

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Aug 29, 2019 at 01:04P
As a Recording
Total Fees : 2.00

Receipt Number 00000008436693
By Krystle Hidalgo

177 VINTAGE RANCH CIRCLE
LA VERNIA, TX 78121

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: November 05, 2019

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 08, 2012 and recorded in Document CLERK'S FILE NO. 00013936, AS AFFECTED BY MODIFICATION ON CLERK'S FILE NO. 00059796 real property records of WILSON County, Texas, with VIRGINIA MALDONADO, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by VIRGINIA MALDONADO, securing the payment of the indebtednesses in the original principal amount of \$299,475.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o FLAGSTAR BANK, F.S.B.
5151 CORPORATE DRIVE
TROY, MI 48098



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead DEBORAH MARTIN, TROY MARTIN, ALEXIS MARTIN, CASSIE MARTIN, TERRI MARTIN, SHELBY MARTIN, VICKI RODRIGUEZ, BARBARA SANDOVAL, MARTHA BOETA, RAMON PEREZ, ERIKA AGUIRRE, CANDICE SHULTE, GARRETT SANDERS, MARCIA CHAPA, STACEY SANDERS, AMY ORTIZ, KAREN WORK OR BRUCE NEYLAND whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Shawnika Harris

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. 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: _____

177 VINTAGE RANCH CIRCLE
LA VERNIA, TX 78121

0000008436693

0000008436693

WILSON

EXHIBIT "A"

LOT 24, VINTAGE OAKS RANCH SUBDIVISION, WILSON COUNTY, TEXAS, AS PER PLAT OF RECORD IN VOLUME 10,
PAGE 40, PLAT RECORDS OF WILSON COUNTY, TEXAS.

COPY

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Receipt Number: 235896
Date: 8/29/2019

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated September 17, 2018 and recorded under Vol. 2052, Page 298, or Clerk's File No. 00077219, in the real property records of WILSON County Texas, with Brian L Manuel and Lyndsey N Manuel, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc. as Nominee for Freedom Mortgage Corporation, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Brian L Manuel and Lyndsey N Manuel, husband and wife securing payment of the indebtedness in the original principal amount of \$166,208.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Brian L Manuel and Lyndsey N Manuel. Freedom Mortgage Corporation is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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 property securing the above referenced loan. Freedom Mortgage Corporation is acting as the Mortgage Servicer for the Mortgagee. Freedom Mortgage Corporation, is representing the Mortgagee, whose address is: 907 Pleasant Valley Ave, Suite 300, Mt. Laurel, NJ 08054.

Legal Description:

LOT 8, BLOCK 1, OAK MANOR ESTATES SUBDIVISION, IN THE CITY OF FLORESVILLE, WILSON COUNTY, TEXAS, AS SHOWN ON PLAT OF RECORD IN VOL. 1, PAGE 114, PLAT RECORDS OF WILSON COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 10/01/2019

Earliest Time Sale Will Begin: 12:00 PM

Location of Sale:

The place of the sale shall be: WILSON County Courthouse, Texas at the following location: At the most north-easterly door of the Wilson County Courthouse, being the courthouse door facing the office of the Wilson County Tax Assessor-Collector, in Floresville, Wilson County, Texas, 2 Library Lane, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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,"**



4703567

"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.

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.

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Troy Martin, Deborah Martin, Frederick Britton, Patricia Sanders, Pamela Thomas, Mary C. (Chris) LaFond, Jonathan Schendel, Doug Woodard, Aarti Patel, Maryna Danielian, Deanna Ray, Terri Martin, Cassie Martin, Amy Ortiz, Irene Salazar, Richard Holton, Robert Gomez, Stacey Bennett, Vanessa Ramos, Thomas Delaney, Danya Gladney or Aaron Demuth as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on this the 27th day of August, 2019.



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

Posted and filed by:



Printed Name:

Troy Martin

C&M No. 44-19-2061

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

Total Fees : 2.00

1. Property to Be Sold. The property to be sold is described as follows: Receipt Number - 235202
By, Loretta Rodriguez,
All the real property described in the below described recorded Deed of Trust,
including but not necessarily limited to:

10.51 acres of land in SOUTH BREEZE ACREAGE being Tract 8A, out of Survey Number 44, Abstract Number 89, in Wilson County, Texas, and being more particularly described by metes and bounds description attached hereto as Exhibit "A" and made a part hereof as if copied here in full.

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

Date: September 3, 2019

Time: The sale shall begin no earlier than 10:00 am or no later than three hours thereafter. The sale shall be completed by no later than 1:00 pm.

Place: The sale will be held 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, Texas) or in such other location as may be designated by the County Commissioners' Court: 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.

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. Such reposting or refileing may be after the date originally scheduled for this sale.

