

COPY

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

On: Jun 26, 2017 at 09:49A

As a Recording

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

Total Fees : 2.00

DEED OF TRUST INFORMATION:

Date: 01/26/2005
Grantor(s): JOHN FOSTER, JOINED HEREIN PRO FORMA BY HIS SPOUSE, ANGEL FOSTER,
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE,
Original Principal: \$54,767.00
Recording Information: Book 1263 Page 633 Instrument 00000633
Property County: Wilson
Property:
Receipt Number - 207055
New Notes:

2.69 ACRES OF LAND OUT OT THE JOSE MARIA BALMASEDA GRANT, ABSTRACT 2, WILSON COUNTY, TEXAS, AND BEING PART OF LOT 12, POST OAK HILLS RANCHETTES SUBDIVISION, AS SHOWN ON THE PLAT OF RECORD IN VOLUME 2, PAGE 58 OF THE PLAT RECORD OF WILSON COUNTY, TEXAS, SAID 2.69 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 1/2 INCH REBAR ON THE SOUTHEASTERLY LINE OF THE JIMMY A. PARGMANN, ET UX, LAND DESCRIBED IN VOLUME 561, PAGE 705, WILSON COUNTY DEED RECORDS FOR THE NORTHERLY CORNER OF LOT 13, THE WESTERLY CORNER OF LOT 12 AND OF THIS TRACT.

THENCE NORTH 60 DEGREES 07'49" EAST, WITH THE COMMON LINE OF THE PARGMANN LAND AND OF THIS TRACT, DISTANCE OF 282.54 FEET TO A SET 1/2 INCH REBAR FOR THE NORTH CORNER OF THIS TRACT AND WEST CORNER OF THE JAMES C. BODIFORD, ET UX, LAND DESCRIBED IN VOLUME 691, PAGE 279, WILSON COUNTY DEED RECORDS.

THENCE SOUTH 30 DEGEES 01'11" EAST, WITH THE COMMON LINE OF THE BODIFORD LAND AND OF THIS TRACT, AT 60.00 FEET A FENCE CORNER POST ON THE SOUTHEAST RIGHT OF WAY LINE OF POST OAK ROAD, TOTAL DISTANCE OF 414.38 FEET TO A FOUND STEEL PIN FOR A COMMON CORNER ON THE NORTHWEST LINE OF THE HAZEL MCBRIDE LAND DESCRIBED IN VOLUME 483, PAGE 31, WILSON COUNTY DEED RECORDS.

THENCE SOUTH 59 DEGREES 49'00" WEST, (RECORD BEARING PER PLAT) WITH THE COMMON LINE OF THE MCBRIDE LAND AND OF THIS TRACT, DISTANCE OF 282.44 FEET TO A FOUND STEEL PIN FOR THE SOUTH CORNER OF THIS TRACT AND EAST CORNER OF LOT 13.

THENCE NORTH 30 DEGREES 01'56" WEST, WITH THE COMMON LINE OF LOT 13, LOT 12 AND OF THIS TRACT, AT 355.92 FEET A FOUND STEEL PIN ON THE SOUTHEAST RIGHT OF WAY LINE OF POST OAK ROAD, TOTAL DISTANCE OF 415.92 FEET TO THE POINT OF BEGINNING CONTAINING 2.69 ACRES OF LAND.

AND BEING THE SAME LAND DESCRIBED IN DEED DATED FEBRUARY 14, 1995 FROM JOHN E. MILLER, ET UX, TO IVAN F. BROWN, JR., ET UX, OF RECORD IN VOLUME 908, PAGE 743, WILSON COUNTY OFFICIAL PUBLIC RECORDS.

Reported Address: 64 POST OAK 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 5th day of September, 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, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Stacey Bennett, Amy Ortiz, Robert Gomez, Troy Martin, Deborah Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton, Braden Barnes, Michael Burns, Thuy Frazier, 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, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Stacey Bennett, Amy Ortiz, Robert Gomez, Troy Martin, Deborah Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton, Braden Barnes, Michael Burns, Thuy Frazier, 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

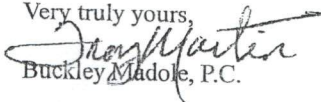
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current

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, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Stacey Bennett, Amy Ortiz, Robert Gomez, Troy Martin, Deborah Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton, Braden Barnes, Michael Burns, Thuy Frazier, 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 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 08/02/2007 and recorded in Book 1418 Page 233 Document 00027670 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: 08/01/2017 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 C L KALLIES AND EVELYN N. KALLIES, provides that it secures the payment of the indebtedness in the original principal amount of \$277,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. The Bank of New York Mellon, not individually but solely as Co-Trustee for RML Trust 2013-2 is the current mortgagee of the note and deed of trust and REVERSE MORTGAGE SOLUTIONS, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is The Bank of New York Mellon, not individually but solely as Co-Trustee for RML Trust 2013-2 c/o REVERSE MORTGAGE SOLUTIONS, INC., 14405 Walters Road, Suite 200, Houston, TX 77014 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
6. Order to Foreclose. The Bank of New York Mellon, not individually but solely as Co-Trustee for RML Trust 2013-2 obtained a Order from the 218th District Court of Wilson County on 05/05/2017 under Cause No. 17-03-0134-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, DEBORAH MARTIN, CHRIS LAFOND, CASSIE MARTIN, TERRI MARTIN, DEANNA RAY, 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
Marissa Sibal, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254

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

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.

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Jun 26, 2017 at 09:48A
As a Recording

Total Fees : 2.00

Receipt Number - 207054
By,
Mary Santos,

EXHIBIT "A"
Legal Description

ALL THAT CERTAIN TRACT OF LAND IN WILSON COUNTY, TEXAS, A PART OF THE J.M. BALMASEDA GRANT, CONTAINING 10.50 ACRES OF LAND, MORE OR LESS, BEING A PART OF THE SAME LAND CONVEYED BY DEWEY J. OPIELA, ET UX, TO W.E. KEELAND, ET AL, BY DEED DATED AUGUST 22, 1970, OF RECORD IN VOL. 430, PAGE 320, DEED RECORDS OF WILSON COUNTY, TEXAS, AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE NW BOUNDARY OF SAID KEELAND, ET AL, TRACT, FROM WHICH PLACE OF BEGINNING, THE MOST WESTERLY CORNER OF SAID KEELAND, ET AL, TRACT, BEARS S. 66 DEGREES 40 MINUTES W., 911.1 FEET; AND THENCE S. 66 DEGREES 28 MINUTES W., 884 FEET, AND THENCE S. 66 DEGREES 46 MINUTES W., 855.1 FEET AND S. 67 DEGREES 7 MINUTES W., 889.3 FEET;

