

Our File Number: 16-01968

COPY

Name: DAVID B. PYEATT, A MARRIED MAN AND IVANNIA PYEATT, SIGNING PRO FORMA TO PERFECT LIEN ONLY

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on December 26, 2014, DAVID B. PYEATT, A MARRIED MAN AND IVANNA PYEATT, SIGNING PRO FORMA TO PERFECT LIEN ONLY, executed a Deed of Trust/Security Instrument conveying to MICHAEL BURNS, ATTORNEY AT LAW, ANDERSON, BURNS AND BELA, LLP, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR ASPIRE FINANCIAL, INC. DBA ASPIRE LENDING, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 00041382, in Book 1829, at Page 178, in the DEED OF TRUST OR REAL PROPERTY records of WILSON COUNTY, TEXAS; and

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JULY 5, 2016**, 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 at the County Courthouse in **WILSON COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said 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 was posted.

Said Real Estate is described as follows:

LOT 243, SECTION 2A, EAGLE CREEK SUBDIVISION, WILSON COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 51, OF THE MAP AND PLAT RECORDS OF WILSON COUNTY, TEXAS.

Property Address: 925 EAGLE CREEK DRIVE  
FLORESVILLE, TX 78114

Mortgage Servicer: CENLAR FSB

Noteholder: AMERIHOM MORTGAGE COMPANY, LLC  
425 PHILLIPS BOULEVARD  
EWING, NJ 08618

Filed for Record in:  
Wilson County  
by Honorable Eva Martinez

County Clerk

On: Apr 28, 2016 at 10:48A

As a Recording

Total Fees : 2.00


Receipt Number - 191598  
By: Frances Cherry

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.

**ACTIVE MILITARY SERVICE NOTICE**

**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 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.**

WITNESS MY HAND this 28<sup>th</sup> day of April, 2016.

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

Marinosci & Law Group  
14643 Dallas Parkway, Suite 750  
Dallas, Texas 75254  
(972) 331-2300



4572800

COPY

Filed for Record in:  
Wilson County  
by Honorable Eva Martinez  
County Clerk  
On: Apr 25, 2016 at 10:28A  
As a Recording

Total Fees : 2.00

**NOTICE OF FORECLOSURE SALE**

Receipt Number - 191415

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

Aracelis Hidalgo

**1. Property to Be Sold.** The property to be sold is described as follows: LOT 16 OF THE PLAINVIEW SUBDIVISION, AS SHOWN BY A MAP OR PLAT THEREOF OF RECORD AT VOLUME 3, PAGE 52, OF THE PLAT RECORDS OF WILSON COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 08/15/2006 and recorded in Document 00016958 real property records of Wilson County, Texas.

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

Date: 06/07/2016

Time: The sale will begin no earlier than 12:00 PM or no later than three hours thereafter.

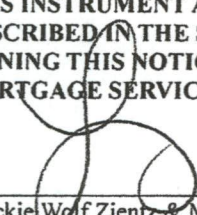
Place: Wilson County Courthouse, Texas at the following location: THE MOST NORTH-EASTERLY DOOR OF THE WILSON COUNTY COURTHOUSE, BEING THE COURTHOUSE DOOR FACING THE OFFICE OF THE WILSON COUNTY TAX ASSESSOR-COLLECTOR, IN FLORESVILLE, WILSON COUNTY, TEXAS, WHICH BEARS THE ADDRESS OF 2 LIBRARY LANE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.


**4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

**5. Obligations Secured.** The Deed of Trust executed by SCOTT D. CONDIT AND CAROLYN M. CONDIT, provides that it secures the payment of the indebtedness in the original principal amount of \$78,400.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2006-8 is the current mortgagee of the note and deed of trust and SELECT PORTFOLIO SERVICING, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2006-8 c/o SELECT PORTFOLIO SERVICING, INC., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint TROY MARTIN, IRENE SALAZAR, VANESSA RAMOS, RICHARD HOLTON, DEBORAH MARTIN OR DEANNA RAY, Substitute Trustee to act under and by virtue of said Deed of Trust.

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

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

  
TROY MARTIN, IRENE SALAZAR, VANESSA RAMOS,  
RICHARD HOLTON, DEBORAH MARTIN OR DEANNA  
RAY  
c/o AVT Title Services, LLC  
13770 Noel Road #801529  
Dallas, TX 75380-1529



COPY

Filed for Record in:  
Wilson County  
by Honorable Eva Martinez  
County Clerk  
On: Apr 25, 2016 at 10:28A  
As a Recording  
Total Fees : 2.00  
Receipt Number - 191415  
By:  
Krystle Hidalgo

**NOTICE OF FORECLOSURE SALE**

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

1. *Property to Be Sold.* The property to be sold is described as follows: LOT 12 OF BLOCK 3, UNIT 2 OF THE LONGRIDGE HEIGHTS SUBDIVISION, UNIT 2, ACCORDING TO MAP OR PLAT THEREOF OF RECORD AT VOLUME 3, PAGE 28 OF THE PLAT RECORDS OF WILSON COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 11/20/2008 and recorded in Book 1486 Page 865 Document 00039949 real property records of Wilson County, Texas.

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

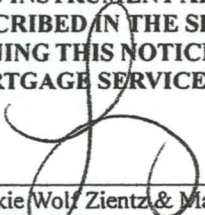
- Date: 11/01/2016
- Time: The sale will begin no earlier than 12:00 PM or no later than three hours thereafter.
- Place: Wilson County Courthouse, Texas at the following location: THE MOST NORTH-EASTERLY DOOR OF THE WILSON COUNTY COURTHOUSE, BEING THE COURTHOUSE DOOR FACING THE OFFICE OF THE WILSON COUNTY TAX ASSESSOR-COLLECTOR, IN FLORESVILLE, WILSON COUNTY, TEXAS, WHICH BEARS THE ADDRESS OF 2 LIBRARY LANE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

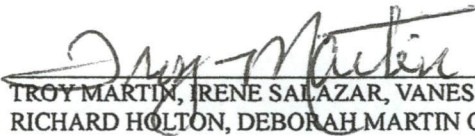
4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. *Obligations Secured.* The Deed of Trust executed by HENRY S. FLORES, provides that it secures the payment of the indebtedness in the original principal amount of \$150,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is the current mortgagee of the note and deed of trust and CHAMPION MORTGAGE COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY c/o CHAMPION MORTGAGE COMPANY, 8950 Cypress Waters Blvd, Coppell, TX 75019 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint TROY MARTIN, IRENE SALAZAR, VANESSA RAMOS, RICHARD HOLTON, DEBORAH MARTIN OR DEANNA RAY, Substitute Trustee to act under and by virtue of said Deed of Trust.

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

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

  
TROY MARTIN, IRENE SALAZAR, VANESSA RAMOS,  
RICHARD HOLTON, DEBORAH MARTIN OR DEANNA  
RAY  
c/o AVT Title Services, LLC  
13770 Noel Road #801529  
Dallas, TX 75380-1529



COPY

Filed for Record in:  
Wilson County  
by Honorable Eva Martinez  
County Clerk  
On: Apr 25, 2016 at 10:28A  
As a Recording

Total Fees : 2.00

Receipt Number - 191415  
By  
Krystle Hidalgo


**NOTICE OF FORECLOSURE SALE**

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

- 1. **Property to Be Sold.** The property to be sold is described as follows: SEE EXHIBIT "A"
- 2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 04/07/2006 and recorded in Book 1334 Page 742 Document 00013297 real property records of Wilson County, Texas.
- 3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:  
Date: 06/07/2016  
Time: The sale will begin no earlier than 12:00 PM or no later than three hours thereafter.  
Place: Wilson County Courthouse, Texas, at the following location: THE MOST NORTH-EASTERLY DOOR OF THE WILSON COUNTY COURTHOUSE, BEING THE COURTHOUSE DOOR FACING THE OFFICE OF THE WILSON COUNTY TAX ASSESSOR-COLLECTOR, IN FLORESVILLE, WILSON COUNTY, TEXAS, WHICH BEARS THE ADDRESS OF 2 LIBRARY LANE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.
- 4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.
- 5. **Obligations Secured.** The Deed of Trust executed by ALAN R. ROBINSON AND TINA ROBINSON, provides that it secures the payment of the indebtedness in the original principal amount of \$119,985.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. HSBC BANK USA, N.A., AS TRUSTEE ON BEHALF OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST AND FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2007-HE2, ASSET BACKED PASS-THROUGH CERTIFICATES is the current mortgagee of the note and deed of trust and OCWEN LOAN SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is HSBC BANK USA, N.A., AS TRUSTEE ON BEHALF OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST AND FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2007-HE2, ASSET BACKED PASS-THROUGH CERTIFICATES c/o OCWEN LOAN SERVICING, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
- 6. **Order to Foreclose.** HSBC BANK USA, N.A., AS TRUSTEE ON BEHALF OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST AND FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2007-HE2, ASSET BACKED PASS-THROUGH CERTIFICATES obtained a Order from the 218th District Court of Wilson County on 11/16/2015 under Cause No. 15-09-0550-CVW. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.
- 7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint TROY MARTIN, IRENE SALAZAR, VANESSA RAMOS, RICHARD HOLTON, DEBORAH MARTIN OR DEANNA RAY, Substitute Trustee to act under and by virtue of said Deed of Trust.