3. 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 cash on the day the property is sold.

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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. Type of Sale. The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Raquel Mullins and Shaun J. Mullins. The deed of trust is dated March 16, 2015, and is recorded as Document No. 00043783 at Volume 1844, Page 327-333 of the Official Public Records of Wilson County, Texas.

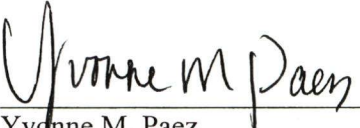
5. Obligations Secured. The deeds of trust provide that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the promissory note in the original principal amount of \$82,500.00, executed by Raquel Mullins and Shaun J. Mullins, and payable to the order of R.G. Properties, LLC., formerly known as R.G. Properties, L.P. a Texas Limited Partnership, and all other sums of indebtedness permitted by the deed of trust. R.G. Properties, LLC, is the current owner and holder of the Obligations and the beneficiary under the deed of trust.

6. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as one of the Substitute Trustees, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE
ARMED FORCES OF THE UNITED STATES.**

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

DATED August 13th, 2019.



Yvonne M. Paez
Substitute Trustee
R.G. Properties, LLC.
15315 San Pedro
San Antonio, Texas 78232

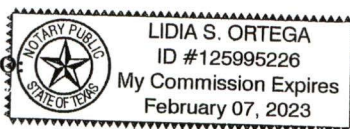
STATE OF TEXAS §

COUNTY OF BEXAR §

Before me, the undersigned Notary Public, on this day personally appeared Yvonne M. Paez, Substitute Trustee, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 13th day of August, 2019 .

AFTER RECORDING RETURN TO
R.G. Properties, LLC.
15315 San Pedro
San Antonio, TX. 78232




Notary Public, State of Texas

8A

State of Texas §
County of Wilson §

Field notes to 10.51 acres of land out of Survey Number 44, C. Diaz, Abstract Number 89 in Wilson County, Texas. Said 10.51 acre tract of land being a portion of a 250.70 acre tract of land described in a deed to RG Properties, L.P., recorded in Volume 1279, Pages 220-223 of the Deed Records of Wilson County, Texas. Said 10.51 acre tract of land being more particularly described by metes and bounds as follows:

Beginning at a one half inch steel pin with plastic cap (marked ACS, INC) set on the fenced southeast right-of-way line of County Road Number 405 for the most westerly corner of this 10.51 acre tract of land on the northwest line of said RG Properties, L.P., 250.70 acre tract of land. From said point of beginning an eleven inch (11") creosote fence corner post found for the most westerly corner of said R.G. Properties, L.P. 250.70 acre tract of land bears the following two calls: South $67^{\circ}47'14''$ West, a distance of 208.44 feet and South $62^{\circ}17'34''$ West, a distance of 2111.37 feet.

Thence with the fenced southeast right-of-way line of said County Road Number 405, the northwest line of this 10.51 acre tract of land and the northwest line of said RG Properties, L.P., 250.70 acre tract of land the following two calls: North $67^{\circ}47'14''$ East, a distance of 77.13 feet to a six inch (6") cedar fence angle post and North $44^{\circ}24'07''$ East, a distance of 268.19 feet to a two inch steel pipe found by a fence corner for the north corner of said RG Properties, L.P., 250.70 acre tract of land and the north corner of this 10.51 acre tract of land.

Thence with the northeast line of said RG Properties, L.P., 250.70 acre tract of land South $30^{\circ}16'33''$ East, a distance of 1383.46 feet to a one half inch steel pin with plastic cap (marked ACS, INC) set for the east corner of this 10.51 acre tract of land.

Thence crossing said RG Properties, L.P., 250.70 acre tract of land South $62^{\circ}12'48''$ West, a distance of 351.91 feet to a one half inch steel pin with plastic cap (marked ACS, INC) set for the south corner of this 10.51 acre tract of land.

Thence with the southwest line of this 10.51 acre tract of land, crossing said RG Properties, L.P., 250.70 acre tract of land, North $29^{\circ}33'03''$ West, a distance of 1308.23 feet to the point of **Beginning**. Bearing basis: Geodetic North from G.P.S. observation taken on January 23, 2005 at Latitude $29^{\circ}08'50.617''$ North; Longitude $98^{\circ}05'07.418''$ West, NAD83 (CORS 96) (EPOCH:2002.0000).

I, Michael J. Harris, Registered Professional Land Surveyor hereby certify that these field notes were prepared from an on the ground survey made under my direction July 25, 2014. Plat prepared separately dated July 25, 2014.

