITS & HEYMANN, L.L.P.  
802 N. Carancahua, Suite 450  
Corpus Christi, Texas 78401  
Email: [clittlefield@umhlaw.com](mailto:clittlefield@umhlaw.com)  
Telephone: (361) 884-0612  
Facsimile: (361) 884-5291  
Email: [clittlefield@umhlaw.com](mailto:clittlefield@umhlaw.com)

Filed for Record in:  
Wilson County  
by Honorable Eva Martinez  
County Clerk  
On: Nov 23, 2016 at 08:07A  
As a Recording  
Total Fees : 2.00

THE STATE OF TEXAS §  
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, **By K. CLIFFORD LITTLEFIELD**, this 16<sup>th</sup> day of November, 2016, to certify which witness my hand and official seal. *Clifford Littlefield*



*Norma Jean Hesselstine*  
NOTARY PUBLIC, STATE OF TEXAS

Return to:  
K. Clifford Littlefield  
Upton, Mickits & Heymann, L.L.P.  
802 N. Carancahua, Suite 450  
Corpus Christi, Texas 78401

Receipt Number - 199389  
by *Clifford Littlefield*

EXHIBIT "A"

**DMC** Don McCrary & Associates, Inc. Engineers and Surveyors

DATE: 03-05-2013  
JOB NO. 13016  
0.39 ACRE  
RICE

**FIELD NOTE DESCRIPTION OF A 0.39 ACRE OF LAND**

BEING 0.39 ACRE OF LAND, SITUATED WITHIN CATARINA ZEPEDA SURVEY NO. 339, ABSTRACT NO. 362, OUT OF A 1.63 ACRE TRACT OF LAND CONVEYED TO MARY HELEN TAUBERT AS DESCRIBED IN VOLUME 1001, PAGE 585 OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING at a found iron pin on the southwest line of County Road 441 for the north corner of this tract herein described and being the same corner of said 1.63 acre tract;

THENCE S60°00'00"W, a distance of 132.70 feet to a set 1/4" iron pin with cap stamped 3403 for the east corner of this tract herein described;

THENCE into said 1.63 acre tract the following calls:

S31°39'49"W, a distance of 128.12 feet to a set iron pin;

N60°00'00"W, a distance of 132.70 feet to a set iron pin in the west line of said 1.63 acre tract

THENCE with the west line of said 1.63 acre tract and this tract herein described N31°39'49"E, a distance of 128.12 feet to the POINT OF BEGINNING and containing 0.39 acre of land more or less.

These field notes were prepared from an actual on the ground survey dated March 5, 2013.



*Robert Don McCrary* 3/5/13



COPY

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

On: Nov 15, 2016 at 11:17A

As a Recording

NOTICE OF FORECLOSURE SALE

Assert and protect your rights as a member of the armed forces of the United States. : 2.00  
If you are or your spouse is serving on active military duty, including active military duty as  
a member of the Texas National Guard or the National Guard of another state or as a  
member of a reserve component of the armed forces of the United States, please send written  
notice of the active duty military service to the sender of this notice immediately. Receipt Number - 199110  
Claudia Garza

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

See Exhibit "A" attached hereto and incorporated herein by reference.

2. *Instrument to Be Foreclosed.* The instrument to be foreclosed is the deed of trust described more fully as follows:

Deed of Trust dated February 14, 2011, from V. O. CARDEN, JR. and LINDA L. CARDEN, as grantors, conveying the Property in trust to BRAD S. AKIN, as trustee, for the benefit of NIXON STATE BANK ("Beneficiary"), recorded under Clerk's File No. 00001035, Real Property Records, Wilson County, Texas ("Deed of Trust").

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

Date: DECEMBER 6, 2016

Time: The sale will begin no earlier than 12:00 p.m. or no 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, 2 Library Lane, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

The Beneficiary may postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute Trustee 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

Notice of Foreclosure Sale  
V. O. Carden, Jr. and Linda L. Carden, Grantor  
Heritage Bank, Lender  
Page 1 of 3



4599269



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.

Those desiring to purchase the Property will need to demonstrate their ability to pay their bid immediately IN CASH if their bid is accepted.

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.

Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Substitute Trustee to sell the Property in one or more parcels and/or to sell all or only part of the Property.

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.

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

5. *Type of Sale.* The sale is a non-judicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust.

