



**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
8/16/2017

**Grantor(s)/Mortgagor(s):**  
RYAN LAMBERT, AN UNMARRIED MAN

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE  
FOR MORTGAGE FINANCIAL SERVICES, LLC, ITS  
SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
Wells Fargo Bank, N.A.

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

On: Mar 28, 2019 at 09:32A

As a Recording

Total Fees : 2.00

Receipt Number - 229802  
By:  
Ely Barreto

**Recorded in:**  
**Volume:** 1986  
**Page:** 640  
**Instrument No:** 00066433

**Property County:**  
WILSON

**Mortgage Servicer:**  
Wells Fargo Bank, N.A. is representing the Current  
Beneficiary/Mortgagee under a servicing agreement with  
the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
1 Home Campus, MAC 2301-04C,  
West Des Moines, IA 50328

**Legal Description:** LOT 7, THE MEADOWS SUBDIVISION, IN WILSON COUNTY, TEXAS, A PART OF  
THE THOMAS ZALAZAR SURVEY (A-365), AS SHOWN ON PLAT OF RECORD IN VOLUME 4, PAGE 51,  
PLAT RECORDS OF WILSON COUNTY, TEXAS.

**Date of Sale:** 5/7/2019

**Earliest Time Sale Will Begin:** 12pm

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

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

**Notice Pursuant to Tex. Prop. Code § 51.002(i):**  
Assert and protect your rights as member of  
the armed forces of the United States. If you  
or your spouse are serving on active military duty,  
including active military duty as a member of the  
Texas National 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.

Deborah Martin, Troy Martin, Alexis Martin, Cassie  
Martin, Terri Martin or Shelby Martin  
or Thuy Frazier  
or Cindy Mendoza  
or Deanna Segovia, Substitute Trustee  
McCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

**MH File Number:** TX-19-71070-POS  
**Loan Type:** VA

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 21, 2019 at 02:55P  
As a Recording  
Total Fees : 2.00  
Receipt Number - 229586  
By: Georgina Lira

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

Date: May 07, 2019

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

Place: THE MOST NORTH-EASTERLY DOOR OF THE WILSON COUNTY COURTHOUSE 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 May 15, 2017 and recorded in Document VOLUME 1970, PAGE 744 real property records of WILSON County, Texas, with LONNIE J BODIFORD AND JALYN T BODIFORD, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LONNIE J BODIFORD AND JALYN T BODIFORD, securing the payment of the indebtednesses in the original principal amount of \$274,928.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC LOAN SERVICES, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o PENNYMAC LOAN SERVICES, LLC  
3043 TOWNSGATE ROAD SUITE 200  
WESTLAKE VILLAGE, CA 91361

*Karen Work*

DEBORAH MARTIN, TROY MARTIN, ALEXIS MARTIN, CASSIE MARTIN, TERRI MARTIN, SHELBY MARTIN, BARBARA SANDOVAL, MARTHA BOETA, RAYMOND PEREZ, GARRETT SANDERS, MARCIA CHAPA, STACEY BENNETT, AMY ORTIZ, KAREN WORK OR BRUCE NEYLAND  
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: \_\_\_\_\_



NOS0000008218349

**EXHIBIT "A"**

LOT 23, SOUTHWOOD OAKS SUBDIVISION, SECTION 1, AS SHOWN ON PLAT THEREOF RECORDED IN VOLUME 6, PAGE 41 OF THE PLAT RECORDS OF WILSON COUNTY, TEXAS.



NOS0000008218349

COPY

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

Filed for Record in:  
Wilson County  
by Honorable Eva Martinez  
County Clerk  
On: Mar 14, 2019 at 09:09A  
As a Recording  
Total Fees : 2.00  
Receipt Number - 229280  
By:  
Oralia Velaz

**DEED OF TRUST INFORMATION:**

**Date:** 10/09/1991  
**Grantor(s):** AVELINO PAIZ, SR., AN UNMARRIED PERSON  
**Original Mortgagee:** MORTGAGE AND TRUST, INC.  
**Original Principal:** \$30,984.00  
**Recording Information:** Book 788 Page 208 Instrument 31348  
**Property County:** Wilson  
**Property:**

1.383 ACRES OF LAND, DESIGNATED AS LOT 26, COUNTRY ACRES SUBDIVISION, OUT OF THE SUSANNAH LARRISON LEAGUE SURVEY #109 WILSON COUNTY, TEXAS, ACCORDING TO PLAT OF RECORD IN VOLUME 3, PAGE 9, MAP RECORDS OF WILSON COUNTY, TEXAS.

