

Notice of Foreclosure Sale

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.

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

Lot 95, HICKORY HILL ESTATES, situated in Wilson County, Texas, as shown on plat recorded in Volume 4, Pages 9-11, Plat Records of Wilson County, Texas

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded in Volume 1444, Page 650 of the 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: January 7, 2014

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: Wilson County Courthouse in Floresville, Texas, at the following location: the Northeast door of the Wilson County Courthouse

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.

The purchase price of the property purchased at the foreclosure sale is due and payable without delay on acceptance of the bid, or within such reasonable time as may be agreed upon by the purchaser and the Substitute Trustee if the purchaser makes such request for additional time to deliver the purchase price.

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.

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 and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust and security agreement executed by Juan Guajardo and Maria G.P.E. Guajardo.

The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

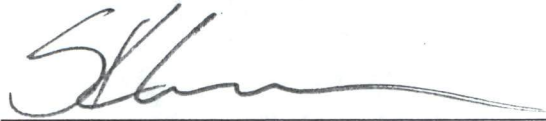
6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note in the original principal amount of \$13,500.00, executed by Juan Guajardo and Maria G.P.E. Guajardo, and payable to the order of Steven A. Keeland, Jane Hemby, Kathy J. Crisp, John W. Hemby and Brenda F. Moore, as Independent Executrix for the Estate of Dan C. Bosanko. Steven A. Keeland, Jane Hemby, Kathy J. Crisp, John W. Hemby and Brenda F. Moore, as Independent Executrix for the Estate of Dan C. Bosanko are the current owners and holders of the Obligations and are the beneficiaries under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Steven A. Keeland at P.O. Box 202, La Vernia, Texas 78121.

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

Dated: November 19, 2013.

[Signature on following page.]



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

COPY

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

On: Dec 16, 2013 at 02:15P

As a Recording

Total Fees : 2.00

Receipt Number - 160383
By:
Gayle Richey

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

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

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

Reported Address: PARCEL ID: GF#32171
112 BOSSIER ST, POTH, TX 78147

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: U.S. Bank National Association, as Trustee for Conseco Finance Home Loan Grantor Trust 2002-A
Mortgage Servicer: JPMorgan Chase Bank, N.A.
Current Beneficiary: U.S. Bank National Association, as Trustee for Conseco Finance Home Loan Grantor Trust 2002-A

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

SALE INFORMATION:

Date of Sale: Tuesday, the 7th day of January, 2014
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): Troy Martin or Melody Speer or Wendy Speer, Cristina Camarata, Sammy Hooda, Robert Henry or Adam Womack, any to act

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

WHEREAS, the above-named Grantor previously conveyed the above described property in trust for 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

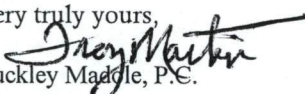
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Troy Martin or Melody Speer or Wendy Speer, Cristina Camarata, Sammy Hooda, Robert Henry or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy 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. Troy Martin or Melody Speer or Wendy Speer, Cristina Camarata, Sammy Hooda, Robert Henry 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 Madgale, P.C.

CAUSE NUMBER 13-07-0444-CVW

IN RE: ORDER FOR FORECLOSURE
CONCERNING

112 BOSSIER ST
POTH, TX 78147

UNDER TEX. R. CIV. PROC. 736

§
§
§
§
§
§
§
§

IN THE DISTRICT COURT

218TH JUDICIAL DISTRICT OF

WILSON COUNTY, TEXAS

DEFAULT ORDER ALLOWING FORECLOSURE

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

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

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

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

IT IS THEREFORE ORDERED that:

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

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

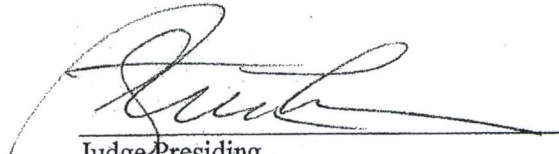
2. The name and last known address of each respondent subject to the order are:


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

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

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

Signed, this 17 day of September, 2013.


Judge Presiding

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

Return to:

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

COPY

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

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

On: Dec 16, 2013 at 02:15P
As a Recording

Total Fees : 2.00

DEED OF TRUST INFORMATION:

Date: 11/01/2006
Grantor(s): JONATHAN G. SIKKEMA AND SONIA E. SIKKEMA, HUSBAND AND WIFE 160383
Original Mortgagee: OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION
Original Principal: \$272,000.00
Recording Information: Book 1370 Page 269 Instrument 00019543
Property County: Wilson

Property:

10.0 ACRE TRACT OF LAND OUT OF THE S.& J. AROCHA GRANT, ABSTRACT NO. 1, AND BEING OUT OF A 34.62 ACRE TRACT AS RECORDED IN VOLUME 1136, PAGE 553, OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:

BEGINNING AT A FENCE POST AT THE SOUTH PROPERTY CORNER OF A 37.00 ACRE TRACT AND THE NORTHWEST RIGHT-OF-WAY OF HIGHWAY 97 E;

THENCE ALONG THE NORTHWEST RIGHT-OF-WAY OF HIGHWAY 97 E, S 50 DEGREES 25 MINUTES 11 SECONDS W, A DISTANCE OF 210.53 TO A SET 1/2" IRON PIN FOR THE SOUTH CORNER OF THIS TRACT;

THENCE DEPARTING THE NORTHWEST RIGHT-OF-WAY OF HIGHWAY 97 E, N 39 DEGREES 21 MINUTES 13 SECONDS W, A DISTANCE OF 2077.21 FEET TO A SET 1/2" IRON PIN FOR THE WEST CORNER OF THIS TRACT;

THENCE N 53 DEGREES 05 MINUTES 20 SECONDS E, A DISTANCE OF 210.72 FEET TO A SET 1/2" IRON PIN FOR THE NORTH CORNER OF THIS TRACT;

THENCE S 39 DEGREES 21 MINUTES 13 SECONDS E, A DISTANCE OF 2067.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.0 ACRES OF LAND.