THENCE S. 23 DEGREES 55 MINUTES E., 489.4 FEET TO AN IRON PIN FOR CORNER ON THE NW BOUNDARY OF A PUBLIC ROAD KNOWN AS BLACKJACK ROAD;
THENCE N. 66 DEGREES 05 MINUTES E., 947 FEET (ALONG SAID BLACKJACK ROAD) TO AN IRON PIN FOR CORNER;
THENCE N. 23 DEGREES 55 MINUTES W., 476 FEET TO AN IRON PIN FOR CORNER ON THE NW BOUNDARY OF SAID KEELAND, ET AL, TRACT;
THENCE S. 66 DEGREES 53 MINUTES W., 947.1 FEET (ALONG SAID NW BOUNDARY) TO THE PLACE OF BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: THE APN IS SHOWN BY THE COUNTY ASSESSOR AS 00020200000700; SOURCE OF TITLE IS BOOK 475, PAGE 137 (RECORDED 05/13/75); SUBJECT PROPERTY ALSO KNOWN AS 170 BLACKJACK ROAD, LA VERNIA, TX 78121-4569

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

On: Aug 13, 2007 at 05:10P

As a Recording

Document Number: 00027670
Total Fees: 60.00

Receipt Number - 66976
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: 1418 and Page: 233 of the named records of: Wilson County as stamped hereon by me.

Aug 13, 2007



Eva S. Martinez
COUNTY CLERK
WILSON COUNTY, TEXAS

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Jun 16, 2017 at 09:00A
As a Recording

PASSED NOTICE OF FORECLOSURE SALE

JULY 4, 2017

Deed of Trust ("Deed of Trust"):

Total Fees : 2.00

Dated: June 20, 2002
Grantor: Ruben Gutierrez and wife, Heather M. Gutierrez
Trustee: Thomas P. Lyssy
Beneficiary/Lender: Falls City National Bank
Recorded in: Volume 1111, Page 475, Official Public Records of Wilson County, Texas, subject to Partial Release of Lien, recorded in Volume 1697, Page 520, Official Public Records of Wilson County, Texas
Secures: Promissory Note ("Note") in the original principal amount of \$20,808.00, executed by Ruben Gutierrez and wife, Heather M. Gutierrez ("Borrower") and payable to the order of Beneficiary

Receipt Number - 206724
By:
Mary Santos,

Legal Description: Tracts 1 & 2, less and except 11.88 acres described below:

TRACT 1

145.12 acres, more or less, being the residue of 157.00 acres out of the S. & J. Arocha Grant, Abstract 1, Wilson County, Texas, and being a part of the same property described in a partition deed dated November 19, 1971 between Gene Vernon Haverlah and Lucille A. Haverlah, recorded in Volume 442, Page 533, Deed Records of Wilson County, Texas

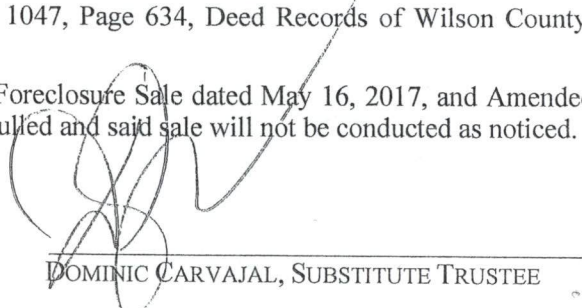
LESS AND EXCEPT the following property:

11.88 acres out of the S. & J. Arocha Grant, Abstract 1, Wilson County, Texas; being part of the land described in Deed to Ruben Gutierrez and Heather M. Gutierrez, recorded in Volume 1047, Page 634, Deed Records of Wilson County, Texas.

TRACT 2

An **access easement** for ingress and egress across **0.04 acres** out of the S. & J. Arocha Grant, Abstract 1, Wilson County, Texas, being part of the land described in Deed to Ruben Gutierrez and Heather M. Gutierrez, recorded in Volume 1047, Page 634, Deed Records of Wilson County, Texas.

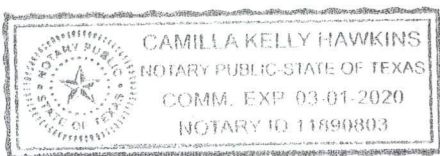
Notice is hereby given that prior Notice of Foreclosure Sale dated May 16, 2017, and Amended Notice of Foreclosure Sale dated May 17, 2017 are pulled and said sale will not be conducted as noticed.

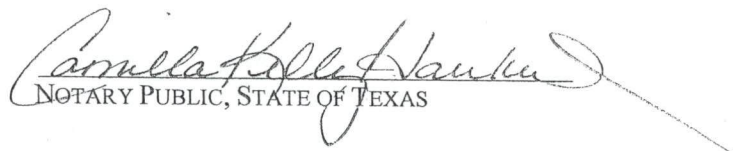

DOMINIC CARVAJAL, SUBSTITUTE TRUSTEE

State of Texas §

County of Wilson §

This instrument was acknowledged before me on JUNE 15, 2017, by DOMINIC CARVAJAL.




NOTARY PUBLIC, STATE OF TEXAS

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

Date: July 04, 2017

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.

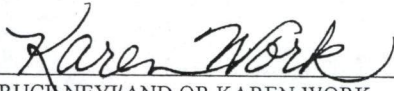
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 08, 2006 and recorded in Document VOLUME 1376, PAGE 823 real property records of WILSON County, Texas, with ELVIRA SEGUNDO AND RUBEN SEGUNDO, grantor(s) and WASHINGTON MUTUAL BANK, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ELVIRA SEGUNDO AND RUBEN SEGUNDO, securing the payment of the indebtednesses in the original principal amount of \$296,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF WAMU ASSET BACKED CERTIFICATES, WAMU SERIES 2007-HE1 TRUST 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. SELECT PORTFOLIO SERVICING, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SELECT PORTFOLIO SERVICING, INC.
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UT 84119



BRUCE NEYZLAND 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: _____

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Jun 12, 2017 at 02:58P
As a Recording

Total Fees : 2.00

Receipt Number - 206575
By,
Rikki Harris,



NOS00000004879862

EXHIBIT "A"

LOT 296, WHISPERING OAKS SUBDIVISION, SECTION 4, WILSON COUNTY, TEXAS, AS PER PLAT OF RECORD IN VOLUME 7, PAGES 28-32, MAP OR PLAT RECORDS OF WILSON COUNTY, TEXAS.