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

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

  
TROY MARTIN, IRENE SALAZAR, VANESSA RAMOS,  
RICHARD HOLTON, DEBORAH MARTIN OR DEANNA RAY  
c/o AVT Title Services, LLC  
13770 Noel Road #801529  
Dallas, TX 75380-1529



## EXHIBIT "A"

**SINCLAIR & ASSOCIATES, INC.**  
8026 VANTAGE, SUITE 215  
SAN ANTONIO, TEXAS 78230  
(210) 341-4518  
FAX (210) 341-5491

Job No. S200212185

March 19, 2002

0.483 acres out of the  
Juan Delgado Survey No. 8

THE STATE OF TEXAS  
COUNTY OF WILSON

### FIELDNOTES OF A SURVEY OF

0.483 acres out of the Juan Delgado Survey No. 8, Wilson County, Texas, being that 0.483-acre tract of land described in deed of record in Volume 1074 at page 235 of the Official Public Records of Wilson County, Texas and being more particularly described by metes and bounds, as surveyed, as follows:

Beginning at an iron bar found set in the ground in the southeast right-of-way line of F.M. 775, the west corner of a 0.485-acre tract of land described in deed of record in Volume 1074 at page 235 of the Official Public Records of Wilson County, Texas and the north corner of a 0.42-acre tract of land described in deed of record in Volume 724 at page 410 of the Deed Records of Wilson County, Texas, for the west corner of this tract;

Thence N 63°32'14" E with the southeast right-of-way line of F.M. 775 and the northwest boundary line of said 0.485-acre tract a distance of 107.61 feet to an iron bar set in the ground, the north corner of said 0.485-acre tract and the west corner of a 2.6-acre tract of land described in deed of record in Volume 768 at page 658 of the Deed Records of Wilson County, Texas, for the north corner of this tract;

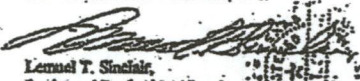
Thence S 29°37'46" E with the northeast boundary line of said 0.485-acre tract and the southwest boundary line of said 2.6-acre tract a distance of 193.71 feet to a chain link fence corner found set in the ground, the east corner of said 0.485-acre tract and the south corner of said 2.6-acre tract, for the east corner of this tract;

Thence S 60°05'42" W with the southeast boundary line of said 0.485-acre tract a distance of 166.25 feet to an iron bar found set in the ground, the south corner of said 0.485-acre tract and the east corner of said 0.42-acre tract, for the south corner of this tract;

Thence N 29°00'15" W with the southwest boundary line of said 0.485-acre tract and the northeast boundary line of said 0.42-acre tract a distance of 200.15 feet to the point of beginning.

Containing 0.483 acres (21,047 square feet) of land, more or less.

SINCLAIR & ASSOCIATES, INC.

  
Lemuel T. Sinclair,  
Registered Professional Land  
Surveyor No. 5142



COPY

Filed for Record in:  
Wilson County  
by Honorable Eva Martinez  
County Clerk  
On: Apr 25, 2016 at 10:28A  
As a Recording

Total Fees : 2.00

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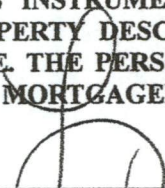
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- 1. **Property to Be Sold.** The property to be sold is described as follows: EXHIBIT A
- 2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 05/30/2007 and recorded in Book 1404 Page 887 Document 00025609 real property records of Wilson County, Texas.
- 3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:  
Date: 07/05/2016  
Time: The sale will begin no earlier than 12:00 PM or no later than three hours thereafter.  
Place: Wilson County Courthouse, Texas, at the following location: THE MOST NORTH-EASTERLY DOOR OF THE WILSON COUNTY COURTHOUSE, BEING THE COURTHOUSE DOOR FACING THE OFFICE OF THE WILSON COUNTY TAX ASSESSOR-COLLECTOR, IN FLORESVILLE, WILSON COUNTY, TEXAS, WHICH BEARS THE ADDRESS OF 2 LIBRARY LANE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.
- 4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.
- 5. **Obligations Secured.** The Deed of Trust executed by RANDY A. KAY AND ANGELA R. KAY, provides that it secures the payment of the indebtedness in the original principal amount of \$183,549.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. MIDFIRST BANK is the current mortgagee of the note and deed of trust and MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is MIDFIRST BANK c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, 999 N.W. Grand Blvd, Oklahoma City, OK 73118 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
- 6. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint TROY MARTIN, IRENE SALAZAR, VANESSA RAMOS, RICHARD HOLTON, DEBORAH MARTIN OR DEANNA RAY, Substitute Trustee to act under and by virtue of said Deed of Trust.

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Lori Liane Long, Attorney at Law  
Tracey Midkiff, Attorney at Law  
Parkway Office Center, Suite 900  
14160 North Dallas Parkway  
Dallas, TX 75254


  
TROY MARTIN, IRENE SALAZAR, VANESSA RAMOS,  
RICHARD HOLTON, DEBORAH MARTIN OR DEANNA RAY  
c/o AVT Title Services, LLC  
13770 Noel Road #801529  
Dallas, TX 75380-1529



EXHIBIT "A"

STATE OF TEXAS  
COUNTY OF WILSON

FIELD NOTES FOR A 2.54 ACRES OF LAND

BEING 2.54 acres of land called Tract 6 in this survey and partition of 10.92 acres of land out of the T. F. L. Parrot Survey, Abstract 253, Wilson County, Texas and being the same land described in a conveyance to Gene Kay and wife, Margaret Kay in a deed of record in Volume 525, Page 178 of the Deed Records of Wilson County, Texas and further being a part or portion of Lot 3 of the J. N. Koenig Subdivision as shown on the plat of record in Volume 1, Page 73 of the Plat Records of Wilson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2 inch rebar with a "Pollok & Sons" cap at the intersection of the easterly right-of-way line of State Highway No. 123 and the southwesterly right-of-way line of Wildrose Lane for the north corner of the Kay land and of this tract.

THENCE South 60° 00' 00" East, (record bearing per the deed) with said right-of-way line of Wildrose Lane, distance of 537.99 feet to a set 1/2 inch rebar with a "Pollok & Sons" cap for the easterly corner of this tract and a northerly corner of a 4.38 acre tract called Tract 5 in this survey and partition.

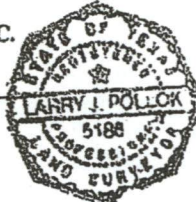
THENCE South 31° 06' 33" West, into the Kay land with the common line Tract 5 and of this tract, distance of 227.82 feet to a set 1/2 inch rebar for a common corner.

THENCE North 60° 00' 00" West, continuing with last said common line, distance of 433.43 feet to a set 1/2 inch rebar with a "Pollok & Sons" cap for a common corner on the easterly right-of-way line of State Highway No. 123.

THENCE North 06° 16' 00" East, with said Highway right-of-way line, distance of 248.83 feet to the POINT OF BEGINNING containing 2.54 acres of land.

POLLOK & SONS SURVEYING, INC.

*[Signature]*  
Larry J. Pollok, R.P., L.S. No. 5186  
January 16, 2006



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

THE STATE OF TEXAS  
COUNTY OF WILSON

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in Official Public Records the Volume: 1404 and Page: 887 of the named records of: Wilson County as stamped hereon by me.

Jun 07, 2007



*Eva S. Martinez*  
COUNTY CLERK  
WILSON COUNTY, TEXAS

ref: 06-0020  
02130604

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

On: Jun 07, 2007 at 10:03A

As a Recording

Document Number: 00025609  
Total Fees : 44.00

Receipt Number - 64294  
By,  
Oralia Vela,

F:TE

COPY

Filed for Record in:  
Wilson County  
by Honorable Eva Martinez  
County Clerk  
On: Apr 21, 2016 at 09:25A  
As a Recording

Total Fees : 2.00

Receipt Number - 191307  
By,  
Frances Cherry,

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 TX08000008-15-1

APN 0907-00000-05000

TO No 150098396-TX-RWI

### 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 by: RoundPoint Mortgage Servicing Corporation, as attorney-in-fact, pursuant to a Limited Power of Attorney recorded 10/16/2014 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 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 by: RoundPoint Mortgage Servicing Corporation, as attorney-in-fact, pursuant to a Limited Power of Attorney recorded 10/16/2014, 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, June 7, 2016 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.**



4571864

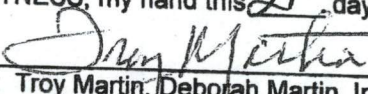


The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and Newlands Asset Holding Trust by: RoundPoint Mortgage Servicing Corporation, as attorney-in-fact, pursuant to a Limited Power of Attorney recorded 10/16/2014's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and Newlands Asset Holding Trust by: RoundPoint Mortgage Servicing Corporation, as attorney-in-fact, pursuant to a Limited Power of Attorney recorded 10/16/2014'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<sup>st</sup> day of April, 2016.