Reported Address: 1025 STATE HIGHWAY 97 E, FLORESVILLE, TX 78114-3218

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, National Association as Trustee for Option One Mortgage Loan Trust 2007-4, Asset-Backed Certificates, Series 2007-4

Mortgage Servicer: Ocwen Loan Servicing, LLC

Current Beneficiary: Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2007-4, Asset-Backed Certificates, Series 2007-4

Mortgage Servicer Address: 1661 Worthington Rd, Suite 100, West Palm Beach, FL 33409

SALE INFORMATION:

Date of Sale: Tuesday, the 7th day of January, 2014

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): Troy Martin or Melody Speer or Wendy Speer, Cristina Camarata, Sammy Hooda, Robert Henry or Adam Womack, any to act

Substitute Trustee Address: 14841 North 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 Troy Martin or Melody Speer or Wendy Speer, Cristina Camarata, Sammy Hooda, Robert Henry 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;

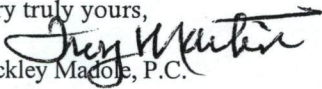
NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

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. Troy Martin or Melody Speer or Wendy Speer, Cristina Camarata, Sammy Hooda, Robert Henry or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in

the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,


Buckley Madole, P.C.

CAUSE NUMBER 11-08-0528-CVW

IN RE: ORDER FOR FORECLOSURE
CONCERNING

§
§
§
§
§
§
§
§
§
§
§
§
§
§
§
§
§

IN THE DISTRICT COURT

218TH JUDICIAL DISTRICT OF

JONATHAN SIKKEMA, SONIA SIKKEMA,
Respondent(s), and

WILSON COUNTY, TEXAS

1025 STATE HIGHWAY 97 E
FLORESVILLE, TX 78114-3218

ORDER ALLOWING FORECLOSURE

AMERICAN HOME MORTGAGE SERVICING, INC. AS SERVICER FOR WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-4, ASSET-BACKED CERTIFICATES, SERIES 2007-4, Applicant, on behalf of itself, its successors and assigns, has brought before this Court for consideration its Application for Court Order Allowing Foreclosure of a Lien Under Tex. Const. art. XVI, Section 50(a)(6)(D). Having considered the evidence presented, the Court finds that:

1. The Application complies with Rule 736(1);
2. The Respondents have not previously filed a response;
3. A copy of the Notice and certificate of service has been on file with the Clerk of the Court for at least ten days exclusive of the date of filing.

~~IT IS THEREFORE ORDERED that:~~

1. AMERICAN HOME MORTGAGE SERVICING, INC. AS SERVICER FOR WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-4, ASSET-BACKED CERTIFICATES, SERIES 2007-4 together with its successors and assigns, is hereby authorized to serve a Notice of Sale upon Respondents and to proceed to foreclosure sale under the security agreement and Tex. Prop. Code § 51.002

concerning property with a street address of 1025 STATE HIGHWAY 97 E,
FLORESVILLE, TX 78114-3218 and described in the Real Property Records of WILSON
COUNTY, Texas as follows:

10.0 ACRE TRACT OF LAND OUT OF THE S. & J. AROCHA GRANT, ABSTRACT NO. 1,
AND BEING OUT OF A 34.62 ACRE TRACT AS RECORDED IN VOLUME 1136, PAGE 553,
OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS, AND MORE
PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:

BEGINNING AT A FENCE POST AT THE SOUTH PROPERTY CORNER OF A 37.00 ACRE
TRACT AND THE NORTHWEST RIGHT-OF-WAY OF HIGHWAY 97 E;

THENCE ALONG THE NORTHWEST RIGHT-OF-WAY OF HIGHWAY 97 E, S 50 DEGREES
25'11"W, A DISTANCE OF 210.53 TO A SET 1/2" IRON PIN FOR THE SOUTH CORNER OF
THIS TRACT;

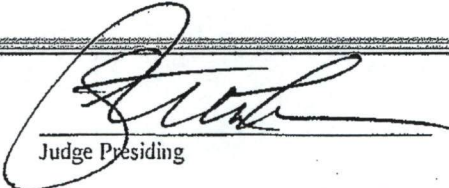
THENCE DEPARTING THE NORTHWEST RIGHT-OF-WAY OF HIGHWAY 97 E, N 39
DEGREES 21'13"W, A DISTANCE OF 2077.21 FEET TO A SET 1/2" IRON PIN FOR THE
NORTH CORNER OF THIS TRACT;

THENCE N 53 DEGREES 05'20"E, A DISTANCE OF 210.72 FEET TO A SET 1/2" IRON PIN
FOR THE NORTH CORNER OF THIS TRACT;

THENCE S 39 DEGREES 21'13"E, DISTANCE OF 2067.40 FEET TO THE POINT OF
BEGINNING AND CONTAINING 10.0 ACRES OF LAND.

2. A copy of this Order shall be sent to Respondents with the Notice of Sale.
3. Applicant may communicate with the Respondents and all third parties as reasonably
necessary to conduct the foreclosure sale.
4. If Respondents are represented by counsel, the Notice of Foreclosure Sale date shall also be
mailed to counsel by certified mail.

Signed this 22 day of November 2011


Judge Presiding

Return to:

Brice, Vander Linden & Wernick, P.C.
Attn: Adam Flloyd
9441 LBJ Freeway, Suite 250
Dallas, Texas 75243
Fax: 972-643-6699

Motion For Default Pkg

FILED FOR RECORD
WILSON COUNTY, TEXAS
2011 NOV 22 PM 3:24
9489-1665



DEBORAH BRYAN
WILSON COUNTY DISTRICT CLERK
1420 3RD STREET
FLORESVILLE, TX 78114
830-393-7322
830-393-7319—FAX

Paula Krueger,
Chief Deputy Clerk
Sharon Scriven,
Deputy Clerk
Aurora Garcia,
Deputy Clerk
Victoria Tejada,
Deputy Clerk

November 23, 2011

Jonathan & Sonia Sikkema
1025 State Highway 97 E
Floresville, Texas 78114

In accordance with the provisions of Rule 306(a) (3) and/or Rule 239(a) of the Texas 11-08-0528-CVW in the 81st/218th Judicial District Court of Wilson County, Texas, styled: IN RE: ORDER FOR FORECLOSURE CONCERNING JONATHAN & SONIA SIKKEMA, 1025 STATE HIGHWAY 97 E, FLORESVILLE, TEXAS 78114, an order disposing of the case or an appealable order was filed on the 22nd day of November 2011.