NOS0000004879862

AFFIDAVIT OF POSTING SUBSTITUTE TRUSTEE'S NOTICE OF SALE

STATE OF TEXAS)(

COUNTY OF WILSON)(

KNOW ALL MEN BY THESE PRESENTS, THAT:

BEFORE ME, the undersigned authority, personally appeared

Mary Santos, who after being by me duly sworn, said

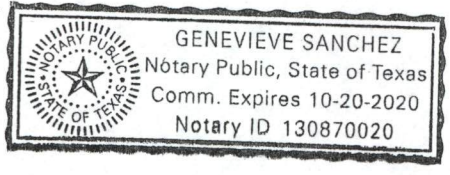
upon her oath:

"I, Mary Santos, do solemnly swear (or affirm) that I posted a copy of the attached Substitute Trustee's Notice of Sale on the 12th day of June, 2017, such date being at least twenty-one days preceding the date of sale set forth in the attached Substitute Trustee's Notice of Sale, and that I accomplished and performed the just-mentioned date by posting a copy of the attached Substitute Trustee's Notice of Sale at the door of the county courthouse in Wilson County, Texas, which is the county in which the property described in the attached notice is located.

Signature Mary Santos

Printed Name Mary Santos

SWORN TO AND SUBSCRIBED BEFORE ME, this 12th day of June, 2017, to which witness my hand and seal of office.



[Signature]
Notary Public Genevieve Sanchez State of Texas
Printed Name: Genevieve Sanchez
My Commission Expires: 10-20-2020

176 Country Acres Dr.
Adkins, Texas 78101

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Jun 12, 2017 at 02:15P
As a Recording
Total Fees : 2.00

NOTICE OF TRUSTEE'S SALE
and
APPOINTMENT OF SUBSTITUTE TRUSTEE

Receipt Number - 206574
By: Mary Santos

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, on July 20, 2016, Gina Gonzales executed a Deed of Trust conveying to North O. West, Trustee, the real property hereinafter described, to secure Ernest A. Travieso, in the payment of a debt therein described, said Deed of Trust being recorded in Volume 1921, Page 528, Official Public Records of Wilson County, Texas.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

WHEREAS, in my capacity as the attorney for the present owner and holder of the note, and pursuant to Section 51.0076(3) Texas Property Code, I hereby name, appoint and designate Mark Cummings or Phil West or dick Vettters or Jason West, the Substitute Trustee(s) in the above described Deed of Trust and/or to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of said note.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, July 4, 2017, at 1:00 o'clock p.m. or within three (3) hours thereafter, the Substitute Trustee will sell said real property at the place hereinafter set out, to the highest bidder for cash. The place of sale shall be in the area designated by the Commissioners Court of such County, pursuant to §51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if such place is not so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted), in the City of Floresville, Wilson County, Texas.

Said real property is described as follows:

All that certain tract or parcel of land known as Lot 31 of the Country Acres Subdivision of Wilson County, Texas, as shown by map or plat of record at Volume 3, Page 9 of the Map and Plat Records of Wilson County, Texas.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for

another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein 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 refiling may be after the date originally scheduled for this sale.

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 and the priority of the lien being foreclosed.

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.

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 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 sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the priority nature and extent of such matters, if any.

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagor, Mortgagee or the Mortgagee's attorney.

Default has occurred under the Deed of Trust, and the beneficiary has requested the above named Trustee or Substitute Trustee(s), to conduct this public sale. Notice is given that before the sale the beneficiary or the Beneficiary's attorney, agent or servicer may appoint another person substitute trustee to conduct the 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.

The Substitute Trustee's address is c/o WEST & WEST ATTORNEYS, 2929 Mossrock, Suite 204, San Antonio, Texas 78230.

WITNESS MY HAND on 12th day of June 2017.



NORTH O. WEST, State Bar No. 21204000
Attorney or Authorized Agent for the
Mortgagee or Mortgagee's Servicer
WEST & WEST ATTORNEYS, P.C.
2929 Mossrock, Suite 204
San Antonio, Texas 78230



SUBSTITUTE TRUSTEE'S NOTICE OF 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.

Note: Sale Contract
Date: May 26, 2015
Original Creditor: Green Tree Servicing LLC
Debtor: Mario Luna and Savannah Torres
Current Holder: U. S. Bank, N.A., as trustee for Mid-State Trust X by Ditech Financial LLC, as servicer with delegated authority

Filed for Recording:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Jun 12, 2017 at 10:21A
As a Recording
Fee: \$ 2.00
Receipt Number - 206526
By: Judy Fleming

Security Instrument:

Purchase Money Deed of Trust
Date: May 26, 2015
Grantor: Mario Luna and Savannah Torres
Trustee: Joseph H. Kelly
Recording Information: Volume 1854 at pages 213 et seq. recorded in the Official Records of Wilson County, Texas
Property: All that property (and improvements thereon) covered by and described in the above Security Instrument and as more particularly described in **Exhibit "A"** attached hereto (setting forth therein the legal description of the property as contained in or attached to the above Security Instrument) (referred to in this Notice of Sale as the "Property").

Current Beneficiary: U. S. Bank, N.A., as trustee for Mid-State Trust X by Ditech Financial LLC, as servicer with delegated authority

Mortgage Servicer: Ditech Financial LLC (f/k/a Green Tree Servicing LLC), 7360 S. Kyrene Road, Mailstop T325, Tempe, Arizona 85283, by virtue of a servicing agreement with Current Beneficiary.

Attorney for Mortgage Servicer Authorized to

Appoint Substitute Trustees: Kenneth M. Culbreth, Jr.

Appointment of

Substitute Trustees: 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.

In accordance with Texas Property Code Section 51.0076, the undersigned attorney for the Mortgage Servicer has named and appointed Kenneth M. Culbreth, Jr. and others (identified in **Exhibit "B"** attached hereto) as Substitute Trustees, each to act individually (the "Substitute Trustee") under and by virtue of the Security Instrument.