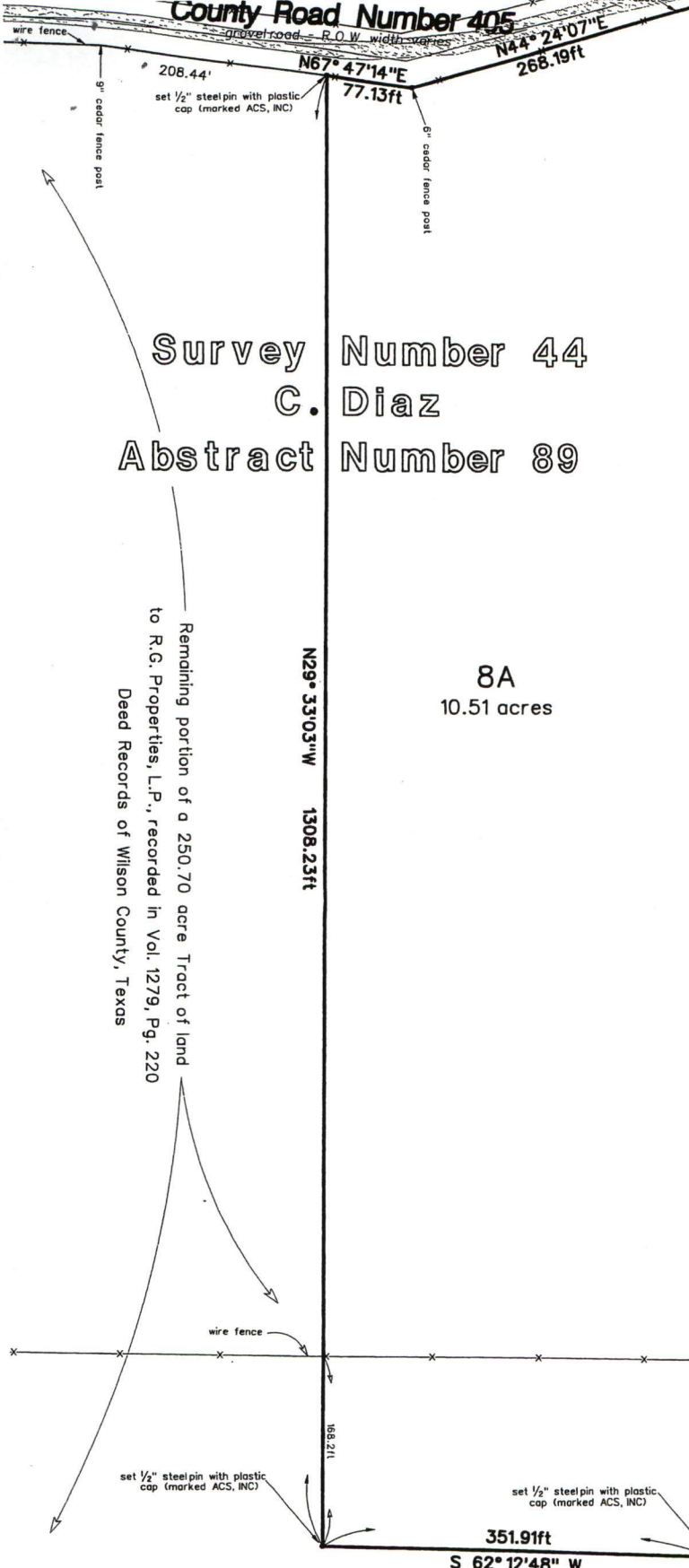


Michael J. Harris
Registered Professional Land Surveyor
Registration Number 4381

Armstrong Cadastral Survey's

Texas Board of Professional Land Surveying Firm Registration Number 101691-00

County Road Number 405



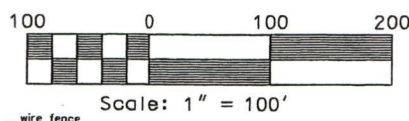
Survey Number 44
C. Diaz
Abstract Number 89

8A
 10.51 acres

Remaining portion of a 250.70 acre Tract of land
 to R.G. Properties, L.P., recorded in Vol. 1279, Pg. 220
 Deed Records of Wilson County, Texas

23.0 acres
 Samuel S. La Rue, Jr.
 Volume 502, Page 878

O.D. Compton, et ux
 Volume 267, Pg. 479



ACS
 INCORPORATED

Land Surveying
Land Planning

15315 San Pedro, San Antonio, Texas (210) 494 - 6405

P.O. Box 160609, San Antonio, Texas 78280 - 2809 fax (210) 494 - 9840
 Texas Board of Professional Land Surveying Firm Registration Number 101691-00

BEARING BASIS: Geodetic North from G.P.S. observation January 23, 2005
 at Latitude 29°08'50.617" North; Longitude 98°05'07.418" West, NAD 83
 (GCRS96)(EPOCH:2002.0000).