**Reported Address:** 153 COUNTRY ACRES DR, ADKINS, TX 78101

**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 the CWMBs Reperforming Loan REMIC Trust Certificates, Series 2006-R1  
**Mortgage Servicer:** Wells Fargo Bank, N. A.  
**Current Beneficiary:** U.S. Bank National Association, as trustee for the CWMBs Reperforming Loan REMIC Trust Certificates, Series 2006-R1  
**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 4th day of June, 2019  
**Time of Sale:** 12:00PM or within three hours thereafter.

**Place of Sale:** AT THE MOST NORTH-EASTERLY DOOR OF THE WILSON COUNTY COURTHOUSE, BEING THE COURTHOUSE DOOR FACING THE OFFICE OF THE WILSON COUNTY TAX ASSESSOR-COLLECTOR, IN FLORESVILLE, WILSON COUNTY, TEXAS, WHICH BEARS THE ADDRESS OF 2 LIBRARY LANE in Wilson County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Wilson County Commissioner's Court.

**Substitute Trustee(s):** Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Barbara Sandoval, Martha Boeta, Raymond Perez, Garrett Sanders, Marcia Chapa, Stacey Bennett, Amy Ortiz, Michael Burns, Sammy Hooda, or Suzanne Suarez, any to act

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

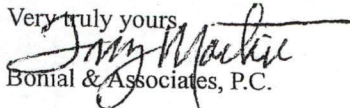
WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Barbara Sandoval, Martha Boeta, Raymond Perez, Garrett Sanders, Marcia Chapa, Stacey Bennett, Amy Ortiz, Michael Burns, Sammy Hooda, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Barbara Sandoval, Martha Boeta, Raymond Perez, Garrett Sanders, Marcia Chapa, Stacey Bennett, Amy Ortiz, Michael Burns, Sammy Hooda, or Suzanne Suarez, 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,  
  
Bonial & Associates, P.C.

COPY

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

Filed for Record in:  
Wilson County  
by Honorable Eva Martinez  
County Clerk  
at 09:09A  
As a Recording  
Total Fees : 2.00  
Receipt Number - 229280  
By:  
Oralia Velazquez

**Deed of Trust Date:**  
6/2/2011

**Grantor(s)/Mortgagor(s):**  
MARY A SERNA AND GABRIEL SERNA, WIFE  
AND HUSBAND  
**Current Beneficiary/Mortgagee:**  
Wells Fargo Bank, N.A.

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE  
FOR PRIMELENDING, A PLAINSCAPITAL  
COMPANY, ITS SUCCESSORS AND ASSIGNS

**Recorded in:**  
**Volume:** 1609  
**Page:** 821  
**Instrument No:** 00003957

**Property County:**  
WILSON

**Mortgage Servicer:**  
Wells Fargo Bank, N.A. is representing the Current  
Beneficiary/Mortgagee under a servicing agreement with  
the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
1 Home Campus, MAC 2301-04C,  
West Des Moines, IA 50328

**Legal Description:** SEE EXHIBIT 'A' ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL  
PURPOSES

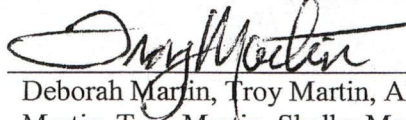
**Date of Sale:** 5/7/2019

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

**Place of Sale of Property:** Wilson County Courthouse, 1420 3rd Street, Floresville, TX 78114 OR IN  
THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002  
OF THE TEXAS PROPERTY CODE.

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

*Notice Pursuant to Tex. Prop. Code § 51.002(i):*  
Assert and protect your rights as member of  
the armed forces of the United States. If you  
or your spouse are serving on active military duty,  
including active military duty as a member of the  
Texas National 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.



Deborah Martin, Troy Martin, Alexis Martin, Cassie  
Martin, Terri Martin, Shelby Martin, Barbara  
Sandoval, Martha Boeta, Raymond Perez, Garrett  
Sanders, Marcia Chapa, Stacey Bennett, Amy Ortiz,  
Terri Martin or Shelby Martin  
or Thuy Frazier  
or Cindy Mendoza  
or Deanna Segovia, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

**MH File Number:** TX-19-70952-POS  
**Loan Type:** FHA

EXHIBIT "A"

All that certain tract or parcel of land containing 0.40 acres in the City of Floresville, Wilson County, Texas, out of the S. & J. Arocha Grant, Abstract 1, being known as Lot 12, Section 8, of the Floresville Sections (unrecorded subdivision) and being the same tract called 0.40 of an acre described in Volume 1115, Page 797, Official Public Records of Wilson County, Texas.