Foreclosure Sale:

County: Wilson, Texas

Date of Sale (first Tuesday of month): July 4, 2017

Time of Sale: The sale of the Property will begin no earlier than 1:00 o'clock P.M. and no later than three (3) hours thereafter

Place of Sale: The sale of the Property will be held at the county courthouse in Wilson County, Texas (located at 1420 3rd Street, Floresville, Texas), the county in which the above described Property is located, and at that area of said county courthouse which has been so designated by the Wilson County Commissioners' Court as follows: Most north-easterly door of courthouse (facing the Wilson County Tax Assessor-Collector office).

Type of Sale: The sale of the Property is a non-judicial sale being conducted pursuant to the power of sale granted by the Security Instrument.

Terms of Sale: The sale of the Property will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Security Instrument permitting the Beneficiary to have the bid credited against the indebtedness secured by the Security Instrument at the time of the 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 of the Property will be made expressly subject to any title matters set forth in the Security Instrument, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Security Instrument. The sale shall not cover any part of the Property that has been released of public record from the lien of the Security Instrument. 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 Security Instrument, 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 Security Instrument.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Default and Notice: Default has been made in payment of the Note and Security Instrument and the Note is now unpaid, delinquent and in default. All required notices have been given to Debtor and any and all other necessary parties with regard to the defaulted indebtedness. Mortgage Servicer has requested the undersigned, Substitute Trustee, to post, file and give notice of foreclosure of the Security Instrument and the lien thereof in accordance with applicable Texas law and the terms and provisions of the Security Instrument. Mortgage Servicer is representing Mid-State Trust X under a Servicing Agreement.

Dated: June 7, 2017

By: 
Kenneth M. Culbreth, Jr., as
Attorney for Mortgage Servicer


By: 
Kenneth M. Culbreth, Jr., as Substitute Trustee
500 North Shoreline, Suite 900
Corpus Christi, Texas 78401-0341
(361) 884-5678 Telephone
(361) 888-9149 Telecopier

Exhibit "A"

FIELD NOTES OF 0.253 ACRES OF LAND OUT OF LOT 4, BLOCK 30 OF THE OLD TOWN OF SUTHERLAND SPRINGS AS RECORDED IN VOLUME 1, PAGE 76 OF THE PLAT RECORDS OF WILSON COUNTY, AND BEING A PART OF A TRACT OF LAND CONVEYED TO JOEL MORALES, JR. AND WIFE JANE MORALES AS RECORDED ON OCTOBER 15, 1979 IN VOLUME 525, PAGE 781, OF THE DEED RECORDS OF WILSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch steel pin set on the south margin of Sixth Street and the southwest corner of Lot 4, Block 30 of the Old Town of Sutherland Springs as recorded in Volume 1, Page 76, of the Plat Records of Wilson County, Texas and the Southwest corner of this tract;

THENCE with the west line of Lot 4, North 40° East for 105.00 feet to a 1/2 inch steel pin set for the Northwest corner of this;

THENCE South 50° East for 105.00 feet to a 1/2 inch steel pin set on the east line of Lot 4 and being the northeast corner of this tract;

THENCE with the east line of Lot 4, South 40° West for 105.00 feet a 1/2 inch steel pin set on the south margin of Sixth Street and being the southwest corner of Lot 4 and the southwest corner of this tract;

THENCE with the south margin of Sixth Street, North 50° West for 105.00 feet to the POINT OF BEGINNING.

As surveyed on the ground October 25, 1999.

Exhibit "B"

Kenneth M. Culbreth, Jr.
500 North Shoreline, Suite 900
Corpus Christi, Nueces County, Texas 78401

Chris Lafond
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Jim Mills
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Kyle Walker
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Susan Mills
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Justin Holiday
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Emily Northern
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Alexandra Zografos Holub
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Sid Bemus
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Georgia McInvale
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Note: Individually and separate, each Substitute Trustee listed above is authorized to act alone without the joinder of the other Substitute Trustees.

Wilson

COPY

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Jun 12, 2017 at 09:26A
As a Recording

NATIONSTAR MORTGAGE LLC (CXE)
PEREZ, JAMES AND JEANETTE TRINIDAD
957 COUNTY ROAD 167, FLORESVILLE, TX 78112

FHA 495-5938526-703-203B
Firm File Number: 16-025284

Total Fees : 2.00

Receipt Number - 206522
By:
Mary Santos

NOTICE OF TRUSTEE'S SALE

WHEREAS, on December 20, 2001, JAMES PEREZ, MARRIED AND JEANETTE TRINIDAD PEREZ, as Grantor(s), executed a Deed of Trust conveying to THOMAS E. BLACK, JR., as Trustee, the Real Estate hereinafter described, to MEGAMERICA MORTGAGE GROUP in payment of a debt therein described. The Deed of Trust was filed in the real property records of WILSON COUNTY, TX and is recorded under Clerk's File/Instrument Number 7243 Volume 1089, Page 191-201, to which reference is herein made for all purposes.

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

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

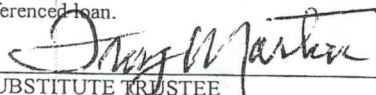
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, July 4, 2017 between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Wilson county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Wilson, State of Texas:

BEING 2.0 ACRES OF LAND CONSISTING OF A 20' INGRESS AND EGRESS EASEMENT ALONG AND WITH ITS NORTHWEST BOUNDARY LINE, SAID 2.0 ACRE TRACT BEING A PART OF THE VINCENTE ZEPEDA GRANT, SURVEY NO. 17, ABSTRACT NO. 23, WILSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT CALLED 16.63 ACRES (PARENT TRACT) CONVEYED TO PEDRO D. PEREZ AND ISABEL A. PEREZ BY DEED OF RECORD IN WILSON COUNTY, TEXAS AND CALLED TRACT 4 ON PLAT DATED JULY 12, 1991, PREPARED BY VICTOR SEGUIN, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: 957 COUNTY ROAD 167
FLORESVILLE, TX 78112
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Noteholder: NATIONSTAR MORTGAGE, LLC
8950 CYPRESS WATERS BLVD
COPELL, TEXAS 75019

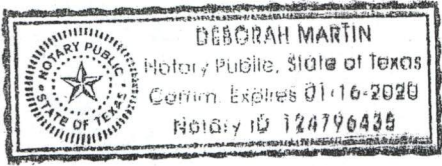
The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.