  
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 TX08000008-15-1

APN 0907-00000-05000

TO No 150098396-TX-RWI

**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

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

On: Apr 21, 2016 at 09:23A

As a Recording

Total Fees : 2.00

Receipt Number - 191306  
By:  
Frances Cherry,

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**WILSON County**

**Deed of Trust Dated:** November 22, 2006

**Amount:** \$275,000.00

**Grantor(s):** NICOLE SALINAS and STEVEN SALINAS

**Original Mortgagee:** EQUIFIRST CORPORATION

**Current Mortgagee:** U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE HOME EQUITY ASSET TRUST 2007-2 HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2007-2

**Mortgage 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. 00020020

**Legal Description:** LOT 262, ROSEWOOD SUBDIVISION, UNIT 6, DAVID HARDING SURVEY, A-137 AND T C EMEY SURVEY, A-534, WILSON COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9, PAGES 70-71, MAP AND PLAT RECORDS OF WILSON COUNTY, TEXAS.

**Date of Sale:** June 7, 2016 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. app. Section 501 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

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

  
SARAH ROBBINS, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2015-002005

  
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

## Notice of Foreclosure Sale

April 18, 2016

Filed for Record in:  
Wilson County  
by Honorable Eva Martinez  
County Clerk  
On: Apr 18, 2016 at 11:12A  
As a Recording

### Deed of Trust:

Dated: March 4, 2014

Grantor: Kevin R. Vest

Trustee: Gerald V. Sekula

Lender: Falls City National Bank

Recorded: Volume 1777, Page 547 of the Official Public Records of Wilson County, Texas.

Secures: Adjustable Rate Note ("Note") in the original principal amount of \$130,000.00 executed by Kevin R. Vest ("Borrower") and payable to the order of Lender, and all other indebtedness of Borrower to Lender.

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described as:

Total Fees : 2.00

Receipt Number - 191175  
By:  
Genevieve Sanchez

### PART ONE

#### TRACT ONE:

BEING 0.12 acres out of what is known as Lot 4, Block 11, in the City of Floresville, Wilson County, Texas, according to plat thereof recorded in Volume C, Page 76 of the Deed Records of Wilson County, Texas; being the same land called First Tract in Deed executed by Dan B. Conoly, Sr. and wife, Margaret M. Conoly, to Conoly-Herry Drugs, Inc., recorded in Volume 522, Page 681 of the Deed Records of Wilson County, Texas, and being more particularly described as follows:

BEGINNING at a nail set a building corner on the northwesterly right-of-way of C Street for the easterly corner of this tract and southerly corner of the Naylon McBride, et al, land as recorded in Volume 711, Page 821 of the Deed Records of Wilson County, Texas, and being S. 48 deg. 45 min. W., a distance of 23.50 feet from the easterly corner of said Lot 4;

THENCE S. 48 deg. 45 min. W., with said right-of-way a distance of 49.50 feet to a nail set at a building corner for the southerly corner of this tract and easterly corner of the Albert V. Chilek, et ux, land as recorded in Volume 823, Page 879 of the Official Public Records of Wilson County, Texas;

THENCE N. 41 deg. 16 min. 12 sec. W. with the common line of said Chilek land and of this tract, a distance of 105.00 feet to a railroad spike set for the westerly corner of this tract;

THENCE N. 48 deg. 25 min, 23 sec. E., a distance of 49.50 feet to a railroad spike set for the northerly corner of this tract and westerly corner of the said McBride, et al, land;

THENCE S. 41 deg. 15 min. 08 sec, E., with the common line of said McBride, et al, land and of this tract a distance of 105.29 feet to the PLACE OF BEGINNING.

TRACT TWO:

BEING 0.04 acres out of what is known as Lot 3, Block 11 in the City of Floresville, Wilson County, Texas, according to plat thereof recorded in Volume C, Page 76 of the Deed Records of Wilson County, Texas, and being more particularly described as follows:

BEGINNING at a railroad spike set on the common line of Lots 3 and 4, Block 11 for the easterly corner of this tract; the westerly corner of the Naylor McBride, et al, land as recorded in Volume 711, Page 821 of the Deed Records of Wilson County, Texas, and the northerly corner of the Conoly-Herry Drugs, Inc., land known as First Tract as recorded in Volume 522, Page 681 of the Deed Records of Wilson County, Texas, and being S. 48 deg. 25 min. 23 sec, W., a distance of 23.50 feet from the common corner of Lots 3, 4, 5 and 6, Block 11;

THENCE S. 48 deg. 25 min. 23 sec. W., with the common line of said Conoly-Herry Drugs, Inc. land and of this tract, a distance of 49.50 feet to a railroad spike set on the northeasterly line of the Albert V. Chilek land as recorded in Volume 823, Page 879 of the Official Public Records of Wilson County, Texas, for the southerly corner of this tract;

THENCE N. 41 deg, 16 min. 12 sec. W., with the common line of said Chilek land and of this tract, a distance of 35.00 feet to an iron pin found for the westerly corner of this tract on the southeasterly line of the Wilson County Sheltered Workshop, Inc. land as recorded in Volume 661, Page 173 of the Deed Records of Wilson County, Texas;

THENCE N, 48 deg. 25 min, 23 sec. E., with the common line of said Wilson County Sheltered Workshop, Inc. land and of this tract, a distance of 49.50 feet to the northerly corner of this tract;

THENCE S. 41 deg. 15 min. 30 sec. E., a distance of 35.00 feet to the PLACE OF BEGINNING.

And being all of the same property described in Deed dated August 1, 2007, executed by Marshall Allen Campbell, et ux, to Galen K. Jansky and wife, Jennifer Jansky, recorded in Volume 1416, Page 279 of the Official Public Records of Wilson County, Texas.

PART TWO

- (A) **INVENTORY**  
All inventory which I hold for ultimate sale or lease, or which has been or will be supplied under contracts of service, or which are raw materials, work in process, or materials used or consumed in by business.
- (B) **EQUIPMENT**  
All equipment including, but not limited to, all machinery, vehicles, furniture, fixtures, manufacturing equipment, farm machinery and equipment, shop equipment, office and record keeping equipment, and parts and tools. Any equipment described in a list or schedule which I give to you will also be included in the secured property, but such a list is not necessary for a valid security interest in my equipment.
- (C) **ACCOUNTS, INSTRUMENTS, DOCUMENTS, CHATTEL PAPER, AND OTHER RIGHTS TO PAYMENT**  
All rights I have now or may have in the future to the payment of money including, but not limited to:  
(a) payment for goods sold or leased or for services rendered, whether or not I have earned such payment by performance; and  
(b) rights to payment arising out of all present and future debt instruments, chattel paper and loans and obligations receivable.  
The above include any rights and interests (including all liens and security interests) which I may have by law or agreement against any account debtor or obligor of mine.
- (D) **GENERAL INTANGIBLES**  
All general intangibles including, but not limited to, tax refunds, applications for patents, patents, copyrights, trademarks, trade secrets, good will, trade names, customer lists, permits and franchises, and the right to use my name.
- (E) **GOVERNMENT PAYMENTS AND PROGRAMS**  
All payments, accounts, general intangibles, or other benefits (including, but not limited to, payments in kind, deficiency payments, letters of entitlement, warehouse receipts, storage payments, emergency assistance payments, diversion payments and conservation reserve payments) in which I now have, or may have in the future, any rights or interest and which arise under or as a result of any current or future Federal or state governmental program (including but not limited to all programs administered by the Commodity Credit Corporation and the ASCS.)

Substitute Trustee: Howard C. Berger

Substitute Trustee's  
Address: 433A West Oaklawn, Pleasanton, Texas 78064

Foreclosure Sale:

Date: Tuesday, June 7, 2016

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m.

Place: At the Northwest door of the Wilson County Courthouse, being the door facing Library Lane, 1420 Third Street, Floresville, Texas 78114, in Floresville, Wilson County, Texas and being the officially designated location for foreclosure sales.

Terms  
of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real 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.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

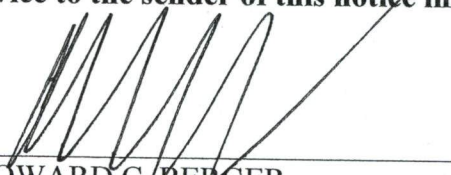
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust.

For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075(a) of the Texas Property Code, 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 for the first sale of the day held by Substitute Trustee.

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



HOWARD C. BERGER

State Bar I. D. # 02191250

433A West Oaklawn, Pleasanton, Texas 78064

Telephone (830) 569-3771 / Cell Phone (210) 392-7210

Facsimile (830) 569-5171

Email: [howard@reliabletitlecompany.com](mailto:howard@reliabletitlecompany.com)

Website: [www.howardcberger.com](http://www.howardcberger.com)

Attorney for the Falls City National Bank



NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE

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

Receipt Number - 191151  
By: Frances Cherry

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

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

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

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

Date: 05/03/2016

Time: The sale will begin no earlier than 10:00 AM or no later than three hours thereafter. The sale will be completed by no later than 4:00 P.M.

Place: Most westerly Courthouse door (faces Third Street)

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

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

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been

released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the mortgagor, the mortgagee, or the mortgagee's attorney.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

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

5. Type of Sale. The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Juan A. Partida, a single person.

6. Obligations Secured. The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of \$248,417.00, executed by Juan A. Partida, and payable to the order of NTFN, Inc. ; (b) all renewals and extensions of the note; (c) any and all present and future indebtednesses of Juan A. Partida, a single person to NTFN, Inc. . Freedom Mortgage Corporation is the current holder of the Obligations and is the beneficiary under the deed of trust.

7. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has requested Statewide Civil Process, Inc., 13279 Pond Springs Rd., Suite 2, Austin, TX 78729, Rita Kamback, Steven Westergren, Julie Mayer, Nora Agnes, Sheila Rankin, and C. Morgan Lasley, 925 E. 4th St., Waterloo, IA 50703, as substitute trustees, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person as substitute trustee to conduct the sale.

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

4-15-11

  
Substitute Trustee  


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

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

SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF  
THE MORTGAGEE OR MORTGAGE SERVICER.

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

On: Apr 15, 2016 at 03:05P  
As a Recording

Total Fees : 2.00

Receipt Number - 191151  
By,  
Frances Cherry,

**Notice of Foreclosure Sale**

Tuesday, May 3, 2016

Filed for Record in:  
Wilson County  
by Honorable Eva Martinez  
County Clerk  
On: Apr 12, 2016 at 02:39P  
As a Recording  
Total Fees : 2.00  
Receipt Number - 190954  
By:  
Judy Fleming

Deed of Trust ("Deed of Trust"):

Dated: February 18, 2003

Grantor: Garland S. Rose, III

Trustee: William L. Knobles

Lender: Rural Development, Ltd.

Recorded in: Volume 1145, Page 707, of the Official Public Records of Wilson County, Texas

Legal Description: LOT 15, DOVE CROSSING SUBDIVISION, JAMES BLAKELY SURVEY, A-15, WILSON COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 8, PAGES 46-48, MAP AND PLAT RECORDS OF WILSON COUNTY, TEXAS, ALONG WITH AND ATTACHED THERETO, A MANUFACTURED HOME, FLEETWOOD-TXFLV12A29957FD11, HUD LABEL RAD1038199.

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$42,000.00, executed by Garland S. Rose, III ("Borrower") and payable to the order of Lender

Substitute Trustee: Christopher H. Moore, A. Robert Raetzsch, William L. Knobles, David J. Eveld and/or Stephen K. Ganske, each of whom may act alone, without the joinder of the others, in carrying out the duties and responsibilities of Substitute Trustee

Substitute Trustee's Address: 202 N. Camp St., Seguin, Texas, 78155

Foreclosure Sale:

Date: Tuesday, May 3, 2016

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 p.m.

Place: The most north-westerly door of the Wilson County Courthouse (being the courthouse door facing the office of the Wilson County Tax Assessor) in Floresville Texas; or at such other area at the

Courthouse which may be designated by the Wilson County Commissioners Court.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Rural Development, Ltd.'s bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Rural Development, Ltd., the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

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

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Rural Development, Ltd.. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

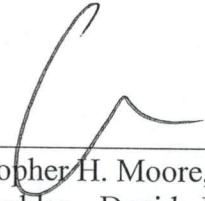
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, 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 for the first sale of the day held by Substitute Trustee.

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

member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

**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.**



---

Christopher H. Moore, A. Robert Raetzsch, William  
L. Knobles, David J. Eveld and/or Stephen K.  
Ganske  
202 N. Camp St.  
Seguin, Texas 78155  
Tel. (830) 379-9445  
Fax (866) 465-6451

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: May 03, 2016

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: THE MOST NORTH-EASTERLY DOOR OF THE WILSON COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

Filed for Record in:  
Wilson County  
by Honorable Eva Martinez  
County Clerk  
On: Apr 11, 2016 at 01:46P  
As a Recording

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

Total Fees : 2.00

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 26, 2005 and recorded in Document VOLUME 1318, PAGE 402 AS AFFECTED BY DOC. 00033272, BOOK 0034, VOLUME 1779, PAGE 206 real property records of WILSON County, Texas, with MICHAEL G. MORALES FARMER AND RONDA L. STANLEY, grantor(s) and HOME123 CORPORATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MICHAEL G. MORALES AND RONDA L. STANLEY, securing the payment of the indebtednesses in the original principal amount of \$69,600.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2006-NC1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-NC1 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. AMERICA'S SERVICING COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o AMERICA'S SERVICING COMPANY  
3476 STATEVIEW BLVD  
FORT MILL, SC 29715

*Karen Work*  
\_\_\_\_\_  
BRUCE NEYLAND OR KAREN WORK  
Substitute Trustee

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

Certificate of Posting

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

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_



NOS20130134000563

**EXHIBIT "A"**

ALL THAT CERTAIN LOT, TRACT, OR PARCEL CONTAINING 0.92 ACRES OF LAND, MORE OR LESS, LYING AND SITUATED WITHIN THE S & J AROCHA GRANT, A-1, IN WILSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 8.29 ACRE TRACT CONVEYED TO FRED FLORES BY DEED RECORDED IN VOLUME 423, PAGE 101, DEED RECORDS, WILSON COUNTY, TEXAS, SAID 0.92 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE S CORNER OF AFORESAID FRED FLORES 8.29 ACRE TRACT AND HEREIN DESCRIBED TRACT BEING S 48 DEG. 45' W 199.7 FT AND S 41 DEG. 15' E 396.2 FT TO A POINT ON THE NE LINE OF A PUBLIC ROAD AND STATE HWY. 97;

THENCE N 41 DEG. 15' W 200.0 FT ALONG WITH FENCE LINE ON THE SW LINE OF A 30 FT INGRESS AND EGRESS ROAD EASEMENT TO AN IRON PIN FOR THE W CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 48 DEG. 45' E 199.40 FT TO AN IRON PIN FOR THE N CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE S 41 DEG. 15' E 200.0 FT ALONG WITH FENCE LINE TO AN IRON PIN AT THE E CORNER OF AFORESAID FRED FLORES 8.29 ACRE TRACT FOR THE E CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE S 48 DEG. 45' W 199.40 FT ALONG WITH THE NW LINE OF A 20 FT INGRESS AND EGRESS ROAD EASEMENT TO THE POINT OF BEGINNING CONTAINING 0.92 ACRES OF LAND, MORE OR LESS.

SUBJECT TO A 20 FT INGRESS AND EGRESS ROAD EASEMENT ALONG THE SW LINE OF ABOVE DESCRIBED 0.92 ACRE TRACT.



NOS20130134000563



COPY

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

**DEED OF TRUST INFORMATION:**

**Date:** 10/19/2004  
**Grantor(s):** TERESA M. MILLER  
**Original Mortgagee:** WASHINGTON MUTUAL BANK, FA  
**Original Principal:** \$64,678.00  
**Recording Information:** Book 1249 Page 374 Instrument 00019390  
**Property County:** Wilson  
**Property:**

LOT 46, LOST TRAILS SUBDIVISION, UNIT FIVE, AS SHOWN ON PLAT FILED OF RECORD AT VOLUME 5, PAGE 5 OF THE MAP AND PLAT RECORDS OF WILSON COUNTY, TEXAS.

**Reported Address:** 240 LOST TRAIL, LA VERNIA, TX 78121

Filed for Record in:  
Wilson County  
by Honorable Eva Martinez

County Clerk

ON SEP 11 2016 at 01:03P

As a Recording

Total Fees : 2.00

Receipt Number - 190856

By:  
Genevieve Sanchez,

**MORTGAGE SERVICING INFORMATION:**

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

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

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 3rd day of May, 2016  
**Time of Sale:** 12:00PM or within three hours thereafter.  
**Place of Sale:**

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

**Substitute Trustee(s):** Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

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

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

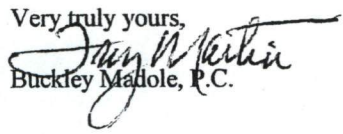
WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,  
  
Buckley Madole, P.C.

COPY

TS No.: 2015-02374-TX

Notice of [Substitute] Trustee 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: 05/03/2016

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

Place: The most North-Easterly door of the Wilson County Courthouse, being the Courthouse door facing the Office of the Wilson County Tax Assessor-Collector, in Floresville, Wilson County, Texas, which bears the address of 2 Library Lane or any other area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 433 Ringaskiddy Circle, Floresville, TX 78114

2. Terms of Sale: Cash

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

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

5. Obligation Secured: Deed of Trust of Contract Lien executed by William J. Kimes and Lise D. Kimes securing the payment of the indebtedness in the original principal amount of \$ 208,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as successor-in-interest to JPMorgan Chase Bank, National Association f/k/a JPMorgan Chase Bank, as Trustee - Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates, Series 2004-AA1, Dated as of October 1, 2004 is the current mortgagee of the note and the deed of trust or contract lien.