Interlocutory Judgment

Dismissal order (includes non-suits)

Final Judgment, Default Judgment, Agreed Judgment or Other Appealable Order

Non-Disclosure

Expunction

DEBORAH BRYAN
Wilson County District Clerk

Victoria Tejada Deputy Clerk

cc: R. Kendall Yow, Attorney for Plaintiff

COPY

12-0031905
10-6-368412-12
1207 THIRD STREET, FLORESVILLE, TX 78114

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Dec 16, 2013 at 02:20P
As a Recording

Total Fees : 2.00

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Deed of Trust Date:
May 6, 1998

Grantor(s)/Mortgagor (s):
BETTINA M LEATH, AND CHRISTOPHER A
LEATH, WIFE AND HUSBAND AND
DONALD A LEATH, AN UNMARRIED MAN

Receipt Number - 160385
By Gasly Riches

Original Mortgagee:
COUNTRYWIDE HOME LOANS, INC.

Current Mortgagee:
BANK OF AMERICA, N.A.

Recorded on: May 18, 1998
As Clerk's File No.: 74207
In Volume: 964
At Page: 557

Property County:
Wilson

Re-Recorded

Mortgage Servicer:
Bank of America, N.A.

Legal Description: SEE EXHIBIT "A" ATTACHED HEREIN AND MADE A PART HEREOF.

Date of Sale: January 07, 2014

Earliest Time Sale Will Begin: 12:00 PM

Place of Sale of Property: 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

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.

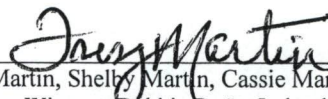
ACTIVE MILITARY SERVICE NOTICE

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.

Bank of America, N.A. is acting as the Mortgage Servicer for BANK OF AMERICA, N.A., who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Bank of America, N.A., as the Mortgage Servicer, is representing the Mortgagee, whose address is 400 National Way SIMI VALLEY, CA 93065.

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 debt.

Dated:



Troy Martin, Shelby Martin, Cassie Martin, Trey Martin,
Rebecca Wingert, Debbie Butts, Leland F. Wingert, John
McCarthy, or RECONTRUST COMPANY, N.A.,
Substitute Trustee
c/o RECONTRUST COMPANY, N.A.
7105 Corporate Drive, Mail Stop: TX2-973-03-19,
Plano, TX 75024-9818

TS #: 12-0031905
APN#: 2705-00012-01100



NtcOfSubTSale_2013.04.EP_04/2013

4430934

STATE OF TEXAS
COUNTY OF WILSON

FIELD NOTES FOR 0.21 ACRES OF LAND

BEING 0.21 acres of land within the city limits of Floresville being out of the S. & J. Arocha Survey, Abstract No. 1, Wilson County, Texas and being the same land described in a conveyance to Donald B. McGowan and Corrine Bunderick McGowan being of record in Volume 608, Page 163 of the Deed Records of Wilson County, Texas, said 0.21 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found 1 1/2" pipe in the southwest right-of-way line of Third Street for the most easterly corner of the Elsie Pelech land as described in Volume 947, Page 310 of the Official Public Records of Wilson County, Texas and the most northerly corner of this tract;

THENCE South 41° 15' 00" East, (the record bearing for this survey per the deed), with said right-of-way, a distance of 97.64 feet to a found 1/4" square pin for the most northerly corner of the Edward A. Caro land as described in Volume 313, Page 230 of the Deed Records of Wilson County, Texas and the most easterly corner of this tract;

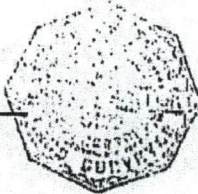
THENCE South 48° 29' 16" West, with the common line of said Caro land, a distance of 93.58 feet to a found 3/8" pin in the northeast line of the Edwin Joe Flieller, et al land as described in Volume 477, Page 662 of the Deed Records of Wilson County, Texas for the most westerly corner of said Caro land and the most southerly corner of this tract;

THENCE North 41° 02' 49" West, with the common line of said Flieller land, a distance of 97.04 feet to a found 1 1/4" pipe for the most southerly corner of the aforementioned Pelech land and the most westerly corner of this tract;

THENCE North 48° 06' 46" East, with the common line of said Pelech land, a distance of 93.24 feet to the POINT OF BEGINNING and containing 0.21 acres of land, more or less.

POLLOK & SONS SURVEYING

Larry J. Pollok
Larry J. Pollok, R.P.L.S.# 5186
April 28, 1998



Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Jul 22, 2013 at 12:01P
As a Recording

Document Number: 00026523
Total Fees : 20.00

Receipt Number - 154203
By: Yvonne G Garcia

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

Handwritten initials

Handwritten initials: CK, D.L.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS VOID 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 VOL 464 PAGE 557-563 OF WILSON COUNTY, TEXAS ON

Ref: McGowan
File: 0430980
FILED 7-12-07
I record in my office
the day of *May* 19 *98*
at *2:50* o'clock *P*.M.
EVA S. MARTINEZ, County Clerk
Wilson County, Texas
By *Yvonne G Garcia* Deputy

MAY 18 1998
Eva S. Martinez
COUNTY CLERK
WILSON COUNTY, TEXAS

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF WILSON
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly

page 2 of 2

COPY

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Dec 16, 2013 at 02:20P
As a Recording
Amcor
Catalyst Meadows : 2.00
Wilson County
Receipt Number - 160385
By:
Gayle Riches

Notice of Foreclosure Sale

Notice Concerning Military Duty: 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.

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

See Attached SCHEDULE 1

Instrument to be Foreclosed. The instrument to be foreclosed is the deed of trust recorded in Wilson County, Texas, Document No. 00005563, Book OP, Volume 1170, Pages 781-842

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

Date: **Tuesday, January 7, 2014**

Time: The sale will begin no earlier than **12:00 p.m.** or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: In the County in which the Property is located, at the area of the courthouse designated by the Commissioner's Court where foreclosure sales are to take place, or if no such designation has been made, on the Courthouse steps.

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.

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 or applicable law permitting the beneficiary thereunder to have its 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. 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.

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.