SUBSTITUTE TRUSTEE
Robert Aguilar, Brett Baugh, Rick Kigar, Brent Graves,
Clay Golden, Stephen Mayers, Kenny Shirey, Troy
Robinett, Doug Rodgers, Scott Swenson, Carl Meyers,
Mike Hanley, Patricia Sanders, Kristie Alvarez, Frederick
Britton, Julian Perrine, Deborah Martin, Terri Martin,
Alexis Martin, Cassie Martin, Troy Martin, Shelby Martin
or Deanna Ray
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

THE STATE OF Texas
COUNTY OF Medina

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Troy Martin, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

2017 GIVEN UNDER MY HAND AND SEAL OF OFFICE this 12 day of June



Deborah Martin
NOTARY PUBLIC in and for
Hedra COUNTY,
My commission expires: 1/16/2020
Type or Print Name of Notary
Deborah Martin

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 military service to the sender of this notice immediately.

VOL 1089 PAGE 201

EXHIBIT A

PROPERTY DESCRIPTION OF

BEING 2.0 ACRES OF LAND CONSISTING OF A 20' INGRESS AND EGRESS EASEMENT ALONG AND WITH ITS NORTHWEST BOUNDARY LINE, SAID 2.0 ACRE TRACT BEING A PART OF THE VINCENTE ZEPEDA GRANT, SURVEY No.17, ABSTRACT No. 23, WILSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT CALLED 16.63 ACRES (PARENT TRACT) CONVEYED TO PEDRO D. PEREZ AND ISABEL A. PEREZ BY DEED OF RECORD IN WILSON COUNTY, TEXAS AND CALLED TRACT 4 ON PLAT DATED JULY 12, 1991, PREPARED BY VICTOR SEGUIN, R.P.L.S., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING AT AN IRON PIN SET ON THE NORTHWEST BOUNDARY LINE OF AFORESAID PARENT TRACT AND SAME THE NORTHWEST LINE OF VINCENTE ZEPEDA GRANT, SURVEY No.17 AND SAME THE SOUTHEAST LINE OF MARIANA SEGUIN GRANT, SURVEY No.16, FOR THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT: FROM WHICH THE NORTH CORNER OF SAID PARENT TRACT BEARS N 30° 00' 00" E., 351 FEET.

THENCE: S 60° 00' 00" E., A DISTANCE OF 745.94 FEET TO AN IRON PIN SET ON THE SOUTHEAST BOUNDARY LINE OF SAID PARENT TRACT, FOR THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT:

THENCE: S 30° 00' 00" W., A DISTANCE OF 116.95 FEET ALONG WITH FENCE LINE ON THE SOUTHEAST BOUNDARY LINE OF SAID PARENT TRACT, FOR THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT:

THENCE: N 59° 59' 31" W., A DISTANCE OF 746.95 FEET TO AN IRON PIN SET ON THE NORTHWEST BOUNDARY LINE OF SAID PARENT TRACT, FOR THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT:

THENCE: N 30° 36' 02" E., DISTANCE OF 116.85 FEET ALONG WITH FENCE LINE OF THE NORTHWEST LINE OF SAID PARENT TRACT AND SAME THE NORTHWEST LINE OF SAID VINCENTE ZEPEDA GRANT AND SOUTHEAST LINE OF MARIANA SEGUIN GRANT TO THE POINT OF BEGINNING.

AND BEING THE SAME PROPERTY DESCRIBED IN GIFT WARRANTY DEED DATED AUGUST 5, 1992, EXECUTED BY PEDRO D. PEREZ AND WIFE, ISABEL A. PEREZ TO FIDELA P. ALVAREZ, OF RECORD IN VOLUME 810, PAGE 921 OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS.

TOGETHER WITH, A 20' INGRESS AND EGRESS EASEMENT, COMPRISED OF A PORTIONS OF TRACT 5, AND TRACT 6, A PART OF THE VINCENTE ZEPEDA GRANT, SURVEY No.17, ABSTRACT No.23, WILSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT CALLED 16.63 ACRES (PARENT TRACT) CONVEYED TO PEDRO D. PEREZ AND ISABEL A. PEREZ BY DEED RECORDED IN WILSON COUNTY, TEXAS, SAID 20' INGRESS AND EGRESS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: AT A SET IRON PIN ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 167, SAID POINT BEING THE WEST CORNER OF TRACT 6 ON A PLAT DATED JULY 12, 1991, PREPARED BY VICTOR SEGUIN, R.P.L.S.:

PORTIONS OF THIS DOCUMENT ARE NOT BE LEGIBLE/REPRODUCIBLE WHEN RECEIVED FOR RECORDING

THENCE: ALONG THE NORTHWEST LINE OF SAID 16.63 ACRE TRACT (PARENT TRACT), N 30° 36' 02" E., A DISTANCE OF 234.00 FEET TO A FOUND IRON PIN, FOR THE WEST CORNER OF TRACT 4, AND FOR THE NORTH CORNER OF SAID 20' INGRESS AND EGRESS EASEMENT:

THENCE: ALONG THE SOUTHWEST LINE OF TRACT 4, S 59° 59' 31" E., A DISTANCE OF 20.00 FEET FOR THE EAST CORNER OF THE HEREIN DESCRIBED EASEMENT:

THENCE: S 30° 36' 02" W., PARALLEL TO THE NORTHWEST LINE OF SAID 16.63 ACRE TRACT (PARENT TRACT), A DISTANCE OF 234.00 FEET TO THE SOUTH CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE: N 59° 59' 31" W., A DISTANCE OF 20.00 FEET, TO THE POINT OF BEGINNING OF SAID 20' INGRESS AND EGRESS EASEMENT.

FILED **7243**
 For record in my office
 27 day of December 2001
 at 11:55 o'clock AM
 EVA S. MARTINEZ, County Clerk
 Wilson County, Texas
 By Jilly Blum Deputy
FBI/WLK

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF RACE OR GENDER 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 herein by me,
 and was duly RECORDED in Official Public Records
 VOL 1089 PAGE 191-201
 OF WILSON COUNTY, TEXAS ON



DEC 27 2001
 Eva S. Martinez
 COUNTY CLERK
 WILSON COUNTY, TEXAS

COPY

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

On: Jun 12, 2017 at 09:26A

Our File Number: 390.101127

Name: FRANK ESPARZA, A MARRIED MAN AND HIS WIFE REBECCA ESPARZA, SIGNING PRO FORMA TO PERFECT LIEN ONLY

Total Fees : 2.00

Receipt Number - 206522

NOTICE OF TRUSTEE'S SALE

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE 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 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.