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

Filed for Record in: Wilson County by Honorable Eva Martinez County Clerk On: Apr 11, 2016 at 01:03P As a Recording

Local Fees : 2.00 Tax : 190856 Bus : 190856 Sanchez,

### Notice of [Substitute] Trustee Sale

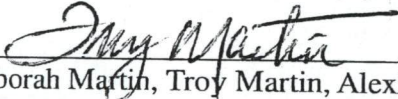
7. **Property to be sold:** The property to be sold is described as follows:

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

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

**C/O Ocwen Loan Servicing, LLC  
1661 Worthington Rd., Suite 100  
West Palm Beach, FL 33409  
Phone: 561-682-8000**

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



Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin or Shelby Martin or Chance Oliver, Bret Allen or Substitute Trustee

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

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

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

# COPY

TS No.: 2016-00672-TX

## Notice of [Substitute] Trustee 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:** 06/07/2016

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

**Place:** Wilson County Courthouse, 1420 3rd Street, Floresville, TX 78114 - **THE MOST NORTH-EASTERLY DOOR OF THE WILSON COUNTY COURTHOUSE, BEING THE COURTHOUSE DOOR FACING THE OFFICE OF THE WILSON COUNTY TAX ASSESSOR-COLLECTOR, IN FLORESVILLE, WILSON COUNTY, TEXAS, WHICH BEARS THE ADDRESS OF 2 LIBRARY LANE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

**Property Address:** 602 S 6th St, Stockdale, TX 78160

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

On: Apr 11, 2016 at 01:03P

Receipt Number - 190856  
By: Genevieve Sanchez

2.00

**2. Terms of Sale:** Cash

**3. Instrument to be Foreclosed:** The Instrument to be foreclosed is the deed of trust or Contract Lien dated 02/15/2012 and recorded 02/22/2012 in (book) 1648 (page) 540 and Document 00010832 real property records of Wilson county Texas, with Dillon J Sellers, a single man grantor(s) and Premier Home Mortgage, Inc., as Lender Mortgage Electronic Registration Systems, Inc., as Beneficiary .

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

**5. Obligation Secured:** Deed of Trust of Contract Lien executed by Dillon J Sellers, a single man securing the payment of the indebtedness in the original principal amount of **\$ 75,534.00**, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Ocwen Loan Servicing, LLC is the current mortgagee of the note and the deed of trust or contract lien.

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

## Notice of [Substitute] Trustee Sale

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

Being a 0.208 acre tract situated in the Catarina Zepeda Survey, Abstract 364, City of Stockdale, Wilson County, Texas and being part of Lot 3, Block 4 of the George Brown Addition to the City of Stockdale, Wilson County, Texas; said 0.208 acre tract surveyed by Jeffrey B. Berger, R.P.L.S. No. 5558 and being more particularly described as follows:

**BEGINNING** at a 1/2" steel rod found on the northeast line of S. 6th Street at the west corner of a 0.237 acre tract as described in a conveyance to Michael Esqueda recorded in Volume 1562, Page 541, Official Public Records of Wilson County, Texas, for the south corner of the herein described tract; said point being located North 30° 00' 00" West 81.04' (deed call 81.37 feet) (Basis of Bearings) with said northeast line of S. 6th Street from a 1/2" steel rod found at the south corner of said 0.237 acre tract;

**THENCE** North 30° 00' 00" West 81.00 feet (Basis of Bearings) with said northeast line of S. 6th Street to a 1/2" steel rod found (bent) at the south corner of a 0.288 acre tract as described in a conveyance to Monty Joe McGuffin recorded in Volume 1086, Page 113, Official Public Records of Wilson County, Texas, for the west corner of the herein described tract;

**THENCE** North 60° 00' 00" East 112.34 feet with the common line of said 0.288 acre tract, a 0.178 acre tract as described in a conveyance to Jennifer M. Thompson recorded in Volume 968, Page 534, Official Public Records of Wilson County, Texas, and the herein described tract to a steel fence corner post at the west corner of a 0.293 acre tract as described in a conveyance to Brian W. Deason and wife, Mallorie Deason recorded in Volume 1408, Page 448, Official Public Records of Wilson County, Texas, for the north corner of the herein described tract;

**THENCE** South 29° 33' 37" East generally along a wood fence (occupation line) with the common line of said 0.293 acre tract and the herein described tract at 80.09 feet a steel fence corner post, a total distance of 81.00 feet to a point on the northwest line of said 0.237 acre tract at the south corner of said 0.293 acre tract, for the east corner of the herein described tract;

**THENCE** South 59° 59' 56" West 111.72 feet generally along a chain link fence with the common line of said 0.237 acre tract and the herein described tract to the **POINT OF BEGINNING** and containing 0.208 acres, more or less.

**Surveyor's Notes:**

1. Bearings are based on an assumed bearing of North 30° 00' 00" West along the northeast line of S. 6<sup>th</sup> Street.
2. A survey plat was prepared this same date as a part of this survey.

State of Texas, County of Wilson, January 30, 2012

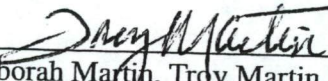
It is hereby stated that the above description was prepared from an actual survey on the ground of the described 0.208 acre tract made under my supervision

## Notice of [Substitute] Trustee Sale

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

**C/O Ocwen Loan Servicing, LLC  
1661 Worthington Rd., Suite 100  
West Palm Beach, FL 33409  
Phone: 561-682-8000**

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



Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin or Shelby Martin or Chance Oliver, Bret Allen, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton, Jill Nichols Frederick Britton, Jack Burns II, Patricia Sanders, Zana Jackson, Pamela Thomas, Kristopher Holub, Patrick Zwiars, Kelley Burns, Kristie Alvarez, Substitute Trustee

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

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

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

Current Borrower: GUADALUPE GARZA AND BELINDA GARZA, HUSBAND AND WIFE  
MH File Number: TX-15-25925-FC  
VA/FHA/PMI Number:  
Loan Type: Conventional Residential  
Property Address: 216 N WRIGHT ST, POTH, TX 78147-0000

COPY

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
2/16/2005

**Original Beneficiary/Mortgagee:**  
FIRST FRANKLIN A DIVISION OF NAT. CITY  
BANK OF IN

**Recorded in:**  
Volume: 1266  
Page: 392  
Instrument No: 1138

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

**Legal Description:** LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

**Date of Sale:** 5/3/2016

**Grantor(s)/Mortgagor(s):**  
GUADALUPE GARZA AND BELINDA  
GARZA, HUSBAND AND WIFE

**Current Beneficiary/Mortgagee:**  
DEUTSCHE BANK NATIONAL TRUST  
COMPANY AS TRUSTEE IN TRUST, FOR THE  
BENEFIT OF THE CERTIFICATEHOLDERS OF  
THE FIRST FRANKLIN MORTGAGE LOAN  
TRUST 2005-FF4

**Property County:**  
WILSON

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

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

On: Apr 11, 2016 at 01:03P

As a Recording

Total Fees : 2.00


Receipt Number - 190856  
By: Genevieve Sanchez

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

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

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

**Notice Pursuant to Tex. Prop. Code § 51.002(i):**  
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.



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

EXHIBIT "A"

STATE OF TEXAS  
COUNTY OF WILSON

FIELD NOTES FOR 0.33 ACRES OF LAND

BEING 0.33 acres of land in the City of Poth out of the Luis Menchaca Grant, Abstract No. 18, Wilson County, Texas and being Lots 5 and 6, Block 32 of the Green and Houston Addition as shown on the plat of record in Volume 1, Page 46 of the Plat Records of Wilson County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at a set  $\frac{1}{2}$ " rebar with "Pollok & Sons" cap at the intersection of the northeast right-of-way of Wright Str. and the southeast right-of-way of Griffith Str. for the west corner of Lot 6, Block 32 and of this tract;

**THENCE** North  $50^{\circ} 00' 00''$  East, with said right-of-way of Griffith Str., a distance of 150.04 feet to a set  $\frac{1}{2}$ " rebar with "Pollok & Sons" cap in the southwest line of the Poth ISD land as described in Volume 579, Page 394 of the Deed Records of Wilson County, Texas for the north corner of said Lot 5, Block 32, and of this tract;

**THENCE** South  $39^{\circ} 20' 34''$  East, with the common line of said Poth ISD land, a distance of 95.01 feet to a set  $\frac{1}{2}$ " rebar with "Pollok & Sons" cap for the north corner of the Marcelino Mata and Maria Mata land as described in Volume 650, Page 535 of the Deed Records of Wilson County, Texas also being the north corner of Lot 4 and the east corner of Lot 5 and of this tract;

**THENCE** South  $50^{\circ} 00' 00''$  West, a distance of 150.04 feet to a set  $\frac{1}{2}$ " rebar with "Pollok & Sons" cap in the aforementioned northeast right-of-way of Wright Str. for the west corner of said Mata land and of Lot 4 and the south corner of Lot 5 and of this tract;

**THENCE** North  $39^{\circ} 20' 34''$  West, with said right-of-way, a distance of 95.01 feet to the **POINT OF BEGINNING** and containing 0.33 acres of land.

The bearing system is assumed due to lack thereof in the deed and on the plat.