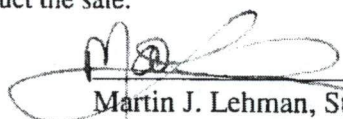
Type of Sale. The sale is a non-judicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust.

Obligations Secured. The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described including but not limited to the promissory note in the original principal amount of **\$1,071,638.00**, executed by **The Catalyst Group, LLC**, and originally payable to the order of **Acmor Financial Corporation**. **The Bankruptcy Estate of Acmor Financial Corporation (Case No. 6:05-bk-10260-MJ; United States Bankruptcy Court for the Central District of California, Riverside)** is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, **The Bankruptcy Estate of Acmor Financial Corporation, Robert S. Whitmore, Chapter 7 Bankruptcy Trustee, 3600 Lime St., Ste 616, Riverside, CA 92501.**

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

Dated: December 5, 2013.


Martin J. Lehman, Steven G. Palmer,
Jeffrey R. Sandberg, Troy Martin,
Shelby Martin, Cassie Martin, Trey Martin,
Rebecca Wingert, Debbie Butts,
Leland F. Wingert, John McCarthy
Substitute Trustee

Street Address: PALMER & MANUEL, L.L.P., Campbell Centre I, Suite 1111, 8350 North Central Expressway
Dallas, Texas 75206; (214) 242-6444

SCHEDULE 1

All of the following described property, SAVE and EXCEPT only that portion thereof (if any) that has been released by an instrument duly executed by Amcor Financial Corporation and recorded in the Official Public Records of Wilson County, Texas, prior to the date hereof:

TRACT 1: Being 3.60 acres of land, more or less, out of the H. & T. C. R. R. Survey No. 39, A-171, Wilson County, Texas, and being more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes.

TRACT 2: Being 44.82 acres of land, more or less, out of the H. & T. C. R. R. Survey No. 39, A-171, and the W. H. L. Jackson Survey No. 40, A-481, Wilson County, Texas, and being more particularly described on Exhibit "B" attached hereto and made a part hereof.

LESS, SAVE AND EXCEPT that certain 0.36 acre of land, more or less, out of the H. & T. C. R. R. Survey No. 39, A-171, Wilson County, Texas, being more particularly described on Exhibit "C" attached hereto and made a part hereof.

TRACT 3: Being 24.91 acres of land, more or less, out of the H. & T. C. R. R. Co. Survey No. 39, A-171, and the W. H. L. Jackson Survey No. 40, A-481, Wilson County, Texas, and being more particularly described on Exhibit "D" attached hereto and made a part hereof.

TRACT 4: Being 57.90 acres of land, more or less, out of the H. & T. C. R. R. Co. Survey No. 39, A-171, and the W. H. L. Jackson Survey No. 40, A-481, Wilson County, Texas, and being more particularly described on Exhibit "E" attached hereto and made a part hereof.

TRACT 5: Being 120.16 acres of land, more or less, out of the H. & T. C. R. R. Co. Survey No. 39, A-171, and the W. H. L. Jackson Survey No. 40, A-481, Wilson County, Texas, and being more particularly described on Exhibit "F" attached hereto and made a part hereof.

TRACT 6: Being 279.69 acres of land, more or less, out of the H. & T. C. R. R. Co. Survey No. 39, A-171, the W. H. L. Jackson Survey No. 40, A-481, and the B. H. Stevens Survey, A-505, Wilson County, Texas, and being more particularly described on Exhibit "G" attached hereto and made a part hereof.

TRACT 7: Being 17.38 acres of land, more or less, out of the W. H. L. Jackson Survey No. 40, A-481, Wilson County, Texas, and being more particularly described on Exhibit "H" attached hereto and made a part hereof.

TRACT 8: Being 11.92 acres of land, more or less, out of the W. H. L. Jackson Survey No. 40, A-481, Wilson County, Texas, and being more particularly described on Exhibit "I" attached hereto and made a part hereof.

TRACT 9: Being 23.01 acres of land, more or less, out of the W. H. L. Jackson Survey No. 40, A-481, Wilson County, Texas, and being more particularly described on Exhibit "J" attached hereto and made a part hereof.

TRACT 10: Intentionally deleted.

TRACT 11: Being 7.20 acres of land, more or less, out of the F. Elua Grant, A-9, Wilson County, Texas, and being the same land described as Third Tract and Fourth Tract in that Certain Deed to T. A. Kincaid, Jr., of record in Volume 361, Page 649, Deed Records of Wilson County, Texas; being more particularly described on Exhibit "L" attached hereto and made a part hereof.

TRACT 12: Lots 1 & 9, LAKE VALLEY ESTATES, UNIT 34, Wilson County, Texas, as per plat of record in Volume 5, Page 26, Plat Records of Wilson County, Texas.

TRACT 13: Lots 4, 6, 10, 12, and 13, LAKE VALLEY ESTATES, UNIT 35, Wilson County, Texas, as per plat of record in Volume 5, Page 29, Plat Records of Wilson County, Texas.

TRACT 14: Lots 1, 2, 10, 11, and 12, LAKE VALLEY ESTATES, UNIT 36, Wilson County, Texas, as per plat of record in Volume 5, Page 43, Plat Records of Wilson County, Texas.

TRACT 15: Lots 1, 3, 7, 8, and 10, LAKE VALLEY ESTATES, UNIT 39, Wilson County, Texas, as per plat of record in Volume 5, Page 50, Plat Records of Wilson County, Texas.

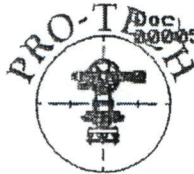
TRACT 16: Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10, LAKE VALLEY ESTATES, UNIT 42, as per plat of record in Volume 5, Page 44, Plat Records of Wilson County, Texas.

TRACT 17: Lots 2, 3, 5, 6, 8, 9, 12, 13, and 14, LAKE VALLEY ESTATES, UNIT 43, Wilson County, Texas, as per plat of record in Volume 5, Page 45, Plat Records of Wilson County,

Texas.

TRACT 18: Lots 2, 7, 8, 9, and 16, LAKE VALLEY ESTATES, UNIT 44, Wilson County, Texas, as per plat of record in Volume 5, Page 48, Plat Records of Wilson County, Texas.

