

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

SC COPY

WILSON County

Deed of Trust Dated: December 11, 2006

Amount: \$128,000.00

Grantor(s): ALFONSO FLORES III and MARIA P FLORES

Original Mortgagee: CASTLE & COOKE MORTGAGE, LLC, A LIMITED LIABILITY COMPANY

Current Mortgagee: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE (CWALT 2007-8CB)

Mortgagee Servicer and Address: *dba* BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 4425 Ponce de Leon Blvd., Suite 500, Coral Gables, FL 33134

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

Recording Information: Document No. 00020501

Legal Description: ALL THAT CERTAIN 6.90 ACRES, MORE OR LESS, IN THE NORTHCREST SUBDIVISION LOT 3, BLOCK 4, MORE FULLY DESCRIBED IN THE WARRANTY DEED TO THE VETERANS LAND BOARD DATED DECEMBER 31, 1993, RECORDED IN VOLUME 843, PAGE 165, OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS, AND FURTHER DESCRIBED IN THAT CONTRACT OF SALE AND PURCHASE DATED DECEMBER 31, 1993, RECORDED IN VOLUME 843, PAGE 167, OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS.

Date of Sale: May 2, 2017 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 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.

PATRICIA SANDERS OR JONATHAN SCHENDEL, DOUG WOODARD, AARTI PATEL, MARYNA DANIELIAN, FREDERICK BRITTON, PAMELA THOMAS, TROY MARTIN, DEBORAH MARTIN, IRENE SALAZAR, DEANNA RAY, VANESSA RAMOS, RICHARD HOLTON, ALEXIS MARTIN, CASSIE MARTIN, TERRI MARTIN, SHELBY MARTIN, STACEY BENNETT, AMY ORTIZ OR ROBERT GOMEZ 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.

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

On: Mar 30, 2017 at 11:49A

As a Recording

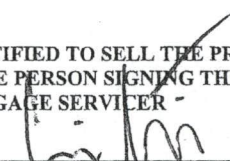
Total Fees : 2.00

Receipt Number - 203893
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 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: 2017-000425


PATRICIA SANDERS OR JONATHAN SCHEDEL, DOUG WOODARD,
AARTI PATEL, MARYNA DANIELIAN, FREDERICK BRITTON, PAMELA
THOMAS, TROY MARTIN, DEBORAH MARTIN, IRENE SALAZAR,
DEANNA RAY, VANESSA RAMOS, RICHARD HOLTON, ALEXIS
MARTIN, CASSIE MARTIN, TERRI MARTIN, SHELBY MARTIN,
STACEY BENNETT, AMY ORTIZ OR ROBERT GOMEZ
c/o AUCTION.COM, LLC
1 Mauchly
Irvine, California 92618

COPY

On: Mar 23, 2017 at 01:37P
As a Recording
Total Fee : 2.00

Receipt Number - 203654
By:
Krustle Hidalgo

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WILSON County
Deed of Trust Dated: June 21, 2007
Amount: \$172,000.00
Grantor(s): ALEJANDRO MARTINEZ JR

Original Mortgagee: FIRST NATIONAL BANK
Current Mortgagee: TIB - THE INDEPENDENT BANKERSBANK

Mortgagee Address: TIB - THE INDEPENDENT BANKERSBANK, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047

Recording Information: Document No. 00026099

Legal Description: ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING 0.37 ACRES, MORE OR LESS, LOCATED IN THE CORPORATE LIMITS OF THE CITY OF FLORESVILLE, ALSO KNOWN AS LOT 2A, 6TH STREET SUBDIVISION, ACCORDING TO THE CORRECTED PLAT THEREOF RECORDED IN VOLUME 8, PAGE 40, PLAT RECORDS OF WILSON COUNTY, TEXAS.

Date of Sale: May 2, 2017 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 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.