FIELD NOTE DESCRIPTION PREPARED DATED JULY 25, 2014.
 PROJECT NUMBER 240064PIA
 SCALE 1" = 100' FILE 24064
 dgn E:\2d240064\SouthBreeze10AcreLayoutTract1A4A.dgn

I, HEREBY CERTIFY THAT THE ABOVE PLAT WAS PREPARED
 FROM AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION.
 THIS THE 25th DAY of July, 2014.
 SURVEYED BY: Michael J. Harris
 MICHAEL J. HARRIS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 REGISTRATION NUMBER 4381

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Aug 12, 2019 at 03:15P
As a Recording
Total Fees : 2.00
Receipt Number - 235177
By:
Georgina Lira

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
 §
COUNTY OF WILSON §

1. With regards to that certain Deed of Trust Note (the "Note") dated as of February 25, 2005 in the face amount of \$118,550.00, executed by Arthur Martinez ("Borrower"), and payable to the order of Priority One Mortgage Corporation (the "Original Lender"), which Note is secured by, *inter alia*, a Deed of Trust dated February 25, 2005 (the "Deed of Trust"), recorded February 28, 2005 as document number 0001363 in Volume 01267, Page 577 in the Real Property Records of Wilson County, Texas, covering the real property described in Exhibit A hereto, any improvements located thereon, and all other property described in the Deed of Trust, including the personal property described therein (collectively, the "Property").

2. First Community Bank succeeded to the interest of Original Lender pursuant to that certain Assignment of Deed of Trust (the "Assignment"), which Assignment is recorded as document number 0008047 in Volume 01632, Page 844 in the Real Property Records of Wilson County, Texas.

3. First Community Bank merged into IberiaBank, such that IberiaBank succeeded to the interest of Original Lender and First Community Bank.

4. IberiaBank (hereinafter, the "Lender") is the current owner of the Note and has appointed the undersigned as Substitute Trustee under the Deed of Trust.

4. A default has occurred under the Note and thus Lender has requested that the Deed of Trust be enforced in accordance with its terms.

5. Accordingly, as Substitute Trustee, I hereby give notice that I will sell the Property at public auction to the highest bidder or bidders for cash after publication of this notice as required by the Deed of Trust and the laws of the State of Texas. Such sale will be conducted at the The Most North-Easterly Door of the Wilson County Courthouse, being the courthouse door facing the office of the Wilson County Tax Assessor Collector on Library Lane, in Floresville, Wilson County, Texas 78114, in Wilson County, Texas, 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 sale will begin no earlier than 10:00 a.m. and no later than 1:00 p.m. on Tuesday, **October 1, 2019** (the first Tuesday of the month of October, 2019). Subject to the Deed and Trust and security agreements, notice is also hereby given that in accordance with the provisions of the Texas Business and Commerce Code and the Deed of Trust, all furniture, equipment, machinery and other items of personal property, tangible and intangible, and all rights, privileges and appurtenances thereto, subject to the security interest of the Deed of Trust shall also be sold together with such real property.

6. The Property is to be sold "AS-IS" subject to all matters of record which are validly existing, which are prior to the Deed of Trust, which affect title to the Property and which are a superior interest therein. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION OR QUIET ENJOYMENT OF THE LIKE FOR THE PERSONAL PROPERTY INCLUDED IN THE SALE.

7. 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 as of Aug. 6, 2019.



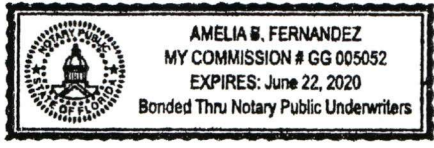
Substitute Trustee

ADDRESS OF SUBSTITUTE TRUSTEE:

JOSEPH E. BAIN
BARRY S. TURNER
MEGAN YOUNG-JOHN
Jones Walker LLP
811 Main St., Ste. 2900
Houston, TX 77002
Telephone No. (713) 437-1872
Email: jbain@joneswalker.com
bturner@joneswalker.com
myoungjohn@joneswalker.com

STATE OF FLORIDA §
 §
COUNTY OF MIAMI-DADE §

This instrument was acknowledged before me on the 6 day of August, 2019, by Barry S. Turner, Substitute Trustee.



Amelia S. Fernandez
Notary Public

After Recording Return to:
Barry S. Turner
Jones Walker LLP
201 S. Biscayne Blvd, Suite 2600
Miami, FL 33131

EXHIBIT A

Property Description

Tract 1:

6.16 acres of land, more or less, out of that certain 22.16 acre tract, which was taken from a larger tract containing 39.16 acres, situated in Wilson County, Texas out of the Francisco Flores Survey No. 18, Abstract No. 10 and being the same 22.16 acres described as Ninth Tract in that Partition Deed dated January 31, 1970, between Maria Carolina Martinez, et al, heirs of Joaquin Martinez, Deceased. Said 6.16 acres to be more particularly described by metes and bounds in a new survey.