WHEREAS, on July, 31 2007, FRANK ESPARZA, A MARRIED MAN AND HIS WIFE REBECCA ESPARZA, SIGNING PRO FORMA TO PERFECT LIEN ONLY, executed a Texas Deed Of Trust conveying to G. TOMMY BASTIAN as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR BSM FINANCIAL, L.P. DBA BANKSOURCE MORTGAGE, in the payment of a debt therein described, said TEXAS DEED OF TRUST being recorded under County Clerk Number 00027530, Volume 1417, , Page 360 in the DEED OF TRUST OR REAL PROPERTY records of WILSON COUNTY, TX; and

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

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said TEXAS DEED OF TRUST;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, July 4, 2017 between ten o'clock AM and four o'clock PM and beginning not earlier than 12:00 PM or not later than three hours thereafter, the duly appointed Substitute Trustee will sell said Real Estate at the area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code in WILSON COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse; specifically, the most Westerly door of the Wilson County Courthouse, 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 , of said county, pursuant to Section §51.002 of the Texas Property Code as amended.

Said Real Estate is described as follows:

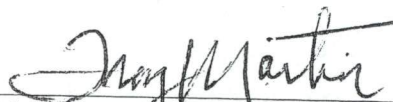
BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND, 4.190 ACRES MORE OR LESS, OUT OF TRACT "I" OF THE BIG OAKS ESTATES SUBDIVISION, SUSANNAH LARRISON NO. 109, ABSTRACT 196, WILSON COUNTY, TEXAS AS RECORDED IN VOLUME 2, PAGE 51 OF THE PLAT RECORDS OF WILSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: 110 BIG OAK LANE
LA VERNIA, TX 78121
Mortgage Servicer: Carrington Mortgage Services, LLC
Noteholder: Carrington Mortgage Services, LLC
1600 South Douglass Road, Suite 200-A
Anaheim, CA 92806

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

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.

WITNESS MY HAND this day, June 12, 2017.


Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton, Jill Nichols, Chris LaFond, Frederick Britton, Patricia Sanders, Pamela Thomas, Jonathan Schendel, Doug Woodard, Stacey Bennett, Amy Ortiz, Robert Gomez, Aarti Patel, Maryna Danielian, Chance Oliver or Max Murphy, Substitute Trustee
c/o Angel Reyes & Associates, P.C.
5950 Berkshire Lane, Suite 410
Dallas, TX 75225 469-425-3140



2544 Boardwalk
San Antonio, TX 78217
210828-1102 (Office)
210828-1910 (Fax)

Being: All that certain tract or parcel of land, 4.190 acres more or less, out of Tract "T" of the Big Oaks Estates Subdivision, Susannah Harrison No. 109, Abstract 196, Wilson County, Texas as recorded in Volume 2, Page 51 of the Plat Records of Wilson County, Texas and being more particularly described as follows:

- COMMENCING; At an iron rod found in the North Right-of-Way of Big Oak Lane, Place of Commencement;
- THENCE; North 75 deg. 48 min. 26 sec. West, 408.86 feet to a found iron pin in the North Right-of-Way, to Place of Beginning;
- THENCE; North 76 deg. 00 min. 18 sec. West, 385.61 feet to a found iron rod in a wire fence line;
- THENCE; North 02 deg. 11 min. 57 sec. West, 22.19 feet to a found iron rod in a wire fence line for an angle point;
- THENCE; North 13 deg. 48 min. 37 sec. East, 441.97 feet along Tract "H" and with a wire fence to a fence post;
- THENCE; South 76 deg. 40 min. 56 sec. East, 392.53 feet with a fence line and across the remaining portion of Tract "T" (Volume 2, Page 61)
- THENCE; South 13 deg. 54 min. 24 sec. West 467.92 feet (bearing basis) with the fence line and along a portion of the Western boundary of Tract "G" to the Place of Beginning.

Together with and subject to covenants, easements, and restrictions of record. Said property contains 4.190 acres, more or less, as drawn by Ralph G. Reser, Registered Professional Land Surveyor No. 6000 and Miles Welch, both of Survey Associates, San Antonio, Texas.

RALPH G. RESER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6000
WO # 07-05-0083
(See attached survey plat)

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

STATE OF TEXAS §
 §
COUNTY OF WILSON §

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Jun 05, 2017 at 04:07P
As a Recording

Total Fees : 2.00
Book Number - 206325
By: Mary Santos

NOTICE OF FORECLOSURE SALE
AND APPOINTMENT OF SUBSTITUTE TRUSTEE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Deed of Trust. A deed of trust dated September 28, 2009, from Robar, Inc. (Grantor) to Gerald V. Sekula (Trustee), for the benefit of Falls City National Bank (Lender), recorded in Vol. 1528, Page 208, Official Public Records of Wilson County, Texas, securing an Adjustable Rate Note from Robar, Inc. to Falls City National Bank Dated September 28, 2009, in the original principal sum of \$354,047.60.

Default. Default has occurred in the payment of the Deed of Trust and the above-referenced Adjustable Rate Note. Because of that default, Lender, the owner and holder of the Adjustable Rate Note, has requested Substitute Trustee to sell the Property in accordance with the Deed of Trust, as more particularly described herein.

Property. The same property described in the Deed of Trust, more particularly described as:

PART ONE:

BEING **0.18 acres** called Tract 1 in survey dated May 27, 2008, prepared by Larry J. Pollok, R.P.L.S. being out of the S. & J. Arocha Grant, A-1, within the City of Floresville, Wilson County, Texas; and being a part or portion of Lots 11 and 12 of the Pilar Rodriguez Subdivision as shown on plat and Partition Deed recorded in Volume 73, Page 70 of the Deed Records of Wilson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a found ½" pin at the intersection of the southeasterly right-of-way of Pine Street and the northeasterly right-of-way line of 2nd Street for the westerly corner of said Lot 12 and of this tract;

THENCE N. 48° 45' 00" E., with said right-of-way line of Pine Street, a distance of 87.51 feet to a set ½" rebar with a "Pollok & Sons" cap for the northerly corner of this tract and westerly corner of a 0.18 acre tract called Tract 2 in said survey prepared by Larry J. Pollok;

THENCE S. 41° 53' 37" E., with the common line of said Tract 2 and of this tract, a distance of 88.13 feet to a set ½" rebar with a "Pollok & Sons" cap for a common corner and the north corner of a 0.18 acre tract called Tract 3 in said survey prepared by Larry J. Pollok;

THENCE S. 48° 45' 00" W., with the common line of said Tract 3 and of this tract, a distance of 88.51 feet to a set ½" rebar with a "Pollok & Sons" cap for a common corner on the northeasterly right-of-way line of said 2nd Street;

THENCE N. 41° 15' 00" W, with said right-of-way line of 2nd Street, a distance of 88.13 feet to the POINT OF BEGINNING.