6. *Obligations Secured.* The Deed of Trust secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to that certain real estate lien note ("Note") dated **February 14, 2011**, in the original principal amount of **SIXTY-EIGHT THOUSAND AND 00/100 DOLLARS (\$68,000.00)**, executed by **V. O. CARDEN, JR. AND LINDA L. CARDEN** and payable to the order of **NIXON STATE BANK. HERITAGE BANK, as successor-in-interest to Nixon State Bank**, is the current owner and holder of the Note and Obligations and is the current Beneficiary under the Deed of Trust.

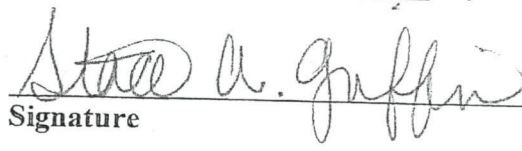

7. Pursuant to the Deed of Trust, Beneficiary made, constituted and appointed in writing, **RONALD A. MURRAY, STACI A. GRIFFIN, KYLE L. DICKSON, TROY MARTIN, DEBORAH MARTIN AND CHRIS LAFOND**, as substitute trustees (each being a "Substitute Trustee") in that certain *Appointment of Substitute Trustee* dated November 14, 2016; to exercise the power of sale under the Deed of Trust for the purpose of enforcing the collection of the Obligations.

8. *Default and Request to Act.* Default has occurred under the Deed of Trust, and although demand was made upon **V. O. CARDEN, JR. AND LINDA L. CARDEN**, the default

was not cured, and the Beneficiary has requested a Substitute Trustee conduct this sale. Notice is given that before the sale the Beneficiary may appoint other substitute trustees to conduct the sale.

Questions concerning the sale may be directed to the attention of Substitute Trustee, Staci A. Griffin c/o Murray | Lobb, PLLC, at 700 Gemini, Suite 115, Houston, Texas 77058, phone number (281) 488-0630.

DATED this the 14<sup>th</sup> day of November, 2016.

   
Signature

**Staci A. Griffin, Substitute Trustee**

c/o Murray | Lobb, PLLC  
700 Gemini, Suite 115, Texas 77058  
Harris County, Texas



# EXHIBIT "A"

## METES AND BOUNDS DESCRIPTION OF A 9.810 ACRE TRACT

Being a 9.810 acre tract situated in the J. C. Morgan Survey No. 124, Abstract 215, Wilson County, Texas and being out of a 14.592 acre tract as described in a conveyance from F. T. Hutton and wife, Bonny Hutton to Natalia Konstantinova Pontecorvo (a/k/a Natalia Pontecorvo), Trustee of the Pontecorvo Revocable Living Trust dated July 10, 2004 recorded in Volume 1357, Page 38, Official Public Records of Wilson County, Texas; said 9.810 acre tract surveyed by Jeffrey B. Berger, R.P.L.S. No. 5558 and being more particularly described as follows:

**BEGINNING** at a 1/2" steel rod found on the northwest line of 306-1/5 acre tract as described in a conveyance to John Randy Posey recorded in Volume 665, Page 336, Deed Records of Wilson County, Texas, and the southeast line of said J. C. Morgan Survey No. 124, at the east corner of a 45.09 acre tract as described in a conveyance to Linda Ann Leveridge Carden recorded in Volume 1188, Page 159, Official Public Records of Wilson County, Texas, for the south corner of said 14.592 acre tract and the herein described tract;

**THENCE** North 29° 30' 21" West 986.48 feet (Basis of Bearings) generally along a barbed wire fence with the common line of said 14.592 acre tract and said 45.09 acre tract to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" set for the west corner of the herein described tract;

**THENCE** North 61° 35' 45" East 436.51 feet over and across said 14.592 acre tract to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" set on the southwest line of the remaining portion of a 11.15 acre tract as described in a conveyance to Andalusia Ranch Ltd. and Stanley A. Smartt, Jr. recorded in Volume 1301, Page 445, Official Public Records of Wilson County, Texas and the northeast line of said 14.592 acre tract, and said J. C. Morgan Survey No. 124, for the north corner of the herein described tract;