PATRICIA SANDERS OR JONATHAN SCHENDEL, DOUG WOODARD, AARTI PATEL, MARYNA DANIELIAN, FREDERICK BRITTON, PAMELA THOMAS, TROY MARTIN, DEBORAH MARTIN, IRENE SALAZAR, DEANNA RAY, VANESSA RAMOS, RICHARD HOLTON, ALEXIS MARTIN, CASSIE MARTIN, TERRI MARTIN, SHELBY MARTIN, STACEY BENNETT, AMY ORTIZ OR ROBERT GOMEZ 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.

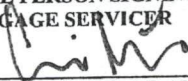
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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.

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KRISTEN BATES, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2017-000503


PATRICIA SANDERS OR JONATHAN SCHENDEL, DOUG WOODARD, AARTI PATEL, MARYNA DANIELIAN, FREDERICK BRITTON, PAMELA THOMAS, TROY MARTIN, DEBORAH MARTIN, IRENE SALAZAR, DEANNA RAY, VANESSA RAMOS, RICHARD HOLTON, ALEXIS MARTIN, CASSIE MARTIN, TERRI MARTIN, SHELBY MARTIN, STACEY BENNETT, AMY ORTIZ OR ROBERT GOMEZ
c/o AUCTION.COM, LLC
1 Mauchly
Irvine, California 92618

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WILSON County

Deed of Trust Dated: November 26, 2002

Amount: \$219,998.00

Grantor(s): DEBORA SHAW and MICHAEL DAN SHAW

Original Mortgagee: OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION

Current Mortgagee: U.S. Bank NA, successor trustee to Bank of America, NA, successor in interest to LaSalle Bank NA, as trustee, on behalf of the holders of Bear Stearns Asset Backed Securities Trust 2004-1, Asset-Backed Certificates, Series 2004-1

Mortgagee Servicer and Address: c/o SELECT PORTFOLIO SERVICING, INC., 3217 South Decker Lake Drive, Salt Lake City, UT 84119

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

Recording Information: Document No. 00015686

Legal Description: LOT NO. 1, OAK PARK DEVELOPMENT, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGE 12 OF THE MAP AND PLAT RECORDS OF WILSON COUNTY, TEXAS.

Date of Sale: May 2, 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.

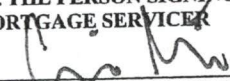
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever,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

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KRISTEN BATES, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2016-016487



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: Mar 22, 2017 at 01:05P
As a Recording

RECORDING REQUESTED BY:

Total Fees \$ 2.00

Receipt Number - 203614
By:
Rikki Harris

WHEN RECORDED MAIL TO:

Troy Martin, Deborah Martin, Irene Salazar, Deanna
Ray, Vanessa Ramos, Richard Holton
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX08000008-15-2S

APN 22878 / 0907-00000-05000

TO No 1002067393

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on March 13, 2007, DAVID T. DANYSH as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of OLD REPUBLIC TITLE as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

as nominee for MORTGAGETREE LENDING, A CALIFORNIA 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 \$58,974.00, payable to the order of Newlands Asset Holding Trust as current Beneficiary, which Deed of Trust recorded on March 14, 2007 as Document No. 00023044 in Book 1390, on Page 92 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 22878 / 0907-00000-05000

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, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton 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 Newlands Asset Holding Trust, 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, May 2, 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 NORTH-EASTERLY DOOR OF THE WILSON COUNTY COURTHOUSE, BEING THE COURTHOUSE DOOR FACING THE OFFICE OF THE WILSON COUNTY TAX ASSESSOR-COLLECTOR located at 2 Library Lane Floresville, Texas 78114.**



4613805

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and Newlands Asset Holding Trust'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 Newlands Asset Holding Trust'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 22nd day of March, 2017

Deanna Ray
By: Troy Martin, Deborah Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton
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 TX08000008-15-2S

APN 22878 / 0907-00000-05000

TO No 1002067393

EXHIBIT "A"

Lot 50, SHADY OAK ESTATES, as shown by plat recorded in Volume 3, Pages 53-54 of the Map and Plat records of Wilson County Texas