TRACT 19: Lots 210, 211, 212, 213, 214, 243, 244, 245, 246, and 247, LAS PALOMAS COUNTRY CLUB ESTATES, SECTION 12, as per plat of record in Volume 8, Page 13, Plat Records of Wilson County, Texas;



Doc 0005563 Bk Vol Pg
0P 1170 806

100 E. San Antonio St. Suite 100
San Marcos, TX 78666-5568

512 / 353-3335
FAX 512 / 396-0224

**ENGINEERING
GROUP**
INCORPORATED

FIELD NOTE DESCRIPTION
OF

3.80 ACRES OF LAND
OUT OF THE
H.&T.C. RR CO. SURVEY No. 39, A-171,
WILSON COUNTY, TEXAS

BEING 3.80 ACRES OF LAND OUT OF THE H&TC RR CO. SURVEY No. 39, A-171, WILSON COUNTY, TEXAS, SAME BEING A PORTION OF THAT 784.90 ACRE TRACT OF LAND CONVEYED TO AMCOR CAPITAL CORPORATION BY LAKE VALLEY REALTY PARTNERS BY DEED DATED APRIL 2, 1998, AND RECORDED IN VOLUME 906, PAGE 918, WILSON COUNTY DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING at an iron stake found at a fence corner post at the west corner of the said Amcor Capital Corporation 784.90 acre tract, same being a southerly corner of Lake Valley Estates Unit One, a subdivision of record in Book 4, Page 41, Wilson County Plat Records, and in the northeast line of Las Palomas Country Club Estates Section 12, a subdivision of record in Book 8, Page 13, Wilson County Plat Records, for the west corner of the tract herein described, and from which a fence corner post found at the north corner of the said Las Palomas Country Club Estates Section 12 bears N24°50'58"W, 524.16 feet,

THENCE, leaving the said Las Palomas Country Club Estates Section 12, with the common line between the said Amcor Capital Corporation 784.90 acre tract and the said Lake Valley Estates Unit One, the following courses, numbered (1) through (3):

- (1) N60°43'34"E, at 373.93 feet passing an iron stake found at the south corner of Lake View Circle, and continuing on, in all, 433.93 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" found at the east corner of the said Lake View Circle;
- (2) With the northeast line of the said Lake View Circle, N29°20'51"W, 6.85 feet to an iron stake found;
- (3) Leaving the said Lake View Circle, N60°34'50"E, 262.39 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" found at the most westerly northwest corner of Las Palomas Country Club Estates Section 2, a subdivision of record in Book 7, Page 46, Wilson County Plat Records, for the north corner of the tract herein described;

THENCE, leaving the said Lake Valley Estates Unit One, with a west line of the said Las Palomas Country Club Estates Section 2, the following courses, numbered (4) and (5):

- (4) S29°11'55"E, 194.08 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" found at a re-entrant corner of the said Las Palomas Country Club Estates Section 2, for the east corner of the tract herein described;

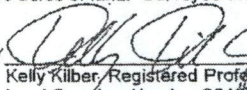
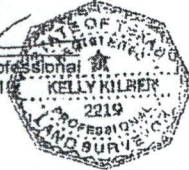
EXHIBIT "A"

- (5) S24°47'38"W, 287.26 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" found at the Point of Curvature of a curve to the right in the north line of Champions Boulevard, same being the west corner of the said Las Palomas Country Club Estates Section 2, and in the north line of the aforementioned Las Palomas Country Club Estates Section 12, for the south corner of the tract herein described;

THENCE, leaving the said Las Palomas Country Club Estates Section 2, with the north line of the said Champions Boulevard and a north line of the said Las Palomas Country Club Estates Section 12, the following courses, numbered (6) and (7):

- (6) 106.91 feet along the arc of the said curve to the right, having a radius of 570.00 feet, a central angle of 10°44'47", and a chord which bears N88°40'10"W, 106.75 feet to the Point of Tangency;
- (7) N83°17'46"W, 461.57 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" found at a re-entrant corner of the said Las Palomas Country Club Estates Section 12, for the southwest corner of the tract herein described;

THENCE, leaving the said Champions Boulevard, with the northeast line of the said Las Palomas Country Club Estates Section 12, N25°38'24"W, 29.69 feet to the POINT OF BEGINNING, containing 3.60 acres of land. Surveyed November 4, 2002.

BY: 
Kelly Kilber, Registered Professional
Land Surveyor Number 2219 

LAS PALOMAS COUNTRY CLUB ESTATES
SECTION 12
AMCOR CAPITAL CORP.
EO# 14572
REF. PLAN# 4246
FNF# 9507
9507 3.60 AC. 110402.DOC

EXHIBIT "A"

#2

100 E. San Antonio St. Suite 100
San Marcos, TX 78666-5568



512 / 353-3335
FAX 512 / 396-0224

**ENGINEERING
GROUP**
INCORPORATED

FIELD NOTE DESCRIPTION
OF
44.82 ACRES OF LAND
OUT OF THE
H.&T.C. RR CO. SURVEY No. 39, A-171,
AND THE
W.H.L. JACKSON SURVEY No. 40, A-481,
WILSON COUNTY, TEXAS

BEING 44.82 ACRES OF LAND OUT OF THE H&TC RR CO. SURVEY No. 39, A-171, AND THE W.H.L. JACKSON SURVEY No. 40, A-481, WILSON COUNTY, TEXAS, SAME BEING A PORTION OF THAT 784.90 ACRE TRACT OF LAND CONVEYED TO AMCOR CAPITAL CORPORATION BY LAKE VALLEY REALTY PARTNERS BY DEED DATED APRIL 2, 1988, AND RECORDED IN VOLUME 908, PAGE 918, WILSON COUNTY DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING at an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" found in the south line of Champions Boulevard, same being a re-entrant corner of Las Palomas Country Club Estates Section 12, a subdivision of record in Book 8, Page 13, Wilson County Plat Records, for the northwest corner of the tract herein described;

THENCE, with the south line of the said Champions Boulevard and a south line of the said Las Palomas Country Club Estates Section 12, the following courses, numbered (1) through (4):