COPY

NOTICE OF FORECLOSURE SALE

April 8, 2016

Filed for Record in:  
Wilson County  
by Honorable Eva Martinez  
County Clerk  
On: Apr 08, 2016 at 03:51P  
As a Recording

DEED OF TRUST ("Deed of Trust"):

**Dated:** June 21, 2013  
**Grantor:** Loretta M. Hartmann and husband, William E. Hartmann Total Fees : 2.00  
**Trustee:** Gerald V. Sekula Receipt Number - 190032  
**Trustee's Address:** 100 S. Front Street, Falls City, Texas 78113 By: Judy Fleming  
**Lender:** Falls City National Bank  
**Recorded in:** Volume 1733, Page 796, Official Public Records of Wilson County, Texas; being in renewal and extension of Deed of Trust recorded in Volume 1680, Page 868, Official Public Records of Wilson County, Texas.  
**Secures:** Falls City National Bank Adjustable Rate Note ("Note") in the original principal amount of \$142,174.00, executed by Loretta M. Hartmann and husband, William E. Hartmann ("**Borrower**") and payable to the order of Lender

**Modifications and Renewals:**

Falls City National Bank Adjustable Rate Note and Deed of Trust (as used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as so modified, renewed, and/or extended)

**Property:**

The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described below, and all rights and appurtenances thereto:

**TRACT 1:**

BEING 37.596 acres more or less, being a part of the Thomas Curtis Survey No. 273, A-77 in Wilson County, Texas, being part of the same land described as Tract One containing 97.99 acres described in Deed to Robert L. Mills Family Trust, recorded in Volume 1023, Page 15 of the Official Public Records of Wilson County, Texas and being described by metes and bounds as follows:

BEGINNING at a point marked by a 5/8" steel rod monument with cap stamped John W. Schmacht, RPLS 5670, set on the northwest right-of-way line of St. Hwy 97, said point lying N. 48° 19' 19" E., a distance of 1944.84 feet along the northwest right-of-way line of said St. Hwy 97 from a 5/8" steel rod monument with cap stamped John W Schmacht, RPLS 5670 set adjacent to an 8" wood corner post found at the intersection of the northwest right-of-way line of St. Hwy 97 with the northeast right-of-way line as fenced of CR 305, lying on the southeast line of said 97.99 acre parent tract and lying N. 9° 15' 52" E., a distance of 3032.92 feet from the recognized southerly corner of said Curtis Survey and being the

COPY

easterly corner of that 59.877 acre tract denoted as Tract B and the southerly corner of this tract;

THENCE northeasterly along the northwest right-of-way line of St. Hwy. 97, being the southeast line of said 97.99 acre parent tract as follows:

N. 48° 19' 19" E., a distance of 906.31 feet to a point marked by the remains of a Texas Department of Transportation concrete monument found at an angle point in the northwest right-of-way line of St. Hwy 97;

N. 21° 45' 25" E., a distance of 111.80 feet to a point marked by a 5/8" steel rod monument with cap stamped John W. Schmach, RPLS 5670 set at an angle point in the northwest right-of-way line of St. Hwy. 97; and

N. 48° 19' 10" E., a distance of 210.98 feet to a point lying within an 8" wood corner post found at the southerly most easterly corner of said 97.99 acre parent tract and being the southerly corner of that tract described as First Tract, containing 23.90 acre described in Deed to Jimmy B. Jackson, recorded in Volume 387, Page 22 of the Deed Records of Wilson County, Texas and the southerly most easterly corner of this tract;

THENCE northerly following the fence line along the easterly line of said 97.99 acre parent tract and westerly line of the said 23.90 acre tract as follows:

N. 29° 56' 00" W., a distance of 265.82 feet to a point marked by a 3/4" steel pipe monument found as called for at an interior corner on the easterly line of said 97.99 acre parent tract;

N. 59° 34' 10" E., a distance of 435.51 feet to a point marked by a 3/4" steel pipe monument found as called for at the most easterly corner of said 97.99 acre parent tract; and

N. 31° 03' 08" W., a distance of 175.63 feet to a point marked by a 5/8" steel rod monument with cap stamped John W. Schmach, RPLS 5670 set adjacent to railroad tie corner post found at an angle point in the fence line along the northeast line of said 97.99 acre parent tract at or near the northerly most westerly corner of said 23.90 acre tract and southerly corner of that tract containing 14.97 acre described in Deed to Lorraine Ferrell, recorded in Volume 832, Page 692 of the Official Public Records of Wilson County, Texas;

THENCE N. 30° 35' 46" W., a distance of 572.60 feet along the northeast line of said 97.99 acre parent tract and southwest line of said 14.97 acre tract to a point marked by a 3/4" steel pipe monument found as called for at the northerly corner of said 97.99 acre parent tract and northerly corner of this tract;

THENCE southwesterly along the northwest line as fenced of said 97.99 acre parent tract as follows:

S. 50° 32' 06" W., a distance of 45.47 feet to a point marked by a 5/8" steel rod monument with cap stamped John W. Schmacht, RPLS 5670 set at an angle point in the fence line; and

S. 56° 17' 57" W., a distance of 34.55 feet to a point marked by a 5/8" steel rod monument with cap stamped John W. Schmacht, RPLS 5670 set in the fence line along the northwest line of the abandoned Floresville-Sutherland Springs Road, lying S. 17° 48' 37" E., a distance of 10.47 feet from a 1/2" steel rod monument found at the southerly most easterly corner of that tract containing 48.00 acres described in Deed to Gloria M. Lazzari, recorded in Volume 975, page 815 of the Official Public Records of Wilson County, Texas, being on the northwest line of said 97.99 acre parent tract;

THENCE southwesterly, generally following the fence line along the northwest line of said 97.99 acre tract of land and northwest line of said Floresville-Sutherland Springs Road as follows:

S. 58° 10' 49" W., a distance of 76.22 feet to a point marked by a 5/8" steel rod monument with cap stamped John W. Schmacht, RPLS 5670;

S. 59° 04' 27" W., a distance of 678.14 feet to a point marked by a 3/4" steel pipe monument found as called for at an angle point in the fence line along the northwest line of said 97.99 acre parent tract and an angle point in the southeasterly line of said 48.00 acre tract; and

S. 59° 23' 17" W., a distance of 288.41 feet to a point marked by a 3/4" steel pipe monument found as called for at an angle point in the fence line along the northwest line of said 97.99 acre parent tract and an angle point in the southeasterly line of said 48.00 acre tract and the northerly most northwest corner of this tract;

THENCE S. 43° 16' 22" E., a distance of 56.63 feet to a point marked by a 3/4" steel pipe monument found as called for at an angle point in the northwest line of said 97.99 acre parent tract and northwesterly interior corner of this tract;

THENCE S. 59° 57' 07" E., a distance of 214.58 feet generally following the fence line along the northwest line of said 97.99 acre tract to a point marked by a 5/8" steel rod monument with cap stamped John W. Schmacht, RPLS 5670 set at the northerly corner of said Tract B and the most westerly corner of this tract;

THENCE S. 30° 02' 36" E., a distance of 1173.41 feet across said 97.99 acre parent tract along the northeast line of said Tract B to the POINT OF BEGINNING.

And being the same property described as Tract I in Deed dated April 21, 2008, executed by Novelle Mills, et al to Loretta M. Hartmann, recorded in Volume 1455, Page 355 of the Official Public Records of Wilson County, Texas.

**TRACT TWO:**

BEING **22.281 acres**, more or less, being part of the Thomas Curtis Survey No. 273, A-77, Wilson County, Texas, said 22.281 acre tract of land being part of that same tract of land described as tract two, containing 154.07 acres conveyed to the Robert L. Mills Family Trust by deed recorded in Volume 1023, Page 15, of the Official Public Records of Wilson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point marked by a 5/8" steel rod monument with cap stamped John W. Schmacht, RPLS 5670, set on the southeast right-of-way line of Hwy. 97, being the northwest line of said 154.07 acre tract of land, said point lying N. 48 deg. 19 min. 19 sec. E., a distance of 2205.98 feet along the southeast right-of-way line of Hwy. 97, from a 5/8" steel rod monument with cap stamped John W. Schmacht, RPLS 5670, set at the westerly corner of said 154.07 acre tract of land, at the intersection of the southeast right-of-way line of Hwy. 97, with the southeasterly extension of the fence line along the southwest right-of-way line of CR 305, said point of beginning lying (for reference only) N. 13 deg. 01 min. 06 sec. E., a distance of 3132.61 feet, from the recognized southerly corner of said Curtis Survey, said point of beginning also being the most northerly corner of that 59.877 acre tract of land denoted as Tract D, surveyed this same day, and also being the most westerly corner of this tract of land;

THENCE N. 48 deg. 19 min. 19 sec. E., a distance of 170.95 feet along the southeast right-of-way line of Hwy. 97, being the northwest line of said 154.07 acre tract of land, to a point marked by a 5/8" steel rod monument with cap stamped John W. Schmacht, RPLS 5670, set at the most westerly corner of that tract of land described as containing 6.131 acres, conveyed to Loretta M. Hartman by deed recorded in Volume 1085, Page 537, of the Official Public Records of Wilson County, Texas, said point being the westerly most northerly corner of this tract of land;

THENCE S. 30 deg. 26 min. 34 sec. E., a distance of 774.65 feet across said 154.07 acre tract of land, along the southwest line of said 6.131 acre tract of land, to a point marked by a 5/8" steel rod monument with cap stamped John W. Schmacht, RPLS 5670, set at the southerly corner of said 6.131 acre tract of land;

THENCE N. 59 deg. 33 min. 26 sec. E., a distance of 408.70 feet along the southeast line of said 6.131 acre tract of land, to a point marked by a 5/8" steel rod monument with cap stamped John W. Schmacht, RPLS 5670, set at the easterly corner of said 6.131 acre tract of land;

THENCE N. 30 deg. 26 min. 34 sec. W., a distance of 855.84 feet along the northeast line of said 6.131 acre tract of land, to a point marked by a 5/8" steel rod monument with cap stamped John W. Schmacht, RPLS