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Mar 13, 2017 at 02:12P
As a Recording
Total Fees : 2.00
Receipt Number - 203253
By: Frances Cherry

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

Date: May 02, 2017

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

Place: THE MOST NORTH-EASTERLY DOOR OF THE WILSON COUNTY COURTHOUSE 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 November 30, 2015 and recorded in Document VOLUME 1882, PAGE 853 real property records of WILSON County, Texas, with MARCUS G PEREZ AND APRYL PEREZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MARCUS G PEREZ AND APRYL PEREZ, securing the payment of the indebtednesses in the original principal amount of \$270,019.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

for Karen Work
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, OR RICHARD HOLTON
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

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: _____



EXHIBIT "A"

LOT 94, TRIPLE R RANCH SUBDIVISION, UNIT 2, OUT OF THE SAM BIRKETT (A/K/A BURKETT) SURVEY NO. 6, ABSTRACT 487; AZOFF WALKER SURVEY, ABSTRACT 485; MOSES MOORE SURVEY, ABSTRACT 231; E.H. CHANDLER SURVEY ABSTRACT 556; T. TOBY SURVEY ABSTRACT 326; THOMAS TOBY SURVEY, ABSTRACT 328; WM. CALVIN SURVEY ABSTRACT 83, WILSON COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 10, PAGES 50-52 OF THE MAP AND PLAT RECORDS OF WILSON COUNTY, TEXAS.



COPY

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Mar 13, 2017 at 10:19A
As a Recording

C&S No. 44-17-0334 / FHA / No
LoanCare, LLC

Total Fees : 2.00

Receipt Number - 203218
By:
Rikki Harris

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: August 19, 2015

Grantor(s): John Jackson, a single man

Original Trustee: Jeffrey Bode

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Mid America Mortgage, Inc., an Ohio Corporation, its successors and assigns

Recording Information: Vol. 1867, Page 370, or Clerk's File No. 00047518, in the Official Public Records of WILSON County, Texas.

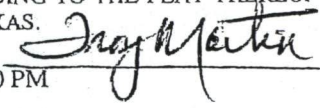
Current Mortgagee: Mid America Mortgage, Inc

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 433, EAGLE CREEK RANCH SECTION 2B, WILSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGES 63-67, PLAT RECORDS OF WILSON COUNTY, TEXAS.

Date of Sale: 05/02/2017 Earliest Time Sale Will Begin: 12:00 PM

Dated by 

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, Mary C. (Chris) LaFond as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell 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.



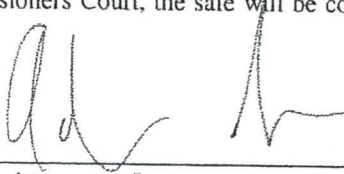
4612872

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 10th day of March, 2017.

For Information:

"Servicelink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038



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

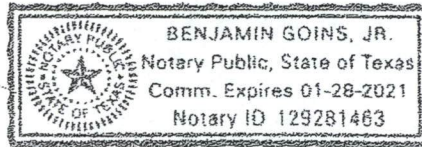
STATE OF TEXAS

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 10th day of March, 2017.

Notary Public
Signature



C&S No. 44-17-0334 / FHA / No
LoanCare, LLC

COPY

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Mar 13, 2017 at 10:19A
As a Recording
Total Fees : 2.00
Receipt Number - 203218
By:
Rikki Harris

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Troy Martin, Deborah Martin, Irene Salazar, Deanna
Ray, Vanessa Ramos, Richard Holton
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX08000008-15-2S

APN 22878 / 0907-00000-05000

TO No 1002067393

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on March 13, 2007, DAVID T. DANYSH as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of OLD REPUBLIC TITLE as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

as nominee for MORTGAGETREE LENDING, A CALIFORNIA 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 \$58,974.00, payable to the order of Newlands Asset Holding Trust as current Beneficiary, which Deed of Trust recorded on March 14, 2007 as Document No. 00023044 in Book 1390, on Page 92 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 22878 / 0907-00000-05000

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, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton 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 Newlands Asset Holding Trust, 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, April 4, 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 NORTH-EASTERLY DOOR OF THE WILSON COUNTY COURTHOUSE, BEING THE COURTHOUSE DOOR FACING THE OFFICE OF THE WILSON COUNTY TAX ASSESSOR-COLLECTOR located at 2 Library Lane Floresville, Texas 78114.**



4612536

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and Newlands Asset Holding Trust'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 Newlands Asset Holding Trust'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 13 day of March, 2017.