Tract 2:

All that certain tract of land containing 18.4 acres, more or less, being taken out of that certain 22.4 acre tract conveyed to Amador Martinez by deed of record in Volume 427, Page 480, Deed Records of Wilson County, Texas, a part of the Francisco Flores Survey No. 18, Abstract No. 10, being more particularly described by metes and bounds as follows:

BEGINNING at the South corner of said original 22.4 acre tract for the South corner of this tract;

THENCE, North 57 deg. 35' 56" West 1466.43 feet to the existing West corner of said 22.4 acre tract located on the Southeast ROW line of an existing 30 foot road easement for the West corner of this tract;

THENCE, North 27 deg. 16' 59" East, 589.7 feet along the Southeast ROW line of said 30 foot road easement to the existing West corner of a 2 acre tract for the North corner of this tract;

THENCE South 53 deg. 46' 28" East, 1518.68 feet along the Southwest line of said 2 acre tract to the existing South corner of said 2 acre tract for the East corner of this tract;

THENCE, South 31 deg. 57' 26" West, 486.05 feet to the PLACE OF BEGINNING, and containing 18.4 acres of land, more or less.

COPY

C&M No. 44-18-1665/ FILE NOS

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

On: Aug 12, 2019 at 11:30A

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Total Fees : 2.00

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty, as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated April 13, 2012 and recorded under Vol. 1658, Page 134, or Clerk's File No. 00012584, in the real property records of WILSON County Texas, with Roman A. Garcia and wife, Rafaela Garcia as Grantor(s) and Security Service Federal Credit Union as Original Mortgagee.

Deed of Trust executed by Roman A. Garcia and wife, Rafaela Garcia securing payment of the indebtedness in the original principal amount of \$200,000.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Roman A. Garcia. Security Service Federal Credit Union is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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 property securing the above referenced loan. Cenlar FSB is acting as the Mortgage Servicer for the Mortgagee. Cenlar FSB, is representing the Mortgagee, whose address is: Attn: BK Department, 425 Phillips Blvd, Ewing, NJ 08618.

Legal Description:

LOT 181, CIMARRON SUBDIVISION, UNIT 5 OF WILSON COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT THEREOF RECORDED AT VOLUME 7, PAGE 37 OF THE PLAT RECORDS OF WILSON COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 09/03/2019

Earliest Time Sale Will Begin: 12:00 PM

Location of Sale: The place of the sale shall be: WILSON County Courthouse, Texas at the following location: At the most north-easterly door of the Wilson County Courthouse, being the courthouse door facing the office of the Wilson County Tax Assessor-Collector, in Floresville, Wilson County, Texas, 2 Library Lane, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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 e- any, provided for under the Deed of Tru



4701902

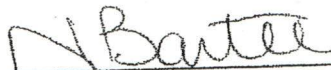
The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE Troy Martin, Deborah Martin, Mary C. (Chris) LaFond, Deanna Ray, Terri Martin, Cassie Martin, Thomas Delaney, Danya Gladney, Lisa Cockrell or Aaron Demuth as Substitute Trustee.**

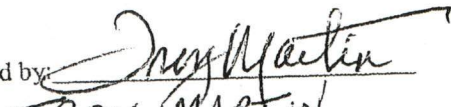
The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on this the 8th day of August, 2019.



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

Posted and filed by:



Printed Name:

TROY MARTIN

C&M No. 44-18-1665

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

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
Date: Aug 08, 2019 at 01:26P
App. Record No.
Total Fees: 2.00
Receipt Number: 235045
Georgina Lira

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated March 27, 2015, executed by **JASON CRAIG GARNER AND KATHERINE RAE GARNER, MARRIED** ("Mortgagor") to K. Clifford Littlefield, Trustee for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Instrument No. 00043671, Official Public Records of Wilson County, Texas, Mortgagee appoints K. Clifford Littlefield, whose address is listed below, Jessica D. Jester, whose business address is 218 N. Las Moras St., San Antonio, TX 78207, Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin or Vicki Rodriguez, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, 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, September 3, 2019**, (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 12:00 o'clock p.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 2011 Southern Energy EZ-460 Manufactured Home, Serial No. SAD020613ALABC.

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.

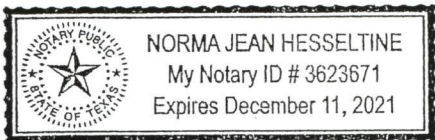
EXECUTED this 1st day of August, 2019.

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

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 1st day of August, 2019, to certify which witness my hand and official seal.