5670, set at the most northerly corner of said 6.131 acre tract of land, on the southeast right-of-way line of Hwy. 97, being the northwest line of said 154.07 acre tract of land, said point being the northerly most westerly corner of this tract of land;

THENCE northeasterly, along the southeast right-of-way line of Hwy. 97, being the northwest line of said 154.07 acre tract of land, the following courses and distances:

N. 48 deg. 19 min. 19 sec. E., a distance of 117.81 feet to a point marked by a Texas Department of Transportation concrete monument;

N. 74 deg. 53 min. 13 sec. E., a distance of 111.80 feet to a point marked by a Texas Department of Transportation concrete monument; and

N. 48 deg. 19 min. 19 sec. E., a distance of 168.54 feet to a point marked by a 5/8" steel rod monument with cap stamped John W. Schmach, RPLS 5670, set at the northerly corner of said 154.07 acre tract of land, said point being the westerly corner of that tract of land described as second tract containing 139.7 acres conveyed to Jimmy B. Jackson by deed recorded in Volume 387, Page 22, of the Deed Records of Wilson County, Texas, said point being the most northerly corner of this tract of land;

THENCE S. 29 deg. 56 min. 36 sec. E., a distance of 1435.29 feet along the northeast line of said 154.07 acre tract of land, being the southwest line of said 139.7 acre tract of land, to a point marked by a 5/8" steel rod monument with cap stamped John W. Schmach, RPLS 5670, set at the easterly most northerly corner of said tract D, said point being the easterly corner of this tract of land;

THENCE S. 61 deg. 19 min. 38 sec. W., a distance of 946.90 feet across said 154.07 acre tract of land, along the easterly northwest line of said Tract D, to a point marked by a 5/8" steel rod monument with cap stamped John W. Schmach, RPLS 5670, set at the northerly interior corner of said Tract D, said point being the southerly corner of this tract of land;

THENCE N. 30 deg. 43 min. 09 sec. W., a distance of 1265.27 feet along the northerly northeast line of said Tract D, to the POINT OF BEGINNING.

And being the same property described as Tract 1 in Deed dated April 21, 2008, executed by Novelle Mills, et al to Loretta M. Hartmann, recorded in Volume 1455, Page 355 of the Official Public Records of Wilson County, Texas.

**TRACT THREE:**

BEING 6.131 acres out of the Thomas Curtis Survey No. 273 in Wilson County, Texas; being a part of the Robert Lee Mills original 283.24 acre tract described in instrument recorded in Volume 231, Page 359 of the

Deed Records of Wilson County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a ¾" diameter iron pipe found on the south right-of-way line of where St. Hwy 97 intersects with the west line of said original Robert Lee Mills 283.24 acre tract and being located S. 30° 00' 00" E., a distance of 120.00 feet from the intersection point of the west right-of-way line of CR 305 and the north right-of-way line of St. Hwy. 97;

THENCE N. 48° 21' 53" E., a distance of 2473.74 feet along the south right-of-way line of St. Hwy 97 to an iron pipe set for the northeast corner of a 1.518 acre tract as surveyed on February 17, 1997, by Victor Seguin, RPLS 1776, and being a northerly corner and point of BEGINNING:

THENCE continuing along the south right-of-way line of St. Hwy 97, N. 40° 21 min. 53 sec. E., a distance of 204.23 feet to an iron pin set for the northeast corner of this tract;

THENCE S. 30 deg. 24 min. 00 sec. E., a distance of 832.30 feet to an iron pin set for the southeast corner of this tract;

THENCE S. 59° 16' 00 sec. W., a distance of 408.70 feet to an iron pin set for the southwest corner of this tract;

THENCE N. 30 deg. 24 min. 00 sec. W., a distance of 751.24 feet to an iron pin set on the south right-of-way line of St. Hwy 97 for the northwest corner of this tract;

THENCE N. 40 deg. 21 min. 53 sec. E., a distance of 101.95 feet along the south right-of-way line of said St. Hwy 97 to an iron pin found at the northwest corner of said 1.518 acre tract for another northerly corner of this tract;

THENCE S. 30 deg. 24 min. 00 sec. E., a distance of 671.10 feet along the west boundary line of said 1.518 are tract to an iron pin found at its southwest corner for an interior corner of this tract;

THENCE N. 59 deg. 36 min. 00 sec. E., a distance of 208.70 feet to another iron pipe found at the southeast corner of said 1.518 acre tract for another interior corner of this tract;

THENCE N. 30 deg. 24 min. 00 sec. W., a distance of 259.60 feet to another iron pipe found at the northeast corner of said 1.518 acre tract for another interior corner of this tract;

THENCE S. 59 deg. 36 min. 00 sec. W., a distance of 178.79 feet to another iron pipe found at a northerly corner of said 1.518 acre tract for another interior corner of this tract;

THENCE N. 30 deg. 24 min. 00 sec. W., a distance of 417.32 feet along the east boundary line of said 1.518 acre tract to the PLACE OF BEGINNING.

And being the same property described as First Tract in Deed dated June 15, 2012, executed by William E. Hartmann and Loretta G. Hartmann, Trustees of the WE & LG Hartmann Living Trust to Loretta Hartmann and husband, William E. Hartmann, recorded in Volume 1667, Page 764 of the Official Public Records of Wilson County, Texas.

**TRACT FOUR:**

BEING **1.518 acres** out of the Thomas Curtis Survey No. 273, Wilson County, Texas and being a part of the Robert Lee Mills original 283.24 acre tract described in instrument recorded in Volume 231, Page 359 of the Deed Records of Wilson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a ¾" diameter iron pipe found on the south right-of-way line of where St. Hwy. 97 intersects with the west line of said original 283.24 acre tract and being located S. 30 deg. 00 min. 00 sec. E., a distance of 120.00 feet from the intersection point of the west right-of-way line of CR 305 and the north right-of-way line of St. Hwy 97;

THENCE N. 48 deg. 21 min. 53 sec. E., a distance of 2443.19 feet along the south right-of-way line of St. Hwy 97 to an iron pipe set for the northwest corner of this tract and point of BEGINNING;

THENCE S. 30 deg. 24 min. 00 sec. E., a distance of 671.10 feet to a galvanized iron pipe set for the southwest corner of this tract;

THENCE N. 59 deg. 36 min. 00 sec. E., a distance of 208.70 feet to another galvanized pipe set for the southeast corner of this tract;

THENCE N. 30 deg. 24 min. 00 sec. W., a distance of 259.60 feet to another galvanized iron pipe set for an easterly right angle corner of this tract;

THENCE S. 59 deg. 36 min. 00 sec. 178.70 feet to another galvanized iron pipe set for an easterly right angle corner of this tract;

THENCE N. 30 deg. 24 min. 00 sec. W., a distance of 417.32 feet to another galvanized pipe set on the south right-of-way line of St. Hwy 97 for the most northeasterly corner of this tract;

THENCE S. 48 deg. 21 min. 53 sec. W., a distance of 30.56 feet along the south right-of-way line of St. Hwy 97 to the PLACE OF BEGINNING.

And being the same property described as Second Tract in Deed dated June 15, 2012, executed by William E. Hartmann and Loretta G. Hartmann, Trustees of the WE & LG Hartmann Living Trust to Loretta Hartmann and husband, William E. Hartmann, recorded in Volume 1667, Page 764 of the Official Public Records of Wilson County, Texas

**FORECLOSURE SALE:**

**Date:** TUESDAY, MAY 3, 2016

**Time:** The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; **the earliest time at which the Foreclosure Sale will begin is 10:00a.m.**

**Place:** At the most north-easterly door of the Wilson County Courthouse, being the Courthouse door facing the office of the Wilson County Tax Assessor-Collector in Floresville, Wilson County, Texas, (which office bears the address of 2 Library Lane, Floresville, Wilson County, Texas,) bearing the address of 1420 Third Street, Floresville, Wilson County, Texas, in accordance with Certified Copy of Resolution of the Commissioner's Court of Wilson County, Texas, of record in Volume 1253, Page 671, Official Public Records of Wilson County, Texas.

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of 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.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

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

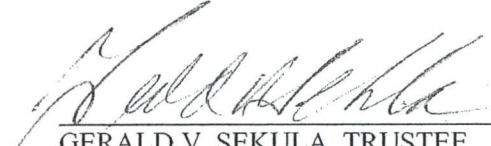
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.



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

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

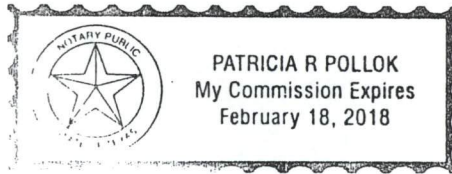
  
GERALD V. SEKULA, TRUSTEE

STATE OF TEXAS     §  
                              §  
COUNTY OF KARNES   §

This document was acknowledged before me on APRIL 8, 2016, by GERALD V. SEKULA.