Troy Martin
By: Troy Martin, Deborah Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton
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 TX08000008-15-2S

APN 22878 / 0907-00000-05000

TO No 1002067393

EXHIBIT "A"

Lot 50, SHADY OAK ESTATES, as shown by plat recorded in Volume 3, Pages 53-54 of the Map and Plat records of Wilson County Texas

COPY

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

Total Fees: 2.00

Receipt Number - 208217
By: Rikki Harris

DEED OF TRUST INFORMATION:

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

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

Reported Address: 112 BOSSIER ST, POTH, TX 78147

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: U.S. Bank National Association, as Trustee for Conseco Finance Home Loan Grantor Trust 2002-A

Mortgage Servicer: JPMorgan Chase Bank, N.A.

Current Beneficiary: U.S. Bank National Association, as Trustee for Conseco Finance Home Loan Grantor Trust 2002-A

Mortgage Servicer Address: PO Box 1015238, Columbus, OH 43219

SALE INFORMATION:

Date of Sale: Tuesday, the 2nd day of May, 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, Elizabeth Hayes, 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

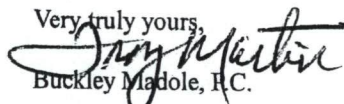
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Patricia Sanders, Jonathan Schendel, Doug Woodard, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Stacey Bennett, Amy Ortiz, Robert Gomez, Troy Martin, Deborah Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, 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, Elizabeth Hayes, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,


Buckley Madole, P.C.

CAUSE NUMBER 13-07-0444-CVW

IN RE: ORDER FOR FORECLOSURE
CONCERNING

112 BOSSIER ST
POTH, TX 78147

UNDER TEX. R. CIV. PROC. 736

§
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§

IN THE DISTRICT COURT

218TH JUDICIAL DISTRICT OF

WILSON COUNTY, TEXAS

DEFAULT ORDER ALLOWING FORECLOSURE

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

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

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

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

IT IS THEREFORE ORDERED that:

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

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

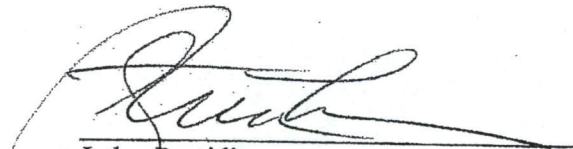
2. The name and last known address of each respondent subject to the order are:


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

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

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

Signed, this 17 day of September, 2013.


Judge Presiding

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

Return to:

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

COPY

TS No TX06000021-17-1

APN 10697

TO No 170042629-TX-RWI

RECORDING REQUESTED BY:

Wilson County
by Honorable Eva Martinez
County Clerk

WHEN RECORDED MAIL TO:

On: Mar 02, 2017 at 11:52A
As a Recording

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

Total Fees : 2.00

Receipt Number - 202797
By: Krystle Hidalgo

TS No TX06000021-17-1

APN 10697

TO No 170042629-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on June 15, 2015, CASEY B. EDWARDS, A SINGLE MAN. as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of CALVIN C. MANN, JR. as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for CREDENCE FUNDING 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 \$177,450.00, payable to the order of FREEDOM MORTGAGE CORPORATION as current Beneficiary, which Deed of Trust recorded on July 1, 2015 as Document No. 00045918 in Book 1857, on Page 223 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 10697

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** 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.