**THENCE** South 29° 28' 55" East 972.64 feet generally along a barbed wire fence with the common line of said 4.592 acre tract, said remaining portion of a 11.15 acre tract, and a 4.20 acre tract as described in a conveyance to the Stockdale Butane Gas Company, Inc. recorded in Volume 785, Page 552, Deed Records of Wilson County, Texas and said northeast line of the J. C. Morgan Survey No. 124 to a wood fence corner post on the southwest line of said 4.20 acre tract for the east corner of said 14.592 acre tract, said J. C. Morgan Survey, and the herein described tract;

**THENCE** South 59° 46' 37" West 436.05 feet generally along a barbed wire fence with the common line of said 14.592 acre tract and said 306-1/5 acre tract, and said southeast line of the J. C. Morgan Survey No. 124 to the POINT OF BEGINNING and containing 9.810 acres, more or less.

Together with a 40-foot wide ingress-egress and utility easement over and across a 2.00 acre tract and a 14.592 acre tract as described in a conveyance from F. T. Hutton and wife, Bonny Hutton to Natalia Konstantinova Pontecorvo (a/k/a Natalia Pontecorvo), Trustee of the Pontecorvo Revocable Living Trust dated July 10, 2004 recorded in Volume 1357, Page 38, Official Public Records of Wilson County, Texas; said 40-foot wide ingress-egress and utility easement surveyed by Jeffrey B. Berger, R.P.L.S. No. 5558 and being more particularly described as follows:

**BEGINNING** at a 1/2" steel rod found on the southwest line of U. S. Highway No. 87 at the northwest corner of said 2.00 acre tract, and said 14.592 acre tract and the northeast corner of a 45.09 acre tract as described in a conveyance to Linda Ann Leveridge Carden recorded in Volume 1188, Page 159, Official Public Records of Wilson County, Texas, for the northwest corner of the herein described easement;

**THENCE** South 73° 29' 51" East 57.59 feet with said southwest line of U. S. Highway No. 87 to a point for the northeast corner of the herein described easement;

**THENCE** over and across said 2.00 acre tract and said 14.592 acre tract, South 29° 30' 21" East 619.32 feet with a line being 40.00 feet northeast of and parallel with the southwest line of said 2.00 acre tract and said 14.592 acre tract to a point on the northwest line of a 9.810 acre tract surveyed this same date, for the east corner of the herein described easement, and South 61° 35' 45" West 40.01 feet with said northwest line of a 9.810 acre tract surveyed this same date to a 1/2" steel rod with a red plastic cap stamped "RPLS 5558" set at the west corner of said 9.810 acre tract surveyed this same date, for the south corner of the herein described easement;

**THENCE** North 29° 30' 21" West 659.99 feet (Basis of Bearings) generally along a barbed wire fence and a pipe rail fence with the common line of said 14.592 acre tract, said 2.00 acre tract, and said 45.09 acre tract to the POINT OF BEGINNING and containing 0.587 acres, more or less.

### Surveyor's Notes:

1. Bearings are based on said deed recorded in Volume 1357, Page 38, Official Public Records of Wilson County, Texas.
2. A survey plat was prepared this same date as a part of this survey.

STATE OF TEXAS §

December 29, 2010

COUNTY OF WILSON §

It is hereby stated that the above description was prepared from an actual survey on the ground of the described 9.810 acre tract and the 40-foot wide ingress-egress easement made under my supervision.



*Jeffrey B. Berger*  
Jeffrey B. Berger, Registered Professional Land Surveyor No. 5558

BERGER LAND SURVEYING  
207 W. CHIHUAHUA STREET, SUITE 104  
LA VERNA, TEXAS 78121-6896  
Phone: (817) 253-1555  
Fax: (817) 779-2222

*JA*

*JA*

PORTIONS OF THIS DOCUMENT MAY  
NOT BE REPRODUCIBLE  
WHEN RECEIVED FOR RECORDING

Starnes/Muntean-Rogers

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: November 14, 2016

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

NOTE:

DATE: February 25, 2014  
AMOUNT: \$72,000.00  
MAKER: Shasta Lynn Muntean-Rogers  
PAYEE: Paula Starnes

On: Nov 14, 2016 at 02:53P  
As a Recording

Total Fees : 2.00

Receipt Number - 199078  
By:  
Krustle Hidalgo

DEED OF TRUST:

DATE: February 25, 2014  
GRANTOR: Shasta Lynn Muntean-Rogers  
BENEFICIARY: Paula Starnes  
COUNTY WHERE PROPERTY IS LOCATED: Wilson  
TRUSTEE: Toya K. Schafer  
RECORDING INFORMATION: Vol. 1776, page 800, Document No. 00032876, Official Public Records of  
Real Property of Wilson County, Texas

PROPERTY: Lot 15, Block 3, of the Townsite of Calaveras, as shown on plat recorded in Volume 1, Page 120,  
Plat Records of Wilson County, Texas; also known as 315 Sand Avenue, Floresville, TX 78114.