Said 0.40 acre tract, being more particularly described as follows:

- BEGINNING: at a chain link fence post found on the Northwest line of "B" Street at the South corner of Daniel Rodriguez tract, of record in Volume 393, Page 313, Deed Records of Wilson County, Texas, for the East corner of this herein described tract;
- THENCE: South 48 deg. 37 min. 58 sec. West, 75.02 feet to a 1/2" iron pin found at the East corner of Sophia & Reynaldo Rodriguez tract, of record in Volume 919, Page 542, Official Public Records of Wilson County, Texas, for the South corner of this herein described tract;
- THENCE: North 41 deg. 08 min. 41 sec. West, 232.68 feet to a 1/2" iron pin found at the North corner of said Sophia & Reynaldo Rodriguez tract, for the West corner of this herein described tract;
- THENCE: North 48 deg. 45 min. 00 sec. East, 74.72 feet to a 1/2" iron pin found at the West corner of said Daniel Rodriguez tract, for the North corner of this herein described tract;
- THENCE: South 41 deg. 13 min. 03 sec. East, 232.53 feet to the POINT OF BEGINNING.

Bearing Basis - North 48 deg. 45 min. 00 sec. East - from the Northeast line of this herein described tract of record in Volume 1115, Page 797, Official Public 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.

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

Date: April 02, 2019

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

Place: THE MOST NORTH-EASTERLY DOOR OF THE WILSON COUNTY COURTHOUSE 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 April 24, 2013 and recorded in Document VOLUME 1725, PAGE 41 real property records of WILSON County, Texas, with TROY TACKITT AND JENNIFER TACKITT, grantor(s) and JPMORGAN CHASE BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by TROY TACKITT AND JENNIFER TACKITT, securing the payment of the indebtednesses in the original principal amount of \$92,906.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NEWREZ LLC, F/K/A NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING 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. NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING  
55 BEATTIE PLACE MAILSTOP 015  
GREENVILLE, SC 29601

*Karen Work*

DEBORAH MARTIN, TROY MARTIN, ALEXIS MARTIN, CASSIE MARTIN, TERRI MARTIN, SHELBY MARTIN,  
BARBARA SANDOVAL, MARTHA BOETA, RAYMOND PEREZ, GARRETT SANDERS, MARCIA CHAPA, STACEY  
BENNETT, AMY ORTIZ, KAREN WORK OR BRUCE NEYLAND  
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: Mar 11, 2019 at 02:15P  
As a Recording

Total Fees : 2.00

Receipt Number - 229154  
By:  
Krystle Hidalgo



NOS00000008172058

**EXHIBIT "A"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF WILSON, STATE OF TX AND IS DESCRIBED AS FOLLOWS:

ALL THAT PARCEL OF LAND IN WILSON COUNTY, STATE OF TEXAS, AS MORE FULLY DESCRIBED IN DEED VOLUME 1319, PAGE 134, BEING KNOWN AND DESIGNATED AS:

BEING 0.34 ACRES OF LAND IN THE CITY OF FLORESVILLE OUT OF THE S & J AROCHA NO. 1, WILSON COUNTY, TEXAS AND BEING THE SAME LAND DESCRIBED IN A CONVEYANCE TO TOMMY RICHARDSON AND WIFE, DARCI RICHARDSON IN A DEED OF RECORD IN VOLUME 1047, PAGE 107 OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A FOUND 1/2" PIN IN THE NORTHWEST RIGHT-OF-WAY OF "C" STREET FOR THE EAST CORNER OF THE OSCAR MONTMEYER ET UX LAND AS DESCRIBED TO VOLUME 762, PAGE 865 OF THE DEED RECORD OF WILSON COUNTY, TEXAS AND THE SOUTH CORNER OF THIS TRACT;

THENCE NORTH 48 DEG. 45' 28" EAST (THE RECORD BEARING FOR THIS SURVEYOR THE DEED), A DISTANCE OF 70.02 FEET TO A FOUND 1/2" REBAR FOR THE EAST CORNER OF SAID CASTRO TRACT LAND, THE SOUTH CORNER OF THE JOHN C. ROEMER LAND AS DESCRIBED TO VOLUME 584, PAGE 239 OF THE DEED RECORDS OF WILSON COUNTY, TEXAS, THE WEST CORNER OF THE CARL BRECEMAN LAND, AS DESCRIBED IN VOLUME 588, PAGE 29 OF THE DEED RECORDS OF WILSON COUNTY, TEXAS, AND THE NORTH CORNER OF THIS TRACT;

THENCE SOUTH 43 DEG. 00' 38" EAST, A DISTANCE OF 209.97 FEET TO A FOUND PIN IN THE AFOREMENTIONED NORTHWEST RIGHT-OF-WAY OF "C" STREET FOR THE SOUTH CORNER OF SAID BRECEMAN LAND AND THE EAST CORNER OF THIS TRACT;

THENCE SOUTH 48 DEG. 42' 50" WEST, WITH SAID RIGHT-OF-WAY, A DISTANCE OF 70.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.34 ACRES OF LAND AS SHOWN ON PLAT THAT ACCOMPANIES THIS DESCRIPTION.