And being part of the same property described in Deed dated March 6, 2007, executed by Jimmy Castillo, et al to Robar, Inc., recorded in Volume 1388, Page 774 of the Official Public Records of Wilson County, Texas.

PART TWO:

Falls City National Bank Savings Account encumbered by Security Agreement dated August 15, 2008 in the original amount of ONE HUNDRED SIXTY-SEVEN THOUSAND FIVE HUNDRED and NO/100 DOLLARS (\$167,500.00).

Date, Time, and Place of Sale. Substitute Trustee will conduct the Foreclosure Sale of the Property at the following date, time, and place:

Date: Tuesday, July 4, 2017

Time: The Foreclosure Sale of the Property will be held between 10:00 AM and 4:00 PM local time. The earliest time at which the foreclosure sale will begin is 1:00 PM and not later than 3 hours thereafter.

Place: The most northeasterly door of the Wilson County Courthouse, being the courthouse door facing the office of the Wilson County Tax Assessor-Collector on Library Lane, in Floresville, Wilson County, Texas, said courthouse bearing the address of 1420 Third Street, Floresville, Texas 78114, in Wilson County, Texas, and being the officially designated location for foreclosure sales.

Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, except that Lender may bid by credit against the indebtedness secured by the Deed of Trust. Pursuant to Texas Property Code § 51.009, 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. Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened.

Personal Property. The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real and any personal property described in the Deed of Trust in accordance with its rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

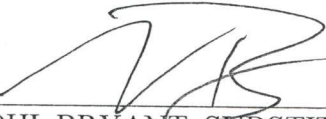
Substitute Trustee Appointed to Conduct Sale. In accordance with Texas Property Code §§ 51.0075 and 51.0076, the mortgagee or mortgage servicer has authorized the undersigned attorney to appoint, and the undersigned attorney has named and appointed and does hereby name and appoint NOHL BRYANT as Substitute Trustee to act under and by virtue of said Deed of Trust. The street address and telephone number of said Substitute Trustee is: **6714 N. New Braunfels Ave., Ste. 205, San Antonio, Texas 78209, (210) 910-6625.**

Manner of Delivery and Receipts of Notice: This Notice of Foreclosure Sale and Appointment of Substitute Trustee has been posted at the courthouse door of each county in which the Property is located and states that the Property will be sold in Wilson County. A copy of this Notice of Foreclosure Sale and Appointment of Substitute Trustee has been filed in the office of the County Clerk of Wilson County. This Notice of Foreclosure Sale and Appointment of Substitute Trustee has been sent by Certified Mail and First Class Mail on each debtor who, according to the records of the mortgage servicer of the debt, is obligated to pay the debt, to wit:

TO: ROBAR, INC.
911 Pine St.
Floresville, TX 78114
VIA CMRRR # 7012 3460 0000 8502 5151
& FIRST CLASS MAIL

Multiple Originals. This Notice of Foreclosure Sale and Appointment of Substitute Trustee is executed in multiple originals, each of which shall constitute a copy and an original hereof.

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.



NOHL BRYANT, SUBSTITUTE TRUSTEE

STATE OF TEXAS

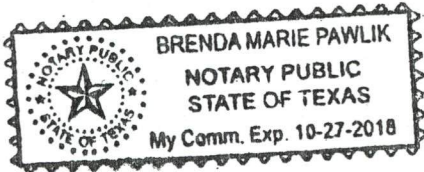
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COUNTY OF WILSON

ACKNOWLEDGMENT

“Before me, the undersigned notary public, on this day personally appeared NOHL BRYANT, who proved to me through presentation of government-issued identification, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and consideration therein expressed.

“Given under my hand and seal of office this 5 day of June, 2017.”



Brenda Marie Pawlik

Notary Public in and for the State of Texas

AFTER RECORDING, RETURN TO:

NOHL BRYANT
Texas Bar No. 24050346
BRYANT LAW PC
614 N. New Braunfels Ave., Ste. 205
San Antonio, TX 78209

STATE OF TEXAS §
 §
COUNTY OF WILSON §

Total Fees : 2.00
Receipt Number - 206325
By: Mary Santos

**NOTICE OF FORECLOSURE SALE
AND APPOINTMENT OF SUBSTITUTE TRUSTEE**

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Deed of Trust. A deed of trust dated June 11, 2010, from Robar, Inc. (Grantor) to Gerald V. Sekula (Trustee), for the benefit of Falls City National Bank (Lender), recorded in Vol. 1559, Page 126, Official Public Records of Wilson County, Texas, securing an Adjustable Rate Note from Robar, Inc. to Falls City National Bank Dated June 11, 2010, in the original principal sum of \$272,888.21

Default. Default has occurred in the payment of the Deed of Trust and the above-referenced Adjustable Rate Note. Because of that default, Lender, the owner and holder of the Adjustable Rate Note, has requested Substitute Trustee to sell the Property in accordance with the Deed of Trust, as more particularly described herein.

Property. The same property described in the Deed of Trust, more particularly described as:

PART ONE:

BEING **0.18 acres** of land called Tract 3 in survey dated May 27, 2008, prepared by Larry J. Pollok, R.P.L.S., being out of the S. & J. Arocha Grant, A-1, within the City of Floresville, Wilson County, Texas; and being a part or portion of Lots 11 and 12 of the Pilar Rodriguez Subdivision as shown on plat and Partition Deed recorded in Volume 73, Page 70 of the Deed Records of Wilson County, Texas together with a portion of a street closure known as B Street ordained by the City Council of the City of Floresville ordinance #259, Document # 00034913 in the City Minutes for the City of Floresville and being more particularly described by metes and bounds as follows:

BEGINNING at a set ½" rebar with a "Pollok & Sons" cap on the northeast right-of-way line of 2nd Street for the westerly corner of this tract, the southerly corner of a 0.18 acre tract called Tract 1 in said survey and being S. 41° 15' 99" E., a distance of 88.13 feet from the intersection of said 2nd Street right-of-way line and the southeasterly right-of-way line of Pine Street;

THENCE N. 48° 45' 99" E., with the common line of said Tract 1 and of this tract, a distance of 88.51 feet to a set ½" rebar with a "Pollok & Sons" cap for the northerly corner of this tract and westerly corner of a 0.18 acre tract called Tract 4 in said survey;

THENCE S. 41° 53' 57" E., with the common line of said Tract 4 and of this tract, a distance of 88.13 feet to a set ½" rebar with a "Pollok & Sons" cap for a common corner on the northwest line of the Norman Guerra land as recorded in Volume 1302, Page 735 of the Official Public Records of Wilson County, Texas;

THENCE S. 48° 45' 99" W., with the common line of said Guerra land and of this tract, a distance of 89.51 feet to a found ½" pin with a "Pollok & Sons" cap for a common corner on the northeast right-of-way line of 2nd Street;

THENCE N. 41° 15' 99" W., with said 2nd Street right-of-way line, a distance of 88.12 feet to the POINT OF BEGINNING.