LENDER/HOLDER NOW: Paula Starnes

BORROWER/DEBTOR NOW: Shasta Lynn Muntean-Rogers

SUBSTITUTE TRUSTEE: Mark Cummings or Phil West or Dick Veters or Jason West or Patrick Armstrong or David  
Garvin

SUBSTITUTE TRUSTEE'S MAILING ADDRESS: 8101 Boat Club Road, # 320, Fort Worth, TX 76179

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

December 6, 2016, being the first Tuesday of the month, to commence at 1:00 p.m., or within three hours thereafter.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

Most westerly courthouse door (faces Third Street) of the Wilson County Courthouse, Floresville, Texas, as designated for  
foreclosure sales, or as designated by the County Commissioner's Court.

Default has occurred in the payment of the Note and in performance of the obligations of the Deed of Trust which  
secures the Note. Because of such default, Lender, the holder of the Note, has requested Substitute Trustee to sell the  
Property. Notice is given that before the sale the Beneficiary may appoint another person Substitute Trustee to conduct the  
sale.



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 9.501(d) of the Texas Business and Commerce Code (Texas UCC).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee, will sell the Property at public auction, by public sale, to the highest bidder for cash, "AS IS," or other form of payment acceptable to Substitute Trustee, in accordance with the Deed of Trust. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

**ARMED SERVICES NOTICE EFFECTIVE SEPTEMBER 1, 2011**

**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.**



Mark Cummings or Phil West or Dick Veters or  
Jason West or Patrick Armstrong or David Garvin, Substitute Trustee

COPY

Filed for Record in:  
Wilson County  
by Honorable Eva Martinez  
County Clerk  
On: Nov 14, 2016 at 01:15P  
As a Recording

Total Fees : 2.00

Receipt Number - 199063  
Buyer: Araceli Hidalgo

**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 OR 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: 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.* The sale is scheduled to be held at the following date, time, and place:

Date: 12/06/2016

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 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. *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, DEBORAH MARTIN, 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, DEBORAH MARTIN, CHRIS LAFOND,  
BOB FRISCH, JAMIE STEEN, JODI STEEN OR JO  
WOOLSEY  
c/o AVT Title Services, LLC  
1101 Ridge Rd. Suite 222  
Rockwall, TX 75087

Certificate of Posting

I am \_\_\_\_\_ 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.





On: Nov 14, 2016 at 09:55A

As a Recording

### Notice of Trustee's Sale

**Date:** November 14, 2016

Total Fees : 2.00

**Trustee:** David L. Ricker

Receipt Number - 199047  
By:  
Frances Cherry

**Trustee's Address:** P. O. Box 1571  
Boerne, Texas 78006

**Mortgagee:** Texas Southwest Mortgage Acceptance, LP, a Texas limited partnership

**Note:** Note dated August 22, 2003 in the amount of \$61,923.08

**Contract for Deed:**

**Date:** August 22, 2003

**Grantor:** William J. Bindseil

**Mortgagee:** Texas Southwest Mortgage Acceptance, LP, a Texas limited partnership

**Recording information:** Unknown

**Property:**

Lot 52, Oak Hollow Park, Wilson County, Texas, known as 286 Hickory Run, La Vernia, Texas. Also a Manufactured Home known as Fleetwood Homes, and being a Festival Ltd. Model, Manufacture dated being 08/06/1998, 16' x 76' Label/Decal No. RAD 1081777 and Serial No. TXFLW12A31947FD11.

**County:** Wilson

**Date of Sale (first Tuesday of month):** December 6, 2016


**Time of Sale:** 10:00 am

**Place of Sale:** Area around the Wilson County Courthouse as designated by the Wilson County Commissioners

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.