ALSO COMMONLY KNOWN AS: 1513 C ST FLORESVILLE, TX 78114





**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** March 11, 2019

**PROMISSORY NOTE:** Promissory Note, described as follows:

Original Date: September 15, 2018

Maker: Robin Lee Lyssy

Payee: TCT Financial II, LLC, a Texas limited liability company

Amount: \$20,600.00

**DEED OF TRUST:** Deed of Trust, Mortgage, Assignment, Security Agreement and Financing Statement

Original Date: September 15, 2018

Grantor: Robin Lee Lyssy

Original Trustee: Esther Bennett

Beneficiary: TCT Financial II, LLC, a Texas limited liability company

Recorded in: Instrument Number: 201800003525 of the Official Public Records of Karnes County, Texas, and Document No 00077511, at Volume 2054, Page 272 of the Official Public Records of Wilson County, Texas.

**LENDER:** TCT Financial II, LLC, a Texas limited liability company

**BORROWER:** Robin Lee Lyssy

**PROPERTY:** The "Mortgaged Property" as described in the Deed of Trust and as described on Exhibit A attached hereto.

**SUBSTITUTE TRUSTEE:** Bob Frisch, Janice Stoner, Jodi Steen, Jo Woolsey, or Michael B. Franklin

**SUBSTITUTE TRUSTEE'S MAILING ADDRESS:**

c/o Hallett & Perrin, P.C.  
1445 Ross Avenue, Suite 2400  
Dallas, Texas 75202  
Attn: Michael B. Franklin

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

April 2, 2019, being the first Tuesday of the month, to commence at 11:00 a.m., or within three hours thereafter.

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

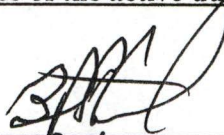
In the hallway of the Karnes County Courthouse, located at 210 West Calvert Avenue, Karnes City, Karnes County, Texas 78118, or in the area of the courthouse designated by the Commissioners Court of Karnes County, Texas for real property foreclosures under Section 51.002 of the Texas Property Code pursuant to instrument(s) recorded in the real property records of Karnes County, Texas.

Default has occurred in the payment of the Promissory Note and in the performance of the obligations of the Deed of Trust, which secures the Promissory Note. Because of such default, Lender, the owner of the Promissory Note, and the holder of the Promissory Note and the Deed of Trust lien for purposes of Section 51.002 of the Texas Property Code, has requested Substitute Trustee to sell the Property in accordance with the terms of the Deed of Trust and applicable law.

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

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee or such other Substitute Trustee as Lender may subsequently appoint, will sell the Property by public sale to the highest bidder for cash, in accordance with the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property which are superior to the Deed of Trust and to the permitted exceptions to title, if any, described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties concerning the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property shall be sold "AS IS, WHERE IS", and WITH ALL FAULTS.

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



Printed Name: Bob Frisch  
Title: Substitute Trustee

**EXHIBIT "A"**  
**Mortgaged Property**

All of Borrower's right, title, and interest in and to the Minerals (hereinafter defined), and any current or future royalties, overriding royalties, bonuses, rents or other monies paid, due, or held in suspense as a result of the extraction, sale, lease, extension, or use of the following, or any proceeds therefrom:

1. The land described on Exhibit "A-1" attached hereto (the "**Lands**").
2. All natural resources or other substance of value which may be extracted or produced from the Lands (the "**Minerals**"). The Minerals include, but are not limited to oil, gas, carbons metals and water.
3. Any substances or materials that result from the extraction of Minerals from the Lands (the "**Products**"). The Products include, but are not limited to the extracted Minerals and any materials or substances created from the extracted Minerals.
4. Any existing leases that cover any part of the Lands (the "**Lease**").

The Mortgaged Property additionally includes all of Borrower's right, title, interest and estate in and to the Minerals and Proceeds and all other claims or causes of action held by or accruing to the Borrower under the Lease and any lease covering interests under the Lands or held by Borrower by virtue of ownership of the Lands, Minerals or Products, including, but not limited to revenues, incomes, and payments from royalties, overriding royalties, lease bonuses, lease extensions, and purchases.

**EXHIBIT "A-1"**  
**Lands**

**KARNES AND WILSON COUNTIES, TEXAS:**

<u>Lease</u>	<u>Abstract</u>	<u>Survey</u>
WBC UNIT	64	CARILLO, F
KOPECKI HORIZONTAL UNIT	64	CARILLO, F
KOPECKI HORIZONTAL UNIT	218	NAVARRO, N
ROBERTS UNIT	230	ST PATTON, C
JOECKEL UNIT	18	MENCHACHA, HRS L
LYSSY A	18	MENCHACHA, HRS L
LYSSY B	18	MENCHACHA, HRS L
ALLEN UNIT	180	LEAL, M I
FALLS CITY	5	MENCHACA, HRS L