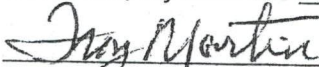
NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, April 4, 2017 at 12:00 PM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Wilson 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 NORTH-EASTERLY DOOR OF THE WILSON COUNTY COURTHOUSE, BEING THE COURTHOUSE DOOR FACING THE OFFICE OF THE WILSON COUNTY TAX ASSESSOR-COLLECTOR, IN FLORESVILLE, WILSON COUNTY, TEXAS, WHICH BEARS THE ADDRESS OF 2 LIBRARY LANE** or any other area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or 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 21 day of February, 2017.



By: Troy Martin, Deborah Martin, Chris LaFond
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.

Doc 00045918 Bk OF Vol 1857 Pg 248

EXHIBIT "A"

LEGAL DESCRIPTION

Being a 0.899 ACRE TRACT situated in the J.M. Salmaseda survey, A-2, Wilson County, Texas. Said 0.899 ACRE TRACT is that tract called 0.899 acres in conveyance from William L. Wilman, et ux, to Roy Wayne Smith, et ux, recorded in Volume 651 at Page 219 of the Deed Records of said county and being described by metes and bounds, as follows:

BEGINNING at a 1/2 inch diameter iron stake found at a four-way fence corner marking the north corner of the tract herein described, same being the north corner of said Smith tract, the east corner of a tract called One (1) acre tract described in Volume 567 at Page 503, the south corner of a tract called 1.0 acre described in Volume 553 at Page 881 and being the northwest corner of a tract called 5,000 acres described in Volume 504 at Page 642, said iron stake bears S 65°43'42" W 385.43 feet (called S 65°48'30" W 385.16 feet) from a two-way fence corner marking the east corner of said 1.0 acre tract, the north corner of said 5,000 acre tract and lying in the southwest line of U.S. Highway No. 87;

THENCE with an extension of a fence and a fence along the northeast line of the tract herein described, same being a segment of the common line of said Smith tract and said 5,000 acre tract, S 26°52'06" E 156.99 feet (called S 26°52'00" E 157.00 feet) to a 1/2 inch diameter iron stake found at a two-way fence corner marking the east corner of the tract herein described, same being the east corner of said Smith tract and a re-entrant corner of said 5,000 acre tract;

THENCE with a wood fence and wire fence along the southeast line of the tract herein described, same being a segment of the common line of said Smith tract and said 5,000 acre tract, S 66°20'16" W 277.15 feet (called S 66°17'00" W 277.00 feet) to a 1/2 inch diameter iron stake found at a three-way fence corner marking the south corner of the tract herein described, same being the west corner of said 5,000 acre tract and lying in the east line of Old Sutherland Springs-San Antonio Road;

THENCE with a wood fence along the west line of the tract herein described, same being the common line of said Smith tract and said Old Sutherland Springs-San Antonio Road, N 06°45'26" W 159.45 feet (called N 06°49'00" W 159.30 feet) to a 20d nail found in a fence post marking the west corner of the tract herein described, same being the west corner of said Smith tract and the south corner of said One (1) acre tract;

THENCE with a wire fence along the northwest line of the tract herein described, same being the common line of said Smith tract and said One (1) acre tract, N 65°39'59" E 227.37 feet (called N 65°34'23" E 227.43 feet) to the PLACE OF BEGINNING and containing 0.899 ACRE OF LAND.

Also known as 175 County Road, Unit 322, LaVernia, TX 78121

Parcel ID# 00020100001204

Filed for Record in Wilson County by Honorable Eva Martinez County Clerk On: Jul 01, 2015 at 12:01P As a Recording

Document Number: 00045918 Total Fees: 124.00

Receipt Number - 180493 By: Judy Fleming

Any provision herein which restricts the sale, rental, or use of the described realproperty because of color or race is invalid and unenforceable under (state) law.

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 Record the Volume 1857 and Page 248 of the named records of Wilson County as stamped herein by me.

Jul 01, 2015



Eva Martinez COUNTY CLERK WILSON COUNTY, TEXAS