- (1) S83°17'48"E, 423.77 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" found at the Point of Curvature of a curve to the left;
- (2) 118.16 feet along the arc of the said curve to the left, having a radius of 630.00 feet, a central angle of 10°44'47", and a chord which bears S88°40'10"E, 117.99 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" found at the Point of Tangency;
- (3) N85°57'27"E, 204.25 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" found at the intersection of the south line of the said Champions Boulevard and Pine Valley Drive;
- 4) S49°02'33"E, 35.36 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" found at the intersection of the said Champions Drive and the west line of the said Pine Valley Drive;

THENCE, leaving the said Champions Drive, N85°57'27"E, 60.00 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" found in the east line of the said Pine Valley Drive, same being the most easterly southeast corner of the said Las Palomas Country Club Estates Section 12, for a re-entrant corner of the tract herein described;

EXHIBIT "B"

THENCE, with the east line of the said Pine Valley Drive and the east line of the said Las Palomas Country Club Estates Section 12, N04°02'33"W, 81.82 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" found at the most easterly northeast corner of the said Las Palomas Country Club Estates Section 12, same being in a south line of Las Palomas Country Club Estates Section 2, a subdivision of record in Book 7, Page 46, Wilson County Plat Records, for a re-entrant corner of the tract herein described;

THENCE, leaving the said Pine Valley Drive and the said Las Palomas Country Club Estates Section 12, with a south line of the said Las Palomas Country Club Estates Section 2, N85°57'27"E, 159.14 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" found at the southeast corner of Lot 89 of the said Las Palomas Country Club Estates Section 2, same being a southwest corner of that 69.84 acre tract of land conveyed to Campo Golf Management Company, LLC by Amcor Capital Corporation by deed dated February 9, 2001, and recorded in Volume 1055, Page 912, Wilson County Deed Records, for the northeast corner of the tract herein described;

THENCE, leaving the said Las Palomas Country Club Estates Section 2, with the west line of the said Campo Golf Management Company, LLC 69.84 acre tract, the following courses, numbered (5) through (12):

- (5) S18°54'37"E, 369.77 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" found on the arc of a curve to the left, for a southeast corner of the tract herein described;
- (6) 192.75 feet along the arc of the said curve to the left, having a radius of 140.00 feet, a central angle of 78°52'56", and a chord which bears S31°44'44"W, 177.88 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" found at the Point of Tangency;
- (7) S04°02'33"E, 542.50 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" found for a re-entrant corner of the tract herein described;
- (8) S34°35'24"E, 898.11 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" found on the arc of a curve to the left;
- (9) 237.85 feet along the arc of the said curve to the left, having a radius of 140.00 feet, a central angle of 97°20'30", and a chord which bears S25°40'58"E, 210.28 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" found at the Point of Tangency;
- (10) S67°47'04"E, 305.97 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" found;
- (11) S82°58'22"E, 191.68 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" found for the most easterly northeast corner of the tract herein described;
- (12) S07°01'38"W, 480.00 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" found in the north line of that 27.22 acre tract of land conveyed to Campo Golf Management Company, LLC by Amcor Capital Corporation by deed dated September 28, 2001 and recorded in Volume 1080, Page 28, Wilson County Deed Records;

EXHIBIT "B"

THENCE, leaving the said Campo Golf Management Company, LLC 89.84 acre tract, with the north line of the said Campo Golf Management Company, LLC 27.22 acre tract, N82°51'51"W, 99.38 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" found at the north corner of that 5.80 acre tract of land conveyed to Campo Golf Management Company, LLC by Amcor Capital Corporation by deed dated September 28, 2001, and recorded in Volume 1080, Page 26, Wilson County Deed Records, same being the northwest corner of the said 27.22 acre tract, for a re-entrant corner of the tract herein described;

THENCE, leaving the said Campo Golf Management Company, LLC 27.22 acre tract, with the west line of the said Campo Golf Management Company, LLC 5.80 acre tract, the following courses, numbered (13) and (14):

- (13) S22°08'12"W, 582.09 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" found at the northwest corner of the said Campo Golf Management Company, LLC 5.80 acre tract, for a re-entrant corner of the tract herein described;
- (14) S28°46'15"E, 821.09 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2218" found at the southwest corner of the said Campo Golf Management Company, LLC 5.80 acre tract, for the most southerly southeast corner of the tract herein described, same being in a north line of the aforementioned Campo Golf Management Company, LLC 27.22 acre tract;


THENCE, leaving the said Campo Golf Management Company, LLC 5.80 acre tract, with a north line of the said Campo Golf Management Company, LLC 27.22 acre tract, S61°13'45"W, 60.00 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" found under fence at the south corner of the said Campo Golf Management Company, LLC 5.80, same being in the southwest line of the said Amcor Capital Corporation 784.90 acre tract and the northeast line of that 120.012 acre tract of land conveyed to Janelle Christian by Texas Lutheran College by deed dated July 21, 1994, and recorded in Volume 858, Page 128, Wilson County Deed Records, for the southerly southwest corner of the tract herein described;

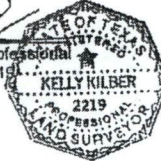
THENCE, leaving the said Campo Golf Management Company, LLC 27.22 acre tract, with fence and the southwest line of the said Amcor Capital Corporation 784.90 acre tract, the following courses, numbered (15) through (29):

- (15) With the northeast line of the said Christian 120.012 acre tract, N28°46'15"W, 1474.16 feet to an iron stake found at the north corner of the said Christian 120.012 acre tract, same being the south corner of that 7.2 acre tract of land conveyed to Amcor Capital Corporation by Lake Valley Realty Partners by deed dated April 2, 1998, and recorded in Volume 908, Page 918, Wilson County Deed Records;
- (16) Leaving the said Christian 120.012 acre tract, with the northeast line of the said Amcor Capital Corporation 7.2 acre tract, N24°57'05"W, 6.67 feet to a fence post found;
- (17) N32°34'52"W, 12.42 feet to a fence post found;
- (18) N28°28'24"W, 18.13 feet to a fence post found;
- (19) S89°43'53"W, 6.55 feet to a fence post found at the south corner of that 10.00 acre tract of land conveyed to Gary Shank, et ux, by deed recorded in Volume 688, Page 619, Wilson County Deed Records;

EXHIBIT "B"