**DESCRIPTION:**

Including but not limited to All of Grantor's oil, gas and minerals in the above Leases, Abstracts and Surveys and also in Karnes and Wilson Counties, Texas more particularly described in that certain Ratification of Oil, Gas and Mineral Lease recorded in Volume 1199, Page 240, Deed Records of Karnes County Texas. The lands being further described as follows:

Being all of Grantor's undivided interest in and to the oil, gas and other minerals in, on and under and that may hereinafter be produced and saved therefrom including the executive rights appurtenant to the ownership of the mineral estate and the right of ingress and egress thereto for all purposes to the following described property:

All that certain tract of land situated in Karnes County, Texas, being out of and a part of the Louis Manchaca Grant, Abstract 5 and described in two tracts, as follows:

**Tract "A":** 125 acres of land, more or less, being bounded and described as follows:

On the North or Northwest by the 152.5 acre tract now or formerly belonging to Wallace Dziuk and the 60 acre tract described herein as Tract "B"; On the East or Northeast by the 100.25 acre tract now or formerly belonging to V. J. Szczepanik and the 143 acre tract now or formerly belonging to L. K. Szczepanik; On the South or Southwest by the 100 acre tract now or formerly belonging to Isidore Kozekwa, and on the West or Southwest by the San Antonio River.

**Tract "B":** 60 acres of land, more or less, being bounded and described as follows:

On the N or NW by the line dividing Karnes and Wilson Counties; On the E or NE by the 100.25 acre tract now or formerly belonging to V. J. Szczepanik; On the S or SW by the 125 acre tract described as First Tract in Deed from Rosa A. Lyssy to Lucian L. Lyssy, et al, dated and recorded in Volume 482, Page 151, of the Deed Records of Karnes County, Texas and on the W or SW by the 152.5 acre tract now or formerly belonging to Wallace Dziuk, both tracts containing 185 acres of land herein conveyed.

**Tract "C":**

Being 130.5 acres of land, as surveyed by A. Conrads, Surveyor, on the 2nd day of July, 1926, being more fully described in that certain Warranty Deed from Felix H. Lyssy, Et Ux. to Gertrude Moczygamba, dated November 17, 1961 and recorded in Volume 300, Page 25 of the Deed Records of Karnes County, Texas.

**Tract "D":**

A .350 acre tract or parcel of land situated within the incorporated limits of the City of Falls City, Karnes County, Texas and being all of Lot No.13 (13A) and the North 15 feet of Lot No. 14 in Block No. 84 of said city of Falls City according to the established plat map or plat dated in 1947 of record in Karnes County, Texas as conveyed by P. J. Nieschwietz et ux to Leonard Moczygamba by deed dated July 9, 1947, recorded in Volume 167, Pages 526-528, Deed Records of Karnes County, Texas and being a portion of that certain 3.51 acre tract or parcel of land as conveyed by Gladys M. Nieschwietz et al to Leonard Moczygamba by deed dated October 19, 1970, recorded in Volume 398, Page 211, Deed Records of Karnes County, Texas, This oil and gas lease includes any and all rights in and under all streets, alleyways and or highways.

COPY

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
(CXE)  
RIOS, PAUL AND JUANITA  
848 KILLARNEY RD, FLORESVILLE, TX 78114

VA 62-62-6-1221613

Firm File Number: 16-026244

by Honorable Eva Martinez  
County Clerk  
On: Mar 11, 2019 at 10:34A  
As a Recording  
Total Fees 1 2.00

Receipt Number - 229119  
By:  
Krusile Hidalgo

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on August 20, 2014, PAUL MICHAEL RIOS AND JUANITA B RIOS, as Grantor(s), executed a Deed of Trust conveying to ANTHONY WARDEN, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS NOMINEE FOR USAA FEDERAL SAVINGS BANK, A FEDERALLY CHARTERED SAVINGS BANK 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 00037898 Volume 1807, Page 750, 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, May 7, 2019** 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, 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:

LOT 307, ESTATES AT SHANNON RIDGE SUBDIVISION, UNIT 5, AS SHOWN BY PLAT RECORDED IN VOLUME 8, PAGE 28 OF THE MAP AND PLAT RECORDS OF WILSON COUNTY, TEXAS.

Property Address: 848 KILLARNEY RD  
FLORESVILLE, TX 78114  
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
Noteholder: USAA FEDERAL SAVINGS BANK  
8950 CYPRESS WATERS BLVD  
COPPELL, 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  
Patricia Sanders, Jonathan Schendel, Doug Woodard,  
Stacey Bennett, Amy Ortiz, Robert Gomez, 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 or Shelby Martin  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

**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.**

C&S No. 44-19-0354 / FHA / No / FILE NOS  
Freedom Mortgage Corporation

**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, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060**

Filed for recording in:  
County Clerk  
On: Mar 07, 2019 at 01:28P  
As a Recording  
Total Fees : 2.00  
Receipt Number - 229032  
By:  
Elsa Barreto

Date of Security Instrument: November 04, 2014

Grantor(s): Nathan Rodriguez and Norma E. Rodriguez, husband and wife

Original Trustee: Ruth W. Garner

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. as Nominee for Willow Bend Mortgage Company, LLC, it successors and assigns

Recording Information: Vol. 1821, Page 675, or Clerk's File No. 00040128, in the Official Public Records of WILSON County, Texas.