David L. Ricker is Trustee under the Contract for Deed. Mortgagee 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". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

  
\_\_\_\_\_  
David L. Ricker  
P. O. Box 1571  
Boerne, Texas 78006



Filed for Record in:  
Wilson County  
by Honorable Eva Martinez  
County Clerk  
On: Nov 14, 2016 at 09:55A  
As a Recording

**Notice of Trustee's Sale**

**Date:** November 14, 2016

**Substitute Trustee:** David L. Ricker  
**Substitute Trustee's Address:** P. O. Box 1571  
Boerne, Texas 78006

Total Fees : 2.00  
Receipt Number - 199047  
By:  
Frances Cherry,

**Mortgagee:** Pearl Properties, Inc.

**Note:** Note dated September 7, 1999 in the amount of \$19,500.00

**Contract for Deed:**

**Date:** September 7, 1999

**Grantor:** Sean Burnam; and Shelley Burnam

**Mortgagee:** Pearl Properties, Inc.

**Recording information:** Unknown

**Property:**

Lot 51, Phase 9, (1.20 acres), located in Oak Hollow Park Subdivision, Wilson County, Texas (also known as 290 Hickory Run, La Vernia, Texas 78121) Volume 4, Pages 39-40, Map and Plat Records of Wilson County, Texas.

**County:** Wilson

**Date of Sale (first Tuesday of month):** December 6, 2016

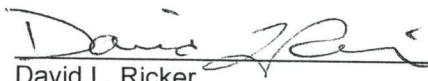
**Time of Sale:** 10:00 am

**Place of Sale:** Courthouse steps designated by the County Commissioners at the Wilson County Courthouse.

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.

Mortgagee has appointed David L. Ricker as Trustee under the Contract for Deed. Mortgagee 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". The sale will begin at the Time of Sale or not later than three hours thereafter.



---

David L. Ricker  
P. O. Box 1571  
Boerne, Texas 78006



**NOTICE OF TRUSTEE'S SALE**

**THE STATE OF TEXAS        §**

**COUNTY OF WILSON        §**

**Date:** November 7, 2016

**Deed of Trust:**

**Date:** October 17, 2013

**Grantor:** Marilyn White and Billy White

**Beneficiary:** Bar P Land & Cattle Ltd.

**Recorded in:** Volume 1787, Page 549, Official Public Records, Wilson County, Texas.

**Property:** Being 16.65 acres of land in the James Roden Survey, A-265 and the Juan Jose Tejada Survey, A-316, Wilson County, Texas and being more fully described by metes and bound in the attached Exhibit "A" in a Deed of Trust filed in Volume 1787, Page 549.

**Date of Sale:** December 6, 2016

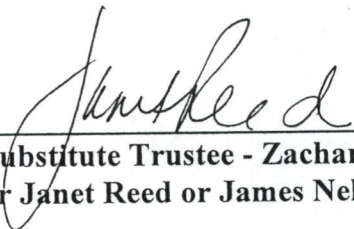
**Time of Sale:** The earliest time at which the sale will occur is 11:00 a.m. and no later than 2:00 p.m.

**Place of sale of Property:** Wilson County Courthouse, 1420 3<sup>rd</sup> Street, Floresville Texas.

**Designated Area:** The most westerly door facing 3<sup>rd</sup> Street, bearing the address 1420 3<sup>rd</sup> Street, Floresville, Texas 78114

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

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

  
\_\_\_\_\_  
**Substitute Trustee - Zachary Potts  
or Janet Reed or James Nelson**

**For more information:**

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

Filed for Record in:  
Wilson County  
by Honorable Eva Martinez  
County Clerk  
On: Nov 08, 2016 at 04:01P  
As a Recording  
Total Fees : 2.00  
Receipt Number - 198934  
By:  
Judy Fleming

COPY

Filed for Record in:  
Wilson County  
by Honorable Eva Martinez  
County Clerk  
On: Oct 31, 2016 at 11:06A  
As a Recording

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**WILSON County**  
**Deed of Trust Dated:** August 23, 2006  
**Amount:** \$106,855.00  
**Grantor(s):** ROBERT L CLIFTON and TOWANDA CLIFTON