- (20) Leaving the said Amcor Capital Corporation 7.2 acre tract, with the northeast line of the said Shank 10.00 acre tract, N28°27'21"W, 588.13 feet to a fence corner post found at the north corner of the said Shank 10.00 acre tract, same being the east corner of Glenn H. Kothmann Subdivision, a subdivision of record in Book 2, Page 60, Wilson County Plat Records;
- (21) Leaving the said Shank 10.00 acre tract, with the northeast line of the said Glenn H. Kothmann Subdivision, N28°05'00"W, 117.95 feet to a fence post found;
- (22) N28°20'23"W, 241.56 feet to a fence post found;
- (23) N29°16'25"W, 283.83 feet to a fence post found;
- (24) N28°56'21" W, 59.88 feet to a fence post found;
- (25) N28°41'54"W, 647.84 feet to a fence post found at the north corner of the said Glenn H. Kothmann Subdivision, same being the east corner of Deer Park Subdivision, a subdivision of record in Book 2, Page 67, Wilson County Plat Records;
- (26) Leaving the said Glenn H. Kothmann Subdivision, with the northeast line of the said Deer Park Subdivision, N28°58'03"W, 571.78 feet to a fence post found at the north corner of the said Deer Park Subdivision, same being an east corner of that 38.99 acre tract of land conveyed to Harry Ruetz, et al., and recorded in Volume 420, Page 301, Wilson County Deed Records;
- (27) Leaving the said Deer Park Subdivision, with the northeast line of the said Ruetz 38.99 acre tract, N29°04'03"W, 248.76 feet to a fence corner post found at an east corner of the aforementioned Las Palomas Country Club Estates Section 12;
- (28) Leaving the said Ruetz 38.99 acre tract, with a northeast line of the said Las Palomas Country Club Estates Section 12, N22°07'44"W, 21.27 feet to a 7" oak tree found;
- (29) N25°30'24"W, 47.15 feet to the POINT OF BEGINNING, containing 44.82 acres of land. Surveyed November 4, 2002.

BY 
Kelly Kilber, Registered Professional
Land Surveyor Number 2219



LAS PALOMAS COUNTRY CLUB ESTATES
SECTION 12
AMCOR CAPITAL CORP.
EO# 14572
PLAN# 4246
FNF#9508
9508 44.82 AC. 110402.DOC

EXHIBIT "B"



100 E. San Antonio St. Suite 100
San Marcos, TX 78666-5568

512 / 353-3335
FAX 512 / 396-0224

**ENGINEERING
GROUP**
INCORPORATED

FIELD NOTE DESCRIPTION
OF
0.36 ACRE OF LAND
OUT OF THE
H.&T.C. RR CO. SURVEY No. 39, A-171,
WILSON COUNTY, TEXAS

BEING 0.36 ACRE OF LAND OUT OF THE H&TC RR CO. SURVEY No. 39, A-171, WILSON COUNTY, TEXAS, SAME BEING A PORTION OF THAT 784.90 ACRE TRACT OF LAND CONVEYED TO AMCOR CAPITAL CORPORATION BY LAKE VALLEY REALTY PARTNERS BY DEED DATED APRIL 2, 1996, AND RECORDED IN VOLUME 908, PAGE 918, WILSON COUNTY DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

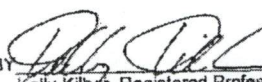
BEGINNING at an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" set under fence in the southwest line of the said Amcor Capital Corporation 784.90 acre tract, same being in the northeast line of that 10.00 acre tract of land conveyed to Gary Shank, et ux. by deed recorded in Volume 668, Page 619, Wilson County Deed Records, and from which a fence post found at the north corner of the said Shank 10.00 acre tract bears N28°27'21"E, 203.52 feet, for the south corner of the tract herein described;

THENCE, with fence and the common line between the said Amcor Capital Corporation 784.90 acre tract and the said Shank 10.00 acre tract, N28°27'21"E, 60.00 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" set for the west corner of the tract herein described;

THENCE, leaving the said Shank 10.00 acre tract, N61°09'22"E, 265.81 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" set on the arc of a curve to the left in the west line of a 60' wide access easement as recorded in Volume 1080, Page 28, Wilson County Deed Records, for the north corner of the tract herein described;

THENCE, 60.21 feet along the arc of the said curve to the left, having a central angle of 9°52'55", a radius of 349.08 feet, and a chord which bears S32°37'53"E, 60.13 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" set for the east corner of the tract herein described;

THENCE, leaving the said 60' wide access easement, S61°09'22"W, 270.19 feet to the POINT OF BEGINNING, containing 0.36 acre of land. Surveyed January 8, 2003.

BY 
Kelly Kilber, Registered Professional Land Surveyor Number 2219



LAS PALOMAS COUNTRY CLUB ESTATES
EO#14572
PLAN# 6752
REF. PLAN # 4246
FNF# 9520
9520 0.36 AC. 010603.DOC

EXHIBIT "C"



100 E. San Antonio St. Suite 100
San Marcos, TX 78666-5568

512 / 353-3335
FAX 512 / 396-0224

**ENGINEERING
GROUP**
INCORPORATED

FIELD NOTE DESCRIPTION
OF
24.91 ACRES OF LAND
OUT OF THE
H.&T.C. RR CO. SURVEY No. 39, A-171,
AND THE
W.H.L. JACKSON SURVEY No. 40, A-481,
WILSON COUNTY, TEXAS

BEING 24.91 ACRES OF LAND OUT OF THE H&T.C. RR CO. SURVEY No. 39, A-171, AND THE W.H.L. JACKSON SURVEY No. 40, A-481, WILSON COUNTY, TEXAS, SAME BEING A PORTION OF THAT 784.90 ACRE TRACT OF LAND CONVEYED TO AMCOR CAPITAL CORPORATION BY LAKE VALLEY REALTY PARTNERS BY DEED DATED APRIL 2, 1998, AND RECORDED IN VOLUME 906, PAGE 918, WILSON COUNTY DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING at an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" found at the south corner of Lot 124 of Las Palomas Country Club Estates Section 2, a subdivision of record in Book 7, Page 46, Wilson County Plat Records, for a re-entrant corner of the tract herein described;