Current Mortgagee: Freedom Mortgage Corporation

Mortgage Servicer: Freedom Mortgage Corporation, whose address is C/O 907 Pleasant Valley Ave, Suite 300, Mt. Laurel, NJ 08054 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Legal Description: LOT 192 ESTATES AT SHANNON RIDGE SUBDIVISION, UNIT III, WILSON COUNTY, TEXAS, AS SHOWN ON THAT CERTAIN MAP OR PLAT THEREOF, RECORDED AT VOLUME 8, PAGES 10-12, MAP AND PLAT RECORDS OF WILSON COUNTY, TEXAS.

Date of Sale: 05/07/2019 Earliest Time Sale Will Begin: 12:00 PM

**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, Deborah Martin, Mary C. (Chris) LaFond, Deanna Ray, Terri Martin, Cassie Martin, Thomas Delaney, Danya Gladney or Lisa Cockrell as 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.



4687312

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 6th day of March, 2019.

For information:

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



Nicole M. Bartee, Attorney at Law  
Codilis & Stawiarski, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

Posted and filed by: 

Printed Name: TROY MARTIN

C&S No. 44-19-0354 / FHA / No  
Freedom Mortgage Corporation



STATE OF TEXAS           §  
                                     §  
COUNTY OF WILSON       §

Filed for Record in:  
Wilson County  
by Honorable Eva Martinez  
County Clerk  
On: Mar 05, 2019 at 02:59P  
As a Recording

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

Total Fees : 2.00

Receipt Number - 228934

By:

Lira

**THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED  
WILL BE USED FOR THAT PURPOSE.**

**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.**

**Date of Notice:**                 March 5, 2019

**Mortgagee:**                     FALLS CITY NATIONAL BANK  
100 S FRONT STREET  
PO BOX 339  
FALLS CITY, TX 78113

**Mortgage Servicer:**         SAME AS MORTGAGEE.

**Security Instrument(s):** A Deed of Trust to Secure Owelty of Partition dated August 29, 2014, from Karen Herber and husband, Charles W. Herber, III, to Gerald V. Sekula, Trustee, recorded in Volume 1815, Page 260, Official Public Records of Wilson County, Texas, securing a certain note of even date described therein in the principal amount of \$164,919.26.

**Default:** Default has occurred under the above-referenced Security Instrument(s). Because of that default, Lender, the owner and holder of the Security Instructions(s) and certain note(s) described therein, has requested Substitute Trustee to sell the Property in accordance with the Security Instrument(s), as more particularly described herein.

**Property:** The same property described in the Security Instrument(s), more particularly described as:

BEING the surface only 15.00 acres out of the S.S. Sanders Survey A-305 and the D. Murphee Survey, A-219 in Wilson County, Texas and also being a portion of that certain 128.00 acre tract called Tract One and a portion of that certain 68.15 acre tract called Tract Two, both described in instrument recorded in Volume 1249, Page 479 of the Official Public Records of Wilson County, Texas and also being a portion of that certain 66.50 acre tract as shown on revised survey dated July 15, 2014, prepared by Sherman L. Posey, R.P.L.S. #6433, and being a portion of said 128.00 acre and 68.15 acre tracts, said 15.00 acre tract being more particularly described as follows:

BEGINNING at a wood fence corner post found in the northwest line of FM 541 for the occupied south corner of Kosciusko Community Hall, an occupied east corner of said 128.00 acre tract, the east corner of said 66.50 acre tract and of this tract;

THENCE S. 59 deg. 42 min. 58 sec. W., a distance of 596.58 feet to the northwest line of said FM 541, the southeast line of said 128.00 acre tract and the southeast line of said 66.50 acre tract to a calculated point for the southwest corner of this tract and from which a 1/2" iron rod set in the common line of said FM 541 and said 128.00 acre tract for a southeast corner of said 66.50 acre tract bears S. 59 deg. 42 min. 58 sec. W., a distance of 1427.82 feet;

THENCE N. 30 deg. 07 min. 32 sec. W., a distance of 1291.41 feet crossing said 128.00 acre tract, said 68.15 acre tract and said 66.50 acre tract to a calculated point in the southeast line of that certain 15.7625 acre tract described in instrument recorded in Volume 985, Page 496 of the Official Public Records of Wilson County, Texas, the northwest line of said 68.15 acre tract and the northwest line of said 66.50 acre tract for the northwest corner of this tract and from which a 1/2" iron rod set for the west corner of said 66.50 acre tract bears S. 59 deg. 52 min. 28 sec. W., a distance of 1733.65 feet;