[Signature]

NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

BEING 7.60 acres in Wilson County, Texas, a part of the Samuel Pharr Survey No. 189, A-252; being a part of that same 78.00 acre tract described in Deed dated June 27, 1951, executed by Leonard Garner, et al to Craig Garner, recorded in Vol. 288, Page 308 of the Deed Records of Wilson County, Texas, being more fully described by metes and bounds as follows:

BEGINNING at an iron pin set for the most westerly corner of this tract, being on the southwest boundary of said 78.00 acre tract, also being on the northeast boundary of a county road, from which place of beginning the intersection of the easterly boundary of Cty. Hwy 123 and the northeast boundary of said county road bears N. 29 deg. 28 min. W., a distance of 908.30 feet (to the most westerly corner of said 78.00 acre tract); thence N. 29 deg. 05 min. W., 1,818.00 feet;

THENCE across said 78.00 acre tract N. 30 deg. 28 min. E., a distance of 2,115.80 feet to an iron pin set for the most northerly corner of this tract, and being on the northeast boundary of said 78.00 acre tract;

THENCE S. 60 deg. 05 min. E., a distance of 141.3 feet with the northeast boundary of said 78.00 acre tract to an iron pin set for the most easterly corner of this tract and being the most easterly corner of said 78.00 acre tract;

THENCE S. 30 deg. 28 min. W., a distance of 2,198.00 feet across said 78.00 acre tract to an iron pin set for the most southerly corner of this tract, and being on the northeast boundary of said county road (also being the southwest boundary of said 78.00 acre tract);

THENCE N. 29 deg. 28 min. W., a distance of 163.30 feet with the northeast boundary of said county road (also being the approximate common line of the A. Trevino Grant, Survey No. 20, A-20, and the Samuel Pharr Survey No. 189, A-252), to the PLACE OF BEGINNING.

And being the same property described in Deed dated June 11, 1979, executed by Craig Garner to Craig M. Garner, recorded in Volume 525, Page 1 of the Deed Records of Wilson County, Texas.

COPY

NOTICE OF SUBSTITUTE TRUSTEE SALE

Filed for Record in:
Wilson County
by Honorable Eva Martinez

Deed of Trust Date:
10/7/2010

Grantor(s)/Mortgagor(s):
DAVID ESCOBEDO AND WIFE, REBECCA
ESCOBEDO

On: Aug 08, 2019 at 10:48A
As a Recording

County Clerk

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE
FOR VIEWPOINT BANKERS MORTGAGE, INC.,
CORPORATION, ITS SUCCESSORS AND ASSIGNS

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

Total Fees : 2.00

Receipt Number - 235027
By,
Krustle Hidalgo,

Recorded in:
Volume: 1575
Page: 410
Instrument No: 00055884

Property County:
WILSON

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

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

Legal Description: SEE ATTACHED LEGAL DESCRIPTION

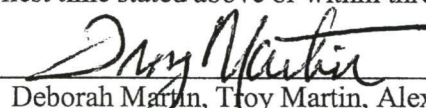
Date of Sale: 10/1/2019

Earliest Time Sale Will Begin: 12:00PM

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

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

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



Deborah Martin, Troy Martin, Alexis Martin, Cassie
Martin, Terri Martin, Shelby Martin, Vicki
Rodriguez, Barbara Sandoval, Martha Boeta, Ramon
Perez, Erika Aguirre, Candice Shulte, Garrett
Sanders, Marcia Chapa, Stacey Sanders, Amy Ortiz,
Shelby Martin or Vicki Rodriguez
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

service to the sender of this notice immediately.

MH File Number: TX-18-69355-POS
Loan Type: FHA

EXHIBIT "A"

LEGAL DESCRIPTION

BEING 0.38 acres of land within the City of Floresville out of the S. & J. Arocha Grant, Abstract No. 1, Wilson County, Texas and being the land described as Tract Three in a conveyance to Louis T. Rosenberg and Sonia C. Rosenberg in a deed of record in Volume 1342, Page 495 of the Official Public Records of Wilson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a set ½ inch rebar with a "Pollok & Sons" cap on the northwesterly right-of-way line of "A" Street for the southerly corner of the Joe Travieso III land described in Volume 1173, Page 153, Wilson County Official Public Records, easterly corner of the Rosenberg land and of this tract;

THENCE South 48° 45' 00" West, (record bearing as per the deed) with said "A" Street right-of-way line, a distance of 75.05 feet to a found ½ inch pin for the southerly corner of this tract and easterly corner of Tract One of the Rosenberg land;

THENCE North 41° 58' 00" West, with the common line of Tracts One and Three of the Rosenberg land, a distance of 210.61 feet to a found ½ inch pin for a common corner on the southeasterly line of the Richard Demmer land described in Volume 661, Page 748, Wilson County Deed Records;

THENCE North 46° 06' 25" East, with the common line of the Demmer land and of this tract, a distance of 82.56 feet to a found ½ inch pin for the northerly corner of this tract and westerly corner of the aforementioned Joe Travieso III land;

THENCE South 39° 58' 17" East, with the common line of the Travieso land and of this tract, a distance of 214.45 feet to the **POINT OF BEGINNING** containing 0.38 acres of land as shown on a plat that accompanies this description.