And being part of the same property described in Deed dated March 6, 2007, executed by Jimmy Castillo, et al to Robar, Inc., recorded in Volume 1388, Page 774 of the Official Public Records of Wilson County, Texas.

PART TWO:

SIXTY-FIVE THOUSAND and NO/100 DOLLARS (\$65,000.00) out of FALLS CITY NATIONAL BANK Deposit/Share Account Number 85504173.

Date, Time, and Place of Sale. Substitute Trustee will conduct the Foreclosure Sale of the Property at the following date, time, and place:

Date: Tuesday, July 4, 2017

Time: The Foreclosure Sale of the Property will be held between 10:00 AM and 4:00 PM local time. The earliest time at which the foreclosure sale will begin is 1:00 PM and not later than 3 hours thereafter.

Place: The most northeasterly door of the Wilson County Courthouse, being the courthouse door facing the office of the Wilson County Tax Assessor-Collector on Library Lane, in Floresville, Wilson County, Texas, said courthouse bearing the address of 1420 Third Street, Floresville, Texas 78114, in Wilson County, Texas, and being the officially designated location for foreclosure sales.

Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, except that Lender may bid by credit against the indebtedness secured by the Deed of Trust. Pursuant to Texas Property Code § 51.009, 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. Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened.

Personal Property. The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real and any personal property described in the Deed of Trust in accordance with its rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Substitute Trustee Appointed to Conduct Sale. In accordance with Texas Property Code §§ 51.0075 and 51.0076, the mortgagee or mortgage servicer has authorized the undersigned attorney to appoint, and the undersigned attorney has named and appointed and does hereby name and appoint NOHL BRYANT as Substitute Trustee to act under and by virtue of said Deed of Trust. The street address and telephone number of said Substitute Trustee is: **6714 N. New Braunfels Ave., Ste. 205, San Antonio, Texas 78209, (210) 910-6625.**

Manner of Delivery and Receipts of Notice: This Notice of Foreclosure Sale and Appointment of Substitute Trustee has been posted at the courthouse door of each county in which the Property is located and states that the Property will be sold in Wilson County. A copy of this Notice of Foreclosure Sale and Appointment of Substitute Trustee has been filed in the office of the County Clerk of Wilson County. This Notice of Foreclosure Sale and Appointment of Substitute Trustee has been sent by Certified Mail and First Class Mail on each debtor who, according to the records of the mortgage servicer of the debt, is obligated to pay the debt, to wit:

TO: ROBAR, INC.
911 Pine St.
Floresville, TX 78114
VIA CMRRR # 7012 3460 0000 8502 5168
& FIRST CLASS MAIL

Multiple Originals. This Notice of Foreclosure Sale and Appointment of Substitute Trustee is executed in multiple originals, each of which shall constitute a copy and an original hereof.

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.



NOHL BRYANT, SUBSTITUTE TRUSTEE

STATE OF TEXAS

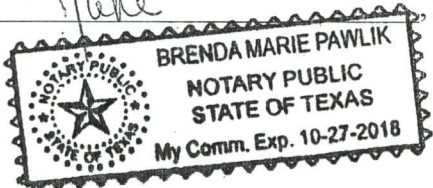
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COUNTY OF WILSON

ACKNOWLEDGMENT

“Before me, the undersigned notary public, on this day personally appeared NOHL BRYANT, who proved to me through presentation of government-issued identification, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and consideration therein expressed.

“Given under my hand and seal of office this 5 day of June, 2017.”



B. Marie Pawlik

Notary Public in and for the State of Texas

AFTER RECORDING, RETURN TO:

NOHL BRYANT
Texas Bar No. 24050346
BRYANT LAW PC
614 N. New Braunfels Ave., Ste. 205
San Antonio, TX 78209

COPY

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Jun 01, 2017 at 09:06A
As a Recording

RECORDING REQUESTED BY:

Total Fees : 2.00

Receipt Number - 206181
By:
Rikki Harris

WHEN RECORDED MAIL TO:

Troy Martin, Deborah Martin, Chris LaFond, Cassie
Martin, Terri Martin, Deanna Ray
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX06000057-17-1

APN 22914

TO No 170190769-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on July 25, 2016, DEREK J. GAUDLITZ AND LAUREN R. GAUDLITZ, HUSBAND AND WIFE, as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of BLACK, MANN AND GRAHAM, LLP as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for FREEDOM MORTGAGE CORPORATION, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$327,576.00, payable to the order of FREEDOM MORTGAGE CORPORATION as current Beneficiary, which Deed of Trust recorded on August 3, 2016 as Document No. 00056503 in Book 1923, on Page 618 in Wilson County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 22914

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Troy Martin, Deborah Martin, Chris LaFond, Cassie Martin, Terri Martin, Deanna Ray** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **FREEDOM MORTGAGE CORPORATION**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

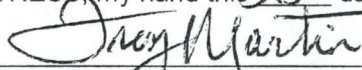
NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, August 1, 2017 at 12:00 PM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Wilson County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **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** 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 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.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and FREEDOM MORTGAGE CORPORATION's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and FREEDOM MORTGAGE CORPORATION's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 25 day of May 2017.



By: Troy Martin, Deborah Martin, Chris LaFond, Cassie Martin, Terri Martin, Deanna Ray
Substitute Trustee(s)

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 REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

TS No TX06000057-17-1

APN 22914

TO No 170190769-TX-RWI

EXHIBIT "A"

LOT 12, SOUTHWOOD OAKS SUBDIVISION, SECTION 1 , AS SHOWN ON PLAT THEREOF
RECORDED IN VOLUME 6, PAGE 41 OF THE PLAT RECORDS OF WILSON COUNTY, TEXAS.