THENCE N. 59 deg. 52 min. 28 sec. E., a distance of 396.49 feet along the southeast line of said 15.7625 acre tract, the northwest line of said 68.15 acre tract and the northwest line of said 66.50 acre tract to a 1/2" iron rod set for the northwest corner of that certain 1.75 acre tract described in instrument recorded in Volume 806, Page 179 of the Official Public Records of Wilson County, Texas, the north corner of said 66.50 acre tract and of this tract;

THENCE S. 31 deg. 32 min. 35 sec. E., a distance of 204.88 feet along the southwest line of said 1.75 acre tract and the northeast line of said 66.50 acre tract to a wood fence corner post found for the northwest corner of that certain 4.42 acre tract, being a portion of said 68.15 acre tract and said 128.00 acre tract, the south corner of said 1.75 acre tract, an east corner of said 66.50 acre tract and of this tract;

THENCE along the general meanders of a fence and along the west and south lines of said 4.42 acre tract and the north and east lines of said 66.50 acre tract as follows: S. 45 deg. 45 min. 01 sec. E., a distance of 244.14 feet to a wood fence corner post found for a corner of this tract; S. 27 deg. 40 min. 14 sec. E., a distance of 402.99 feet to a wood fence corner post found for a corner of this tract; and N. 71 deg. 16 min. 05 sec. E, a distance of 245.77 feet to a 1/2" iron rod found in the west occupied line of said Kosciusko Community Hall for the southeast corner of said 4.42 acre tract, an east corner of said 66.50 acre tract and of this tract;

THENCE S. 16 deg. 48 min. 14 sec. E., a distance of 409.71 feet along the occupied line of said Kosciusko Community Hall and said 128.00 acre tract and being on the east line of said 66.50 acre tract to the POINT OF BEGINNING.

**No Bankruptcy Stay is In Effect:** As of the date of this Notice, Mortgagee and Substitute Trustee are not aware of any bankruptcy stay which would preclude the foreclosure sale contemplated by this Notice.

**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, APRIL 2, 2019

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 Security Instrument(s). 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 Security Instrument(s). 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 Security Instrument(s) 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 Security Instrument(s) in accordance with its rights and remedies under the Security Instrument(s) 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 Security Instrument(s). The street address and telephone number of said Substitute Trustee is:

111 W. OLMOS DR.  
SAN ANTONIO, TX 78212  
(210) 910-6625

**Sender of Notice.** The name, address, and telephone number of the sender of this Notice of Foreclosure Sale and Appointment of Substitute Trustee is:

NOHL BRYANT  
111 W. OLMOS DR.  
SAN ANTONIO, TX 78212  
(210) 910-6625

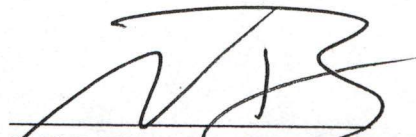
**Manner of Delivery and Recipients of Notice:** This Notice of Foreclosure Sale and Appointment of Substitute Trustee has been posted at the courthouse door of each county in which the Property is located and states that the Property will be sold in **Wilson County**. A copy of this Notice of Foreclosure 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: KAREN HERBER  
7923 FM 541 E.  
FALLS CITY, TX 78113  
VIA CMRRR # 7018 0680 0001 0593 8275  
& FIRST CLASS MAIL

TO: CHARLES W. HERBER, III  
7923 FM 541 E.  
FALLS CITY, TX 78113  
VIA CMRRR # 7018 0680 0001 0593 8268  
& 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

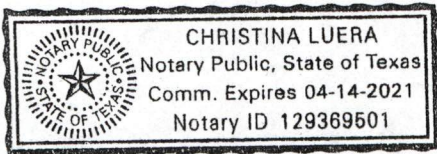
§  
§  
§

COUNTY OF Bexar

**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<sup>th</sup> day of March, 2019."



C. Luera  
Notary Public in and for the State of Texas

AFTER RECORDING, RETURN TO:

NOHL BRYANT  
Texas Bar No. 24050346  
BRYANT LAW PC  
111 W. Olmos Dr.  
San Antonio, TX 78212

STATE OF TEXAS           §  
  §  
COUNTY OF WILSON       §

Filed for Record in:  
Wilson County  
by Honorable Eva Martinez  
County Clerk  
On: Mar 05, 2019 at 02:57P  
As a Recording  
Total Fees       :       2.00

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

Receipt Number - 228933  
By:  
Georgina Lira

**THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED  
WILL BE USED FOR THAT PURPOSE.**

**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.**

**Date of Notice:**               March 5, 2019

**Mortgagee:**                   FALLS CITY NATIONAL BANK  
  100 S Front Street  
  Falls City, Karnes County, Texas 78113