Notary Public, State of Texas



**NOTICE OF TRUSTEE'S SALE**

Date: April 8, 2016

Contract for Deed

Date: January 13, 2010  
Seller: LUCAS CABRERA, III AND MARY HELEN CABRERA  
Buyer: KRIS GONZALES

Property:

BEING 0.37 acres of land in the City of Stockdale out of the Manuel Herrera Survey, Abstract No. 132, Wilson County, Texas and being the same land described in a conveyance to Lucas Cabrera, III et ux in a deed of record in Volume 658, Page 438 of the Deed records of Wilson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a set ½" rebar with cap in the northeast right-of-way of State Highway No. 123 for the west corner of the Jeanette Akin land as described in P.C. # 5607 of the Probate Records of Wilson County, Texas and the south corner of this tract;

THENCE North 30° 00' 00" West, with said right-of-way, a distance of 100.00 feet to a set ½" rebar with cap for the south corner of the Peter C. Dunn, et ux land as described in Volume 665, Page 75 of the Deed Records of Wilson County, Texas and the west corner of this tract;

THENCE North 60° 00' 00" East, a distance of 161.00 feet to a set ½" rebar with cap in the southwest line of the Salvador Urrabazo, Sr., et ux land as described in Volume 1011, Page 440 of the Official Public Records of Wilson County, Texas for the east corner of said Dunn land and the north corner of this tract;

THENCE South 30° 00' 00" East, with the common line of said Urrabazo land, a distance of 100.00 feet to a set ½" rebar with cap for the north corner of the aforementioned Akin land and the east corner of this tract;

THENCE South 60° 00' 00" West, (the record bearing for this survey per the deed), a distance of 161.00 feet to the POINT OF BEGINNING and containing 0.37 acres of land.

Trustee: NEIL H. STONE

Date of Sale (first Tuesday of month): May 3, 2016

Time of Sale: 10:00 a.m.

Place of Sale: The most north-easterly door of the Wilson County Courthouse, being the courthouse door facing the office of the Wilson County Tax Assessor-Collector, in Floresville, Wilson County, Texas (which office bears the address of 2 Library Lane, Floresville, Texas).

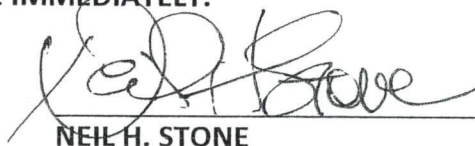
Filed for Record in:  
Wilson County  
by Honorable Eva Martinez  
County Clerk  
On: Apr 08, 2016 at 08:06A  
As a Recording  
Total Fees : 2.00  
Receipt Number - 190781  
By:  
Genevieve Sanchez

Default has occurred in the Contract for Deed. Buyer has failed to cure the default after notice, and the period to cure has expired. Seller, the owner and holder of the Contract for Deed, has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by section 51.002 of the Texas Property Code.

I, NEIL H. STONE, Trustee, hereby give notice that I will sell the Property at public auction to the highest bidder or bidders for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the Contract for Deed. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.

**NOTICE**

**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.**

A handwritten signature in black ink, appearing to read "Neil H. Stone", is written over a horizontal line.

NEIL H. STONE

**COPY**

**NOTICE OF FORECLOSURE SALE**

Deed of Trust ("Deed of Trust"):

Dated: October 6, 2014

Grantor: ERNESTO NATIVIDAD and LETICIA NATIVIDAD

Trustee: Jay S. Fitzgerald

Lender: ANGEL LUIS RODRIGUEZ

Recorded in: Deed of Trust Records of the real property records, of  
Wilson County, Texas

Legal Description: See attached Exhibit "A"

Secures: Promissory Note ("Note") in the original principal amount of  
\$184,000.00, executed by ERNESTO NATIVIDAD and  
LETICIA NATIVIDAD ("Borrower") and payable to the order  
of Lender

Substitute Trustee: DAVID A. AYON

Substitute Trustee's

Address: 225 E. Elmira Street, San Antonio, Texas, 78212

Foreclosure Sale:

Date: Tuesday, May 3, 2016

Time: The sale of the Property will be held between the hours of  
10:00 A.M. and 4:00 P.M. local time; the earliest time at  
which the Foreclosure Sale will begin is 1:00 p.m..

Place: The foreclosure sale will take place at the Northwest Door  
of the Wilson County Courthouse, being the door facing  
the Library Lane, 1420 Third Street, Floresville, Texas  
78114 in Floresville Wilson County, Texas, and being  
officially designated location for foreclosure sales by the  
Wilson County Commissioners' Court.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction  
and the Property will be sold to the highest bidder for

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

On: Apr 07, 2016 at 08:51A  
As a Recording

Total Fees : 2.00

Receipt Number - 190726  
Genevieve Sanchez

cash, except that ANGEL LUIS RODRIGUEZ's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, ANGEL LUIS RODRIGUEZ, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

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

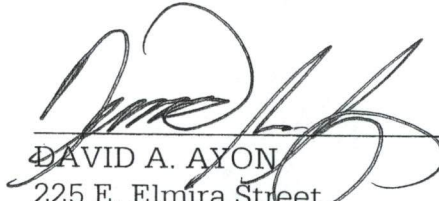
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by ANGEL LUIS RODRIGUEZ. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, 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 for the first sale of the day held by Substitute Trustee.

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

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.



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DAVID A. AYON  
225 E. Elmira Street  
San Antonio, Texas 78212  
Telephone (210) 226-1081  
Telecopier (210) 226-0021

EXHIBIT "A"

STATE OF TEXAS

COUNTY OF WILSON

FIELD NOTES FOR 19.18 ACRES OF LAND

BEING 19.18 ACRES OF LAND OUT OF THE S. & J. AROCHA GRANT, ABSTRACT NO. 1, WILSON COUNTY, TEXAS AND BEING A PART OR PORTION OF THE LAND DESCRIBED IN A CONTRACT OF SALE AND PURCHASE WITH THE VETERANS LAND PROGRAM AND EUGENE HICKEY OF RECORD IN VOLUME 266. PAGE 86 OF THE DEED RECORDS OF WILSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a set 1/2" rebar with a "Pollok & Sons" cap in the southeast right-of-way of County Road No. 329 for the north corner of the Simon Lopez, Jr. land as described In Volume 383, Page 216 of the Deed Records of Wilson County, Texas and the west corner of the parent tract and of this tract;

THENCE North 49° 02' 45" East, with said right-of-way, a distance of 801.86 feet to a set ½" rebar with a "Pollok & Sons" cap for the north corner of this tract;

THENCE South 41° 15' 29" East, into the parent tract, a distance of 1038.01 feet to a set 1/2" rebar with a "Pollok & Sons" cap in the northwest line of the Robert R. Bates, Jr. land as described in Volume 682, Page 34 and Volume 683, Page 227 of the Deed Records of Wilson County, Texas for the, east corner of this tract;

THENCE South 48° 58' 43" West, with the common line of said Bates land and the Cerio T. Flores, Jr. et ux land as described in Volume 506, Page 573 of the Deed Records of Wilson County, Texas, a distance of 807.37 feet to a set ½ " rebar with a "Pollok Sons" cap for the east corner of the aforementioned Lopez land and the south corner of the parent tract and of this tract;

THENCE North 40 ° 57' 14" West, a distance of 1038.94 feet to the POINT OF BEGINNING and containing 19.18 acres of land as shown on a plat that accompanies this description .

The bearing system is based on WGS 84.

**COPY**

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

**NOTICE OF SALE**

**PURSUANT TO AUTHORITY** conferred upon the Trustee by that certain Deed of Trust dated August 18, 2006, executed by **MARTHA P. RINCON** ("Mortgagor") to Michael Gary Orlando, Trustee for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Instrument No. 00017342, Official Public Records of Wilson County, Texas, Mortgagee appoints **K. Clifford Littlefield**, whose address is listed below, and **Mark Steiner**, whose business address is 2186 Jackson Keller, #434, San Antonio, Texas 78213, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, May 3, 2016**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Wilson County Courthouse at the place designated by the Commissioner's Court for such sales in Wilson County, Texas, (on the steps of the county courthouse, or as designated by the County Commissioner), the sale to begin at 10:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the Manufactured Housing Unit, 2006 CMH Manufactured Housing Unit, Serial No. CW2010762TXAB.

Filed for Record in  
County of Wilson, Texas  
by Honorable Eva Martinez  
County Clerk  
On Apr 06, 2016 at 08:21A  
As a Resulting  
Total Fees 2.00  
Receipt Number 190657  
Genevieve Sanchez

Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the Armed Forces of the United States, Please Send Written Notice of the Active Duty Military Service to the Sender of this Notice Immediately.

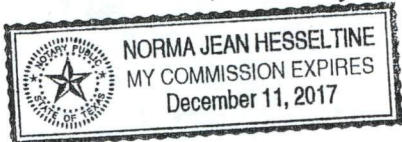
**EXECUTED** this 1<sup>st</sup> day of April, 2016.

*K. Littlefield*

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

THE STATE OF TEXAS §  
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 1<sup>st</sup> day of April, 2016, to certify which witness my hand and official seal.



*Norma Jean Hesselstine*  
NOTARY PUBLIC, STATE OF TEXAS

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



EXHIBIT "A"

All that certain tract or parcel of land known as LOT 58 of BLOCK 1, of the OAK HOLLOW PARK, PHASE I, as shown by a map or plat of record at Vol. 4, Page 4, 5, and 6 of the Plat Records of Wilson County, Texas, said tract of land being the same property described in a Deed from Ray E. Smith to Donald McReynolds, et ux, dated May 23, 1987, filed for record at Vol. 680, Page 560 of the Deed Records of Wilson County, Texas.