Filed for So

COPY

C&M No. 44-19-0354/ FILE NOS

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Aug 08, 2019 at 10:45A

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Total Fees : 2.00

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated November 04, 2014 and recorded under Vol. 1821, Page 675, or Clerk's File No. 00040128, in the real property records of WILSON County Texas, with Nathan Rodriguez and Norma E. Rodriguez, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc. as Nominee for Willow Bend Mortgage Company, LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Nathan Rodriguez and Norma E. Rodriguez, husband and wife securing payment of the indebtedness in the original principal amount of \$213,069.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Nathan Rodriguez. Freedom Mortgage Corporation is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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 property securing the above referenced loan. Freedom Mortgage Corporation is acting as the Mortgage Servicer for the Mortgagee. Freedom Mortgage Corporation, is representing the Mortgagee, whose address is: 907 Pleasant Valley Ave, Suite 300, Mt. Laurel, NJ 08054.

Legal Description:

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

SALE INFORMATION

Date of Sale: 10/01/2019

Earliest Time Sale Will Begin: 12:00 PM

Location of Sale: The place of the sale shall be: WILSON County Courthouse, Texas at the following location: At the most north-easterly door of the Wilson County Courthouse, being the courthouse door facing the office of the Wilson County Tax Assessor-Collector, in Floresville, Wilson County, Texas, 2 Library Lane, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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,"



4701574

“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.

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.

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Troy Martin, Deborah Martin, Frederick Britton, Patricia Sanders, Pamela Thomas, Mary C. (Chris) LaFond, Jonathan Schendel, Doug Woodard, Aarti Patel, Maryna Danielian, Deanna Ray, Terri Martin, Cassie Martin, Amy Ortiz, Irene Salazar, Richard Holton, Robert Gomez, Stacey Bennett, Vanessa Ramos, Thomas Delaney, Danya Gladney, Lisa Cockrell or Aaron Demuth as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on this the 6th day of August, 2019.



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

Posted and filed by:



Printed Name

Troy Martin

C&M No. 44-19-0354

NOTICE OF FORECLOSURE SALE

Total Fees : 2.00

THIS IS AN ATTEMPT FOR COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 234968
Mara Spooner

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: Lot 5, Tierra Robles Subdivision, Unit 1, a Subdivision of Wilson County, Texas, according to the map and plat thereof of record in Volume 8, Page 36, Plat Records, Wilson County, Texas (the "Property").

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Contract for Deed dated May 29, 2001 and recorded in Volume 1066 Page 641 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: Tuesday, September 3, 2019

Time: No earlier than 12:00 PM, or not later than three (3) hours after that time.

Place: Wilson County, 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 Commissioners Court.


4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to Texas Property Code § 51.009, the property will be sold AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any provided by the Contract for Deed.

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

Maira L. Gonzalez
1020 N. E. Loop 410, Suite 500
San Antonio, Texas 78209
(210) 224-0781

6. Manner of Delivery and Recipients of Notice. This Notice of Foreclosure Sale has been posted at the courthouse door of each county in which the Property is located and states that the Property will be sold in said county. A copy of this Notice of Foreclosure Sale has been filed in the office of the County Clerk of each County in which the property is located. This Notice of Foreclosure Sale has been sent by Certified Mail and First Class Mail to the purchasers obligated under the Contract for Deed:

Jose V. Campos and Mary Helen Campos
10130 Windstone Creek
San Antonio, TX 78254
Via First Class Mail and Certified Mail
Return Receipt Requested 7015 3430 0000 0864

By: , Trustee
Maira L. Gonzalez

DUNCAN, BRESSLER & WILLIAMSON, INC.
1020 N.E. Loop 410, Suite 500
San Antonio, Texas 78209-1224
Telephone: (210) 224-0781

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Aug 06, 2019 at 03:17P
As a Recorder

NOTICE OF TRUSTEE'S SALE

and

APPOINTMENT OF SUBSTITUTE TRUSTEE

Total Fees 1 2.00

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

WHEREAS, on April 27, 2013, Margaret Cowey executed a Deed of Trust conveying to Tim Williams, Trustee, the real property hereinafter described, to secure Margaret Cowey, in the payment of a debt therein described, said Deed of Trust being recorded in Volume 1847, Page 487, as Instrument No. 00044344 of Wilson County, Texas.

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, September 3rd, 2019 at 10 A.M. or within three hours thereafter, the Substitute Trustee will sell said real property at the place hereinafter set out, to the highest bidder for cash. The place of sale shall be 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 or any other location designated by the Commissioner Court of Wilson County, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place.