**Mortgage Servicer:**       Same as Mortgagee.

**Security Instrument(s):** Deed of Trust dated **January 28, 2016**, recorded at **Vol. 1891, Page 688**, Official Public Records of Wilson County, Texas and Mechanic's and Materialman's Lien Contract and Mechanic's Lien Note, recorded in **Vol. 1891, Page 681**, Official Public Records of Wilson County, Texas, as modified by Modification Agreement - Real Estate Note and Lien with Disclaimer of Oral Agreements Construction Loan Mechanic's Lien and Deed of Trust dated **October 28, 2016**, recorded in **Vol. 1945, Page 639**, Official Public Records of Wilson County, Texas.

**Default:** Default has occurred under the above-referenced Security Instrument(s). Because of that default, Lender, the owner and holder of the above-referenced Modification Agreement - Real Estate Note and Lien with Disclaimer of Oral Agreements Construction Loan Mechanic's Lien and Deed of Trust and a certain note(s) described in the above-referenced Deed of Trust dated January 28, 2016, has requested Substitute Trustee to sell the Property in accordance with the Security Instrument(s), as more particularly described herein.

**Property:** The same property described in the Security Instrument(s), more particularly described as: **Lot 6, Abrego Lake Subdivision, Unit One**, as shown on the plat recorded in **Vol. 10, Page 10-11**, Plat Records of Wilson County, Texas.

**No Bankruptcy Stay is In Effect:** As of the date this Notice, Debtor Diana Reyna-Barrera has a pending Chapter 13 bankruptcy case filed in the United States Bankruptcy Court for the Western District of Texas, Case No. 17-52108-RBK. Pursuant to the terms of an order signed on July 31, 2018 by the judge of said Court, the automatic stay under 11 U.S.C. § 362 and the co-debtor stay under 11 U.S.C. § 1301 applicable to the Property was lifted and terminated on November 16, 2018; said order specifically authorizes the mortgagee and the Substitute Trustee to proceed with non-judicial foreclosure of the Property in accordance with State law. The termination of said stays, effective November 16, 2018, was confirmed by separate order signed on February 8, 2019, by the judge of said Court.

**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, April 2, 2019

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 Security Instrument(s) 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 Security Instrument(s) in accordance with its rights and remedies under the Security Instrument(s) 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 Security Instrument(s). The street address and telephone number of said Substitute Trustee is: **111 W. Olmos Dr., San Antonio, TX 78212, (210) 910-6625.**

**Sender of Notice:** The name, address, and telephone number of the sender of this Notice of Foreclosure Sale and Appointment of Substitute Trustee is:

Nohl Bryant, Substitute Trustee  
111 W. Olmos Dr.  
San Antonio, TX 78212  
(210) 910-6625

**Manner of Delivery and Recipients 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: MR. ROSS BARRERA  
104 Medora Branch  
Floresville, TX 78114  
VIA CMRRR # 7018 0680 0001 0593 8251  
& FIRST CLASS MAIL

TO: MRS. DIANA C. REYNA-BARRERA  
104 Medora Branch  
Floresville, TX 78114  
VIA CMRRR # 7018 0680 0001 0593 8244  
& FIRST CLASS MAIL

TO: MR. ROSS BARRERA  
911 Pine St.  
Floresville, TX 78114  
VIA CMRRR # 7018 0680 0001 0593 8220  
& FIRST CLASS MAIL

TO: MRS. DIANA C. REYNA-BARRERA  
911 Pine St.  
Floresville, TX 78114  
VIA CMRRR # 7018 0680 0001 0593 8206  
& FIRST CLASS MAIL

TO: MR. ROSS BARRERA  
1328 Sutherland Rd.  
Floresville, TX 78114  
VIA CMRRR # 7018 0680 0001 0593 8237  
& FIRST CLASS MAIL

TO: MRS. DIANA C. REYNA-BARRERA  
1328 Sutherland Rd.  
Floresville, TX 78114  
VIA CMRRR # 7018 0680 0001 0593 8213  
& 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.**



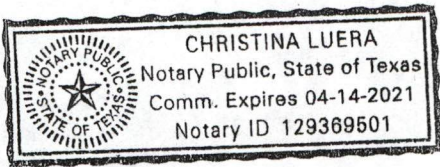
NOHL BRYANT, SUBSTITUTE TRUSTEE

STATE OF TEXAS                   §  
  Bexar                   §  
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 27<sup>th</sup> day of March, 2019. *(initials)*



C. Luera  
Notary Public in and for the State of Texas

AFTER RECORDING, RETURN TO:

NOHL BRYANT  
Texas Bar No. 24050346  
111 W. Olmos Dr.  
San Antonio, TX 78212