THENCE, with the southeast line of the said Lot 124 of the said Las Palomas Country Club Estates Section 2, N66°06'05"E, 260.11 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" found at the east corner of the said Lot 124, same being in the arc of a curve to the left in a west line of that 69.84 acre tract of land conveyed to Campo Golf Management Company, LLC by Amcor Capital Corporation by deed dated February 9, 2001, and recorded in Volume 1055, Page 912, Wilson County Deed Records, for the most easterly north corner of the tract herein described;

THENCE, leaving the said Las Palomas Country Club Estates Section 2, with the west line of the said Campo Golf Management Company, LLC 69.84 acre tract, the following courses, numbered (1) through (3):

- (1) 127.33 feet along the arc of the said curve to the left, having a radius of 140.02 feet, a central angle of 52°06'06", and a chord which bears S50°58'23"E, 122.98 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" found;
- (2) S03°51'36"W, 187.95 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" found;
- (3) S15°41'23"W, 198.53 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" found at a re-entrant corner of Campo Golf Management Company, LLC 69.84 acre tract, for the most southerly south corner of the tract herein described;

THENCE, with a north line of the said Campo Golf Management Company, LLC 69.84 acre tract, the following courses, numbered (4) through (6):

EXHIBIT "D"

- (4) N65°44'04"W, 813.90 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" found;
- (5) N80°55'13"W, 305.98 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" found at the Point of Curvature of a curve to the left;
- (6) 107.32 feet along the arc of the said curve to the left, having a radius of 140.00 feet, a central angle of 43°55'18", and a chord which bears S63°41'09"W, 104.71 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" found at a re-entrant corner of the said Campo Golf Management Company, LLC 69.84 acre tract, for a southwest corner of the tract herein described;

THENCE, with a northeast line of the said Campo Golf Management Company, LLC 69.84 acre tract, the following courses, numbered (7) through (9):

- (7) N17°22'16"W, 863.38 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" found;
- (8) N10°03'14"W, 432.02 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" found at the Point of Curvature of a curve to the left;
- (9) 227.01 feet along the arc of the said curve to the left, having a radius of 140.00 feet, a central angle of 92°54'24" and a chord which bears N54°08'56"W, 202.95 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" found at a southwest corner of the said Campo Golf Management Company, LLC 69.84 acre tract;

THENCE, with a west line of the said 69.84 acre tract, N18°53'14"W, 367.45 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" found at a re-entrant corner of the said Campo Golf Management Company, LLC 69.84 acre tract, for the northwest corner of the tract herein described;

THENCE, with a south line of the said Campo Golf Management Company, LLC 69.84 acre tract, N80°11'10"E, 452.50 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" found at a re-entrant corner of the said 69.84 acre tract, for the most northerly corner of the tract herein described;

THENCE, with a southwest line of the the said Campo Golf Management Company, LLC 69.84 acre tract, the following courses, numbered (10) and (11):

- (10) S23°53'38"E, 98.89 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" found;
- (11) S23°49'32"E, 833.95 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" found at a west corner of the said 69.84 acre tract, same being the north corner of Lot 113 of the aforementioned Las Palomas Country Club Estates Section 2, for an east corner of the tract herein described;

THENCE, leaving the said Campo Golf Management Company, LLC 69.84 acre tract, with a northwest line of the said Las Palomas Country Club Estates Section 2, the following courses, numbered (12) through (14):

EXHIBIT "D"

- (12) S86°10'28"W, 147.39 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" found at the west corner of the said Lot 113 of the said Las Palomas Country Club Estates Section 2, same being the north corner of Colonial Lane;
- (13) S65°44'54"W, 60.05 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" found at the northwest corner of the said Colonial Lane, for a re-entrant corner of the tract herein described;
- (14) leaving the said Colonial Lane, S08°17'58"W, 32.50 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" found at the west corner of the said Colonial Lane, for a re-entrant corner of the tract herein described;

THENCE, with a southwest line of the said Las Palomas Country Club Estates Section 2, S41°09'25"E, 60.00 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" found at a south corner of the said Las Palomas Country Club Estates Section 2, for a re-entrant corner of the tract herein described;

THENCE, with a southwest line of the said Las Palomas Country Club Estates Section 2, N89°23'12"E, 32.50 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" found at the Point of Curvature of a curve to the left in the southwest line of the aforementioned Colonial Lane, for a re-entrant corner of the tract herein described;

THENCE, 48.48 feet along the arc of the said curve to the left, having a radius of 330.00 feet, a central angle of 08°25'07", and a chord which bears S54°16'45"E, 48.44 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" found at the Point of Tangency;

THENCE, leaving the said Colonial Lane, with a southwest line of the said Las Palomas Country Club Estates Section 2, the following courses, numbered (15) through (18):

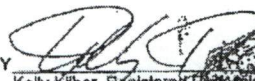
- (15) S17°21'16"E, 203.68 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" found for a re-entrant corner of the tract herein described;
- (16) S07°29'22"E, 89.40 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" found;
- (17) S58°29'19"E, 450.20 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" found;
- (18) S66°44'04"E, 244.61 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" found at a re-entrant corner of the said Las Palomas Country Club Estates Section 2, same being in the northwest line of Las Palomas Drive, for an east corner of the tract herein described;


THENCE, with a northwest line of the said Las Palomas Country Club Estates Section 2 and the northwest line of the said Las Palomas Drive, S24°15'58"W, 155.00 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" found at the west corner of the said Las Palomas Drive, same being a west corner of the said Las Palomas Country Club Estates Section 2, for a re-entrant corner of the tract herein described;

THENCE, with a southwest line of the said Las Palomas Country Club Estates Section 2, the following courses, numbered (19) and (20):

EXHIBIT "D"

- (19) S65°44'04"E, 80.00 feet to an iron stake with an aluminum cap marked "PRO-TECH ENG 2219" found;
- (20) leaving the said Las Palomas Drive, S20°44'04"E, 35.36 feet to the POINT OF BEGINNING, containing 24.91 acres of land. Surveyed November 4, 2002.

BY 
Kelly Kilber, Registered Professional
Land Surveyor Number 2219



LAS PALOMAS COUNTRY CLUB ESATES
SECTION 2
AMGOR CAPITAL CORP.
EO# 14572
PLAN# 4246
FNF# 9509
9509 24.91 AC. 110402

EXHIBIT "D"