Said real property is described as follows:

Tract 114, Hilltop Ranch Subdivision Unit 5, a subdivision duly recorded in Volume 7, pages 44-45, Map and Plat Records of Wilson County, Texas.

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

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

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

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

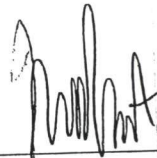
In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person, including the purchaser, requiring or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

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

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

The Substitute Trustee's address is c/o Legacy Housing Corporation, Attn: Neal Suit and Samuel Snyder, 1600 Airport Freeway, Suite 100, Bedford, Texas 76022.

WITNESS MY HAND on this the 30th day of July 2019.


Neal J. Suit, State Bar No. 24041988
Attorney of Authorized Agent for the
Mortgagee or Mortgagee's Servicer
Legacy Housing Corporation
1600 Airport Freeway, Suite 100
Bedford, Texas 7602

NOTICE OF FORECLOSURE SALE

August 2, 2019

RE: Deed of Trust (the "Deed of Trust") dated November 20, 2018, executed by Robert W. Kunz and spouse, Lisa A. Kunz to Daylon Kibbe, Trustee, recorded in Volume 2071, Page 604, of the Real Property Records of Wilson County, Texas, securing payment of a Promissory Note (the "Note") of even date therewith executed by Robert W. Kunz and spouse, Lisa A. Kunz, and payable to the order of Walter Murray Kibbe (the "Lender"), in the original principal sum of \$101,953.94, which is also secured by a vendor's lien retained in deed dated November 20, 2018, recorded in Volume 2071, Page 601, of the Real Property Records of Wilson County, Texas, both covering the below described real property (the "Property")

Borrower/Grantor: Robert W. Kunz and spouse, Lisa A. Kunz

Property Address: 265 Oak Valley Drive
La Vernia, Wilson County, Texas 78121

Legal Description:

LOT 73, OAK VALLEY SUBDIVISION, UNIT 5, ACORDING TO PLAT RECORDED IN VOLUME 5, PAGE 42, MAP AND PLAT RECORDS OF WILSON COUNTY, TEXAS.

Person appointed as substitute trustee to exercise power of sale under Deed of Trust:

Substitute trustee: **Eric D. Sherer**
Substitute Trustee's address: **18756 Stone Oak Parkway, Suite 200
San Antonio, Texas 78258**

The substitute trustee was appointed by the Lender, or his heirs, successors or assigns, as beneficiary under the Deed of Trust referred to herein above pursuant to Texas Property Code section 51.0075 to succeed to all title, powers, and duties of the original or successor trustees that are removed herein.

Property: The Property described herein above and all improvements, and personal property described in the said Deed of Trust referred to herein above, and all rights and appurtenances thereto.

Foreclosure Sale:

Date: **Tuesday, September 3, 2019**

Time: The sale of the Property will be held between the hours of 10:00

Filed for Record in:
Wilson County
County Clerk
Date: Aug 02, 2019 at 01:34P
As a Recording
7.00
Receipt Number: 784617
Eric D. Sherer

A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is **1:00 pm** and not later than three hours thereafter.

Place: At the place designated for such foreclosure sales by the Commissioner's Court 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 the seller's bid may be by credit against the indebtedness owed under the said Note and Deed of Trust.

Default has occurred in the payment of the Note and under the Deed of Trust and otherwise in the performance of the obligations of the Borrower/Grantor under the Note and Deed of Trust. Because of that default, the Lender as beneficiary under the Deed of Trust has requested the Substitute Trustee to sell the Property.

The Deed of Trust may cover both real and personal property. Formal notice is hereby given of the sellers' election to proceed against and sell both the real property and any personal property described in the said Deed of Trust in accordance with sellers' rights and remedies under the said Note and 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, the Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Note and Deed of Trust, and applicable Texas law.

If the sellers pass 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 said 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 said 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 interest of the Deed of Trust by the 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 said 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 INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE LENDER UNDER SAID NOTE AND DEED OF TRUST OR THEIR SERVICER.

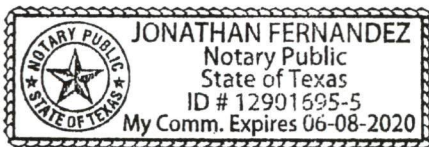



Eric D. Sherer, Substitute Trustee
18756 Stone Oak Parkway, Suite 200
San Antonio, Texas 78258
(210) 696-6645
(866) 305-5823 fax
esherer@sherer.legal

STATE OF TEXAS)

COUNTY OF BEXAR)

This instrument was acknowledged before me on August 2, 2019, by Eric D. Sherer.




Notary Public, State of Texas
My commission expires: 6-8-2020