**Original Mortgagee:** CASCADE FINANCIAL SERVICES  
**Current Mortgagee:** DITECH FINANCIAL LLC

**Mortgagee Address:** DITECH FINANCIAL LLC, 4250 North Freeway, Fort Worth, TX 76137

**Recording Information:** Document No. 00017513

Total Fees : 2.00  
Receipt Number - 198579  
By:  
Claudia Garza

**Legal Description:** ALL THAT CERTAIN TRACT OR PARCEL OF LAND KNOWN AS LOT 11 OF THE SUTHERLAND HILLS ESTATES SUBDIVISION, AS SHOWN BY A MAP OR PLAT OF RECORD AT VOL. 8, PAGE 65 OF THE PLAT RECORDS OF WILSON COUNTY, TEXAS, upon which is situated a 2006 63' x 28' Palm arbor Manufactured Home as evidenced by the Statement of Ownership and Location, recorded on 03/25/2008 in Book 1450, Page 432, of the Official Public Records of Real Property of Wilson County, Texas

WHEREAS ROBERT L CLIFTON is deceased.

**Date of Sale:** January 3, 2017 between the hours of 12:00 PM and 3:00 PM.

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

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

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

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

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

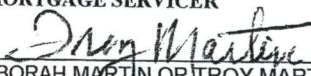
**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever,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

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 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.

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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

KBS

KRISTEN BATES, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2016-014505

  
DEBORAH MARTIN OR TROY MARTIN, ALEXIS MARTIN, CASSIE MARTIN, TERRI MARTIN OR SHELBY MARTIN  
c/o Tejas Trustee Services  
4100 Midway Rd Ste 1040  
Carrollton, TX 75007



Filed for Record in:  
Wilson County  
by Honorable Eva Martinez  
County Clerk  
On: Oct 27, 2016 at 11:10A  
As a Recording

C&S No. 44-16-2742 / FHA / Yes  
LoanCare, LLC

Total Fees : 2.00

Receipt Number - 198478  
By:  
Claudia Garza

## 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: May 29, 2015

**Grantor(s):** John H. Moore and Jimmie C. Moore, husband and wife  
**Original Trustee:** Gregory S. Graham  
**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Plaza Home Mortgage, Inc., its successors and assigns  
**Recording Information:** Clerk's File No. 00045183, in the Official Public Records of WILSON County, Texas.  
**Current Mortgagee:** LakeView Loan Servicing, LLC  
**Mortgage Servicer:** LoanCare, LLC, whose address is C/O 3637 Sentara Way, Virginia Beach, VA 23452 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

**Legal Description:**

LOT 65 OF RANCH COUNTRY SUBDIVISION, UNIT 2, AS SHOWN ON PLAT RECORDED IN VOLUME 3, PAGE 55, OF THE MAP RECORDS OF WILSON COUNTY, TEXAS.

**Date of Sale:** 12/06/2016 Earliest Time Sale Will Begin: 12:00 PM

POSTED BY  
*Troy Martin*

## APPOINTMENT OF SUBSTITUTE TRUSTEE

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.

WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES 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, Zana Jackson as Successor Substitute Trustee, Frederick Britton as Successor Substitute Trustee, Patricia Sanders as Successor Substitute Trustee, Kelley Burns as Successor Substitute Trustee, Patrick Zwiars as Successor Substitute Trustee, Jack Burns II as Successor Substitute Trustee, Pamela Thomas as Successor Substitute Trustee, Kristopher Holub as Successor Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee

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.



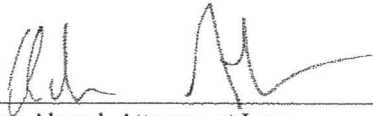
44-16-2742  
WILSON

4596927

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.

Executed on this the 25th day of October, 2016.

For Information:

  
\_\_\_\_\_  
Adnan Ahmad, Attorney at Law  
Codilis & Stawiarski, P.C.  
650 N. Sam Houston Pkwy East, Suite 450, Houston, TX 77060  
(281) 925-5200

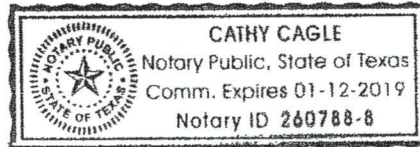
STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Adnan Ahmad as Attorney for the Mortgagee and/or Mortgage Servicer known to me or proved to me through a valid State driver's license or other official identification described as *Personal Knowledge*, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand seal of office on this the 25th day of October, 2016.

  
\_\_\_\_\_  
Notary Public  
Signature



C&S No. 44-16-2742 / FHA / Yes  
LoanCare, LLC